


WRITTEN SUBMISSIONS PACKAGE
for
Official Community Plan Amendment Bylaw No. 4072 &
Zoning Amendment Bylaw No. 4077
3047-3037 Westhill Place

Public Comments

1. Email and letter dated June 26, 2026 from Mary Kae Smith - In Support
 2. Letter dated June 29, 2026 from Marilyn Boechler – In Support
 3. Letter dated June 29, 2026 from Patricia Jones – In Support
 4. Letter dated June 29, 2026 from Susan Qualley – In Support
 5. Email dated June 30, 2026 from Shaun Smakal - Concerns
- 

From: [Andrea Hainrich](#)
To: [Public Meetings](#)
Subject: FW: Letter to Mayor and Council
Date: Friday, June 26, 2026 1:04:18 PM
Attachments: [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](#)

FIPPA s. 22 (1)

Andrea Hainrich

Deputy Corporate Officer | Deputy Chief Election Officer

Legislative Services

T: [250-746-3172](tel:250-746-3172)

E: Andrea.Hainrich@northcowichan.ca



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

www.northcowichan.ca



From: Mary Kae Smith

Sent: Friday, June 26, 2026 12:57 PM

To: Council

Subject: Letter to Mayor and Council

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Please see the attached letter.

Thank you.

Mary Kae Smith

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.

This email and any attachments are only for the use of the intended recipient and must not be distributed, disclosed, used or copied by or to anyone else. If you receive this in error, please contact the sender by return email and delete all copies of this email and any attachments.

June 26, 2026

Municipality of North Cowichan

7030 Trans Canada Highway

North Cowichan, BC V9L 6A1

To Mayor Douglas and Council:

We are writing this letter in support of Ken and Lee Ann Nickell and their application to develop 3037 and 3047 Westhill Place as a subdivision of their current property of 5.03 acres. They wish to subdivide into two lots of approximately 2.5 acres each on which there are two existing homes.

Subdivision into two fee simple lots will not impact the neighbourhood nor affect the rural atmosphere of the area. There is no local opposition to this proposal.

The Nickells are long term residents in the area and we can see no problems or concerns in allowing the zoning amendment they have requested. We have known them for many years.

Respectfully,



FIPPA s. 22 (1)

for

Dr. Ronald G. and Mrs. Mary Kae Smith

5918 Jaynes Road

North Cowichan, BC V9L 3C1

MAYOR & COUNCIL. RE: 3037 & 3047 WESTHILL PLC.

RECEIVED
JUN 29 2026
DISTRICT OF NORTH COWICHAN

I am submitting this letter in support of the OCP & Zoning Amendment Bylaws being considered by council at this public hearing. I / we have no concerns or issues which would allow Ken & Leeann Nickell to subdivide their existing 5.03 acre parcel into two lots of approximately 2.5 acres each. Subdividing this property, already containing two homes, into two fee simple lots, will not impact this neighborhood at all, nor will it affect the rural atmosphere of our area .

Name and address



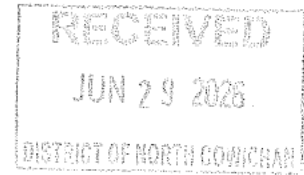
FIPPA s. 22 (1)

6536 Birds Eye Dr
North Cowichan

Your Name

MARION BOEHLER

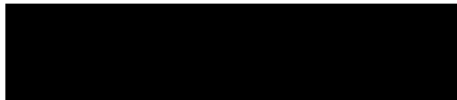
MAYOR & COUNCIL. RE: 3037 & 3047 WESTHILL PLC.



I am submitting this letter in support of the OCP & Zoning Amendment Bylaws being considered by council at this public hearing. I / we have no concerns or issues which would allow Ken & Leeann Nickell to subdivide their existing 5.03 acre parcel into two lots of approximately 2.5 acres each. Subdividing this property, already containing two homes, into two fee simple lots, will not impact this neighborhood at all, nor will it affect the rural atmosphere of our area .

Name and address ...Patricia Jones
1489 Belcarra Rd
Duncan (North Cowichan)
BC
V8L 5P9

Your Name



FIPPA s. 22 (1)

MAYOR & COUNCIL. RE: 3037 & 3047 WESTHILL PLC.

RECEIVED
JUN 29 2026
DISTRICT OF NORTH COWICHAN

I am submitting this letter in support of the OCP & Zoning Amendment Bylaws being considered by council at this public hearing. I / we have no concerns or issues which would allow Ken & Leeann Nickell to subdivide their existing 5.03 acre parcel into two lots of approximately 2.5 acres each. Subdividing this property, already containing two homes, into two fee simple lots, will not impact this neighborhood at all, nor will it affect the rural atmosphere of our area .

Name and address ...



FIPPA s. 22 (1)

6723 Elkington Ave
Duncan B.C.
V9L-5X1

Your Name SUSAN QUALLEY

From: [REDACTED] **FIPPA s. 22 (1)**
To: [Public Meetings](#)
Subject: OCP Ammendment Bylaw 4072 + 4077
Date: Tuesday, June 30, 2026 10:16:11 AM

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

Hello. **FIPPA s. 22 (1)**
My name is Shaun Smakal. I live in Crofton.

Noting that the property is already accommodating two addresses, I would support a landuse amendment *only as long as* that ammendment is bringing those existing addresses into better alignment with the OCP.

What I do not support is a change of landuse that allows for an increase in density that is at odds with the following:

1. The property's location with the 'High Fire Hazard' zone.
2. Maintaining existing servicing and infrastructure requirements.
 1. This includes impacts to garabage collection, fire, and emergency response needs.
3. Reducing the area's rural character or agricultural operations.

Thank you.