

WRITTEN SUBMISSIONS PACKAGE (1)
for
Zoning Amendment Bylaw No. 4030, 2025
2-6380 Lakes Road
(Updated May 15, 2026 at 1:00 p.m.)

Public Comments Received/Recorded Prior to Public and Statutory Hearing Agenda Published

1. Email dated April 17, 2026 from Ann Thompson - Opposed
 2. Email dated May 8, 2026 from Kyle Morton - In Support
 3. Email dated May 8, 2026 from Lauren Nikolaj - In Support
 4. Email dated May 8, 2026 from Traci Lewis - In Support
 5. Email dated May 8, 2026 from Carlyn Kovacs - In Support
 6. Email dated May 9, 2026 from Anna Hilberry - In Support
 7. Email dated May 9, 2026 from Kirstin Denholm - In Support
 8. Email dated May 14, 2026 enclosing letter from Suzanne Thur and Brian Porter - Opposed
 9. Email dated May 15, 2026 from Kalith Nanayakkara, CFIB, enclosing letter dated May 19, 2026 – In Support
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From: [Tricia Mayea](#)
To: [Public Meetings](#)
Subject: FW: Oak and Vine Zoning Amendment ZB000272
Date: Wednesday, April 22, 2026 9:47:20 AM
Attachments: [northcowichan.cropped_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)
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Municipality of North Cowichan
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-----Original Message-----

From: [REDACTED] **FIPPA s. 22 (1)**
Sent: Friday, April 17, 2026 3:54 PM
To: Council
Subject: Oak and Vine Zoning Amendment ZB000272

FIPPA s. 22 (1)

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Dear Council,

I read the article in The Citizen this week regarding the need for another public hearing about the proposed wedding venue application from the owners of the Oak and Vine.

As the applicants' financial institution is not willing to accept any new restrictions on the commercial use of this property, this would place the neighbours in unacceptable position going forward. The owners would be able to rent the property as frequently as they choose and host as many individuals as possible. There would be no recourse for the neighbours as there would be no restrictions or covenant in place to protect the neighbours.

Although I emphasize with the applicants' situation, this is primarily a residential area and we should be able to expect that this should be supported by council.

Thank you for your consideration.

Ann Thompson
6439 Tyler Place
North Cowichan

Sent from my iPhone

North Cowichan is situated on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the

Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. North Cowichan also sits on the traditional territory of the Snuneymuxw First Nation.

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From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Oak and vine estate
Date: Friday, May 8, 2026 8:55:21 PM

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FIPPA s. 22 (1)

Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road)

Date: May 7 2026

Mayor and Council

District of North Cowichan

7030 Trans-Canada Highway

Duncan, BC

Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)

Hello,

My name is Kyle Morton, and I am a proud homeowner in the Cowichan Valley. I am writing to express my strong support with Oak and Vine estate.

I have known Randy personally for eight years, having worked with him, and I know him to be an individual with the a good heart and mind to uplift our community. He and Masika have done an outstanding job with their property, jumping every hurdle and following the necessary procedures to create a positive environment that offers so much to local business owners and visitors alike. They have gone above and beyond to update their property to meet and exceed recommendations.

As a fellow property owner in the valley, I believe it is vital that our council supports individuals who are following their dreams and treating their land with respect. Oak and Vine Estate is an uplifting venue that brings people into our community to show them everything

the Cowichan Valley has to offer. It would be a disservice to our area to allow rules and stipulations to stop a project that provides such a wonderful space for families and friends to celebrate.

I highly encourage the council to stand with Randy and Masika and support the permanent establishment of Oak and Vine Estate as a wedding venue. Thank you for your time and for considering my support for this project.

Thank you,

Kyle Morton

3980 Vaux road

Duncan BC V9L 6S7

FIPPA s. 22 (1)

From: [REDACTED]
To: [Public Meetings](#)
Subject: Venue Application - Oak & Vine Estate
Date: Friday, May 8, 2026 7:46:39 PM

Dear Mayor and Council,

I am writing as a community member to express my support for the event venue application for Oak & Vine Estate.

This property has been developed with care and respect for its rural setting, and the proposed events are limited in number and professionally managed. Allowing a small number of events each year supports local businesses, tourism, and rural economic development while maintaining the character of the Cowichan Valley.

Oak & Vine Estate has demonstrated a willingness to work collaboratively with neighbours and the municipality, and I believe this application aligns with the intent of the Official Community Plan.

I respectfully encourage Council to approve this application.

Thank you for your time and consideration.

Sincerely,
Lauren Nikolaj,
Duncan

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Oak and vine estate
Date: Friday, May 8, 2026 8:34:47 PM

FIPPA s. 22 (1)

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Zoning Amendment – Oak & Vine Estate, 6380 Lakes Road)

Date: May 7 2026

Mayor and Council

District of North Cowichan

7030 Trans-Canada Highway

Duncan, BC

Re: Zoning Amendment Application – 6380-2 Lakes Road (Oak & Vine Estate)

To Whom It May Concern,

My name is Traci Lewis, and I am writing as a landowner in the Cowichan Valley to express my strong support for Oak and Vine Estate. I believe this property is a vital asset to our community.

Oak and Vine Estate provides significant benefits to local vendors, including photographers, caterers, and small business owners. Randy and Masika have done an exceptional job updating the property and transforming it into a premier venue for weddings and celebrations. Their commitment to excellence and to meeting the needs of their guests creates a positive environment for everyone who visits.

The venue brings many positive outcomes to the region. Guests are introduced to the beauty and amenities of the Cowichan Valley, which in turn supports local stores and hotels and enhances the value of Duncan itself.

I have known Randy personally for five years and have found him to be a deeply caring individual who is dedicated to meeting everyone's expectations. Both Randy and Masika are outstanding individuals who are always willing to offer a lending hand. They have poured their hearts and souls into this venue, and it would be a significant loss to our region if they were unable to realize their dream. They have so much to offer, and I truly believe they deserve the community's support.

I appreciate your time and consideration of my perspective on this important community asset.

Thank you

Traci Lewis



FIPPA s. 22 (1)

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Letter of Support for Oak & Vine Estate
Date: Friday, May 8, 2026 9:33:03 PM

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FIPPA s. 22 (1)

To Whom It May Concern,

I am writing to express my strong support for Oak & Vine Estate and my deep disappointment regarding council's decision to rescind the approval and force the Allan family back through yet another public hearing process.

I have known the Allan family for almost 2 decades. They are one of the most hardworking, respectful, and community-oriented families I have had the privilege of knowing. I have also been a longtime client of Masika Allan and have followed the Oak & Vine Estate journey from the very beginning, even dreaming of one day having my own wedding at Oak & Vine Estate.

Over the years, I have watched Masika build not only a successful business, but a trusted reputation throughout the Cowichan Valley and beyond. Through her world-class photography and fantastic event planning, she has created many lasting memories for local families, including my own, while also supporting many other small businesses within our community. I have personally attended multiple events at the property and have always been impressed by the professionalism, organization, beauty, and care put into every detail.

What is happening now feels incredibly unfair.

After years of investment, planning, hearings, and public scrutiny, this family is once again being asked to defend a vision they have worked tirelessly to build; not because they failed their community, but because of procedural and administrative complications outside of their control. At some point, there has to be recognition of the human impact these repeated setbacks have on a local family who has poured their finances, time, energy, and heart into creating something meaningful for this valley.

Oak & Vine Estate is not just a venue. It supports tourism, local employment, and countless small businesses including florists, caterers, photographers, rental companies, musicians, accommodations, and other wedding and event vendors throughout the Cowichan Valley. Venues like this contribute to the vibrancy and economic growth of our region and provide a unique space for families and couples to celebrate important milestones close to home.

The Allan family has continuously demonstrated a willingness to work with the municipality, operate responsibly, and be respectful to their neighbours and community. Despite the stress and uncertainty of this process, they have remained professional and committed every step of the way.

I strongly encourage council to reconsider this decision and recognize the overwhelming support Oak & Vine Estate continues to receive from the community. Small family-run businesses should not be endlessly burdened by procedural obstacles after years of effort and demonstrated community value.

The Cowichan Valley needs more passionate local entrepreneurs willing to invest in our community — not fewer.

Thank you for your time and consideration.

Sincerely,
Carlyn Kovacs

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Oak and Vine venue
Date: Saturday, May 9, 2026 8:33:55 AM

FIPPA s. 22 (1)

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Good morning I'm writing to pass on my support to the approval of allowing the Oak vine to host weddings and other large events. I've lived in the community for over 30 years. This venue will bring jobs to the community in the form of photographers, caterers, local wineries and tourism. In turn the tourism supports our local bed-and-breakfast and hotels and restaurants. If people are coming to the Valley they will likely also check out local businesses in the downtown core.

Please consider the economic benefit of approving the Oak and vine venue.

Thank you so much for your consideration and time given working on the board :)
Anna Hilberry
Sent from my iPhone

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: Letter of Support for Oak & Vine Estate
Date: Saturday, May 9, 2026 3:26:44 PM

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FIPPA s. 22 (1)

To Whom It May Concern,

I am writing in support of Oak & Vine Estate and the application to allow this beautiful property to continue operating as an event venue in the Cowichan Valley.

I have personally visited the property and experienced firsthand the care, beauty, and professionalism that has gone into creating this space. I have also had photographs taken there by Masika, and it is truly one of the most stunning and thoughtfully designed venues I have seen on Vancouver Island.

My daughter is getting married next year, and venues like Oak & Vine Estate are exactly what many families are searching for locally. There is a growing need in the Cowichan Valley for elegant, well-maintained spaces that can host weddings, celebrations, and community gatherings without families needing to leave the region.

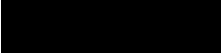
I genuinely believe Oak & Vine Estate is an asset to the Cowichan Valley. It brings an element of sophistication, tourism, leisure, and economic opportunity to the area while still reflecting the natural beauty and charm our community values. Venues like this support not only couples and families, but also photographers, florists, caterers, musicians, planners, accommodations, and many other local small businesses.

From my experience, the owners have approached this project with care, respect, and a clear desire to create something positive for the community. It is evident how much work, emotion, and dedication has gone into this process.

I respectfully ask Council to consider the overwhelming community support for Oak & Vine Estate and the positive impact it can continue to have within the Cowichan Valley.

Thank you for your time and consideration.

Kirstin Denholm
Nanaimo, BC



FIPPA s. 22 (1)

From: [Tricia Mayea](#)
To: [Public Meetings](#)
Subject: FW: Oak and Vine Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)
Date: Thursday, May 14, 2026 7:59:33 AM
Attachments: [northcowichan.cropped_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)
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[Oak and Vine Bylaw No 4030 .pdf](#)

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From: [REDACTED] **FIPPA s. 22 (1)**
Sent: Thursday, May 14, 2026 7:23 AM
To: Council
Subject: Oak and Vine Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

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FIPPA s. 22 (1)
To: North Cowichan Council

From: Suzanne Thur and Brian Porter, 6433 Tyler Place, North Cowichan B.C. V9L 5V3

Re: Oak and Vine Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

Attached is our PDF letter.

North Cowichan is situated on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. North Cowichan also sits on the traditional territory of the Snuneymuxw First Nation.

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From: Suzanne Thur and Brian Porter
6433 Tyler Place, North Cowichan, BC, V9L 5V3
May 14, 2026

To: North Cowichan Council **Re:** Oak and Vine
Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)

We live on Tyler Place, a quiet cul du sac, 100 – 200 metres from the Oak and Vine property. Although the Oak and Vine venture will go ahead as planned, we remain fundamentally opposed to having an Event Venue in our neighbourhood. We feel strongly that North Cowichan Council has a responsibility to us, the 38 established neighbourhood homes, in providing the best Good Neighbour Agreement possible. As you know, no good neighbour was involved in this process, so we rely on you to represent our concerns as well.

Needed Inclusions – Good Neighbour Agreement:

More than 10 Commercial Wedding / Events Per Year: Inherent, within the wording, the Oak and Vine can also host **extra** ‘Charitable Events’ or ‘Family Events’. The size and nature of those events are up to the discretion of the Oak and Vine. More than 10 weddings, this is **a loop-hole**, now looking at 15+ large events being hosted at the Oak and Vine. This needs to be addressed in the wording of the Good Neighbour Agreement.

More than 80 People at Each Venue: It’s appreciative that this is a give and take number, however weddings with 80 guests could include an entourage of an additional 10+ people assisting with the event. We again are looking at a **loop-hole** – more people, more outside noise, more traffic ? The agreement should include a **maximum number of total people**, on site at any given time.

Event Calendar Available to Neighbours: Because the Oak and Vine will be operating most if not all weekends throughout June, July and August, the transparency and availability of this calendar is of importance to neighbours. The **nature of the event and the projected number of participants should be included** on the calendar. **Non-commercial events should be included** as well.

Furthermore, please remember 39 neighbours, living within proximity, signed “No” to the initial zoning amendment and many expressed their concerns at the January 20th North Cowichan meeting. Whereas the Oak and Vine has been given the right to operate a commercial venue, we also have a given right, to live on our properties without negative impact.

It is now Council’s responsibility to grant us the neighbours, a strong Good Neighbour Agreement.

Thank you for your attention – Suzanne Thur and Brian Porter

From: [Tricia Mayea](#)
To: [Public Meetings](#)
Subject: FW: Supporting Small Business through Zoning Amendment Application – Oak & Vine Estate, 6380 Lakes Road
Date: Friday, May 15, 2026 10:50:49 AM
Attachments: [northcowichan.cropped_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)
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FIPPA s. 22 (1)

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From: Kalith Nanayakkara
Sent: Friday, May 15, 2026 10:49 AM
To: Council
Cc: Info
Subject: Supporting Small Business through Zoning Amendment Application – Oak & Vine Estate, 6380 Lakes Road

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Dear Mayor and Council,

Please find attached a letter from the Canadian Federation of Independent Business (CFIB) supporting the zoning amendment application for Oak & Vine Estate at 6380 Lakes Road.

As outlined in the letter, this is a modest proposal from a small, family-run business that has invested significantly and worked in good faith through a lengthy and uncertain process.

We encourage Council to approve the application and provide a clear and timely path forward.

Thank you for your consideration.

Sincerely,

Kalith Nanayakkara

Senior Policy Analyst, British Columbia

c: (604) 379-4394

e: kalith.nanayakkara@cfib.ca

x: [@CFIBBC](#)

[CFIB](#) – *In business for your business.*

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North Cowichan is situated on the traditional territories of the Quw'utsun Nation, which includes the Cowichan Tribes, the Halalt First Nation, the Lyackson First Nation, the Penelakut Tribe, and the Stz'uminus First Nation. North Cowichan also sits on the traditional territory of the Snuneymuxw First Nation.

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May 19, 2026

Mayor and Council
Municipality of North Cowichan
7030 Trans-Canada Highway
North Cowichan, BC V9L 6A1

Subject: Supporting Small Business through Zoning Amendment Application - Oak & Vine Estate, 6380 Lakes Road

Dear Mayor and Council,

As you may know, the Canadian Federation of Independent Business (CFIB) is a non-partisan, non-profit organization representing the interests of 103,000 small- and medium-sized businesses across Canada with 10,000 members here in B.C. We are writing to reiterate our support for the zoning amendment application submitted by Oak & Vine Estate in North Cowichan.

Small businesses need practical land-use rules that give farms and agritourism operations the flexibility to adapt, grow, and support their communities. Oak & Vine Estate's proposal is modest and well defined: a limited number of events each year, with firm caps on attendance and operating hours. It is a reasonable request that supports economic activity while respecting community concerns.

Oak & Vine Estate is a small, family-run business that has spent years working to meet municipal and provincial requirements. The owners have invested about \$1.5 million in renovations, infrastructure, and compliance upgrades, as well as more than \$100,000 on professional studies and reports. They have also taken part in extensive public engagement and worked with municipal staff to respond to concerns along the way.

Even after these efforts, the business continues to face uncertainty because of changing requirements and late-stage process complications. That has meant repeated hearings, added costs, and further delays. For a small business, this kind of unpredictability makes it harder to plan, invest, and move forward with confidence. Clear and timely decisions matter, especially when business owners have already shown they are acting in good faith.

The proposal to host up to 10 events per year, with limits on guest numbers, hours of operation, and noise, is responsible and proportionate. As outlined in the application, revenue from these events would support the farm's agricultural operations. That kind of additional income is increasingly important as operating costs rise and farm margins tighten. Approving this application would help protect the long-term viability of a working farm in North Cowichan.

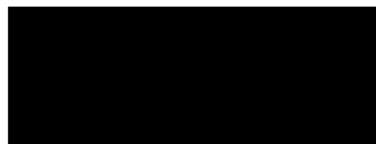
Small-scale event venues also create real local economic benefits. Weddings and similar events support a network of small businesses, including accommodation providers, caterers, photographers, transportation services, and other local suppliers. Even at this limited scale, the applicant estimates the operation generates about \$1 million in local economic activity each year.

CFIB research shows that for every dollar spent at a local small business, 66 cents remains in the local economy, compared to 11 cents when spent at a big-box store or just eight cents at large online retailers.¹ Supporting businesses like Oak & Vine helps ensure that economic benefits stay within the North Cowichan community.

At a time when many small businesses across British Columbia are dealing with rising costs and growing uncertainty, approval processes need to be clear, consistent, and timely. CFIB has raised concerns about B.C.'s [entrepreneurial drought](#), where business closures are outpacing new business creation. Long, unpredictable approval processes only add to that problem and can discourage local investment.

Oak & Vine Estate's proposal is reasonable, limited, and supportive of both the farm and the wider community. It would help sustain a working farm, generate local economic activity, and operate within clear limits designed to address neighbourhood concerns. The owners have made a serious effort to follow the rules, respond to feedback, and move through the process responsibly. We urge Council to approve this application and provide the certainty this small business needs to continue operating, investing, and contributing to the local economy.

Sincerely,



FIPPA s. 22 (1)

Kalith Nanayakkara
Senior Policy Analyst, B.C.

¹ CFIB, *Small Business, Big Impact: Small Retailers' Local Contributions*, (October 2023)