

WRITTEN SUBMISSIONS PACKAGE (3)
for
Zoning Amendment Bylaw No. 4030, 2025
2-6380 Lakes Road
(Updated May 20, 2026 at 1:00 p.m.)

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

1. Email dated May 19, 2026 from Greg and Aurora Douglas, Cowichan Valley Lavender - In Support
2. Email dated May 19, 2026 from Randy Westlake and Masika Allan, Oak & Vine Estate, enclosing updated Petition In Support (60 additional signatures) – In Support
3. Email dated May 19, 2026 enclosing letter dated May 20, 2026 from Michael Shipley and Daniel Shimon, Mensch Kitchen & Catering – In Support
4. Email dated May 20, 2026 from Andrew Boudreau, Global Christmas Light Champion - Concerns

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Cc: [REDACTED] **FIPPA s. 22 (1)**
Subject: Oak and Wine Estate Public Hearing
Date: Tuesday, May 19, 2026 7:06:41 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern, **FIPPA s. 22 (1)**

I am just writing in support Oak and Wine Estate and their desire to host weddings on their property. I am a neighbor on the road behind the property and also the owner of Cowichan Valley Lavender (a small business/farm). As a small business/farm that has been in operation for over ten years in the neighborhood, I think it is important to support local businesses such as this one so that the owners can make their property/farm economically viable. The benefits out way any drawbacks. As far as I can tell, the owners have worked diligently to accommodate any issues that have been expressed by neighbors. They have also worked hard to create a hybrid farming/business operation. I can attest to is the difficulty in making a profit from farming with the price of land and labour. A lot of farm owners have had to be creative and diversify their operations to make it work. Masika and Randy are trying to do the same.

Please support their bid.

Cheers,
Greg and Aurora Douglas
Owners of Cowichan Valley Lavender

From: [Oak & Vine Estate](#)
To: [Public Meetings](#); [Legislative Services](#)
Cc: [Council](#)
Subject: Petition Submission for Oak & Vine Estate
Date: Tuesday, May 19, 2026 9:12:51 PM

FIPPA s. 22 (1)

Dear Mayor, Members of Council and North Cowichan Municipality staff,

I am writing to formally submit community support materials for public record in relation to Oak & Vine Estate, which is scheduled to come forward for decision at the Public Hearing on May 20th/2026.

At the time of writing, the public petition in support of the application has received 1,791 signatures. This petition reflects broad public support and highlights the economic, tourism, and community value that Oak & Vine Estate contributes to the region.

In addition to the public petition, I have also included a Statement of Support from our Neighbourhood Open House, which contains 61 signatures from nearby residents who attended the event. Notably, nine of these signatures are from our direct property line neighbours, including:

- Lee Anne Marshall & Craig McKay
1-6380 Lakes Road (strata neighbours)
- Lingan & Joan Chua
6368 Lakes Road
- Greg & Judy Adams
2260 Regina Drive
- Barb Martin
2262 Regina Drive
- Diana Hallam & Les Hubert
6441 Tyler Place

These neighbours are the closest residences to the event venue, with three of the homes located approximately 60 metres from the reception space. Our strata neighbours share our driveway and their home is surrounded by our property. All have expressed full support for our business operating

permanently based on their direct, lived experience of events taking place on the property. They have indicated that we have put appropriate procedures in place for sound mitigation and that events did not negatively impact their enjoyment of their properties or cause disturbance.

For reference, I have included:

- The live public petition link, showing the current number of signatures [REDACTED] **FIPPA s. 22 (1)**
- The Neighbourhood Open House Statement of Support, including attendee signatures
- Exported list of signatories from the online petition.

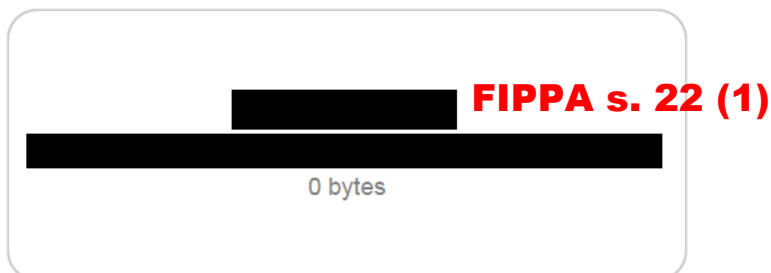
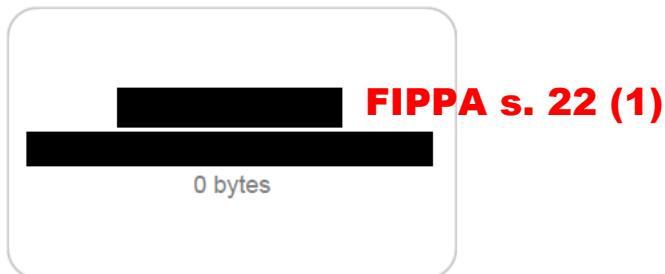
We appreciate the time and consideration Council has given to our application, and to the voices of the community and neighbouring residents who have chosen to speak in support. Please do not hesitate to reach out should any additional information or clarification be required.

Thank you for your continued work and consideration.

Kind regards,

Randy Westlake & Masika Allan

Oak & Vine Estate



Let Oak & Vine Estate Host Weddings and Events Permanently

Sign petition

1,791

Verified signatures

Decision Maker: Municipality of North Cowichan Council

16 Supporter Voices

The Issue

Let Oak & Vine Estate Host Weddings and Events Permanently

Oak & Vine Estate is a small, family run vineyard and lavender farm on Lakes Road in North Cowichan, BC. For the past six years, Randy Westlake and Masika Allan, have operated under two temporary permits, hosting a handful of weddings and community events.

They are now asking the Municipality of North Cowichan for a permanent zoning amendment to allow up to 10 weddings and events per year, ending by 11:00 pm, to bring stability to their family business and the many local vendors who depend on it.

This proposal is not for a commercial event centre, but rather a small scale, locally owned agri-tourism venue that aligns with the rural and agricultural charm of the Cowichan Valley.

Why We Support This Amendment

Active Agricultural Use and Agri-Tourism Alignment

Oak & Vine Estate is an actively farmed property, producing both grapes and lavender. Like agricultural operations within the Agricultural Land Reserve (ALR) who are already able to host 10 events per year, the owners are simply seeking the same fair opportunity to offset the high costs of farming through limited on site events that complement their agricultural activities. These weddings and celebrations highlight local products, support regional tourism, and align with the spirit of agri-tourism.

Community and Economic Benefits

Each event supports dozens of local small businesses such as caterers, florists, photographers, décor companies, musicians, hairdressers, bakers, videographers etc. keeping revenue within the Cowichan Valley.

Weddings and events attract visitors who contribute to local tourism, dining, and hospitality sectors.

Responsible, Low Impact Operations

Events are capped at 10 per year with strict guest limits, early end times, and comprehensive noise mitigation measures. The venue has been approved for A2 Assembly Use Occupancy, meaning it meets all fire safety, building code, and accessibility requirements verified by professionals and the municipality. The owners have completed multiple improvements to address neighbour feedback, including additional soundproofing, parking organization, and natural privacy screening. Amplified events are contained to the soundproofed event space and to date there have been no bylaw complaints regarding sound travel.

Transparency and Goodwill

Masika and Randy have consistently invited neighbours to visit, share feedback, and see the soundproofing and operational safeguards for themselves. Their approach has always been open, respectful, and community-minded. They also frequently donate the use of their space to local non-profits and charities, offering the property free of charge for meetings, small gatherings, and community initiatives which is a reflection of their ongoing commitment to giving back to the Cowichan Valley.

In Summary

We believe Oak & Vine Estate contributes positively to our community, enhances local tourism, and demonstrates responsible stewardship of rural land. Approving this zoning amendment supports small business, local jobs, agriculture, and family run entrepreneurship while maintaining the integrity and beauty of the area.

With a proven history of responsible operations under temporary permits, and as an actively farmed property seeking the same opportunities afforded to ALR land, it is both fair and timely that Oak & Vine Estate be granted a permanent zoning amendment to continue providing these benefits with confidence and business stability.

We respectfully urge Council to approve the zoning amendment for Oak & Vine Estate.

ADDITIONAL SIGNATURES SINCE JANUARY 21, 2026 PUBLIC HEARING AGENDA

Tammy Holder Carruthers	Duncan	V9L	Canada	1/15/2026
Sarah Darling	Duncan	V9L	Canada	1/15/2026
Rhianon Harrison	Victoria	V8Z	Canada	1/15/2026
Nicole Gierc	Duncan	V9L6L8	Canada	1/15/2026
Sarah Monette	Duncan	V9L	Canada	1/15/2026
Harrison Davis	Nanaimo	V9T	Canada	1/16/2026
Ron Harlow	Nanaimo	V9S 3G7	Canada	1/16/2026
Alicia Loewen	Duncan	V9L	Canada	1/16/2026
Hilary Forest	Victoria	V9B	Canada	1/16/2026
Sahar Ashtiani	Victoria	V9A	Canada	1/17/2026
Sara Esmaeeli	Victoria	V8N	Canada	1/19/2026
Cameron Pickavance	Duncan	V9L6G5	Canada	1/19/2026
Luigi Poole	North Saanich	V8L 5L8	Canada	1/19/2026
Stephanie Rose	Victoria	V8X3K3	Canada	1/19/2026
Diane Saunders	Nanaimo	V9R	Canada	1/20/2026
Nicole Wright-Munroe	Nanaimo	V9T	Canada	1/21/2026
Stacey Nowak	Victoria	V8Z	Canada	1/21/2026
A. Diane Cathro	Victoria	V8R 5T5	Canada	1/24/2026
Cindy Shillington	Nanaimo	V9S 1J1	Canada	1/25/2026
Dawn Tansky	Nanaimo	V9R1B6	Canada	1/25/2026
Sherry Routledge	Nanaimo	V9T	Canada	1/26/2026
Negin Kalantarzadeh	Victoria	V9B	Canada	1/27/2026
Shaghayegh Kiani	Victoria	V8P	Canada	1/27/2026
francis kremler	Victoria	v8t 2j2	Canada	1/28/2026
Zeinab Andikaei	Victoria	V8N	Canada	1/29/2026
Andrew Frey	Nanaimo	V9t6g3	Canada	1/29/2026
Eva Zander	Victoria	V8P	Canada	1/31/2026
Ron Desmarais	Victoria	V8Z 4X7	Canada	2/1/2026
Sepideh Alizadeh	Victoria	V9B	Canada	2/2/2026
Vida Nn	Victoria	V8v	Canada	2/3/2026
jenaya mackenzie	Duncan	V9L	Canada	2/4/2026
Andrew Mackay	Sooke	V9Z	Canada	2/6/2026
Neil Pickard	Duncan	V9L	Canada	2/6/2026
lorraine st james	duncan	v9l 4y9	Canada	2/9/2026
Henry Wignall	Victoria	V8R	Canada	2/11/2026
Natalia Morgado	Duncan	V9IL 0E2	Canada	2/13/2026
Lorraine Healey	Nanaimo	V9T	Canada	2/13/2026
Sophie San	Victoria	V9A	Canada	2/16/2026
Nicole Durand	Victoria	V9B	Canada	2/16/2026
Raymond Leno	Victoria	V9C	Canada	2/19/2026
Des Brushette	Victoria	V8X	Canada	2/27/2026
Mehdi Eshraghi	Victoria	V8Z	Canada	2/27/2026
Deborah Perkins	Victoria	V9C	Canada	2/27/2026
Kathryn Arnold	Victoria	V8P 3M1	Canada	2/27/2026

Jacque Varon	Victoria	V8V 1E5	Canada	2/27/2026
Hilary Leighton	Victoria	V8X 3M2	Canada	3/1/2026
L. J.		V0R1Y0	Canada	3/1/2026
pj ra	Victoria	V9B	Canada	3/4/2026
Amir Rezaei	Victoria	L9T	Canada	3/7/2026
Miranda Touchie	Ladysmith	V9G 1B8	Canada	3/15/2026
Nadja Fink	Victoria	V8R 1S1	Canada	3/17/2026
Patricia Curtin	Nanaimo	V9T	Canada	3/20/2026
Richard Maclaurin	Victoria	V9C3W2	Canada	3/20/2026
Sherry Pearson	Duncan	V9L	Canada	3/21/2026
peter Hopkins	Victoria	V8N	Canada	3/23/2026
Kathy Cruzelle	Victoria, BC	V8z1z6	Canada	3/24/2026
Raelyn DieBold	ladysmith	V9G 1A4	Canada	3/25/2026
Gregory Sagmoen	Sooke	V9z0e6	Canada	3/28/2026
Rhiannon Henderson	Nanaimo	V9T	Canada	4/3/2026
austin ward	Albany Oregon	97322	United Stat	4/24/2026

From: [Mensch Kitchen and Catering](#)
To: [Public Meetings](#)
Subject: Support Letter for Zoning Amendment Bylaw No. 4030, 2025.
Date: Tuesday, May 19, 2026 5:09:22 PM
Attachments: [Support for Bylaw No. 4030.pdf](#)

Hi there,

I understand this is past the 1:00PM May 18th deadline to submit this, however on your website it does state : **Any submissions received after this cut-off will be read out during the Public Hearing by the Corporate Officer."**

If possible, can you submit this to the Corporate officer? I am hoping that either myself or Daniel will be available to atten the meeting virtually and can submit it then, but we want to make sure our support is noted in either case.

Appreciate your time,

Michael Shipley
Director of Hospitality | Co-Owner
[Mensch Kitchen and Catering](#)
(250) 466 - 5412

May 20th, 2026

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

Re: Support for Oak and Vine Estates rezoning proposal - Zoning Amendment Bylaw No. 4030,
2025 2-6380 Lakes Road

Mayor and Council,

Our names are Michael Shipley and Daniel Shimon, and we are the co-owners of Mensch Kitchen and Catering, a Cowichan Valley based catering company. We are writing to express our continued support for Oak and Vine Estates' rezoning proposal to allow a limited number of on-site events.

From our perspective as a local catering business and employer, small-scale event venues like Oak and Vine provide real and measurable benefits to the local economy. Each event supports a wide network of local businesses and workers, including caterers, planners, rental companies, florists, photographers, musicians, transportation providers, and service staff. When these events take place in North Cowichan, that spending is more likely to stay within the region and support businesses that live and work here.

These venues also help create opportunities for local employment. Catering and events are labour intensive, and even a modest event season creates paid work for chefs, servers, bartenders, and dishwashers. For a business like ours, rural venues are an important part of maintaining consistent work for our team and creating opportunities for people in the Cowichan Valley.

There is also a meaningful agricultural and agri-tourism connection. When we cater at rural venues, we are able to build menus around local farms, wineries, cideries, and food producers. These events give guests a direct experience of the Cowichan Valley as a food and agriculture region. In our experience, guests remember where they enjoyed something special, and that can translate into return visits, future tourism, and ongoing demand for local products.

We also believe there is value in supporting venues that help agricultural properties remain economically viable. A carefully managed event program can provide supplemental income that supports the long-term sustainability of rural and agricultural land. In a region where farming is increasingly difficult to sustain financially, thoughtful diversification should be seen as part of a broader strategy to support local agriculture, not as something separate from it.

We understand that neighbour and infrastructure impacts need to be considered carefully. At the same time, Oak and Vine has already taken meaningful and practical steps to manage those impacts, including limiting the number of events, keeping events small, addressing sound

concerns, and proposing clear on-site event management. These are exactly the kinds of reasonable operating measures that make rural venues work well.

We are concerned that some of the remaining infrastructure concerns, particularly around road widening, may not be proportionate to the actual scale of the proposed use. A venue hosting approximately 80-person events 10 times per year represents a very limited traffic impact. In practical terms, that is likely only 20 to 30 vehicles on roughly 10 days of the year, on a road that already sees regular daily traffic. That level of use is hardly a significant increase in the broader context of the road's existing activity.

We believe it is important to distinguish between large commercial event operations and carefully limited, small-scale rural venues. Oak and Vine's proposal is not for constant daily use, large crowds, or unrestricted commercial activity. It is a limited event program with clear boundaries. In our view, the conditions placed on the property should reflect that limited scale.

Oak and Vine has the potential to contribute positively to North Cowichan's local economy, agricultural identity, and hospitality sector while still operating within reasonable limits. We support the rezoning proposal and believe it is a thoughtful and appropriate use for this property.

Thank you for considering this application. We would be happy to answer any questions from the perspective of a local caterer, employer, and business working regularly with rural event venues in this region.

Warm regards,

Michael Shipley
Co-Owner, Director of Hospitality
Mensch Kitchen and Catering

Daniel Shimon
Co-Owner, Executive Chef
Mensch Kitchen and Catering

From: [Tricia Mayea](#)
To: [Public Meetings](#)
Subject: FW: Concerns Oak and Vine Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road) Second Public Hearing - May 20, 2026
Date: Wednesday, May 20, 2026 8:33:34 AM
Attachments: [image.png](#)
[northcowichan_cropped_a2a89ab5-6b92-4b22-90d7-e12c8e89e211.jpg](#)
[facebook_32x32_0aab4201-ca9c-4b33-ba67-e37ca69df0ad.png](#)
[instagram_32x32_99fdf77c-075c-4538-8731-c9944946bf37.png](#)
[linkedin_32x32_8e72e524-9b29-4c9f-bfdc-61ee9402bc90.png](#)
[sociallogooforcode2emailsignature_51840a98-e3b8-4512-8026-45e5a5b90a24.png](#)

Tricia Mayea CMC
Manager, Legislative Services | Chief Election Officer
Legislative Services
T: [250-746-3125](tel:250-746-3125)
E: tricia.mayea@northcowichan.ca



Municipality of North Cowichan
7030 Trans-Canada Highway
North Cowichan, BC V9L 6A1 | Canada
www.northcowichan.ca



From: Andrew Boudreau
Sent: Wednesday, May 20, 2026 8:22 AM
To: Council
Subject: Concerns Oak and Vine Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road) Second Public Hearing - May 20, 2026
Dear Mayor and Members of Council,

I am writing regarding the upcoming second public hearing for the proposed **Zoning Bylaw Amendment No. 4030 (2-6380 Lakes Road) Second Public Hearing - May 20, 2026**

My concern is with the integrity of the process leading to this second public hearing.

It is my understanding that, following the initial public hearing where covenant registration was a requirement, Council subsequently passed a motion indicating that these covenants would no longer be required—prior to this second public hearing.

This raises a significant concern regarding **procedural fairness and fettering of discretion**. Under the Local Government Act, Council members are required to approach public hearings with an open mind and be prepared to be influenced by the submissions they hear. When a material component of the proposal appears to have been decided in advance, it creates a reasonable perception that the outcome is predetermined.

In addition, I understand that this change may have arisen following direct communication between the applicant and a member of Council. While engagement is a normal part of governance, this situation raises concerns about a **reasonable apprehension of bias**, particularly where such communication appears to have influenced a substantive change to the proposal outside of the public process.

Taken together, these factors risk undermining the legitimacy of the public hearing and expose the bylaw to potential legal challenge on the basis of procedural unfairness.

Given these concerns, I respectfully request that the Mayor and Council:

- Confirm that all members of Council remain open to being influenced by submissions at the public hearing;
- Consider rescinding or revisiting any prior motion that may give rise to a perception of pre-determination;
- Ensure that the public hearing is conducted as a genuine and meaningful opportunity for input.

Addressing these issues proactively will help ensure that the process remains fair, transparent, and legally defensible.

Thank you for your consideration.

Sincerely,

Andrew Boudreau

2265 Woodland Drive

Andrew Boudreau

Global Christmas Light Champion
Solution Engineer
Data & AI



FIPPA s. 22 (1)

FIPPA s. 22 (1)

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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