

**WRITTEN SUBMISSIONS PACKAGE (2)**  
**for**  
**Zoning Amendment Bylaw No. 4030, 2025**  
**2-6380 Lakes Road**  
**(Updated May 19, 2026 at 1:00 p.m.)**

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

1. Email dated May 16, 2026 from Marilyn Braten - In Support
2. Email dated May 18, 2026 from Amrit Powell - Opposed
3. Email dated May 18, 2026 from Lyle Powell - Opposed
4. Email dated May 18, 2026 from Surinder Kaur Mann - Opposed
5. Email dated May 19, 2026 enclosing letter dated May 18, 2026 from Diana Hallam – In Support

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Admendment Bylaw # 4030, 2025 # 2-6380 Lakes Road  
**Date:** Saturday, May 16, 2026 9:11:59 PM

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**FIPPA s. 22 (1)**

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From:  
Marilyn Braten 30- 2121 Tzouhalem Rd. North Cowichan  
May 16, 2026

To : Mayor Douglas and Councillors Caljouw, Findlay, Hogg, Istace, Justice , & Manhas

Dear Council ,

I can't believe I'm having to write to you again, to express my strong support for the wedding venue at the Oak + Vine at 6380 Lakes Road , in North Cowichan. It is a beautiful + peaceful venue , second to none , after the old Quamichan Inn .

The last public meeting in January 2026 , for the Oak + Vine's 3rd reading , was only four months ago yet it seems like eternity for those of us who thought the Oak + Vine was finally over the final hurdles put forth by some councillors & a disgruntled neighbour or two. We finally saw light at the end of the tunnel after a gruelling seven years of sweat & tears .

This property was bought in 2015 by the current owners. The previous owners held wine tastings, & the occasional wedding on- site . The current owners were granted a MNC business license in 2018 . The following year ( 2019) a new neighbour moved in next door . If they had done due diligence upon purchasing their property , the new neighbour should have been made aware that the property next door had an on-site business licence. Either way Covid happened & the wedding venue had to be closed for 2-3 years .

When the venue went to reopen there was nothing but restrictions to be met. Number of weddings reduced , the first couple years were on a probation basis , & then the venue had to go before council to see if probation could be extended , etc. Were all of these restrictions & negatively part of the 2018 licence ?

Even the new neighbour made demands ; adjust the parking lot, build a fence ,plant trees etc. that was done by the venue to accommodate the neighbour's wishes .

Back in January / 26 we had petitions from both parties , & now we have the neighbour hiring a lawyer looking for loopholes to stifle the venue's operation .

I know council already knows all of the above information , but I and others in the community are fed up with all this kerfuffle. No wonder the issuance of permits & licences take so long to process. We know our community needs the income created by local tourism businesses , but if the community truly wants to have successful businesses then we need to support them whole heartily ; not ball + chain them to death.

So I hope council will fully support the Oak + Vine whole heartily this time round . No more conditions to stall this venue again.

Regards  
Marilyn Braten

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road)  
**Date:** Monday, May 18, 2026 12:20:10 PM

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Amrit Powell **FIPPA s. 22 (1)**  
1805 Stamps Road  
May 18, 2026

Mayor and Council  
Municipality of North Cowichan  
7030 Trans-Canada Highway

RE: Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road)

Dear Mayor and Council,

I am writing to oppose Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road). The proposed bylaw seeks to permanently permit commercial wedding and event use at Oak & Vine Estate within a rural-residential neighbourhood. The Oak & Vine estate is not within ALR and has A2 (rural) zoning which excludes commercial use.

The Lakes Road area has been zoned and developed as a quiet rural residential neighbourhood. Residents purchased their homes and properties based on the existing rural zoning and the expectation that the area would remain residential and agricultural in character, not evolve into a commercial event destination. Additionally, Lakes Road is officially designated as a Class 2A scenic road in North Cowichan.

Significant concern and opposition have been demonstrated by the majority of the nearby neighbours. A petition was provided to Council at the January 21, 2026 public hearing opposing this proposal and was signed by 38 immediate neighbours. It is apparent there is substantial local concern regarding the impacts this commercial use would have on the neighbourhood and the number of nearby residents opposing the application demonstrates that this is not an isolated objection, but a widespread neighbourhood issue.

I have reviewed the submission packages from the January 2026 public hearing. Opposed neighbours provided detailed concerns regarding this zoning application and the legal implications of approving the application as is. Some of their concerns included:

- increased traffic on rural roads and concerns about safety and congestion
- noise impacts from amplified music, late-night gatherings, large number of guests and alcohol service
- parking overflow and safety concerns from neighbouring properties and roadways
- loss of rural residential character and peaceful enjoyment for nearby residents
- the applicants history of non-compliance with permits and bylaws
- establishment of a precedent for additional commercial event venues within rural residential zones.
- concerns around "spot zoning" (the rezoning of a small, specific parcel of land that

allows commercial privilege that is inconsistent with surrounding zoning. It is generally considered illegal or invalid if it benefits a single property owner without aligning with the municipality's comprehensive, long-term development plan)

- a temporary permit (instead of permanent rezoning) should be used if any approval is granted

While small-scale home businesses and agricultural activities are consistent with rural living, a commercial wedding venue represents a fundamentally different land use. Weddings and commercial events generate significant traffic, noise, and disruption beyond what is typically expected in a rural residential neighbourhood. Approving this rezoning would effectively introduce a commercial entertainment operation into a residential area where neighbouring property owners did not anticipate or consent to such use when investing in their homes and properties.

Council must also consider the long-term precedent this decision may create. If rural residential properties are rezoned for commercial event venues despite substantial neighbourhood opposition, it may encourage similar applications throughout the region, gradually eroding the intended purpose and character of rural residential communities.

I would also like to highlight that during the previous public hearing on January 21, 2026, fourteen members of the public attended the hearing and spoke in opposition to the zoning amendment, twelve of which live next to or nearby the Oak & Vine Estate. Of the twelve individuals who spoke in support of the zoning amendment, only 1 individual lived near the Oak & Vine Estate and the others were either close friends, wedding planners, makeup artists, DJs, business folk or did not live in the immediate neighbourhood. Similarly with the written submissions, there were more neighbours with stated addresses who opposed the zoning amendment than supported.

Since the January 2026 public hearing, new information has emerged regarding the applicants' inability to secure the covenant as required. The covenant was agreed upon by the applicant and would ensure that the restrictions would permanently apply to the land, even if the property is sold in the future. Without a covenant, the municipality has to look at alternative, less permanent ways to enforce restrictions (i.e. business license agreement), which is generally easier for a property owner or future buyer to bypass or renegotiate. This is highly important when considering a permanent change to land use in a rural residential area.

Lastly I would like to express my sincere thoughts regarding this zoning amendment. I live nearby the Oak & Vine Estate on Stamps Road but am not an immediate neighbour. I could not imagine having a commercial venue like this near my home. Despite the applicants' significant attempts to make this venue work within the neighbourhood, unfortunately the land is not zoned for commercial use and this amendment should not be approved permanently. I understand the applicants have made a significant financial and personal investment into this venture, but for them to do so without having prior approval is poor planning and a mistake on their end. The neighbors should not be penalized for careless planning. As stated, the neighbourhood is rural in nature and 10 events per year (plus 5 "community events") is significantly going to affect the enjoyment of these nearby property owners, especially in the warm summer months. There is simply no way to compare the usual peaceful evenings in this rural neighbourhood to a wedding of 80 people with drinking, loud music, bright lights, cars and partying indoors and outdoors until 11:30pm - the events will cause disturbances and will be a nuisance. These neighbours are members of the community and like all of us, desire and deserve to have peaceful homes.

If council approves this permanent rezoning despite apparent conflict with the OCP, despite the current A2 zoning not allowing commercial events, despite the significant opposition from neighbours, despite known compliance concerns in the past, despite the rural setting of the neighbourhood, it will seriously make me question your integrity and motivation as local government representatives. I would like to remind you that in a municipal context, the mayor and council are expected to serve the public interest of the community and are not supposed to favour only a single applicant or business owner or group. Under BC local government principles, elected officials are expected to make decisions fairly and transparently, consider community input, balance private property rights with neighbourhood impacts, follow planning policies and zoning bylaws, and protect public health, safety and quality of life.

I respectfully ask council to uphold the intent of the current A2 zoning, and protect the established rural residential character of the neighborhood and deny the permanent zoning amendment.

Thank you.

Sincerely,  
Amrit Powell  
1805 Stamps Road

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#); [Council](#)  
**Subject:** Subject: Strong Opposition to Bylaw Amendment – Oak & Vine Estate (Lakes Road)  
**Date:** Monday, May 18, 2026 12:52:18 PM

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Mayor and Council

Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1

Dear Mayor and Council,

I am writing to formally register my strong opposition to the proposed zoning amendment allowing permanent commercial events at the Oak & Vine Estate on Lakes Road. I am a resident of 1805 Stamps Road and pass this property daily.

While I support local agriculture, our quiet neighborhood is entirely unsuitable for a recurring commercial event venue. Granting this amendment sets a dangerous precedent that will permanently disrupt our community.

Also I support the applicant in her business venture but this is something that shouldn't change the rules on the property, a temporary use is adequate, and does not carry problems down the road when she eventually sells this property.

My primary concerns include:

- **Noise Pollution:** Amplified music and crowd noise from 80-guest events will shatter the peace of our residential area.
- **Traffic Safety:** Lakes Road cannot safely handle the increased vehicle volume and guest parking.
- **Precedent:** Approving this opens the door for other residential properties to bypass standard zoning laws.

I urge Council to listen to the overwhelming concerns of the residents most affected by this proposal. Please vote against this bylaw amendment and protect the integrity of our neighborhood.

Lastly, I remind you that you work for the community and when we make a clear statement that something shouldn't be done. Please respect that it is our decision to make. The clear nepotism towards this particular member of our community is shameful, allowing her to skirt the rules which apply to the rest of us. She was well aware of all of this when she purchased this property and did all the renovations.

Given her campaigning and donations for current councillors, I hope you also revisit your conflict of interest guidelines. There is a reason that the applicant waited until after the byelection to move forward with this. As this is likely to pass given your history as a council, you will have to live with the shame of selling your community members out. This is how you are seen and how the polls will be reflected this October.

Thank you for your time and consideration.

Sincerely,

Lyle Powell

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings](#)  
**Subject:** Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road)  
**Date:** Monday, May 18, 2026 12:58:59 PM

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Dear Mayor and Council, **FIPPA s. 22 (1)**

My name is Surinder Kaur Mann and I reside at 1803 Stamps Road. I am opposed to Zoning Amendment Bylaw No. 4030 (2-6380 Lakes Road).

As Stamps Road is a dead-end street, my primary route into town is via Lakes Road. Lakes Road is a narrow scenic road in a rural peaceful neighbourhood which is one of the reasons why people choose to live in this area. It is an example of super natural British Columbia. To prop up a commercial wedding venue in the middle of this peaceful rural residential neighbourhood is a shame.

On top of that, Lakes Road is a narrow road and after the Wicks Road turnoff, people travelling north drive faster than the speed limit, especially in front of the Oak & Vine Estate due to a dip in the road. I am a senior and I already experience stress driving along this route because people tail-gate if you are driving the appropriate speed. For vehicles to turn left into Oak & Vine is very dangerous. Additionally, Lakes Road is a rural arterial road for people from Crofton, Maple Bay and the Gulf Islands. We should be taking steps to make this road safer not more dangerous with the addition of a commercial event location, especially if they plan to host weddings where people will be consuming alcohol. Please do not destroy the last peaceful road into town that serves as a major artery.

Most neighbours in this area chose to live here due to its tranquility and peacefulness. In my opinion, these rural areas should be left alone and protected for generations to come. People visit the island to get away from the hustle and bustle of life and I think the council should be visionary when making these kinds of decisions. Life comes and goes but nature will remain.

I urge Council to have a long-term vision when making permanent decisions around land use in a rural residential area. We need to protect whatever is left of the beautiful Cowichan Valley.

Sincerely,

Surinder Kaur Mann  
1803 Stamps Road

**From:** [REDACTED] **FIPPA s. 22 (1)**  
**To:** [Public Meetings; Council](#)  
**Subject:** Mayor Rob Douglas and Council members  
**Date:** Tuesday, May 19, 2026 11:52:27 AM  
**Attachments:** [Oak and Vine letter of support May18 2026.docx](#)

**FIPPA s. 22 (1)**

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Dear Mayor and Council members of North Cowichan

Please see attached letter for Zoning Amendment Bylaw No. 4030 { 2- 6380 Lakes Road}

I would appreciate your consideration of the content in this letter for the Meeting on May 20th, 2026 Council meeting regarding the above stated Zoning Amendment .

Kind regards  
Diana Hallam  
6441 Tyler Place,  
North Cowichan, BC  
V9L 5V3

[REDACTED]  
**FIPPA s. 22 (1)**

Municipality of North Cowichan,  
7030 Trans-Canada Highway,  
North Cowichan, BC V9L6A1

May18, 2026

Dear North Cowichan Mayor Douglas and Council members,

RE: Zoning Amendment Bylaw No. 4030. 2025 { 2 – 6380 Lakes Road}

I truly believe for a community to grow and prosper, it takes the whole community with a respectful and lawful manner, to support each other. This in turn creates trust, and cohesiveness, for a strong and growing community to thrive.

My home and half acre property { lot No.11 , 6441 Tyler Place } joins to the back of the Oak and Vine farm property. For the past two years I have watched this young couple strive, and work long hard hours to shipshape the buildings and property, to create their dream home and farm. Because I live so close to the Oak and Vine farm, I see the gent { Randy} working long hours into the evening and dark to the necessary work to enhance and develop their farm to create a living livelihood for themselves and their children. I have not seen another dad other than my own dad work long hours to get a farm property up and running as so ; and even with all those long hours of daily work, the farm just doesn't quite sustain a livelihood to support the family. Sadly, this is the case for many small farmers located just across and down Lakes Road, and elsewhere. Consequently, small farm owners subsequently need to look at other options to meet the needs of operating the farm ad sustaining their personal livelihood.

Therefore, the reason Oak and Vine have made application to have 10 venues per year to supplement their farm income. The vineyard of grapes { best tasting ever}, commercial lavender field, and now bee hives for honey production.. are all aspects of this operating farm. I am told by the owners, that they employ 3-4 students year round to help with workload that presents, with the daily operation and upkeep of the farm. This in itself, also in turn helps others to prosper with the employment they offer these students.

The owners of Oak and Vine have also voluntarily created a “ Good Neighbors Agreement” to reassure community members that strict numbers in attendance, noise concerns, and guidelines etc will be followed for the sake of the disconcerting residents that are feeling anxious about this proposed plan.

The past two years, the owners of the Oak and Vine farm, have been extremely transparent to notify and hold open houses for any, and all community members to come and discuss concerns, ask questions, or just to share with community the product of all their hard work and progress of the farm. And yes, they have worked very hard to create such a lovely setting that even the Maple Bay Painters and Artists were given complementary access to hold an art show last year....as a kind gesture to this community.

I attended the most recent community open house at Oak and Vine last weekend and learned that the owners had a small family wedding within the last two weeks.... I would never had known, if this information had not been shared with me. I never heard any music or noise what so ever... not that I would have minded if there was, to hear some soft music in the background in the evening.

I strongly support Oak and Vine farm to be granted approval for the 10 venue application according to the " Good Neighbours Agreement" { dated May15, 2026} that is filed with The District of North Cowichan.

We as {individuals, and community as a whole} are All, as strong as our support system{s}, and for a healthy community to prosper, we need to come together and help and support one another.

Kind regards

Diana Hallam