

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: Comments on OCP
Date: August 27, 2025 10:06:56 AM

Hello,

Thank you for the opportunity to comment on the Draft Official Community Plan (OCP) for the Electoral Areas. Below are a number of comments, with specific reference to Area F.

1. Preserving rural landscapes, preserving wildlife, and protecting our natural environment

Area F is treasured for its rural landscapes, wildlife, opportunities for farming and growing food, quiet pace of life, and natural beauty. Many residents, myself included, chose to make their homes here because of these very qualities. Maintaining low-density rural character is essential not only for our quality of life but also for local tourism and the broader Cowichan Valley economy. The OCP's commitment to rural preservation outside Growth Containment Boundaries (GCBs) aligns with this, but the Growth Containment areas where compact or high-density development will occur, do not. I'm still very curious how the "Elk Ridge Estates" community was approved, given how out of sync it is with the rest of the area!

2. Balancing tourism with housing needs

I urge the Board to take a balanced, nuanced approach to short-term rentals in support of tourism. While the need for long-term rental housing for local families is real, rural areas like Area F are unique. Many rural property owners do not have any wish to be full-time landlords, nor are their properties always suitable for year-round tenancies. However, these same properties, cabins, guesthouses, farm stays, can offer distinctive, low-impact tourism accommodations that fit perfectly within the rural character of the area, and show off the best of the Cowichan Valley.

Taking a short sighted approach to short term rentals (by not allowing them except within very specific and small areas) risks eliminating valuable tourism options and rural economic opportunities, without actually resulting in more long-term rental housing. One solution is to allow a limited number of well-managed STRs in rural zones where year-round family housing is unlikely or impractical (not zoned or appropriate for multi-unit buildings, far from amenities, transit etc.) to boost tourism opportunities in the region. This ensures that families and visitors alike have suitable accommodation options, especially since there are currently no quality hotels in Duncan.

3. Incompatible Light Industrial Development

Proposed or permitted industrial developments along the highway, directly across from Paldi in particular, are very concerning. This section of the highway represents one of the most scenic, forested drives into Lake Cowichan and is a defining feature of Area F's rural character and tourism appeal. Introducing industrial uses here is completely out of sync with the natural and rural surroundings, and threatens both the scenic views and a critical wildlife corridor. Not to mention that the proposed stretch of highway is already a major accident zone (and given the Sahtlam Fire Department are FULLY volunteer, can they really afford to increase their number of calls with more turnoffs, stops, and activity with large industrial vehicles on the highway. These forests support biodiversity and safe wildlife passage; their

loss would have long-term impacts on the environment, tourism, and our community's sense of place. Not to mention the risks to safety on the already busy highway.

4. Volunteer Fire Department/Emergency First Responder Services

As a completely volunteer operation, the Sahtlam Fire Department currently relies on the goodwill and commitment of local residents, with no paid-on-call compensation. Their resilience depends on reliable communication infrastructure, access to equipment, and strong community support. Even with the existing population in Areas E and F, it is essential to recognize that already increased density and more complex calls are putting additional strain on volunteer emergency responders. As the community grows, transitioning to a paid-on-call model must be seriously considered to support recruitment, retention, and sustainable emergency response capacity.

The draft plan should explicitly recognize the value—and limitations—of services like the Sahtlam Fire Department, which is staffed solely by volunteers. Rural communities depend on these responders for public safety, and often, lifesaving responses, but as demands increase, so too does the need for a more sustainable model. I encourage the OCP to include policies that preserve the operational conditions of these essential services and to plan for a transition to a paid-on-call system for our volunteers.

In short, as you accept feedback on the OCP, I urge you to:

- **Prioritize rural preservation** and limit higher-density or incompatible uses (such as new industrial zoning) that threaten rural, natural, and recreational areas.
- **Take a flexible, evidence-based approach to short-term rentals:** Zone for STRs in rural areas where long-term rentals are not going to be as dense (such as in town) or as likely or practical, but maintain focus on community standards and environmental stewardship.
- **Reconsider industrial developments near Paldi and along the (already very busy) highway corridor:** Protect this unique forested approach to Lake Cowichan, preserve the wildlife corridor, don't risk human life (drivers, passengers, or volunteer first-responders) on an already very busy highway, and seek more appropriate sites for industrial activity in line with OCP goals.
- **Engage residents and stakeholders** in meaningful consultation before advancing any major land-use changes, ensuring our community character and long-term vision are respected.
- **Respect our Volunteer First Responders** by recognizing the essential (not to mention dangerous) work that they do to protect the community every day and making sure they are paid on call, at the very least.

Thank you for your consideration. I sincerely hope the final OCP will reflect the voices of residents and preserve the unique character, beauty, and vitality of the community we are so fortunate to live within.

Kate Chandler

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: Community Plan
Date: August 28, 2025 11:34:08 AM

Taking into consideration the lack of affordable housing.
I'm opposed to all restrictions imposed on the development of residential housing.
You as civil servants should be assisting the tax payers with their development plans, not putting up policy and procedural road blocks.

We pay high taxes and get very little benefit. People who live in rural areas do not need composting bins!

The CVRD needs to concentrate more on developing a plan to provide amenities to existing rural communities by upgrading the roads, installation of sidewalks, street lights, sewer and water systems, etc.

C & J Cooper
[REDACTED]

[REDACTED]
Sent: Monday, September 1, 2025 3:16 PM

To: legislativeservices

Subject: OCP

[REDACTED]

Dear CVRD - As someone who has lived in CVRD for 31 years and kept and ridden my horses in the area for that time length, I feel that I need to just speak up for those of us who have enjoyed riding horses on the trails. In the past couple of years the population here has grown. I've noticed more and more motorbikes with young unlicensed riders and quads passing me more often at unconscionable speeds - I, and my friends have been seriously injured a few times. We can ride the Trans Canada Trail but the E bikes now are coming up on us at incredible speeds - most of them are nice and go slow... but some are a danger to us and others who are not on horses. We found a nice place to ride in Fuller Lake which is now being turned into frisbee golf. I don't believe e-bikers, joggers, motorbikes or quads feel the need to yield to horses, in fact some start yelling "get out of our way" - is there a chance that you could dedicate about a 3 hour riding area to us horse people? - somewhere near Lake Cowichan which could also be shared with hikers and dog walkers? My last serious injury was from a motorbike ripping by me as I unloaded my horse near Youbou - the horse slammed into the side of me breaking my rib, knocking me to the ground, and then proceeded to jump on me. The motorcycle passed me at about 140K with a young boy on it doing a wheely. If there would be any chance of a horse/dog walking area, I'm sure I could find a horse group to help maintain it - I just thought I'd ask at this time. Your consideration would be very greatly appreciated.

Patricia Thomson

From: Carly Christie [REDACTED]
Sent: Monday, September 1, 2025 8:43 PM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: Bylaw 4373

[REDACTED]

Hello,

We are farmers in electoral area F. We live on a rural acreage. We have a nursery and we are currently producing a lot of food for the people in the valley who want to buy Canadian. We would encourage you to please support director Ian Morrison and his motion regarding our electoral area and his objection to bylaw 4373 and our rights as homeowners/landowners in area F. The cutting down of a tree or the burning of wood on acreages is going to cause very little overall pollution compared to the automobile, forest fires, industry emissions ect in the grand scheme of things. I don't think that the per capita result justifies this motion. Per capita very little. We find it concerning this motion is being held on a work day at 1:30pm. When it is inconvenient/inconderate for most people who are working. We will be in attendance despite the inconvenience.

Thank you for your consideration,

Keith Christie

[REDACTED]

Sent from my iPhone
Sent from my iPhone

From: mike oliwa [REDACTED]
Sent: Monday, September 1, 2025 5:20 PM
To: legislativeservices <legislativeservices@cprd.bc.ca>
Subject: Fw: Proposed bylaw area e

[REDACTED]

[REDACTED]

Begin forwarded message:

On Monday, September 1, 2025, 5:18 PM, mike oliwa [REDACTED]
wrote:

Good day. My names Michael oliwa I'd like my voice added to the against and rejection of this proposed change bylaw. It makes no sence in our rural area. With thanks. Mike

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: Shawnigan Area B does NOT have the infrastructure for 6 storey builds
Date: September 2, 2025 2:44:12 PM

Street lights, cross walks, traffic flow, facilities in general are not going to support the size of housing proposed. I oppose this OCP and wish for my area director to vote against this.

Thanks,
Brittany - Area B resident

From: Ian Graeme [REDACTED]
Sent: Tuesday, September 2, 2025 12:48 PM
To: Karen Deck <karen.deck@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott <hilary.abbott@cvrd.bc.ca>; Alison Nicholson <alison.nicholson@cvrd.bc.ca>; Ian Morrison <ian.morrison@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Ben Maartman <ben.maartman@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>
Cc: PlanYourCowichan <planyourcowichan@cvrd.bc.ca>; Coralie Breen <coralie.breen@cvrd.bc.ca>; Mike Tippet <mike.tippet@cvrd.bc.ca>
Subject: Sept 3, 2025 EASC Meeting - Agenda Item 6.4 (OCP for the Electoral Areas Bylaw 4373)

Dear Electoral Areas Services Committee:

I am writing to express my strong support for maintaining clear and firm Urban Containment Boundaries (UCBs) within the CVRD, including the Cowichan Lake communities within Areas I and F. Well-defined UCBs are essential for guiding growth in a way that protects both the natural environment and the qualities that make our rural communities unique.

By limiting sprawl and encouraging new development within existing settlement areas, UCBs can help to:

- Support efficient delivery of municipal services and infrastructure, reducing long-term costs to taxpayers
- Maintain resource lands, farms, and natural areas that are vital to our local ecology, economy and food security
- Encourage walkable neighbourhoods and compact development that fosters a better sense of community
- Reduce greenhouse gas emissions by limiting car-dependent growth patterns

Equally important, a strong UCB can help maintain the rural character that most residents value. It ensures that growth does not gradually erode the open landscapes, small-town character, and resource lands that give the lake communities their distinct identity.

In summary, I encourage the EASC and CVRD Board to continue to uphold and strengthen Urban Containment Boundaries as a cornerstone of long-term community planning. Doing so will help us safeguard what we all treasure about the region, while still providing room for appropriate and sensitive growth.

Sincerely,

Ian Graeme
Youbou
CELL: [REDACTED]



September 2, 2025

Director Morrison – Chair Electoral Area Services Committee
Cowichan Valley Regional District
175 Ingram St. Duncan BC V9L 1N8
legislativeservices@cprd.bc.ca
ian.morrison@cprd.bc.ca

Dear Chair Morrison,

We have recently become aware through several private managed forest landowners that belong to the Private Forest Landowners Association (PFLA), that the draft CVRD OCP Bylaw 4373 is in its final stages of review. We feel it is necessary to contact the Cowichan Valley Regional District to advocate for better representation in this process and to request more time to thoroughly review the draft Official Community Plan.

We kindly ask why the Managed Forestry Council (MFC) and the PFLA were excluded from the formal consultation process over the past few years while this OCP was being formulated. We note that the agriculture community and the Agricultural Land Commission (ALC), which holds jurisdictional authority, were included. We ask that in addition to an extension of time to the process, that PFLA be included in relevant future consultations.

Given that private managed forestry parcels make up a significant portion of the land base—and a remarkable 78%, or 262,586 hectares is designated forestry, across the CVRD—it is imperative that the forestry industry, which has a major economic, ecosystem and land-holding impact on the region, be included in this critical process.

The PFLA represents Managed Forest owners across British Columbia, with a significant amount of its members and lands located right here in the CVRD. These landowners maintain healthy, forested lands that are vital to ecosystem health, carbon sequestration and wildfire resiliency of the Cowichan Valley. Managed Forest is a BC Assessment property classification (Class 7), created in 1988 to encourage private landowners to manage their lands for long-term forest production and resilient forest cover and ecosystems. The province's Ministry of Forests oversees this program under the Private Managed Forest Land Act. Landowners with private managed forests are subject to strict regulations. Besides the Private Managed Forest Land Act, they must also comply with an additional 35 acts and regulations. These include the:

Water Sustainability Act	Wildfire Act
Drinking Water Protection Act	Assessment Act
Environmental Management Act	Federal Migratory Birds Convention Act
Wildlife Act	Federal Fisheries Act
Federal Species at Risk Act	

PFLA's primary concern with the CVRD's draft OCP is that Part 1.2, Jurisdiction, fails to recognize the authority and expertise of the Ministry of Forests. This ministry with robust resources and staff oversees the provincially regulated Managed Forest Program and Managed Forest Lands, which are located throughout British Columbia, including the CVRD.

Additionally, 3.8 (Improve Governance and Implementation) of the Draft New Planning Policy does not acknowledge the provincial Managed Forest Program's role in governing private Managed Forest Lands. This is a missed opportunity, as sustainable forest management is highly compatible with the CVRD's important goals of reconciliation and climate action.

We urge the CVRD to collaborate with the Ministry of Forests on issues related to Managed Forest Lands. This partnership would help ensure the long-term viability and health of these vital forests in the Cowichan Valley.

Proactive and sustainable forest management on private Managed Forest lands, especially in consideration of changing climate impacts, is essential for the health of both forest stands and ecosystems. This approach also plays a critical role in mitigating the negative impacts of a changing climate, which includes drought, disease, pests, and wildfire risk, all of which pose potential threats to the CVRD.

Upon our initial review of the draft Official Community Plan policies, the PFLA has identified a clear tendency toward jurisdictional overreach. This is largely due to a lack of understanding of the Private Managed Forest Land Act, a key piece of legislation that governs the consistent and comprehensive management of private forest lands throughout British Columbia.

This oversight not only risks creating conflicting regulations but also undermines the important work already being done under provincial law to ensure sustainable forest management. We believe that a more collaborative approach, one that respects existing legal frameworks, is essential for the long-term health of our forests and our communities.

The PFLA asks that the CVRD update the OCP to formally recognize the Ministry of Forests' jurisdiction under the Private Managed Forest Land Act regarding Managed Forest Lands within the CVRD. Additionally, we request more time for a comprehensive review of this key planning document, which will impact the future of 78% of the land holdings in the CVRD.

We are committed to working with you to ensure the updated Official Community Plan policies represent a balanced approach to land planning. It is crucial that the CVRD recognizes the important role Managed Forest lands play in balancing economic realities, community interests, and environmental values.

We would appreciate a response to confirm receipt of this letter.

Sincerely,



Megan Hanacek, RPF, RPBio
CEO | Private Forest Landowners Association

From: Leah Bowen

Sent: Tuesday, September 2, 2025 3:55 PM

To: legislativeservices ; Karen Deck

Subject: Proposed OCP - CVRD

A large black rectangular redaction box covering several lines of text in the email header.

To whom it may concern,

I do not agree with the proposed OCP. I particularly don't like the restrictions regarding tree removal on private property and discouraging use of fireplaces. I live in a rural area and use a wood stove throughout the winter, as hydro goes out often in this area. I also do not want to ask for permission if I want to cut down a tree on my property. That is way too restrictive for rural living on acreage. These rules should only apply to city living, not country living.

I would appreciate you taking this into consideration.

Thank you.

Leah Rabey

Resident of Area I

From: Lisa Lauzon [REDACTED]
Sent: Tuesday, September 2, 2025 7:33 PM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject:

[REDACTED]

We do not agree with the OCP as outlined. It does not serve our rural area E and I am writing to request that you vote it down as its currently presented. It needs to be amended.

Please distribute this to all voting members.

Lisa Lauzon
4410 Creighton Rd, Duncan, BC V9L 6J7, Canada.

From: Jytte Ebbesen [REDACTED]
Sent: Tuesday, September 2, 2025 8:04 PM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: Proposed OCP

[REDACTED]

Kindly forward this email to all directors in advance of their meeting on Wednesday.

Dear elected officials,

I would like to strongly encourage each of you to not vote in favor of accepting this proposed OCP.

Our communities need an OCP that is specific to the needs of our citizens.....not one that is satisfying the wish list of unelected members of the UN, WHO and WEF.

It is clear that communities across Canada have received funding and direction from outside of their communities.....otherwise, why are all OCPs reading the same? The Cowichan Valley can't possibly have exactly the same concerns as all other communities across Canada.

Please, if you aren't familiar with Agenda 2030, the proposed policies of C40 cities and 15 minute smart cities, you must educate yourselves quickly to avoid naively signing yourselves and your fellow citizens up for a future without freedom of choice.

Both Vancouver and Montreal have signed on as C40 cities. Many more, including Nanaimo, Kelowna, and Edmonton are adopting the 15 minute smart city plans.

Below is a chart from page 100 of a C40 document entitled 'The future of Human Consumption' which you will see completely obliterates freedom in the name of climate change.

Consumption category	Opportunity area	Consumption intervention	Progressive target	Ambitious target
	Switch to lower carbon option/Reduce over-consumption	Dietary change	Healthy diet aligned to meet but not exceed calorie needs (~2,500kcal) Limiting meat consumption to 300g/week (of which 100g/week limit on red meat) and dairy to 250g/day	Eliminating all meat and dairy products, replacing with plant-based alternatives
Buildings and infrastructure	Switch to lower carbon option	Construction material switching	75% of residential and 50% of commercial are timber buildings	90% of residential and 70% of commercial are timber buildings
	Switch to lower carbon option	Low-carbon cement	50% of cement replaced with low-carbon alternatives	61% of cement replaced with low-carbon alternatives
	Increase material efficiency	Construction material efficiency	20% reduction in steel and 35% reduction in concrete	35% reduction in steel and 57% reduction in concrete
	Avoid waste	Reuse of building components	11% steel used is from reused steel.	22% steel is from reused steel
	Reduce over-consumption	Enhance building utilisation	10% reduction in demand for space	20% reduction in demand for space
Private transport	Increase material efficiency	Material efficiency	50% reduction in steel and plastic	
	Product in use for longer	Optimum lifetime	20-year vehicle lifetime	50-year vehicle lifetime
	Reduce over-consumption	Reduce ownership	190 vehicles per 1000 people	No private vehicles
Aviation	Reduce over-consumption	Reduce number of flights	1 short-haul return trip per person every 2 years	One short haul flight per person every 3 years
	Energy efficiency/Fuel switching	Sustainable aviation fuel	53% penetration of biofuels with fuel efficiency improvements	100% biofuel use
Clothing & Textiles	Avoid waste	Reduce waste in the supply chain	50% reduction in supply chain waste	75% reduction in supply chain waste
	Reduce over-consumption	Reduce number of clothing & textiles items	8 units of new clothing per capita per year	3 units of new clothing per capita per year
Electronics & appliances	Product in use for longer	Optimum lifetime	7-year lifetime for consumer electronics	

Your proposed OCP bans the use of wood stoves (a source of heat for many in the Cowichan Valley). This is the beginning of a slippery slope that infringes on freedom of choice and self-sufficiency.

Please vote against accepting this plan.

Thank you for your time.

Jytte Ebbesen, Shawnigan Lake

From: Lynne Smith [REDACTED]
Sent: Tuesday, September 2, 2025 8:50 PM
To: Ian Morrison <ian.morrison@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Hilary Abbott <hilary.abbott@cvrd.bc.ca>; Alison Nicholson <alison.nicholson@cvrd.bc.ca>; Karen Deck <karen.deck@cvrd.bc.ca>; Ben Maartman <ben.maartman@cvrd.bc.ca>; jessie.mclinton@cvrd.bc.ca <jessie.mclinton@cvrd.bc.ca>
Cc: legislativeservices@cvrd.bc.ca
Subject: 3 Sep 2025 EASC Meeting

[REDACTED]
Good day Electoral Area Directors,

Re:6.3 Official Community Plan (OCP) for the Electoral Area Bylaw No. 4373

What makes a Complete Community?

Multiple Residential Land Use Designations create flexibility within communities

For example:

Area A - 8 Residential Land Use Designations
Area B - 8 Residential Land Use Designations
Area C - 7 Residential Land Use Designations
Area D - 8 Residential Land Use Designations
Area E - 8 Residential Land Use Designations
Area F - 9 Residential Land Use Designations
Area H - 6 Residential Land Use Designations
Area I - 8 Residential Land Use Designations

Why does Area G have 1 Residential Land Use Designation for 99.9999% of our residential land use parcels? This does not provide flexible residential land use for the Area G Saltair community.

Electoral Areas A,B,C,D,E,F & H all have parcels under the Residential Land Use Designation of Small Lot Rural (1H)

Why have you removed the Small Lot Rural land use designation from Area G Saltair but retained this parcel size (1 H) in your own communities? The Small Lot Rural parcels continue to Protect the Natural Environment. "The health of ecological systems underpins the economic, recreation and cultural well-being of the CVRD. Simply put, nature in the Cowichan Valley is too valuable an asset to risk losing. Resilience is a primary focus of the OCP, and protection of our natural environment is a top priority."

Prior to the HOCP the majority of the Electoral Areas had reviewed and created updated OCP's. At that time Area G was next in line for an OCP review by the community and for the community with the Area G Saltair OCP dating back to 2005. The Saltair community was forced into the HOCP without an opportunity to work as a community on updating our OCP.

Why are you authorizing all of Saltair in the Saltair Growth Containment Boundary? This only creates urban sprawl for 10km along the Chemainus Rd. with heavy traffic as the main route between Chemainus, Saltair and Ladysmith.

Over time all Electoral Areas have had shifts in their OCP land use designations and parcel sizes. All Electoral Areas have Residential Land Use Designations that fall below the draft residential land use designation parcel sizes. All grandfathered.

Residents in Saltair were last included in multiple Town Hall meetings, surveys, surveys mailed to each home, Town Hall meetings with CVRD staff, etc. in 2004/2005. This was the creation of an OCP for the Saltair community by the community.

Who exactly has sat down in person with the Saltair community residents to talk about changes to Residential Land Use Designations? Where was the communication from the CVRD staff, consultants, etc. to advise the community that 1/2 of the parcels in Saltair would have their land use designation removed? We received multiple mail outs with regards to the 3 Stream but none on the MOCP.

OCP

- Build upon the vision, objectives and policy in the OCP
- Shape more place-specific, well-designed and livable complete communities
- Preserve and enhance the qualities that people love and cherish about their community

I ask that you press pause and allow the Saltair residents to review these changes and take a hard look at possible other residential land use designations in Saltair that include the Small Lot Rural designation.

Thank you for your time.

Best regards,
Lynne Smith
CVRD Area G Saltair/Gulf Islands

From: Francis Hall [REDACTED]
Sent: Wednesday, September 3, 2025 9:01 AM
To: legislativeservices <[REDACTED]>
Cc: Ian Morrison [REDACTED]
Subject: Message to CVRD Council regarding the proposed OCP

[REDACTED]

Dear Council,

I am writing to express my concern with advancing the OCP in its current form. While it contains valuable content, it also raises serious issues. Even in the limited hours I've been able to review it, I see areas that would require significant rework before approval.

- The plan gestures toward sustainability and environmental protection, yet vast swathes of Area F are designated "Resource/Natural." In practice, this means intensive tree farming under current logging practices - clearcuts harvested as quickly as possible. Calling these areas "natural" is misleading, undermines public trust, and leaves our community vulnerable to ecological damage and profit extraction that flows away from the region.
- There is no clear strategy for how rural areas like Honeymoon Bay will support substantial population growth. Without focused measures to stimulate economic prosperity, create local jobs, and build resilience in a declining economy, growth risks burdening existing residents. Honeymoon Bay no longer has forestry as a local employer; it depends heavily on seasonal tourism and remote work, and I see no new tourism areas designated. How will growth actually be supported, and who benefits?
- The OCP emphasizes equity, but without reference to meritocracy or clear enforcement. This vagueness leaves the concept open to manipulation or abuse, rather than building a fair and accountable framework.

We should be adopting **low-carbon building methods**, such as hempcrete and other available technologies, which both lower emissions and create new local industry. We should be showing how population growth in rural communities will be supported through **focused economic prosperity and resilience strategies**, not just vague language. And we should be advocating for **meritocracy**, not an undefined version of equity that lacks accountability.

Yours sincerely,

Francis Hall

Honeymoon Bay Resident

From: Laurel Parker [REDACTED]
Sent: Wednesday, September 3, 2025 8:22 AM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: Message for Directors for Todays Meeting

[REDACTED]

Good morning

Can you please distribute my email to all Electoral Directors?

“ I do not agree with the proposed OCP and ask you to please vote against it.”

Thank you.

Laurel Parker

From

Sent: Tuesday, September 2, 2025 1:52 PM

To: legislativeservices <legislativeservices@cvrd.bc.ca>

Subject: CVRD Draft OCP

To Whom it may concern

As a general contractor, I do not agree with some of the draft OCP. We need more housing as our Government claims, every new proposal costs more, but yet we forever keep hearing affordable housing is required.

Also, the water course claims even if it is a drainage ditch (I do understand that is necessary if it's a stream, river, lake, wetlands, ocean etc), it will trigger a Development Permit which costs homeowners time and money for expensive reports.

It also affects General Contractors unable to start projects in a timely manner because of the length of time it takes to get a Development Permit approved, which sometimes causes loss of employees and difficulties in trying to find new employees.

CVRD cramming policies down our throats is not right, people need to have a vote and a say in what is done with our communities.

Cheers,

Berry

JBL Custom Homes

From: Robin Clements [REDACTED]
Sent: Thursday, September 4, 2025 10:07 AM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: OCP

[REDACTED]

I do not agree with the proposed OCP and ask you to stand up for the people and the land by voting against it.

www.breathwave.net

'facilitating unlimited potential'

Robin Clements

I respectfully acknowledge that I stand on the territory of the Hul'q'umi'num speaking peoples of Quw'utsun and honour the original seven villages of Kwa'mutsun, Qw'um'yiqun', Xwulqw'selu, S-amuna, Lhumlhumuluts', Xinupsum, and Tl'ulpalus. We are grateful to live, work, learn, and play on this land and commit to understanding and honouring truth and reconciliation.

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From: Teresa McGougan [REDACTED]
Sent: Friday, September 5, 2025 2:45 PM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: OCP

[REDACTED]

I do not agree with the proposed OCP and ask you to please vote against it, thankyou

Teresa McGougan
Lake Cowichan BC

From: [REDACTED]
Subject: [PlanYourCowichan](#)
Date: Support for the new Draft Official Community Plan
September 9, 2025 11:33:35 AM

Good morning,

I am writing to express my support for the Cowichan Valley Regional District's (CVRD) new Draft Official Community Plan (OCP). I believe it is crucial for our community to adopt a forward-thinking approach to development and land-use.

I particularly agree with the proposed adoption of a tree-cutting bylaw, growth containment boundaries, and general regulations on privately owned land. Proper oversight of land use is essential, as unchecked actions can have detrimental consequences for our environment and overall human health.

The Cowichan Valley is an exceptionally beautiful place, and it is a privilege to call it home. It is disheartening, however, to see many people take this gift for granted, depleting our land and resources through short-sighted and selfish actions. We all share a responsibility to be stewards of this land, ensuring that future generations can continue to experience its natural beauty. With stronger, and more clear protections in place, I am hopeful that the new OCP will play a key role in safeguarding and preserving this region for generations to come

Sincerely,
Laura Warren



September 12, 2025

Electoral Area Services Committee
Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

Dear Committee Members:

RE: MOCP Land Use Designation – PID 009.377.191,

Please accept this letter reconfirming the presentation made Frank Limshue (Manager of Planning, Mosaic Forest Management) during the public input session of the September 3, 2025 Electoral Area Services Committee concerning the proposed redesignation of Block 1239, Malahat District Except That Part in Plan VIP88422, PID 009.377.191 (the 'Lands') from '*Rural Residential*' in the Harmonized Official Community Plan (HOCP) to '*Forestry and Resources*' in the draft Modernized Official Community Plan (MOCP) Bylaw.

Mosaic has submitted a subdivision application for the Lands to the Ministry of Transportation and Transit (MOTT File 2024 - 00808 Shawnigan Lake). The Ministry has referred the application to the CVRD (File No. SA24B06). The application conforms to the parcels current Suburban Residential (R-2) zoning designation (Shawnigan Zoning Bylaw No. 985), as well as its Rural Residential designation in the HOCP.

While we understand that the zoning is a critical element in the identification of the land use, with the new provincial legislation and Bill 44, residential designation in an OCP is also significant in the future development of the land. For this reason, we believe that the proposed down-designation to Forestry and Resources in the MOCP is inconsistent with the proposed subdivision and use of the Lands and will create confusion in the future.

Enclosed for your reference is a copy of the subdivision application, the HOCP map illustrating the Rural Residential designation, the zoning map illustrating the R-2 zoning, as well as the proposed land use designation map in the draft MOCP.



In summary, we request that the Land Use designation for the subject lands remain 'Rural Residential' in the MOCP and that Schedule L, Land Use Designations Map LB1.2 – Electoral Area B, in the draft MOCP be changed accordingly.

Thank you for your consideration on this matter.

Sincerely,

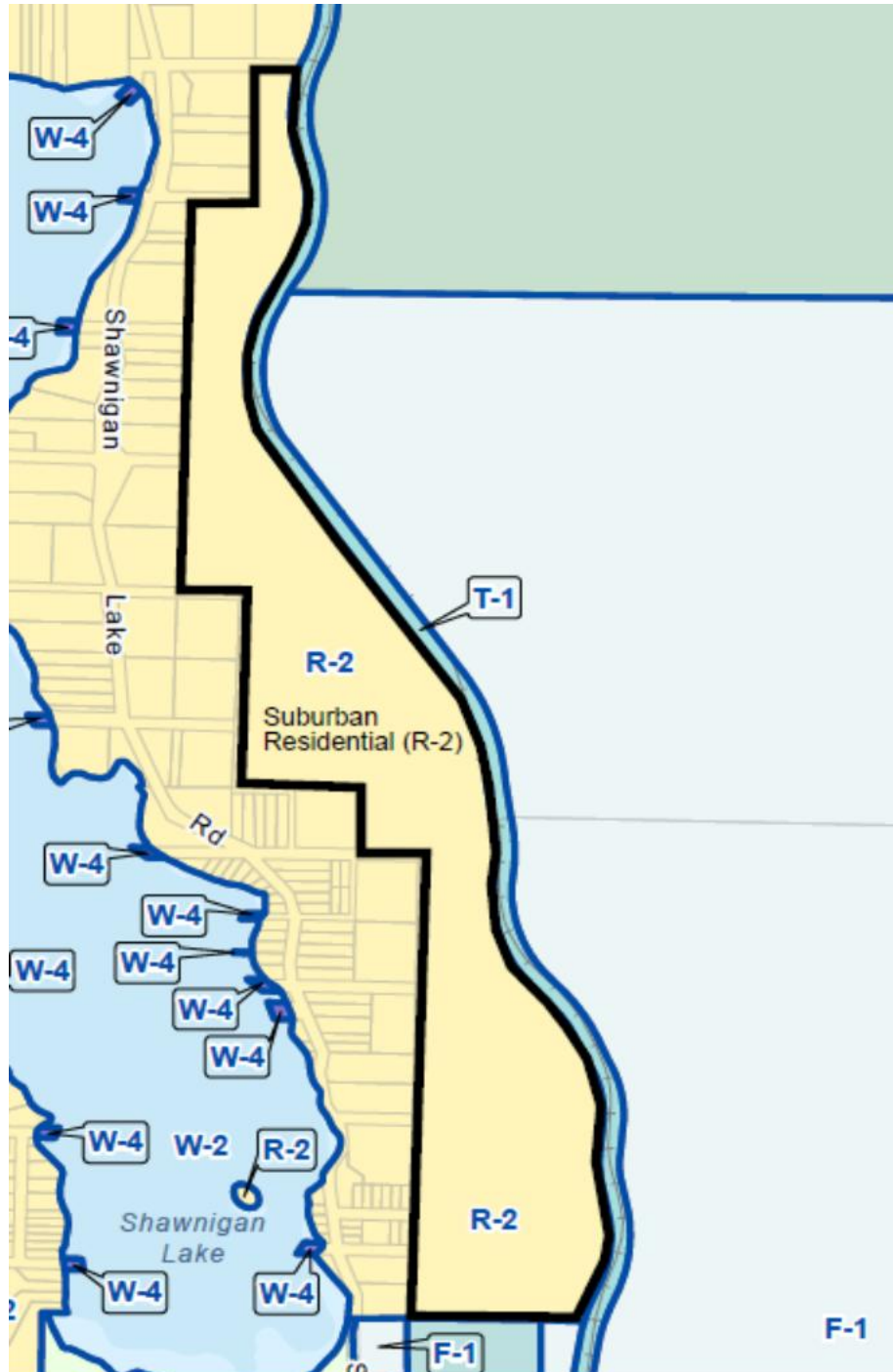
A handwritten signature in black ink, appearing to read "RMK", with a long, sweeping horizontal stroke at the end.

Ross McKeever, Director of Real Estate
Mosaic Forest Management

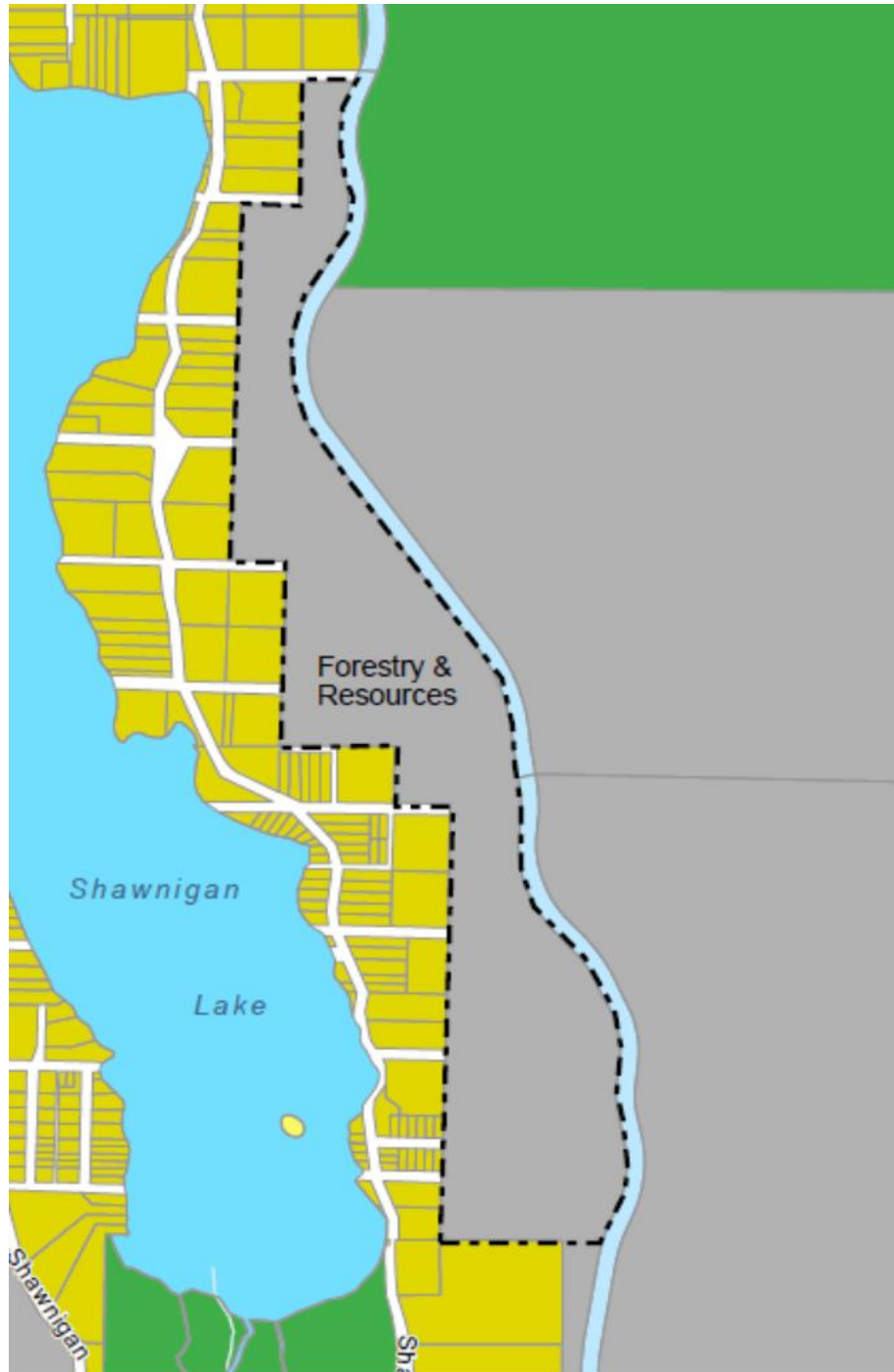
Harmonised Official Community Plan (OCP)



Shawnigan Zoning Bylaw No. 985



MOCP - Land Use Designations Map LB1.2



OPEN LETTER – September 14, 2025

From the Chairs of the CVRD Area I and Area F Advisory Planning Commissions

We, the Chairs of the Advisory Planning Commissions for Areas I and F, cannot support the September 3, 2025 draft of Official Community Plan (OCP) Bylaw 4373.

The current draft OCP is out of balance.

It undermines rural lifestyles, worsens affordability, and places additional financial burdens on our communities. Once adopted, an OCP binds the CVRD to its policies — meaning rigid and unbalanced rules will shape ‘West Cowichan’ AREA I and AREA F for decades.

We call for a more balanced OCP — one that protects farmland and the environment while also supporting rural living, affordability, and the diversity of lifestyles that make our West Cowichan unique.

Key Concerns of Draft OCP Bylaw 4373

Rural Lifestyle & Land Use

- Discourages further subdivision of rural lands outside Growth Containment Boundaries (GCBs).
- Reduces rural residential options and denies expanded opportunities for small hobby farms.
- Forces compact housing into Youbou and Honeymoon Bay, eroding lifestyle choice

Housing & Affordability

- Reduces housing options and affordability, increasing costs for both developers and residents.
- Developers have already warned the OCP will raise prices, create unsustainable parcel values, and worsen inventory shortages.
- Density restrictions and rigid land-use policies on existing rural parcels limit flexibility for families to create multigenerational housing, multifamily occupancy, and legacy planning. Instead of supporting extended family living and land stewardship, the OCP forces narrow housing formats that don’t reflect rural traditions or future needs.

Community Impacts

- Restricting rural residential growth accelerates aging demographics, drives youth away, reduces the local workforce, and weakens volunteer bases (e.g., fire/rescue).
- Blocks economic investment and creates equity concerns: while existing rural homes rise in price due to scarcity, raw rural land loses value when subdivision potential is removed.
- Generates social tension by marginalizing rural residents in favor of urban-focused planning.

Taxes & Infrastructure

- Growth limits cap rural land equity while GCB land gains value, shifting a larger relative tax burden onto rural residents.
- If projected development inside GCBs does not occur, taxpayers face higher mill rates, utility fees, and parcel taxes, along with stranded infrastructure costs and inefficiencies.

Local Area Plans (LAPs)

- LAPs in Schedule B fail to capture the unique needs of our areas and do not adopt APC recommendations.
- Rigid and restrictive OCP policies override LAPs aspirations, leaving local planning powerless.

Out of place Municipal Policies

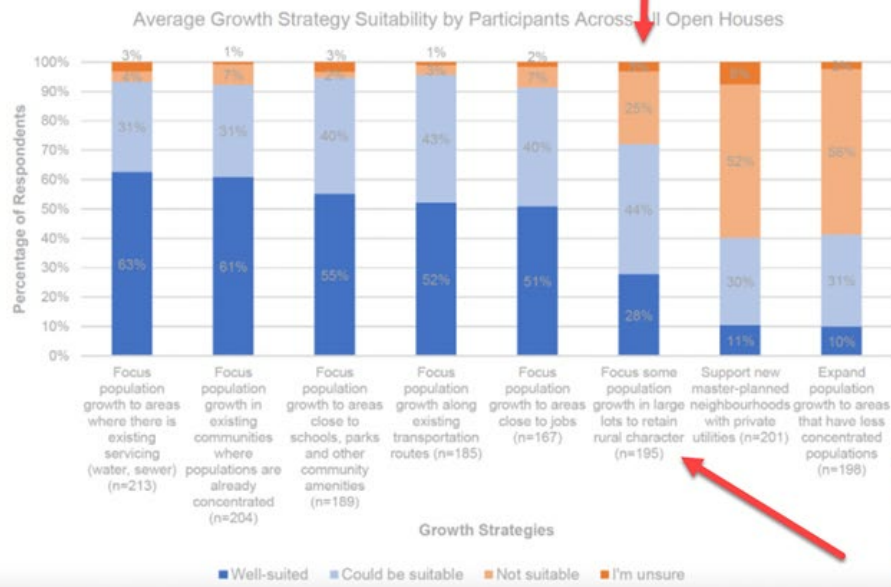
- Municipal Tree Bylaw Policy restricts rural property owners from managing trees on their own land, adding red tape, compliance costs, and undermining stewardship traditions.
- Wood Stove Policy phases out wood stoves, a common and affordable rural heating source, forcing reliance on costly alternatives and undermining rural self-sufficiency.

What the Community Said



Item 6.3

Figure 2-3 Average level of suitability per growth strategy across all open houses.



Majority of respondents preferred to focus growth in areas where there is existing servicing and in existing communities.

WHAT WE ASKED FOR!

72% of the respondents wanted to focus some population growth in large lots to retain rural character. (Growth strategies - well suited or could be well suited)

COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street Duncan, BC V9L 1N8 Phone: 250 746 2500

Area in hectares inside of the growth containment boundary										
OCP Land Use Designation	A	B	C	D	E	F	G	H	I	CVRD
Large Lot Rural	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Small Lot Rural	0.0	10.5	0.0	0.1	0.0	0.0	0.0	0.0	0.0	10.6

WHAT WE GOT
0% OF GROWTH IN
LARGE OR SMALL
RURAL LOTS

Growth Strategy Preferences (CVRD 2020 Engagement):

Over 70% of respondents supported allowing some growth on large rural lots to retain rural character. The OCP draft, however, allocates **0% of growth inside the GCB to large or small rural lots** — showing a clear disconnect between community input and policy direction.

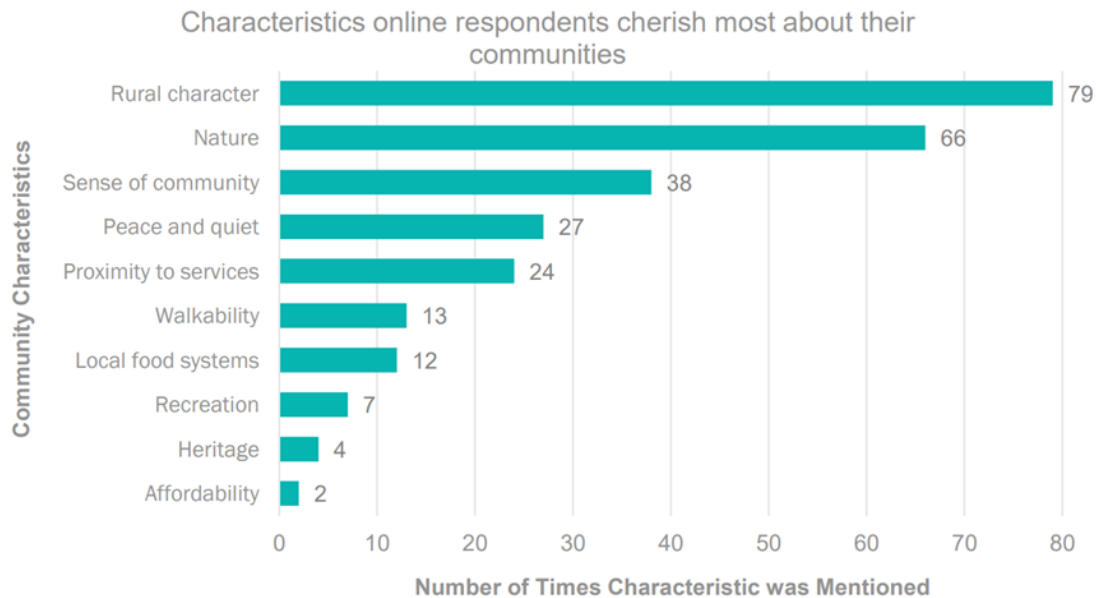
Furthermore, the OCP layers on many **policies that prevent any growth outside the GCB**, amplifying the imbalance between what residents asked for and what the plan delivers. Instead of balanced growth, the result is a rigid containment model that leaves rural communities behind.



3.8 Community Mapping

Online respondents strongly cherished the rural quality of their communities, with many speaking to the small town feel and wide-open spaces associated with large, rural lots. Respondents also felt that abundant green space, proximity to the ocean and access to nature was an important part of where they lived. Many spoke to the peace, quiet and tranquility associated with a rural lifestyle and proximity to nature. Some respondents enjoyed the easy, walkable access to services in their communities, all the while being surrounded by nature. There were no major themes that emerged by geographic area, age or income level.

Figure 3-10 Online respondents to the community mapping exercise.



Community Mapping (CVRD 2020 Engagement): Residents most cherished their rural character, nature, and sense of community. This reinforces that rural lifestyle is a top community value — directly contradicting OCP policies that limit rural residential growth and opportunities.

Conclusion

Thanks to the leadership of **Director Morrison (Area F)** and the support of **Directors Abbott (Cowichan Bay), Acton (Shawnigan Lake), McClinton (Saltair), and Maartman (North Oyster)**, the draft OCP has been referred back for further debate. On **September 17, 2025**, the CVRD Special EASC will consider **231 recommended changes** to this “modernized” OCP — a plan that will guide land use for the next 20 years. Many of these changes reflect APC recommendations from Areas I and F, and we strongly support moving them forward.

We ask the directors, that you approach this debate by considering the OCP as a plan for the entire community. The goal of this document, as set out in provincial legislation, is to create a balanced approach to development. Decisions made for part of the region should not come at the expense of another's long-term well-being. The current draft is **out of balance**: it undermines rural lifestyles, worsens affordability, and places additional financial burdens on our communities. The recent **Victoria Roundhouse legal challenge** demonstrates the consequences of making decisions inconsistent with an OCP. Once adopted, an OCP binds boards decision-making; board members cannot make ad hoc exceptions without exposing the CVRD to potential legal challenges and costly litigation. A rigid, unbalanced OCP removes flexibility, stifles opportunity, and creates uncertainty for residents and investors alike.

Above all, there is **no urgent need to rush adoption** — the only urgency is to **get it right**. The decisions made now will shape our communities for decades and must be made carefully, correctly, and with balance. Adopting first and amending later is not a solution: amendments whether to approve projects or make significant changes require much the same bylaw process as a new OCP, with consultation, notice, and hearings. Major changes are just as costly, time-consuming, and contentious as drafting anew, while frequent amendments erode investor and community confidence. As the saying goes, *“Never time to do it right, but lots of time to do it over.”* Now is the time to do it right.

Finally, it must be acknowledged that the recommendations and concerns of the **Area I and Area F APCs** have been largely denied throughout this process, leaving our communities without meaningful representation in a document that will shape our future for decades. We call for a **balanced, practical OCP** — one that protects farmland and the environment while also supporting rural living, the natural progression of communities, supports affordability, and the diversity of lifestyles that make the CVRD regional districts unique.

Signed,

Stephanie Harper - Chair Area F Advisory Planning Commission

Joelle Belanger - Chair Area I Advisory Planning Commission

From: Francis Hall [REDACTED]
Sent: Tuesday, September 16, 2025 10:22 AM
To: Ian Morrison <ian.morrison@cvrd.bc.ca>
Subject: Concern About OCP Blurring Policy and Regulation

Dear Director Morrison,

I hope this finds you well. I would have liked to bring this to the meeting tomorrow, but it's not easy for rural, working (and parenting) residents to get into Duncan on a weekday morning (perhaps something to bring up?).

I'm writing to share a concern about the new CVRD Official Community Plan (Bylaw 4373). After reviewing it alongside the Provincial [Regulatory Best Practices Guide](#), I believe the OCP may blur the line between broad policy goals and enforceable regulation.

For example, the OCP sets out the vision to "*Make Distinct, Complete Communities*". In principle, this is a high-level aspiration. But the OCP then translates this vision into binding land-use rules by prescribing Growth Containment Boundaries and minimum density levels (e.g., "below 1 unit per hectare" in rural areas, "above 1 UPH" in growth areas).

The *Regulatory Best Practices Guide* stresses the importance of:

- Keeping **policy goals** (non-binding guidance) separate from **regulation** (enforceable rules);
- Defining the **specific problem** being solved before regulation is imposed; and
- Considering **alternatives to regulation** where possible.

By embedding broad visions directly into bylaw text, the OCP seems to diverge from this guidance. This not only risks confusion for residents (what is guidance vs. what is enforceable), but also raises questions about whether local flexibility is being unnecessarily constrained.

Could you help clarify with the board:

1. Why broad vision statements are being codified into binding bylaw rules, when best practices suggest keeping them distinct?
2. What specific problems or evidence were used to justify regulation in these cases, versus alternative approaches?

I believe residents would feel more confident in the OCP if we could see where policy ends and regulation begins. Thank you for considering this concern, and I look forward to your perspective.

Respectfully,

Francis Hall
Resident of Area F

From: Lynne Smith [REDACTED]
Sent: Tuesday, September 16, 2025 5:54 PM
To: Ian Morrison <ian.morrison@cprd.bc.ca>; Kate Segall <kate.segall@cprd.bc.ca>; Mike Wilson <mike.wilson@cprd.bc.ca>; Sierra Acton <sierra.acton@cprd.bc.ca>; Hilary Abbott <hilary.abbott@cprd.bc.ca>; Alison Nicholson <alison.nicholson@cprd.bc.ca>; Ben Maartman <ben.maartman@cprd.bc.ca>; Karen Deck <karen.deck@cprd.bc.ca>; Jesse McClinton <jesse.mcclinton@cprd.bc.ca>
Cc: legislativeservices <legislativeservices@cprd.bc.ca>; editor@cowichanvalleycitizen.com; editor@ladysmithchronicle.com; editor@chemainusvalleycourier.ca
Subject: Special EASC meeting - 17 Sept. 2025

Good day EA Directors,

Re: 4.1 Referral from the Board meeting of September 10, 2025 - Official Community Plan (OCP) for the Electoral Areas Bylaw No. 4373

It appears that other EA communities along with Saltair are feeling "Left Out In The Cold" when it comes to the OCP Bylaw 4373.

OCP Bylaw 4373 is a harmonized MOCP and each of you are authorizing changes to other Electoral Areas that will be **your legacy**. Forcing Electoral Area communities into changes that the community is not in favour of falls on your shoulders.

The OCP Bylaw 4373 feels like Directors are heading down a very disconnected road as they are not only making decisions for their own community but forcing other communities into decisions that do not reflect those of that community. The word "Harmonized" has been lost along the way with each Director failing to recognize they are forcing other Electoral Areas into decisions that lack community consultation and support.

Areas A,B,C,D,E,F,H ,I and Area G Director are forcing changes under Residential Land Use Designations on Saltair with 99.99999% Residential Land Use designation under Suburban Residential. As Directors you have designated pockets of Small Lot Rural in your areas but are not willing to do the same for Area G Saltair. Why? The CVRD 3 Sep Modus presentation provided misinformation with regards to 1H min parcel size - Small Lot Rural. The CVRD/Modus document moved parcels 1H into a different category. Why did the staff/consultant want to misrepresent actual facts? Why did the presentation not show all the Area G Saltair parcels that fall under the 1ha and 1ha+ parcel size - Small Lot Rural designation? At the bottom is a map of Area G - pockets of Small Lot Rural that should be included under the Area G Residential Land Use Designation. Pockets of Small Lot Rural designations the same as other Electoral Areas.

The CVRD staff can point Directors and residents to all their work to show they have met all the Local Government Act requirements and ticked all those boxes but clearly there has been a total disconnect with communities over this multi year MOCP process.

No other Regional District has taken on a Harmonized Official Community Plan for all their Electoral Areas. CVRD Electoral Areas are the guinea pig on this and one has to question if it is really working when Electoral Areas communities are feeling "Left Out in the Cold" Electoral Areas are content to have their own OCP that was created by the community for the community. Staff indicated in 2017 a Harmonized Official Community Plan for 9 Electoral Areas would make it easier for staff but what about communities' loss of vision, identity, etc?

What is the total dollar amount that has been spent on the MOCP? The cost to bring a 545 page document (Bylaw 4373) + 169 page Local Area Plan Schedule B to each EA community and go over the changes under the 16 different documents would be minimal compared to the massive amount already spent on the creation of the OCP Bylaw 4373 document.

Saltair residents welcome the opportunity to engage with their Director Jesse McClinton, the Area G APC members, and CVRD staff to understand how our 2005 OCP with 88 pages that included 13 maps and 4 pages of definitions is becoming an OCP document of 545 pages + 169 pages (local area Plans) = 714 pages.

How exactly did you expect communities to follow and stay engaged over a 5 year MOCP process? Part of those 5 years we spent (2 years) in a Pandemic that has left our communities stressed and trying to get back on our feet. Totally financially drained for some and working to fit into the new normal. Who has time to actually follow a stop and start process with links that many can't even figure out where to find them? CVRD notices in papers that the majority of EA residents do not even receive.

261 Saltair residents participated in a petition (taken over a short weekend) with regards to the removal of the 1H min parcel size in Saltair under the OPC Bylaw 4373. Why would a Director just ignore this petition? There are pockets of 1H/1H+ parcels in Saltair that, just like the other 8 Electoral Areas, should have a residential land use designation of Small Lot Rural. The Area G APC review of the OCP Bylaw 4373 was an 1hr 45 min discussion on the removal of the Stantec Slope Stability Report that the majority of the commission members appeared to state impacted their personal properties. (I attended this meeting). No review of any of the other OCP Bylaw 4373 documents were discussed.

Bylaw 4373 will require a degree in Planning and GIS to even figure out. Not a document for those in the community. Strange how a document that is supposed to be created by the community for the community is now beyond the community.

Directors can fall under two categories.

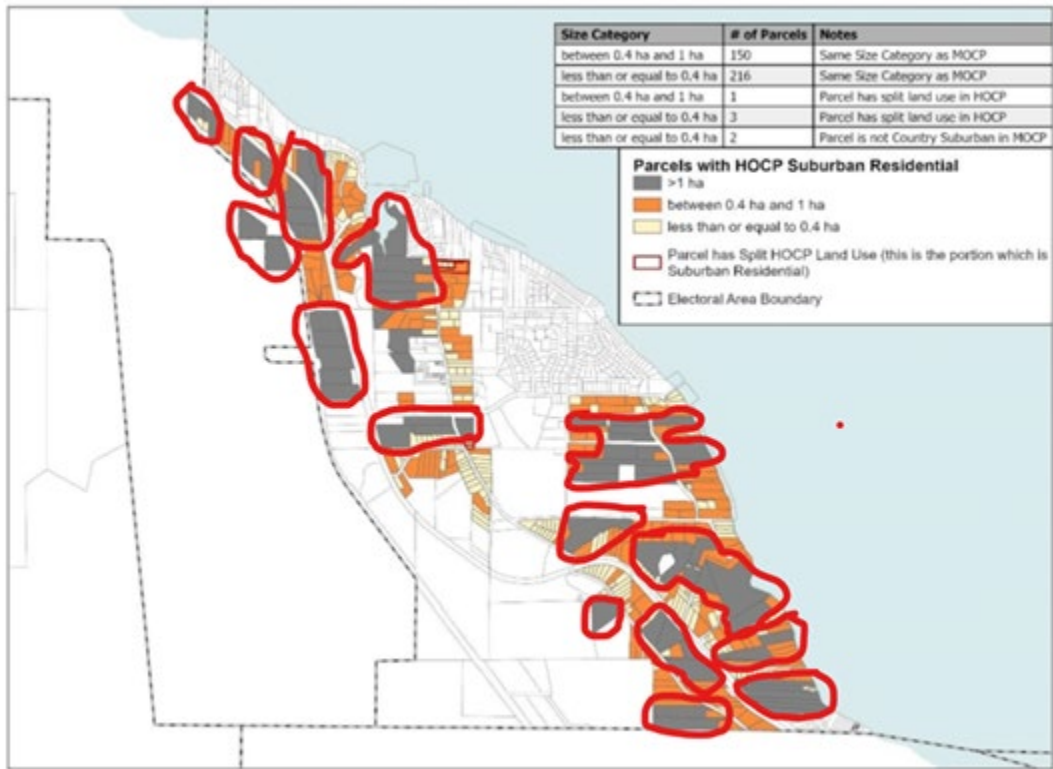
Directors that take direction from their community or Dictators

In 2020 as the former Area G Saltair Director I spent days and a massive amount of hours with the CVRD Area G APC members and CVRD staff - Coralie Breen & Allison Garnet to ensure every line from the 2005 Area G OCP was moved into the HOCP. It was a long time consuming process by the Area G APC and myself. No changes were made at that time as we were told by CVRD staff that changes would be made by the community under the MOCP. I do not feel that the changes that have been made to the Area G Residential Land Use Designation reflect the community vision of Saltair and the priority to protect the natural environment. Changing from a 88 page document to a 714 document brings into question the value of this document to the community vision for the Saltair community.

EA Directors must make a motion to direct staff and Directors to take the OCP Bylaw 4373 to each Electoral Community to provide each community the opportunity to be engaged on massive changes to each of their communities that will fit under Bylaw 4373. EA Directors need to authorize this additional cost that is peanuts compared to the costs that they have already authorized under the MOCP.

As EA Directors you can leave EA communities "Out in the Cold" or step back and ensure there are public face to face engagement with communities with multiple meetings in each community to ensure all residents are able to attend.

Best regards,
Lynne Smith
CVRD Area G Saltair



From: Ian Graeme [REDACTED]

Sent: Wednesday, September 17, 2025 8:48 AM

To: Karen Deck <karen.deck@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott <hilary.abbott@cvrd.bc.ca>; Alison Nicholson <alison.nicholson@cvrd.bc.ca>; Ian Morrison <ian.morrison@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Ben Maartman <ben.maartman@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>

Subject: Support for Public Hearing on OCP Bylaw 4373 - September 17 EASC

Dear Electoral Area Services Committee members,

Further to my email of September 2, 2025 (attached), I urge you to reaffirm your resolution of September 3, 2025 and move the Official Community Plan (OCP) forward to a Public Hearing.

I reviewed the 74-page [Record of Comments and Recommended Changes](#) and appreciated the detailed summary and responses provided by staff. Overall, I am satisfied with the responses, rationale, and proposed changes listed in the document.

I also read the “Open Letter” from the Area F and Area I APCs and do not share their concerns; I feel many of the issues raised by the APCs lack important context. For example, the APCs appear to advocate for removal of Growth Containment Boundaries (GCBs) and favour subdivision of large rural parcels into low-density development and small-scale hobby farms. At the same time, they express concern about the potential loss of rural character and land use, as well as growth in taxes and infrastructure costs.

Please consider the results of the CVRD’s 2017 Innova Report (Water & Wastewater Utilities Review and Assessment). It highlighted the importance of coordinating growth with servicing, focusing infrastructure investments, and containing sprawl. The report warned that unplanned, scattered growth poses significant risks, including escalating costs and liabilities for the CVRD and its ratepayers. Area I’s existing GCB provides plenty of opportunity to accommodate growth for the foreseeable future—almost nine times the projected need. Further expanding or eliminating the GCB is unnecessary at this time.

Elsewhere, the letter incorrectly suggests that the OCP proposes to phase out wood stoves, whereas the intent of the policy is to reduce the number of high-polluting wood-burning fireplaces and old woodstoves that don't meet current emission standards. As someone who also burns wood as a heating source, I ask that you consider the recommendations of the recently-updated Cowichan Regional Airshed Protection Strategy and the importance of public health. We all have a role to play in reducing PM2.5 and other pollutants in our airshed.

In summary, the OCP process has been long, with multiple opportunities for public review and detailed analysis by professional staff. I expect each of you will have had many conversations with residents, landowners, and businesses over the past few

From: Susan Kaufmann [REDACTED]
Sent: Wednesday, September 17, 2025 9:18 AM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: OCP Bylaw 4373 September 17 EASC.

[REDACTED]

Good morning, I sent the following letter to the directors last evening. I wish to highlight a single word edit to the second to last paragraph where I added the word Director. I was remiss to acknowledge the valuable time our nine electoral area directors contributed to the document.

Warm regards,

Susan Kaufmann

Hello Directors Segall, Acton, Wilson, Abbott, Nicholson, Morrison, McClinton, Maartman and Deck.

I would invite you to take a few minutes to review the September 3rd EASC meeting video:

- at the 2:31 mark Patrick Ostryk walks the directors through the consultation process to date.
- at 2:32 Ms. Breen walks through schedule L & G and details the level of engagement that the directors had with planning and technical staff.

What stood out:

- we didn't get here without agreement
- the amount of staff and technical support time offered to directors
- balancing the vision
- embraced by all
- we were not absent on this
- not lightly formed
- to hear we didn't hit the mark with one community, sorry to hear at this stage.

Reviewing the 75 page report of directors comments it is clear:

- that questions were answered

- suggested edits were made when possible
- if declined, justifications were offered citing relevant rationale

Beginning August 31st there has been a concentrated social media campaign to discredit the valuable work and public engagement that has brought the OCP to this point. It is filled with misinformation and items presented without context.

It is important to remember that although the APCs were involved in the OCP process, they provide recommendations to the Board. They are not decision makers. They do not represent the public at large.

The OCP is a living document, that may not satisfy everyone but it is the culmination of 5.5 years of staff and consultants time, Director, APC and extensive public consultation.

I would encourage the directors to uphold your decision of September 3rd and move Bylaw 4373 forward to Public Hearing.

Kind regards,

Susan Kaufmann

Sent from my iPhone

years. While there are differences of opinion and ongoing debate, proceeding now to a Public Hearing will give everyone an opportunity to weigh in and express their views.

Sincerely,

Ian Graeme
Youbou
Cell: [REDACTED]

On Tue, Sep 2, 2025 at 12:48 PM Ian Graeme [REDACTED] wrote:
Dear Electoral Areas Services Committee:

I am writing to express my strong support for maintaining clear and firm Urban Containment Boundaries (UCBs) within the CVRD, including the Cowichan Lake communities within Areas I and F. Well-defined UCBs are essential for guiding growth in a way that protects both the natural environment and the qualities that make our rural communities unique.

By limiting sprawl and encouraging new development within existing settlement areas, UCBs can help to:

- Support efficient delivery of municipal services and infrastructure, reducing long-term costs to taxpayers
- Maintain resource lands, farms, and natural areas that are vital to our local ecology, economy and food security
- Encourage walkable neighbourhoods and compact development that fosters a better sense of community
- Reduce greenhouse gas emissions by limiting car-dependent growth patterns

Equally important, a strong UCB can help maintain the rural character that most residents value. It ensures that growth does not gradually erode the open landscapes, small-town character, and resource lands that give the lake communities their distinct identity.

In summary, I encourage the EASC and CVRD Board to continue to uphold and strengthen Urban Containment Boundaries as a cornerstone of long-term community planning. Doing so will help us safeguard what we all treasure about the region, while still providing room for appropriate and sensitive growth.

Sincerely,

Ian Graeme
Youbou
CELL: [REDACTED]

CVRD



Subject:

Legislative Services

Correspondence – Procedural Issues re: OCP Referral Motion (EASC Meeting, Oct 1, 2025)

Dear: Chair Morrison, EASC directors, CAO Daniel Miles Wilson, Board Chair Segall

Please find attached correspondence regarding perceived procedural issues arising from the Sept 17, 2025 Special EASC meeting on the OCP Bylaw No. 4373 referral.

This is submitted as correspondence related to the **Electoral Area Services Committee meeting scheduled for Wednesday, October 1, 2025.**

The purpose is to highlight perceived or potential procedural concerns and to respectfully request corrective action to ensure the referral motion adopted by the Board on Sept 10, 2025 is properly carried out.

Thank you for your attention and for including this correspondence on the record for the Oct 1 meeting.

Sincerely,

Stephanie Harper

A handwritten signature in cursive script, appearing to read "Stephanie Harper".

To: Electoral Area Services Committee

Date: September 26, 2025

Re: Procedural Issues Arising from September 17th Special EASC Meeting - Referral Motion on OCP Bylaw No. 4373

Background - On September 10, 2025, the CVRD Board adopted the following referral motion:

“That Director specific comments submitted at the end of July, and reviewed by staff at the EASC meeting of September 3, 2025 for the ‘OCP for Electoral Areas Bylaw No. 4373’, be referred to a special EASC meeting for discussion and debate.”

The intent of this motion was clear: to provide a forum for Directors to debate the submitted comments.

At the September 17, 2025 Special EASC meeting, the process diverged significantly from that directive.

Procedural Meeting Concerns

1. Alteration of Intent of Referral Motion

- The meeting opened with a one-hour staff/consultant presentation, displacing the debate the Board had directed.
- *Conflict:* Alters the scope of business as set by the referral motion.

2. Parsing and Narrowing of Director Input

- Area F Director’s changes were singled out; staff did not indicate that some changes and “comments” originated from CVRD, not Directors.
- *Conflict:* Misrepresents the source of material, undermining transparency.

3. Substantive Changes Misaligned

- Staff/consultants cited 60 changes had been accepted, but failed to disclose that changes marked as accepted did not capture the request as presented and were out of alignment with Director submissions, especially those from Area F.
- *Conflict:* Substitutes staff-driven amendments for Director-submitted requests.

4. Introduction of New Material

- Material presented was new and not consistent with data in the draft OCP; staff stated “no new information” was included.
- *Conflict:* Violates the bylaw requirement that late items be formally introduced by resolution.

5. Cost and Consultant Involvement

- Consultants (MODUS, Licker Geospatial) participated without Board approval of their engagement or associated costs.
- *Conflict:* Circumvents Board authority over expenditures and scope of business.

6. Extended Advocacy by Staff and Consultants

- Staff/consultants presented positions and decisions without debate.
- *Conflict*: Blurs the distinction between staff advisory roles and elected officials' responsibility for policy debate.

7. **Deficient Meeting Record**

- Minutes omitted Director Morrison's objection that "the process was thrown out the window" and his concern for procedural adherence.
- *Conflict*: Failure to accurately reflect objections raised during the meeting undermines the integrity of the official record and transparency of proceedings.

8. **Misallocation of Staff and Consultant Resources**

- Substantial resources were devoted to advance preparation and day of presentations that the referral motion did not call for.
- *Conflict*: Use of resources outside the Board's directive.

9. **Sept 10 Board Minutes Not Available in Time**

- The official CVRD Board Sept 10 minutes clarifying the referral were not available before the Sept 17 meeting.
- *Conflict*: Deprived Directors of the official record required for informed debate.

10. **Inaccurate Online Posting of Sept 10 Agenda Notes**

- ESCRibe notes (Sept 19) incorrectly stated that the referral was "to staff."
- *Conflict*: Misrepresents the Board's decision in the public record and potentially misdirected staff action.

11. **Conflicting Growth Containment Boundary (Area F) Information**

- Staff presented GCB new information inconsistent with both the July and September 2025 versions of Bylaw 4373.
- *Conflict*: Debate must be anchored in the referral content, bylaw documents, not contradictory staff material.

12. **Legislative Framework: Staff Role vs. Board Role**

- Under the *Community Charter* (ss.115, 148) and *Local Government Act* (ss.197–199):
 - **Elected officials** are responsible for debating and deciding policy.
 - **Staff** are responsible for advising, supporting, and implementing those decisions.
- *Conflict*: By directing debate, narrowing submissions, and advancing positions, staff crossed from advisory into directive — inconsistent with law and bylaw.

The Sept 17 meeting process resulted in a meeting not being conducted in accordance with legislative requirements:

- **Perceived or potential breaches** of CVRD Procedure Bylaws, including:
 - New material presented without late item approval,
 - Failure to record objection in meeting
 - Sept 10 2025 board meeting minutes unavailable prior to the Sept 17 2025 meeting, and
 - Inaccurate public posting of the Sept 10 referral; and
- Additional governance concerns that may have undermined transparency, fairness, and the proper separation of staff/advisory and elected/policy roles.

Most importantly, aspects of the process appear inconsistent with provincial legislation, which reserves policy debate to elected officials and limits staff to advisory and implementation roles.

Request

I respectfully petition the Board Chair and Directors to convene a **new special EASC meeting** in order to:

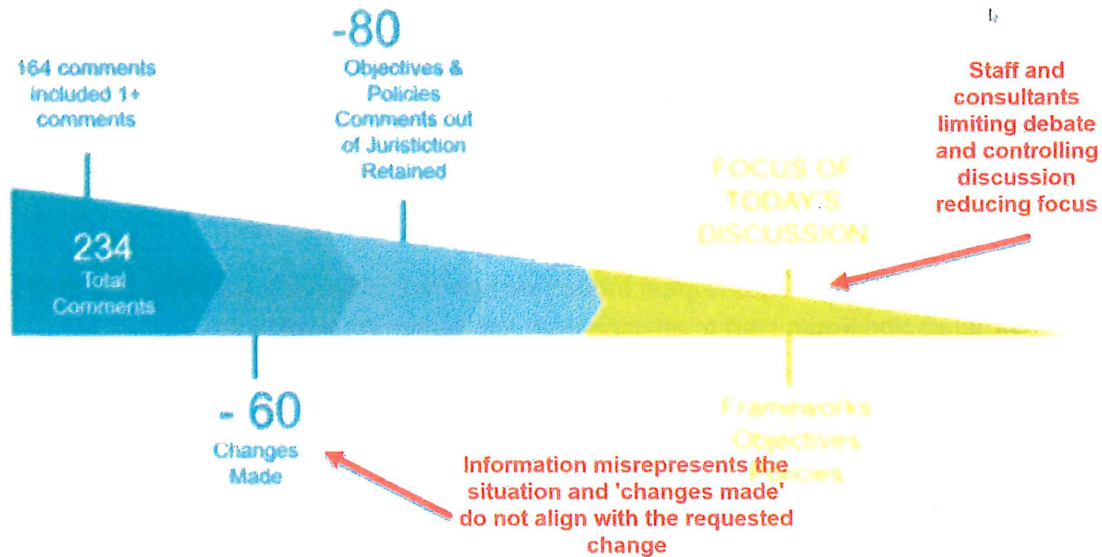
- Address the perceived or potential procedural defects of the Sept 17 meeting,
- Ensure the Sept 10 2025 referral motion is carried out as originally intended, and
- Remove any uncertainty about the integrity of the process by providing Directors a clear opportunity to debate their submitted comments directly.

Regards

Stephanie Harper

AREA F APC Chair, AREA I APC Vice Chair

Screen shots from CVRD material; the Sept 17 presentation, CVRD escribe portal, from OCP to support these allegations.



COWICHAN VALLEY REGIONAL DISTRICT

6.2.6 Official Community Plan (OCP) for the Electoral Areas Bylaw No. 4373

Recommendation:

It was moved and seconded that it be recommended to the Board:

1. That "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", recommended changes as outlined in this staff report be accepted;
2. That "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered for 2nd reading, as amended;
3. That "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered in conjunction with the CVRD's Five-Year Financial and Solid Waste Plans;
4. That "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024", be considered in conjunction with the CVRD's Housing Needs Reports; and
5. That a public hearing be held for "CVRD Bylaw No. 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024".

Recommendation:

That 6.2.6 be referred to staff for consideration and report and include the Directors' items discussed at the July 23, 2025 meeting as well as up to and including the discussion at the September 3, 2025 meeting

Opposed: Directors Segall, Wilson, Deck and Nicholson

**Sept 10th board agenda
Pulled from escribe Sept 19th 2025
Improper representation of the referral**

*3
different from
6.2.6 currently
on eScribe?*



Bylaw 4373 OCP for the EA's All Schedules except for Schedule B Proposed Changes – Area F Director (July 25, 2025)

Presenters:

Staff limiting
discussion

Coralie Breen, CVRD
Patrick Oystryk, MODUS

Aaron Licker, Licker Geospatial (webex) resource

COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street, Duncan, BC V9B 3Y6 Phone: 250 746 2500



Key Tenets – Director Comments

The MOCP framework does not correctly depict the reality of our land, population or lifestyle. It is not the correct tool for our region.

We want GCB to expand to the end of the lake and represent all of AREA F outside of ALR restrictions. The entire region of AREA F.

The OCP does not follow 2020 engagement survey/open house policy priorities.

The OCP has several ultra vires objectives and policies.

Staff directing and prioritizing
discussion topics

COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street, Duncan, BC V9B 3Y6 Phone: 250 746 2500



Growth Inside vs Outside the GCB

Across all Electoral Areas

80% : 20%
(inside) (outside)

Table 1.3 25-year electoral area unit projections within and outside the growth containment boundaries, 2025-2050

25-year Projected New Households (2025-2050)				
Electoral Area	Total Units	% Units within GCB	# Units/Households within GCB	# Units/Households outside GCB
A	1,121	85%	958	163
B	1,903	82%	1,556	347
C	1,121	93%	1,047	74
D	870	96%	832	38
E	956	32%	307	654
F	495	63%	310	185
G	644	98%	631	13
H	655	55%	358	297
I	395	99%	392	3
Total	8,160	80%	6,516	1,644

Generally, land use modelling forecasts suggest that approximately 20% of new growth will occur outside growth containment boundaries, though this will vary significantly by electoral area. It should also be noted that there is significant uncertainty regarding the distribution of growth inside and outside the growth containment boundaries as depicted above, because total growth has been averaged annually, which does not account for major developments completed during singular years.

July 8 2025 OCP

Electoral Area F

72% : 28%
(inside) (outside)

Information presented on Sept 17th is NEW and misleading as does not align with the OCP July or Current version

The following table projects the total new households within each electoral area, both inside and outside the growth containment boundaries, through to 2050.

25-year Projected New Households (2025-2050)				
Electoral Area	Total Units	% Units within GCB	# Units/Households within GCB	# Units/Households outside GCB
A	1,121	85%	958	163
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C	1,121	93%	1,047	74
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H	655	55%	358	297
I	395	99%	392	3
Total	8,160	80%	6,516	1,644

Table 1.3 25-year electoral area unit projections within and outside the growth containment boundaries, 2025-2050

Current OCP Sept 25 2025



Next Steps

Proceed with Board recommendations (September 3)

OR

Directing and Limiting
Options to specific
topics

Direct staff to make changes to the Area F Growth Containment Boundary and allocate sufficient resources from reserves to make changes.

Director staff to make changes to the OCP Transect and allocate sufficient resources from reserves to make changes.

COWICHAN VALLEY REGIONAL DISTRICT

175 Innes Road, Duncan, BC V9B 1A6 Phone: 250-736-2345

From: Dan Haslam [REDACTED]
Sent: Sunday, September 28, 2025 7:41 AM
To: legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: OCP

[REDACTED]

I am a long time Sahtlam resident. I don't support the proposed OCP. Especially any bylaw regarding the cutting of trees on my own property. I have 7 acres with a small forest that I manage myself. I would like to keep it that way.

Thank you
Dan Haslam
Sahtlam
Sent from my iPhone

From: [REDACTED]
Subject: Re: Koksilah/ Eagle Heights draft
Date: October 4, 2025 11:17:05 AM

[REDACTED]

From: David Coulson
Sent: Saturday, October 4, 2025 11:11:03 AM
To: PlanYourCowichan ; Alison Nicholson
Subject: Koksilah/ Eagle Heights draft

[REDACTED]

There are many mistakes in terms of the history and Heritage designations. Can you get Priscilla Davis and Tom Patterson from the museum to edit all these historical facts please?

Also concerned about reference to Sisters of Saint Annes teaching first nations about knitting in light of recent news of that site being a residential school.

The opening paragraphs refer to the Carleton Home : should be Carlton (no 'e') Stone Home at 5372 Miller Road.

Then you reference the Koksilah Road House which never went by that name. It is in fact only been known as the Robert McLay Jr. Home at 5241 Koksilah Road and it has not operated as the McLay Inn for several years.

And both these homes are in fact Heritage Designated as carried out by the CVRD and myself several years ago.

And small typo, last page in your stats column you repeat the word 'accessory' twice. Otherwise sounding better.

Write me if you have any questions as I'm still away until the 16th.

Cheers

David Coulson

Get [Outlook for Android](#)

From: Jane Walton [REDACTED]

Sent: Monday, October 6, 2025 3:57 PM

To: Kate.Segal@cvrd.bc.ca <Kate.Segal@cvrd.bc.ca>; Sierra Acton <Sierra.acton@cvrd.bc.ca>; Mike Wilson <Mike.Wilson@cvrd.bc.ca>; Hilary Abbott <Hilary.Abbott@cvrd.bc.ca>; Alison.nicolson@cvrd.bc.ca <Alison.nicolson@cvrd.bc.ca>; Ian Morrison <Ian.Morrison@cvrd.bc.ca>; Jesse McClinton <Jesse.McClinton@cvrd.bc.ca>; Ben Maartman <Ben.Maartman@cvrd.bc.ca>; Karen Deck <Karen.Deck@cvrd.bc.ca>; legislativeservices <Legislativeservices@cvrd.bc.ca>; Patrick Robins <Patrick.robins@cvrd.bc.ca>

Subject: Request for delay of approval

[REDACTED]

Dear Directors,

Area G-Saltair residents need more time to consider and respond to the implications of eliminating all Rural Lot categories in our residential areas.

Currently, we have two petitions with just under 300 names opposing the elimination of the Small Lot Rural category in Saltair, while a far smaller number of landowners are pushing for subdivision. We don't know how many landowners of larger plots want to subdivide...are there 20 landowners? 50? Considering that in a democratic process, it's one vote per person, irrespective of possessions, **why should a small fraction of the population be given such a disproportionate larger voice?**

Also, community meetings are informative but not a good way to learn resident's preferences for this type of issue. Since Covid, it seems people are increasingly busy and many unable to attend meetings. Plus many are uncomfortable with speaking out in public, which is not surprising given the **emotional, bullying tactics used to belittle and silence opposition** to the land downsizing at our last meeting. It is a slippery slope, if those who use anger to push their agenda are rewarded, even inadvertently, with preference.

Lastly, we need to think about the many new people moving into Saltair (on my street alone there are 7 new households out of a possible 11), quite a few are young with hectic lives. They are **more able to respond to brief, to-the-point digital surveys**, such as your recent one for Recreation.

We understand that there is now less rush to move the agenda forward as the CVRD has determined that the December provincial deadline does not apply to our regional district. We hope that you will consider this and vote to delay passage of the second reading in order to give our community more time.

Thank you for your consideration.

Sincerely,

Jane Walton

From: Lynne Smith [REDACTED]
Sent: Tuesday, October 7, 2025 7:08 PM
To: Ian Morrison <ian.morrison@cvrd.bc.ca>; Kate Segall <kate.segall@cvrd.bc.ca>; Sierra Acton <sierra.acton@cvrd.bc.ca>; Mike Wilson <mike.wilson@cvrd.bc.ca>; Hilary Abbott <hilary.abbott@cvrd.bc.ca>; Alison Nicholson <alison.nicholson@cvrd.bc.ca>; Ben Maartman <ben.maartman@cvrd.bc.ca>; Jesse McClinton <jesse.mcclinton@cvrd.bc.ca>; Karen Deck <karen.deck@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>
Subject: 8 Sep CVRD Board meeting 9.2.1 OCP for Electoral Areas Bylaw No. 4373

Good day Electoral Area Directors,

Does one Residential Land Use in Saltair - Area G really show a Complete Community?

Creating an opportunity for a limited number of parcel owners to subdivide their land into 1 acre parcels that will be for the very wealthy. The last 1 acre parcel (land only) in Saltair sold for approx. \$650,000.

The OCP seems to have left out Saltair - Area G. What happened to a "Complete Community", Preservations of the Natural Environment and affordability? All Electoral Areas appear to have these in their communities but the Area G Director has only supported creating residential lands for the very wealthy.

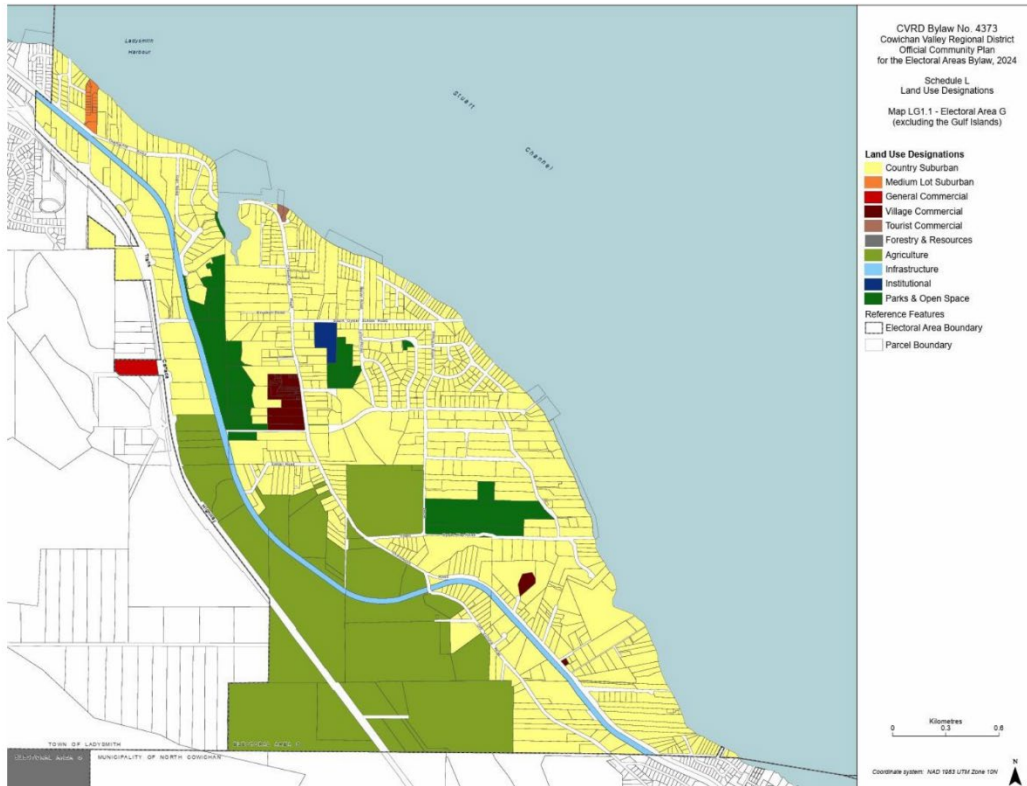
Also as of 2005 any property owner of 1H or 1H+ can apply to the CVRD to Rezone their property into a zone that would allow 1 acre parcels.

Something is wrong with this picture below.

I ask that you press pause and allow Saltair residents time to review this "land for only the wealthy" you are authorizing. Don't leave us Out In The Cold.

Why are you allowing Small Rural Lots in your areas but not wanting to retain pockets of these size parcels in Saltair? Saltair residents also support preservation of the natural environment. What happened to flexibility and affordability?

9.2.1 [Referral from the Board meeting of September 10, 2025 - Official Community Plan \(OCP\) for the Electoral Areas Bylaw No. 4373](#)



Thank you for your time.

Best regards,
Lynne Smith
CVRD Area G Saltair

From: Jane Walton [REDACTED]
Sent: Wednesday, October 8, 2025 7:28 AM
To: Kate.Segal@cvrd.bc.ca <Kate.Segal@cvrd.bc.ca>; Sierra Acton <Sierra.acton@cvrd.bc.ca>; Mike Wilson <Mike.Wilson@cvrd.bc.ca>; Hilary Abbott <Hilary.Abbott@cvrd.bc.ca>; Alison.nicolson@cvrd.bc.ca <Alison.nicolson@cvrd.bc.ca>; Ian Morrison <Ian.Morrison@cvrd.bc.ca>; Jesse McClinton <Jesse.McClinton@cvrd.bc.ca>; Ben Maartman <Ben.Maartman@cvrd.bc.ca>; Karen Deck <Karen.Deck@cvrd.bc.ca>; legislativeservices@cvrd.bc.ca <legislativeservices@cvrd.bc.ca>; Patrick Robins <Patrick.robins@cvrd.bc.ca>
Subject: Saltair 2 photos illustrating impact of land changes

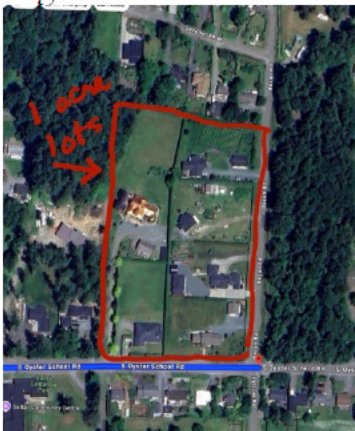
Dear Directors,

Attached please find two images of Saltair that clarify resident's concerns:

1. A map illustrating the 112 Small Lot Rural parcels (1 ha or larger) that will be able to subdivide into the new proposed one acre lots (Country Suburban).



2. An aerial view of a one acre subdivision in Saltair. Note all natural vegetation is removed. These lots are not Rural!



Once the zoning allows all of Saltair to be broken down into one acre lots, developers will move in and our Rural community will be destroyed. **Saltair residents have never been widely informed or allowed a say in this specific, massive change to our lives. We deserve a voice!**

Sincerely,

Jane Walton for countless Saltair residents

From: Kate Poirier [REDACTED]
Sent: Saturday, October 11, 2025 7:30 PM
To: Development Services <ds@cvrd.bc.ca>; Kate Segall <Kate.segall@cvrd.bc.ca>; legislativeservices <legislativeservices@cvrd.bc.ca>; Ben Maartman <ben.maartman@cvrd.bc.ca>
Subject: Comment on Draft Modernized OCP – Section 6 Agriculture (Bylaw 4373)

[REDACTED]
Dear CVRD Board and Planning Staff,

First, I want to recognize and thank you for the significant work that has gone into modernizing the Official Community Plan and for your continued commitment to protecting agricultural lands and strengthening our regional food system.

After reviewing Section 6: Agriculture, I'd like to respectfully draw attention to a critical missing component: the recognition and support of local agricultural marketing channels such as farmers markets, food hubs, and agricultural societies. These are essential parts of the Cowichan Valley's food system — connecting producers directly to residents, supporting small farm viability, and ensuring local food reaches our communities. While the draft references "distribution" within the food system, it does not yet acknowledge these community-scale sales and distribution networks that are fundamental to making local agriculture economically viable and visible to citizens. Farmers markets, including those located in nearby municipalities such as Duncan, are the primary distribution point for many CVRD producers who farm in the region and rely on these markets for their livelihoods.

I would like to propose the following addition under Agricultural Productivity & Security:

> FAO.X Support local agricultural marketing channels, including farmers markets, agricultural co-operatives, community food hubs, and other direct-to-consumer sales opportunities, as vital links between local producers and residents. Recognize their role in strengthening the regional food economy, reducing supply-chain vulnerabilities, and celebrating Cowichan Valley's agricultural identity.

Farmers markets and community-based sales networks are more than just retail opportunities — they are infrastructure for food resilience. They provide fair access to markets for new and small-scale farmers, circulate dollars locally, and ensure residents have access to healthy, culturally diverse, locally produced food. They also advance the OCP's stated goals of community resilience, climate adaptation, and social equity by reducing supply-chain risk and supporting living rural economies.

I appreciate your attention to this important dimension of our local food system and hope this addition will be considered before final adoption of the OCP.

Sincerely,
Kate Poirier

Interim Director, Duncan Farmers' Market
Executive Director, Cedar Farmers Market
Director at Large, Nanaimo-Cedar Farmers Institute
Member, Agricultural Advisory Committee, Regional District of Nanaimo

Kate Poirier (she/her)

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: OCP 4373
Date: October 15, 2025 6:03:27 PM

Subject: Opposition to Draft Official Community Plan No. 4323

To Whom It May Concern,

I am writing to express my strong opposition to the current draft of the Official Community Plan (OCP) No. 4323. The proposed plan, in its present form, represents a significant overreach of government regulation and an unacceptable limitation on property owners' rights and freedoms.

The process surrounding this draft has been deeply concerning. There has been insufficient public consultation, inadequate notice, and limited space for meaningful community engagement. A plan of this magnitude—one that will shape the future of our community and directly affect property values and land use—deserves far more transparency and input from residents.

Of particular concern is the extensive designation of private lands as “sensitive ecosystems.” Under this new OCP, these designations would require development permits for routine property activities such as creating garden beds, removing trees, or pursuing small-scale economic development. Such measures impose unnecessary red tape, discourage responsible land stewardship, and stifle local economic opportunity.

It is time for governments at all levels to return to the fundamentals of fiscal responsibility, streamlined regulation, and policies that promote economic prosperity. Property owners deserve fewer bureaucratic obstacles and a lower tax burden—not additional layers of costly and restrictive oversight.

I urge council to reconsider and redraft the OCP to reflect the values of

transparency, responsible governance, and respect for individual property rights.

Sincerely,

Joanne Ellison

Area F

Sent from my iPhone

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: Area I - Youbou, BC OCP
Date: October 15, 2025 10:08:35 PM

Hello

I found this opportunity to offer my comments regarding the changes being considered, hopefully not being processed, for our district.

The Land use, our own property, it is suggested that permits are going to be required to cut down trees or other things on our own property. This is a rural area, I don't see how city restrictions are a reasonable idea for our district, having to get a permit to work on our own site in a rural setting doesn't make sense, other than to increase tax income. Also, structuring our rural area as a city or town, with sidewalks, street lights etc. doesn't make sense out here either.

We live out here, because we like the way it is, simple, rural, peaceful. Build your 'city' and 'large town' centers elsewhere, closer to existing cities etc. People that work in Duncan or Victoria etc. aren't likely to want to live out here, so leave us as we are. I understand the need to increase revenues in your coffers, but don't collect that in a less higher income area.

I personally am against the majority of your OCP proposals, and will join others that are against this move. We have told our representative that we do not want these 'improvements' in our district, we would appreciate being heard by same, otherwise perhaps we need new representation.

Thank you for your patience and hopefully your understanding in this matter.

Sincerely
Donna Kemp - retired
Youbou, BC

From: [REDACTED]
To: [Public Hearings](#)
Subject: Draft OCP Hearing - October 20, 2025.
Date: October 16, 2025 3:23:33 PM

[REDACTED]

Below is an e-mail we sent to Alison Nicholson on September 6, 2025 regarding an earlier OCP meeting on September 3, 2025. Much of the same issues still stand.

As property owners for 5 years in Electoral area E (4000 block Cowichan Lake Road), we are concerned about the lack of information regarding the draft OCP report. We did not see or hear anything about it from you. It would have been nice if you could have reached out to all homeowners and businesses in Area E, whether by e-mails, posters at mailboxes, Facebook groups (ie Sahtlam Neighbour to Neighbour or Culverton Corners) in a timely fashion, to allow us to read the draft OCP and attend the meeting held on Wednesday September 3, 2025.

By the time we heard about the meeting, there was little to no time to read the whole report and grasp some of the information.

We have concerns about several areas of the report, both as homeowners and homebuilders. The proposed idea that we would have to apply for a permit to remove trees from our own property is outrageous. We paid for the land, pay property taxes on it, and naturally we are concerned about fire risk to our property and buildings. We do not feel that the CVRD should be able to dictate what we can and can't do to take care of our land.

As homebuilders, we obviously recognize that building permits are required, but the extent of development permits prior to issuing building permits has gone beyond normal. Extensive waiting times for development permits and the extent of information required, is making building a home extremely costly and is creating an unstable employment market for construction workers. General contractors used to be able to rely on starting a project approximately 6 weeks after applying for a building permit, but now with new rules already in place, we have no way of scheduling a housing start. With the new draft OCP, it appears that wait times will be even longer and even more costly to homeowners with all the reports to be done to meet development permit requirements.

Also of concern within the draft OCP is the possible stoppage of growth in certain areas where we need housing and affordable housing, we feel there should be allowances (zoning) for second homes on properties over 1 acre in rural areas, not necessarily subdivided.

We were very disappointed to learn that you voted in favour of the draft OCP without having first contacted the Area E people to learn of our concerns. We hope you will be out and about in the community asking for people's opinion before the next meeting.

Thank you for your attention to this email.

Cheers,

Berry and Jenny Sintricolaas

JBL Custom Homes



From: [REDACTED]
To: [Public Hearings](#)
Subject: 4373 OCP Area F
Date: October 16, 2025 8:40:35 PM

[REDACTED]

Hello,

My name is Carolyn Christie, I live at 6540 Skutz Falls Road, Lake Cowichan, BC, V0R2G0.

Given that the data was collected in 2022, during an active pandemic shut down. Possibly when our parts of government were experiencing shut downs. With the parameters and restrictions of COVID. Was anyone properly notified of this OCP? It seems to me to be a very delicate time to be collecting data? Perhaps a redo may be in order as many people were pre occupied with restrictions, job loss, lack of income due to the process at hand. Ect.

Thank you for your time and consideration,

Carolyn Christie

From:

Subject:

Date:

RE: Draft Official Community Plan - Update
October 16, 2025 5:07:06 PM

Hello,

This is not enough notice and not at a time most people can make this extremely important meeting.

This is shameful.

Tara

From: Cowichan Valley Regional District

Sent: Wednesday, October 15, 2025 4:05 PM

To:

Subject: Draft Official Community Plan - Update



Hello TaraDupuis,

Public Hearing

Monday October 20th, 2025

5 pm

CVRD Boardroom, 175 Ingram St., Duncan.

Public Hearing Notice

View the public hearing notice and learn how to participate www.cvrld.bc.ca/PublicHearings.

Want to know more about the draft OCP?

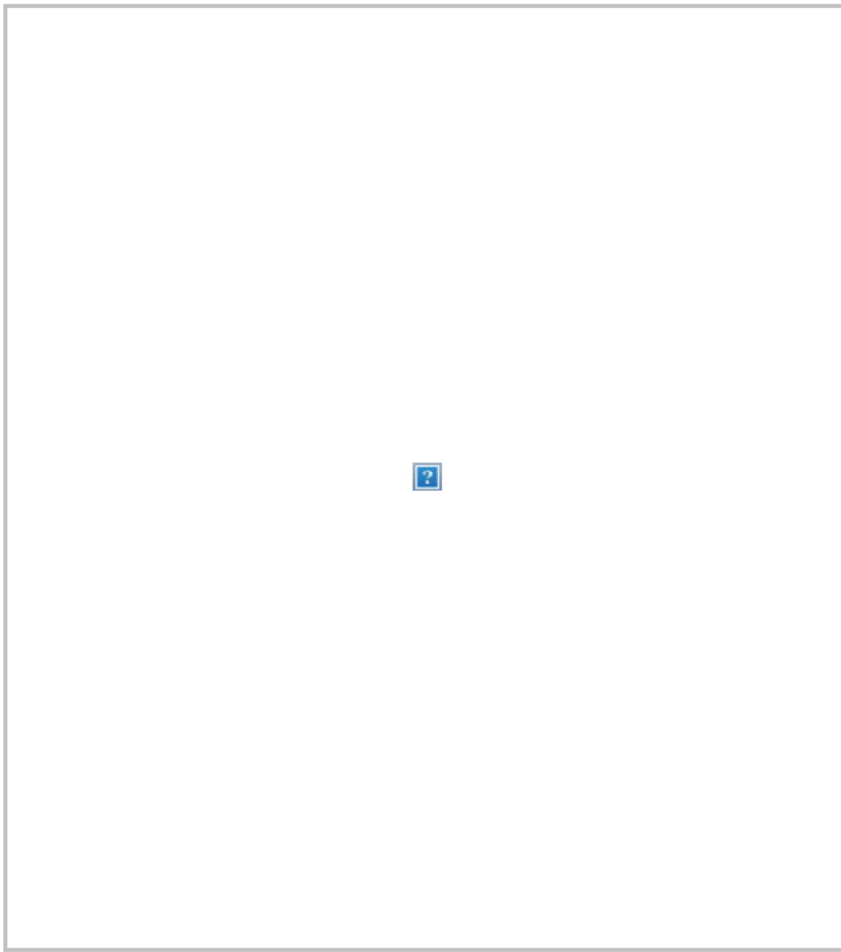
Four Explainers:

[Draft OCP Bylaw No. 4373 Residential Land Use Designations Density Explainer](#)

[Draft OCP Bylaw No. 4373 Wood Burning Stoves and Tree Cutting Policy Explainer](#)

[Draft OCP Bylaw No. 4373 Area G Saltair OCP Land Use Designation Explainer](#)

[Draft OCP Bylaw No. 4373 Schedule A Table 1.5 and Table 1.6 Explainer](#)



Visit [PLANYOURCOWICHAN.CA](https://planyourcowichan.ca) for more information.



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Powered by [EngagementHQ](#)
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From: [REDACTED]
To: [Karen Deck](#)
Cc: [PlanYourCowichan](#)
Subject: NO to OCP
Date: October 16, 2025 10:13:15 PM

Hello Karen,

I am writing to let you know we do NOT support your Draft OCP.

Residents wish to stay rural WITHOUT government overreach and interference of the CVRD.

Let us be clear here - Do not interfere with our sovereignty.

Cheryl

From: [REDACTED]
To: [Public Hearings](#)
Subject: official community .plan
Date: October 17, 2025 9:08:37 AM

[REDACTED]

I am truly baffled by this forum .My mailing address is ladysmith but pay crvd for taxes and garbage ect. , vote with parkville/qualicum ??? not considered diamond or cedar what a smozzle of beauracracy we are" left of nowhere "in your in your coverage . so what applies to us in this neighbourhood plan ? since we were never polled for input !

From: [REDACTED]
To: [Public Hearings](#)
Subject: Concerns Regarding the CVRD OCP – Request for Reconsideration and Transparency
Date: October 17, 2025 10:32:04 AM

[REDACTED]

Dear CVRD Planning Department / Council Members,

I'm writing on behalf of many concerned members of our community regarding the current draft of the Official Community Plan (OCP).

We recognize and appreciate that we are living through a time of urgent housing need and deep environmental concern. These issues are at the forefront of our minds and hearts, and we understand the responsibility of balancing growth with sustainability.

However, this OCP feels, to many of us, like an exercise in greenwashing. While the plan proposes limitations on small-scale items like wood-burning stoves, it simultaneously supports large-scale development—cookie-cutter subdivisions and commercial builds—without the necessary infrastructure to support such growth.

We are deeply concerned about:

Inadequate water, sewage, and transportation infrastructure

A lack of planning for schools to accommodate the anticipated population increase

Unclear definitions of “affordable housing”—what guarantees are there that these homes will truly be within reach for working families or low-income residents?

Employment concerns—Where will these residents work? Will they be commuting to Victoria, Nanaimo, or the Duncan core, worsening already strained transportation routes?

We do not want to become another Westshore Langford—an area plagued by unchecked sprawl, overwhelmed infrastructure, and traffic gridlock. Instead, we envision a healthy, vibrant community that thoughtfully integrates housing, environment, services, and economic opportunity.

We ask that you:

1. Reconsider and amend the current OCP to reflect responsible, community-focused development. We want thoughtful, sustainable and democratic urban planning with Public input.
2. Provide clear, accessible public notice for upcoming meetings related to the OCP.
3. Share meeting details widely via social media and other channels to ensure the public can

participate meaningfully in this critical planning process.

This plan will shape the future of our region. It must be created with integrity, transparency, and in true collaboration with the community it's meant to serve.

Sincerely,
Abigail T. Gerbinski

From: [REDACTED]
To: [Public Hearings](#)
Subject: Proposed changes to the ocps for cvrd areas
Date: October 17, 2025 3:28:23 PM

[REDACTED]

Good afternoon, I am writing to voice my concern regarding the proposed revisions to the OCPs for all areas in the CVRD. I would like to go on record as stating that I am opposed to these revisions, which I feel have been rammed through without enough public consultation. Please help me understand why we are hurrying on this issue. I think director Morrisons motion to slow things down and give it more thought makes sense.

I have three main concerns

1. Applying, and waiting, for permits every time a tree is taken down will no doubt be costly to the home owner and not very timely. We take trees down when they are a threat to our home in a fire or windstorm. The property owner should not need to ask permission to do this.
2. Regarding wood burning stoves.....Given the amt of power outages here it makes no sense to take away peoples right to stay warm. If clean dry wood is used emissions are low. There are far bigger sources of pollution.
3. My even larger concern lies in the communication between the CVRD directors and their constituents. It seems as if they have their own agenda based on their own beliefs. Correct me if I'm wrong, but it was my impression that they work for us and that they are our voice on the CVRD. I'm not alone when I say that I feel they are no longer our voice on the CVRD board. They have their own agenda and are basing their decisions on their own opinions.

Thank you
Darlene Veitch
4426 Cowichan Lake Road.
Area E

Sent from my iPad

October 17, 2025

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

Attention: CVRD Board

**RE: Comments on the CVRD Modernized Official Community Plan
(MOCP) – Bylaw No. 4373 Public Hearing, October 20, 2025 –
Area F Comments**

TimberWest Forest Corp. owns significant land holdings within the Cowichan Valley Regional District (CVRD)- Electoral Area F and has been a responsible corporate landowner and community partner for decades. We respectfully submit the following comments on the Modernized Official Community Plan (MOCP) – Bylaw No. 4373 to be included in the record for the Public Hearing scheduled for Monday, October 20, 2025.

1. Context and Background

TimberWest owns approximately 30 hectares (Figure 1) of land in the Hamlet of Honeymoon Bay. These parcels are currently zoned as follows:

- Mixed Commercial Residential Zone (MCR-1)
- Mixed Residential Zone (MR-1)
- Parks 1 Zone (P-1)
- Light Industrial Zone (I-3)

These zones reflect TimberWest's past contributions to the community, including the provision of land for the community sewage field and the dedication of a regional park. We have been engaged in ongoing discussions with CVRD staff regarding servicing requirements and the development potential of these lands.

NANAIMO OFFICE
Mosaic Forest Management

201-648 Terminal Ave.
Nanaimo, BC
Canada V9R 5E2

T 250.716.3700
F 250.716.3763

mosaicforests.com

Figure 1 - TimberWest Properties and Zoning



2. General Comments on the MOCP

We commend the CVRD for undertaking a comprehensive planning exercise. However, we are concerned that the MOCP applies urban development standards to rural communities, which risks creating unrealistic expectations and undermining feasible, context-appropriate growth.

The population and housing projections from the 2024 Housing Needs Report, when combined with urban-style density assumptions, do not reflect the rural character, infrastructure limitations, or market realities of communities like Honeymoon Bay. There is broad community support for growth that aligns with the existing rural character, not for high-density or fully serviced urban forms that are impractical and economically infeasible in this context.

3. Request for Servicing Flexibility

Numerous policies assume a high level of infrastructure, density, and transit connectivity that does not exist in Honeymoon Bay and is unlikely to materialize in the foreseeable future. These are aspirational but **unachievable without foundational services** and significant public investment — neither of which appear feasible in this context.

We respectfully request that the MOCP provide **hybrid and rural servicing models** within Honeymoon Bay until such time that community sewer services become available. This approach would enable limited, appropriate development in the near term, while allowing for future intensification as warranted by demand and infrastructure capacity.

4. Specific Concerns and Recommendations

a. Growth Containment Boundary and Zoning Designation

The MOCP states:

"Electoral Area F – Honeymoon Bay, Mesachie Lake, and Paldi are the focus of these growth containment boundaries..."

While the document identifies Honeymoon Bay as a growth area, the policy framework does little to **enable or support actual development**. The requirement for full servicing within the growth containment boundary is a significant barrier to reasonable and much-needed growth.

b. Transect Categorization – Suburban vs. Village

The current classification of Honeymoon Bay as a **"village"** within the transect model is not appropriate. A more accurate classification would be **"suburban"**, given the community's:

- Low-density development patterns
- Limited services
- Absence of transit
- Lack of a walkable commercial core

We request that the **TimberWest lands be re-designated as "Medium Lot Suburban"** within the MOCP to better reflect community context and enable low-

density, on-site serviced residential development that is in keeping with the character of Honeymoon Bay.

Suggested Designation: Medium Lot Suburban

- **Purpose:** Provides opportunity for clustering into pocket neighborhoods.
- **Servicing:** Typically has access to community water or sewer systems.
- **Building Type:** Detached dwellings with suites; multi-unit development.
- **Density:** Max 15 UPH (plus permitted suites).

This designation would enable meaningful but context-sensitive development aligned with community preferences and infrastructure capacity.

c. Industrial Zoning (I-3) and Employment Lands

The I-3 lands within Honeymoon Bay represent a potential opportunity for economic development. However, the vision for a “high-tech industrial park” is not grounded in current realities:

- No broadband infrastructure
- Limited local workforce
- No sewer or water servicing

A more realistic and beneficial approach would be to **enable a light industrial park**, which could support local employment and generate tax revenue without requiring costly infrastructure upgrades.

5. Conclusion

While the MOCP may reflect the aspirations and development potential of other electoral areas within the CVRD, we urge the Board and staff to **reconsider the application of urban standards in Electoral Area F**, particularly Honeymoon Bay.

Our key requests are:

1. Re-designate TimberWest lands as **Suburban**.
2. Permit **hybrid servicing models** to allow near-term development.
3. Adjust the Transect classification to reflect the **suburban/rural nature** of Honeymoon Bay.

4. Replace aspirational but unrealistic village policies with **contextual, achievable planning frameworks**.
5. Amend the vision for industrial park to be more in keeping with the local needs and resources.

We appreciate the opportunity to participate in this important planning process and look forward to working collaboratively with CVRD staff and the community to support growth that is both sustainable and appropriate to the unique character of Honeymoon Bay.

Sincerely,



**Frank Limshue,
Manager, Planning
Mosaic Forest Management**

From: [REDACTED]
To: [Public Hearings](#)
Cc: [REDACTED]
Subject: Oct 20, Public Hearing
Date: October 18, 2025 3:14:04 PM

[REDACTED]

Hello we Gerry and Mary Hof, are property owners at 1078 Cherry Pt Rd in Cowichan Bay. We want to make a comments to wood stoves and taking down of trees on our land

1) Wood stoves, living in the country as we do we do burn wood, many times its the only source of heat in the winter when power goes out. We have forest on our property and we only burn dead trees or trees down from a windstorm. Let people burn wood if they like. Encourage people to burn dry wood yes, but do not regulate who can burn or take away wood stoves. It's also very important for farmers to be able to burn piles of brush and trees that are not good for firewood. We don't need to be told we can't burn during the allotted time or air quality limits.

2) Forest land and taking down trees. We know the importance of forest for our herd of cattle, but when and if we need to take trees down to make more room for cleared land, we do not need to be told by anyone that we can or cannot do it. Please dont give us more rules than necessary. The garbage, recycling and composting system, is costing us way more money for no reason. With chickens, pigs on the farm, all our waste goes there. Please do not make more rules for farmers.

Mary Hof
Gerry Hof

From: [REDACTED]
To: [Public Hearings](#)
Subject: Request to Rescind Second Reading and Reopen Public Input – OCP Review
Date: October 19, 2025 8:43:18 AM

Dear CVRD Board Members,

I am writing to respectfully request that the CVRD rescind the second reading of the Official Community Plan (OCP) and allow for a more meaningful public input process.

Many community members, including myself, feel that the current OCP process has not provided sufficient opportunity for residents to review, understand, and share feedback on the proposed changes that will significantly impact our region.

A plan as important as the OCP must reflect the values, priorities, and voices of the entire community. I urge the Board to pause further readings, expand opportunities for public consultation, and ensure that residents have clear access to information and a genuine chance to be heard.

Thank you for your time and consideration. I trust that the CVRD will prioritize transparency, accountability, and community engagement in this important matter.

Sincerely,

Katina Hoover

Youbou Resident

Get [Outlook for iOS](#)

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 19, 2025 8:56:17 AM

[REDACTED]

This OCP does not reflect our rural and suburban family needs and values. The OCP needs significant input from community members. Considering the breadth of the OCP, I request you rescind the 2nd reading and start a proper, inclusive and detailed public review and input process.

I would also ask that my Area Director Sierra Acton vote no on the OCP until she holds a full review and public input for Area B.

Thank you,
Linda Barley

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 19, 2025 8:57:52 AM

[REDACTED]

It is my strong belief that the OCP needs more input from the community. This is a very detailed plan that requires time for the average person to read as well as perhaps reach out for information and clarification on pieces. All of that takes time.

Please resind 2nd reading and start a real public input process that is more inclusive of the community at scale.

Thank you,

Leah Watson
Saltair

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 19, 2025 9:52:37 AM

[REDACTED]

I agree with allowing 1 acre parcels. It will allow property owners to have 1 acre parcels that are much more manageable than 2 acres and help out with the high costs of living in saltair. It will help the ongoing housing crisis that area G needs to do their part in. Unfortunately I believe the residents that are opposed to this live on the small parcels in Saltair and this does not affect them and they should really not have a say on the matter.

Kim Horsley
2 acre property owner
Area G

Sent from my iPhone

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP consideration
Date: October 19, 2025 10:27:21 AM

[REDACTED]

Dear Chair and Directors,

I'm writing to respectfully request that the CVRD consider providing more opportunity for public input before moving forward with the current draft of the Official Community Plan.

As a lifelong resident and active member of the Cowichan Valley community, I believe it's important that this plan reflects a broad and accurate range of perspectives from those who live and work here. Many residents, myself included, feel that more time and engagement opportunities would allow for meaningful discussion and collaboration, especially given the potential long term impacts this plan will have on land use, small businesses, and local agriculture.

I understand the considerable effort that has gone into developing the draft to this stage, and I appreciate the work being done to shape the future of our region thoughtfully. However, ensuring that the community feels heard and included in this process will ultimately strengthen both the plan and public confidence in it.

Warm regards,

Masika Allan

Masika May Photography/Oak & Vine Estate
www.masikamayphotography.ca
www.oakandvineestate.com
IG: @masikamayphotography @oakandvineestate
TikTok @masikamay

From: [REDACTED]
To: [PlanYourCowichan](#)
Subject: Area I - Youbou, BC OCP
Date: October 15, 2025 10:08:35 PM

Hello

I found this opportunity to offer my comments regarding the changes being considered, hopefully not being processed, for our district.

The Land use, our own property, it is suggested that permits are going to be required to cut down trees or other things on our own property. This is a rural area, I don't see how city restrictions are a reasonable idea for our district, having to get a permit to work on our own site in a rural setting doesn't make sense, other than to increase tax income. Also, structuring our rural area as a city or town, with sidewalks, street lights etc. doesn't make sense out here either.

We live out here, because we like the way it is, simple, rural, peaceful. Build your 'city' and 'large town' centers elsewhere, closer to existing cities etc. People that work in Duncan or Victoria etc. aren't likely to want to live out here, so leave us as we are. I understand the need to increase revenues in your coffers, but don't collect that in a less higher income area.

I personally am against the majority of your OCP proposals, and will join others that are against this move. We have told our representative that we do not want these 'improvements' in our district, we would appreciate being heard by same, otherwise perhaps we need new representation.

Thank you for your patience and hopefully your understanding in this matter.

Sincerely
Donna Kemp - retired
Youbou, BC

From: [REDACTED]
To: [Public Hearings](#)
Subject: CVRD OCP
Date: October 19, 2025 12:47:50 PM

[REDACTED]

To who it may concern:

The OCP needs more input from the community. Please resind the 2nd reading and start a real public input process. I want more input from community residents before the OCP is finalized. If the OCP goes ahead with no changes it will have a negative impact on rural properties.

Thank you!
Carey Rabey
Area I Resident

From: [REDACTED]
To: [Public Hearings](#)
Subject: Public Hearing on October 20th
Date: October 19, 2025 1:40:21 PM

[REDACTED]

Hello,

I'm writing to discuss the public hearing tomorrow. I was only made aware of this today and I can't attend. It feels like you purposefully made this meeting rushed, without proper notice and are having it at a very inconvenient time to push this plan forward without public consultation. The OCP needs more input from the community please rescind the 2nd reading and start a real public input process. You are all elected Directors and should be listening to the very people that elected you. This plan impacts all residents at a time of extreme economical pressures on households. With the cost of living as it is it would be negligent to pass a plan will have additional financial impacts to residents. There should be meaningful consultation with residents and great care should be taken into developing a plan that has the least impacts to household finances as well as community living. Most of us moved into these rural living areas to enjoy that style of living not to be another Victoria or Vancouver.

Thanks

Laura

From: [REDACTED]
To: [Public Hearings](#)
Subject: Draft OCP A Mistake
Date: October 19, 2025 1:59:17 PM

[REDACTED]

We are legally constituted as a regional district, a framework that recognises that Youbou is quite different from Cobble Hill, and Cowichan Bay has different needs and priorities than North Oyster. There are nine electoral areas, each with their own character. This draft OCP will erase these differences and smear us together as one large municipality. Our electoral representatives are not elected at large; they are elected by voters in their areas who pick a candidate they believe will best represent their unique needs. Roll this back and let voters decide when elections next come around. Candidates can run a platforms to either accept this historic change, or insist we remain with our current structures.

Patrick Hrushowy

[REDACTED]

From: [REDACTED]
To: [Public Hearings](#)
Subject: Aria F
Date: October 19, 2025 2:22:00 PM

[REDACTED]

To whom ever it may concern:

The OCP needs more input from the community. Please resign the 2nd reading and start a real public input prosses.

Thank you

K. Tia Chester

Sent from my Galaxy

From: [REDACTED]
To: [Public Hearings](#)
Subject: Area I OCP PLAN
Date: October 19, 2025 3:01:09 PM

[REDACTED]

Good day

As well as having signed a petition, I am sending this request that the CVRD rescind the 2nd reading from moving forward.

There is an extreme need for Public Input Processes, with straightforward information, well advertised , held locally, and also to be scheduled outside of working people's daily working hours.

I have lived here for 20 years, and chose Youbou for its beautiful rural living, and small community atmosphere.

Sincerely, Michelle Weisgerber
10521 Cypress Rd. Youbou BC

Sent from my iPad

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP concerns
Date: October 19, 2025 3:06:11 PM

[REDACTED]

To whom it may concern,

As a home owner of Youbou, BC in area I, I am writing to express my concerns regarding the proposed OCP. I believe the OCP needs more input from the community. I ask that you please resind 2nd reading and start a real public input process.

Our area Director has failed to hold an appropriate, meaningful public meeting to garner community input, despite repeated requests from community members.

Thank you
Sarah Callahan

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 19, 2025 4:08:49 PM

[REDACTED]

To Whom it May Concern
The OCP needs more input from the community please rescind 2nd reading and start a real public input.
Thank you for your consideration
Ali Roling
10705 Olsen Road, Ladysmith
Sent from my iPhone

From: [REDACTED]
To: [Public Hearings](#)
Subject: Bylaw 4373
Date: October 19, 2025 5:48:23 PM

[REDACTED]

As a concerned resident of the Cowichan Valley, I am distressed at the way bylaw 4373 has been pushed through without adequate input from the local residents. I feel there should be far more transparency in huge decisions like these. This particular bylaw has enormous implications, and should be thoroughly understood and agreed with by local residents before being rushed to the 2nd reading.

A homeowner and tax payer from Honeymoon Bay
Anna Laird

[REDACTED] a

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 19, 2025 6:09:30 PM

[REDACTED]

The OCP needs stronger community involvement. Please pause the process, rescind second reading, and start a real public input phase where residents can share their voices

Concerned Youbou residents,
Stephanie, Peter, McKenzie and Ledger Wood

Sent from my iPhone

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP Oct 20, 2025 pre-meeting comments
Date: October 19, 2025 7:45:20 PM

[REDACTED]

I have the following concerns :

NA 10 Western Red Cedar had trouble handling drought and wildfire in the last few years. It isn't a good choice to plant for the future. Consult a qualified environmental naturalist or university expert for information which trees will handle drought and fire the best in the future. Grand Sequoia is candidate that is similar to Western Red Cedar and drought and fire-resistant.

NA 18 I object to :Seek authority from the Province to establish a municipal-type tree cutting bylaw for the protection of trees on private property.” This will mean if you want to cut down a tree you will need to apply for a development permit with a cost for that as well and probably need a professional, tree arborist. Homeowners should be able to cut trees on their own property within reason if it doesn't affect property stability. A similar regulation was proposed then adjusted for riparian land owners in Area D to continue allowing trimming back trees for water views just a few years ago. If that provision had not been negotiated by landowners all the waterfront homes would have greatly been devalued by having no view and the tax revenue for CVRD decreased.

NA 28 My opposition is based on concerns that the proposed land use policies impose municipal-style bylaws for tree cutting and wood stove heating that are totally inappropriate for rural living and rural properties. Power outages are frequent in the winter and wood stoves are rural property owners lifelines during these times, so we able to have heat and even to cook on our stove. The wood stoves now are efficient. The CVRD has subsidized many woodstoves over the years. Any one of those should still be very efficient to reduce environmental problems from the stove's woodsmoke.

Wildfire prevention: other up-island communities have municipal services cut very flammable broom at the prime time to eliminate fire risk. Large swaths of broom line Cowichan Valley highway escape routes. Volunteer broom cutting teams are not enough.

From: [REDACTED]
To: [Public Hearings](#)
Subject: The Ocp needs more public input
Date: October 19, 2025 7:49:29 PM

[REDACTED]

This is ridiculous how fast the cvrd is rushing to bypass public input. Please resind 2nd reading and start a proper public process.

From: [REDACTED]
To: [Public Hearings](#)
Cc: [REDACTED]
Subject: CVRD Bylaw No. 4373
Date: October 19, 2025 10:49:36 PM

[REDACTED]

CVRD Electoral Area Directors.

Thank you for hearing my comments on Bylaw No. 4373

As a past CVRD Director representing Area E for 15 years I have some understandings of Rural, Suburban, and Urban governance dynamics, it is a difficult task for both elected and staff to get the right balance with the overlaps and nuances inherent in land uses.

First off, the Bylaw No. 4373 is too long, too big, too thick too unwieldy...nice try but away to big to be workable.

Let me explain a bit what I mean, what works and meets the grade in Honeymoon Bay will not make the grade in Cowichan Bay, and vice versa.

Sooo... Bylaw No. 4373 is a way to long and not long enough to cover the inherent and unique nature of the different and separate community cultures.

That said, more bureaucracy, and that is measured by the great length and depth of this Bylaw which is hopelessly bound up in a one size fits all bureaucracy endeavor.

Loren Duncan
5740 W Riverbottom Rd.

[REDACTED]

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 20, 2025 5:28:45 AM

[REDACTED]

I live in Honeymoon Bay 6809 1st street
My name is Ronda Crichton
I am very opposed to this OCP that is being pushed on us rural living citizens.
If we wanted to live the crowded city life we would move.
Regards
Ronda

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 20, 2025 6:26:27 AM

[REDACTED]

Please accept this email as my official opposition to the OCP.
Thankyou
Shelley Allan

From: [REDACTED]
To: [Public Hearings](#)
Cc: [PlanYourCowichan](#)
Subject: Support for OCP Bylaw 4373
Date: October 20, 2025 7:05:56 AM

[REDACTED]

Dear CVRD Board Members,

I am a long-time taxpayer and part-time resident in CVRD Area I (Youbou). I would like to express my support for the Official Community Plan Bylaw 4373. While not perfect, it's a balanced plan that protects our environment and rural landscapes, encourages more compact communities, while providing opportunities for sensible growth.

In particular, I applaud the plan for maintaining and strengthening the Area I Growth Containment Boundary. GCBs discourage sprawl, better optimize infrastructure investments and servicing costs, protect farmland and forests, and help maintain the rural character we all value.

I am disappointed by the recent political activities of the Area I Advisory Planning Commission. By promoting and participating in an organized campaign to defeat the OCP, the APC has acted well beyond its mandate.

In your deliberations I urge the Board to fully dismiss the APC's biased and misleading recommendations.

Please move forward with adoption of Bylaw 4373.

Thank you.

Patricia Ty
8181 Sa-seen-os Crescent
Youbou, BC

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP Hearing
Date: October 20, 2025 8:37:42 AM

[REDACTED]

Dear CVRD Board Members,

My daughter and I moved to Youbou in the spring of 2017 and have been proud members of the community here since that time. We relocated to Youbou from Victoria for its rural, community centric and relaxed pace. I have been a member of the Youbou Volunteer Fire Department for over 5 years now and have met many residents who identify with this same sentiment.

As a proud and serving member of this community, I am writing to respectfully request that the CVRD rescind the second reading of the Official Community Plan (OCP) and allow for a more meaningful public input process.

Many community members, including myself, feel that the current OCP process has not provided sufficient opportunity for residents to review, understand, and share feedback on the proposed changes that will significantly impact our region.

A plan as important as the OCP must reflect the values, priorities, and voices of the entire community. I urge the Board to pause further readings, expand opportunities for public consultation, and ensure that residents have clear access to information and a genuine chance to be heard.

I trust that the board will prioritize open, accountable and transparent community engagement on this matter and allow the voices of concerned and dedicated residents and citizens to be heard honestly, before proceeding.

Thank you for your attention.

Respectfully,
Jarret Hambley.

10652 Youbou Rd.

4089 Yellow Point Road
Ladysmith, BC

October 25, 2025

CVRD Area Directors and staff,
CVRD
175 Ingram Street
Duncan, BC

Re: CVRD Bylaw 4373 - Cowichan Valley Regional District Official Community Plan for the Electoral Areas Bylaw, 2024

Via: Email: PublicHearings@cvrd.bc.ca

Dear Area Directors and staff,

I am not in favour of supporting the proposed Bylaw document 4373 for CVRD Area H, because:

- Under 1% of Area H constituents participated in the decision making process for creation of the Area H OCP document; and
- This document and it's land use strategies does not protect our scarce Area H freshwater resources, and specifically the Cassidy aquifer, from contamination and preserve this most valuable asset for future generations.

Yours truly,

Pauline Hunt

From: [REDACTED]
To: [Public Hearings](#)
Cc: [PlanYourCowichan](#)
Subject: OCP Bylaw 4373 - Support for adoption
Date: October 20, 2025 10:30:40 AM

[REDACTED]

October 20, 2025

Dear CVRD Board Chair and Directors:

As a property owner and taxpayer in Electoral Area I (Youbou/Meade Creek), I wish to express my support for the adoption of Official Community Plan Bylaw 4373. I believe that this plan represents a stabilizing approach to guiding future growth across the electoral areas, following many years of public engagement, thoughtful review and careful analysis by professional staff.

I am pleased to see that the OCP reinforces the importance of Growth Containment Boundaries as a tool to manage development responsibly. These Boundaries help focus new housing and services within existing settled areas, protect farmland and forest resources, and maintain the rural landscapes and community character that residents deeply value. It is evident that the criteria in the OCP's Social Equity Framework have been considered. This approach also aligns with the findings of the 2017 Innova Report on Utilities and Servicing, which cautioned against the high financial and environmental costs of scattered, unplanned sprawl.

Reviewing the OCP's Growth Containment Boundaries, I appreciate the public process undertaken by staff and elected officials to reach this stage. Proceeding with the plan will provide a clear framework for coordinated land-use decisions, infrastructure investment, and environmental protection.

I urge the Board to adopt Bylaw 4373 and encourage ALL Directors to think regionally and continue demonstrating leadership in sustainable, forward-looking planning for the Cowichan Valley.

Sincerely,

Diana Life

Lot 53 Sa-seen-os Crescent

Youbou, BC

From: [REDACTED]
To: [Public Hearings](#)
Subject: CVRD Bylaw 4373 Public Hearing Comments
Date: October 20, 2025 11:30:58 AM

[REDACTED]

As a homeowner and residents of Electoral Area E in the CVRD, I feel compelled to express my concerns about both the content of the proposed Official Community Plan (OCP) Bylaw 4373 and the process through which it is being brought forward.

There are several components of the OCP that I find troubling, and overall, it appears to lack alignment with the values, needs, and realities of the people it is meant to serve. While it's clear that significant time and resources have gone into this plan over the past five years, many residents feel that meaningful public engagement has been insufficient. This lack of communication undermines trust in the process.

For example, the public hearing was announced only last Wednesday, with the meeting scheduled for today -Monday at 5:00 PM. This short notice and inconvenient timing make it difficult for many working individuals and families to participate, and it gives the impression that the hearing is more of a procedural requirement than a genuine effort to hear community input.

The length and complexity of the document should not be mistaken for quality or clarity. Volume does not equal value, especially when key policies remain unclear or disconnected from the community's needs.

Controversial policy directions that have been included in the plan, with "explainers" only recently issued in response to public concern. Clarifying intent after the fact does not replace the need for earlier, meaningful dialogue with the people these policies will directly affect. One such example is the CVRD's recent explanation for its proposed tree-cutting policy. It claims that "the only protection against tree cutting" currently comes from Development Permit Areas. They exist precisely to protect sensitive areas such as riparian zones and ecosystems. To suggest there is no protection without expanding regulatory control over private property is disingenuous and concerning.

While policies like this may seem minor in isolation, they reflect a broader issue: a growing disconnect between planning decisions and the rural character of the region. Instead of working with the community's unique context, aspects of the OCP appears to apply a one-size-fits-all approach that simply doesn't fit here.

I understand that some believe this process has taken long enough and that it's time to

move forward. But that perspective overlooks the core purpose of a public hearing: to ensure the final version of the plan reflects current community input and not just feedback gathered previously. If people still feel unheard or unrepresented, the process is not complete.

I urge the CVRD to take this moment seriously. Listen to your community - not just in appearance, but in practice. Rebuild trust by responding to public input with real changes, not just explanations. And ensure that the final OCP truly reflects and respects the people and places it is meant to guide.

Please take the time to listen to the people in the community who will be directly affected by this plan.

Kyle & Makayla Kononowicz

Area E

From: [REDACTED]
To: [Public Hearings](#)
Cc: [PlanYourCowichan](#)
Subject: Oct 25 Public Hearing - support for OCP Bylaw 4373
Date: October 20, 2025 11:46:16 AM

[REDACTED] Board Chair and Directors:

As a frequent visitor to, and partner of a property owner in Electoral Area I (Youbou/Meade Creek), I wish to express my support for adoption of Official Community Plan Bylaw 4373. I feel that this plan represents a balanced approach to guide future growth across the electoral areas, after many years of public engagement, and a thoughtful review and careful analysis by professional staff.

It is reassuring to see that the OCP reinforces the importance of Growth Containment Boundaries as a tool to manage development responsibly. These boundaries help focus new housing and services within existing settled areas, protect farmland and forest resources, and maintain the rural landscapes and community character that residents and visitors deeply value. It is my understanding that there is already approval for a significant increase in housing units, that has not yet occurred – referring specifically to the former Youbou Mill site. The infrastructure required to support this is significant, and do we even have the ability to support this, let alone uncontained development? – thinking of water systems, transit, employment opportunities, school(s) and other services.

I appreciate the public process undertaken by staff and elected officials to reach this stage. Proceeding with the plan will provide a clear framework for coordinated land-use decisions, infrastructure investment, and environmental protection into the future. The Cowichan Valley/Lake is a beautiful piece of Vancouver Island; it would be a shame to see it taken over by uncontained development - there is already enough of that.

Sincerely,

Janice Mason

[REDACTED]

Sent with [Proton Mail](#) secure email.

4089 Yellow Point Road
Ladysmith, BC

October 25, 2025

CVRD Area Directors and staff,
CVRD
175 Ingram Street
Duncan, BC

**Re: CVRD Bylaw 4373 - Cowichan Valley Regional District Official Community
Plan for the Electoral Areas Bylaw, 2024**

Via: Email: PublicHearings@cvrd.bc.ca

Dear Area Directors and staff,

I am not in favour of supporting the proposed Bylaw document 4373 for the entire CVRD, because I think there has been a failure on behalf of planning to communicate with the people of the CVRD. Area H constituents were not actively engaged in the development of an H-OCP and M-OCP, and Bylaw 4373 documents, throughout the entire process.

Yours truly,

Pauline Hunt

From: [PlanYourCowichan](#)
To: [REDACTED]
Subject: [Coralie Breen](#)
Date: Fw: Draft OCP - Comments for public hearing October 20, 2025.
October 20, 2025 11:46:11 AM

Linda

Please include in the binder.

Thanks

Ali

From: Rick Zerr [REDACTED]
Sent: Monday, October 20, 2025 11:44 AM
To: PlanYourCowichan
Cc: Hilary Abbott; RICK ZERR
Subject: Draft OCP - Comments for public hearing October 20, 2025.

[REDACTED]

To whom it may concern

My comments on the OCP reflect my review of the draft bylaw and focus on the growth and the containment boundaries which need to be supported on in the context of the GCB objectives listed. It is most important to strengthen the preservation of the land use patterns both rural and urban outlined in the plan both inside the GCB (above 1 UPH) and outside the the GCB (less than 1 UPH). This will guide thoughtful development and respect the current and future fabric and character of the CVRD and all of the local area plans.

It also respects infrastructure planning and servicing potential which will underpin the infrastructure funding pieces to enable future development in accordance with the adopted OCP.

Of course orderly development in the context of all of the other objectives and policies in the plan is key. This is our most important policy document, in that it establishes the guardrails for the preparation of the Local Area Plans that will follow the adoption of this bylaw.

I must commend the Board and staff for their detailed work in developing the plan with the extensive involvement of the public.

It is clear to me that the policies have been thoughtfully developed in respect of current conditions and the future development of our respective communities balanced against the myriad of competing interests in the CVRD.

I am interested in future outcomes and will be engaged in participating in future planning initiatives in my area and other areas of the CVRD. You can call on me at anytime for feedback and participation in developing policy and action plans for implementation of the OCP.

Thankyou and

Congratulations

Richard Zerr
1780 Fenwick Road
Cowichan Bay, Bc


October 20, 2025

VIA EMAIL

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC V9L 1N8

SUBJECT: COMMENTS REGARDING DRAFT MODERNIZED OFFICIAL COMMUNITY PLAN

Dear CVRD,

We are writing to provide comments on the draft Modernized Official Community Plan (MOCP) and to express our deep concern that, in its current form, the document does not reflect the realities, priorities, or needs of the people who live and work in our rural communities. While we appreciate the effort to modernize and harmonize policy, the proposed plan introduces significant constraints that will have damaging and far-reaching consequences for local agriculture, agritourism, tourism, small business, youth, and families.

Many of the draft policies, including those related to land use, growth containment, servicing, and environmental regulation, appear to have been developed with an urban or suburban lens that is incompatible with the fabric of our rural areas. Policies which limit the extension of servicing infrastructure in rural zones, and which confine rural commercial uses to “small-scale, low-impact” operations, effectively restrict the ability of farms and rural enterprises to diversify, expand, or adapt. These limitations threaten the long-term viability of local farms, which increasingly depend on diversified income streams such as on-farm processing, agritourism, and educational activities to remain financially sustainable.

The MOCP also fails to recognize the essential role of **tourism and agritourism** in the Cowichan Valley’s economy. Tourism and agriculture are the region’s two largest economic sectors—industries that are deeply interconnected and mutually supportive. The draft plan’s treatment of tourism as an incidental or secondary activity, rather than a central pillar of rural economic resilience, is deeply concerning. By narrowly referencing agritourism within restrictive Agricultural Land Reserve (ALR) frameworks, the plan undermines the potential for tourism-based growth that supports farms, local businesses, and communities. Moreover, the MOCP does not align with existing **provincial and regional tourism development strategies**, which emphasize sustainable, place-based, and experiential tourism that celebrates local food, culture, and rural landscapes. This lack of alignment risks isolating the Cowichan Valley from the broader tourism development objectives of Destination BC, Tourism Vancouver Island, and the

Vancouver Island Destination Stewardship Council—all of which recognize agritourism and rural experiences as key drivers of economic growth and community vitality.

Describing large tourism operations as “disruptive” to their surroundings sets a troubling precedent and risks discouraging innovation and investment in responsible, community-based tourism. If the Cowichan Valley is to remain competitive within the provincial tourism economy, it is critical that local policy reflect both the importance of tourism to our region and its synergy with agricultural and rural livelihoods.

Equally important, **short-term rentals**—whether located on farms, in rural cottages, or as part of agritourism operations—play a critical role in sustaining the Cowichan Valley’s tourism economy. They provide flexible accommodation options that allow visitors to stay close to farms, vineyards, trails, and cultural sites, directly supporting local producers and small businesses. Short-term rentals extend the seasonality of tourism, generate vital revenue for rural families, and help maintain the viability of heritage and agricultural properties. The MOCP’s current lack of policy clarity on this issue creates uncertainty for operators and risks undermining one of the region’s most accessible and community-oriented forms of economic activity. Clear and balanced policy recognizing short-term rentals as legitimate, managed components of rural tourism is essential to maintaining the vitality and inclusiveness of our local economy.

We are further concerned that the plan does not meaningfully support **home-based and small businesses**, which are foundational to our local economy. While the plan mentions these enterprises, it does so with subjective qualifiers which leave too much room for restrictive interpretation. Rural entrepreneurship requires flexibility, not regulatory uncertainty. Without a framework that welcomes small-scale manufacturing, value-added processing, and rural services, the region risks losing the very businesses that make it resilient and self-reliant.

For **youth and families**, the MOCP’s emphasis on densification within growth containment boundaries does little to address affordability and accessibility in rural areas. Many families are choosing rural living to access open space, agricultural livelihoods, and community connection. By limiting housing and services primarily to village cores, the plan ignores the practical realities faced by those raising children or operating family farms in outlying areas.

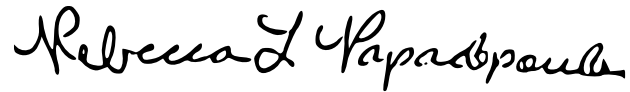
In its current form, the MOCP would constrain rural innovation, reduce food security, and undermine economic development across the Cowichan Valley. The result would be a less vibrant, less resilient, and less equitable region. We cannot support the adoption of the Modernized Official Community Plan as drafted. We respectfully request that CVRD **withhold approval of the MOCP** until a comprehensive and inclusive review process can be completed—one that genuinely incorporates feedback from farmers, business owners, tourism operators, and families who will be most directly affected by these policies.

We believe in the Cowichan Valley’s potential to lead as a model of sustainable, community-driven development. This can only be achieved through policy that empowers—not restricts—the people who sustain its farms, businesses, and families. We welcome the

opportunity to participate in a meaningful consultation process to ensure the Official Community Plan reflects the real needs and values of our community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, reading "Rebecca L. Papadopoulos". The signature is fluid and cursive, with the first name "Rebecca" and last name "Papadopoulos" clearly legible.

Rebecca L. Papadopoulos, P.Eng., PMP

Co-Owner of Keating Farm (Farmer, Mother, Small Business Owner)

Vice President & Advocacy Committee Chair, Cowichan Agricultural Society

Director of Agritourism, Tourism Cowichan

Member, Vancouver Island Destination Stewardship Committee

Founding Member, Vancouver Island Agritourism Collective

From: [REDACTED]
To: [Public Hearings](#)
Subject: OCP
Date: October 20, 2025 12:07:29 PM

[REDACTED]

Good morning, please accept this email as my input into the draft OCP input process.
I am opposed to this document and ask that 2nd reading be rescinded and the OCP be sent back to the public for a proper public input process.
Joe Allan

From: [REDACTED]
To: [Public Hearings](#)
Subject: New OCP
Date: October 20, 2025 12:30:33 PM

[REDACTED]

To whom it may concern

I am not in favor of any of the new OCP amendments. Just keep it the same as the old one.

Shane Delbrouck

Shawnigan Lake

To: Cowichan Valley Regional District Board and Planning Staff
Date: October 19, 2025

I am a property owner in Area D, Cowichan Bay and respectfully oppose the adoption of Bylaw No. 4373 - the proposed Official Community Plan in it's current form.

My opposition is based on concerns that the proposed land use policies impose municipal-style bylaws for tree cutting and wood stove heating that are totally inappropriate for rural living and rural properties. Power outages are frequent in the Winter and wood stoves are property owners lifelines during these times. Being able to have heat and even to cook on our stove. Restricting wood stoves on new builds is wrong. Wood stoves are very efficient these days. Perhaps the CVRD should give larger grants for replacing older wood stoves.

There is a reason that Regional Districts can't impose tree cutting bylaws on their own, it is outside their scope of jurisdiction and should remain that way.

Some of the policy areas that have been identified were not from public consultations, they were from Cowichan's Regional Airshed Protection Strategy, CVRD Corporate Strategic Plan 2023 - 2026, Strategic Objectives and Cowichan Regional Airshed Roundtable.

A quote from Cowichan's Regional Airshed Protection Strategy
"A 2023 Air Quality Study for the Cowichan region has shown a downward trend in the number of days with PM2.5 levels exceeding the provincial acceptable limit from 2010 to 2021, which indicates improving air quality over this time period. Nevertheless, the 2023 Study has also indicated that occasional PM2.5 exceedances still occur in the winter primarily due to local open burning and wood burning appliances, as well as in the summer due to wildfire smoke. An emissions inventory completed in 2014 estimated that 77% of the

total PM2.5 in the Region is coming from area sources. Open burning accounted for 53% of the total PM2.5 and wood burning appliances accounted for 23% of the total PM2.5.” So why are you basing emissions inventory that was completed in 2014, 11 years ago! Even then wood burning appliances only accounted for 23%, it was open burning that was about double that. Why not do a current emissions inventory now, I’m sure there would be a drastic change from that time?

In the public consultations for the OCP, under 2.8 Climate Change.

Participants reviewed background information on climate change implications on the CVRD and measures the CVRD is currently undertaking to address climate change. Participants were provided with seven additional measures to consider and were asked to select all the additional measures they felt the CVRD should undertake. Across all four open houses, adopting measures to reduce air pollution was the least supported additional measure.

So why is the CVRD staff now pushing for adopting a OCP which includes reducing the use of wood stoves where in public consultation was the least supported. I also believe the consultations did not include the CVRD creating a tree cutting bylaw so why are they now in the final draft.

I therefore urge the CVRD Board to defer adoption of Bylaw 4373 until more public engagement is made.

Thank you,
Janice Orrico
4421 Kingscote Rd
Cowichan Bay



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

Petition Opposing CVRD Bylaw No. 4373 – Official Community Plan

To: Cowichan Valley Regional District Board and Planning Staff

Date: October 20, 2025

We, the undersigned residents and property owners of the Cowichan Valley Regional District respectfully oppose the adoption of Bylaw No. 4373 – the proposed Official Community Plan (OCP) in its current form.

Our opposition is based on significant concerns that the proposed land use policies will:

- Attack affordability by creating restrictive development and land-use limitations that drive up housing and living costs;
- Diminish housing opportunities by limiting options for secondary dwellings, family housing, and innovative rural solutions;
- Reduce investment and development opportunities that create local jobs and support the regional economy;
- Remove generational and legacy planning options for families seeking to retain and responsibly use their property for future generations;
- Impose municipal-style bylaws for tree cutting and wood heating that are inappropriate for rural living, rural lands and private forest properties;
- Increase the tax burden on rural and village residents through added regulation and reduced land use flexibility; and
- Negatively impact rural and village lifestyles that have long defined the character and economy of the Cowichan Valley.

Furthermore, we are deeply concerned that this OCP has been developed using outdated data from public engagement conducted in 2022, engagement based on an earlier version of the plan that did not reflect the full density goals or significant policy changes now included. As a result, the public input collected does not accurately represent the current needs, wishes, and aspirations of the community.

We therefore urge the CVRD Board to defer adoption of Bylaw 4373 until the plan is properly updated and redrafted through transparent, current, and inclusive community engagement, and until policies are amended to better reflect affordability, fairness, sustainable rural living, and local economic opportunity.



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

	Name	City	Postal Code	Signed On
1	Stephanie Harper	Lake Cowichan	V0R	2025-10-14
2	Joseph Allan	Lake Cowichan	V0R 2G0	2025-10-14
3	Cheryl Power	Lake Cowichan	V0R 2G0	2025-10-14
4	Carolyn Wells	Lake Cowicha	V0R2G0	2025-10-14
5	Vivian McDonald	Duncan	V9L 3N9	2025-10-14
6	Jason Jacob	Victoria	V8T	2025-10-14
7	Jillian Bradley	Youbou	V0R3E1	2025-10-14
8	Joe Turner	Vancouver	V5Z	2025-10-14
9	Francis hall	Honeymoon Bay	V0R 1Y0	2025-10-14
10	Tammie Wilson	Duncan	V9L	2025-10-14
11	Greg Adams	Duncan	V9L	2025-10-14
12	sue Anderson	youbou	V0R3E1	2025-10-14
13	Gina Sparrow	Youbou	V0R3E1	2025-10-14
14	Katie St Onge	Youbou	V0R 3E1	2025-10-14
15	Christina Andersen	Youbou	V0r3e1	2025-10-14
16	Paul St Onge	Youbou	V0R3E1	2025-10-14
17	Ruth Kingsford	Duncan	V9L	2025-10-14
18	Jane Sharpe	Honeymoon Bay	V0R1Y0	2025-10-14
19	Julie Cove	Youbou bc	V0R3E1	2025-10-14
20	Melissa Windsor	Youbou	V0R 3E1	2025-10-14
21	Dayle kuczarski	Youbou	V0R 3E1	2025-10-14
22	Gregg Cunningham	Lake Cowichan	V0R2G0	2025-10-14
23	Donald Beldessi	YOUBOU	V0R3E1	2025-10-14
24	Corey Bath	Lake Cowichan	V0R2G0	2025-10-14
25	Laurel Parker	Youbou	V0R 3E1	2025-10-14
26	Rhonda Scott	Victoria	VOR 3E1	2025-10-14
27	Shane Moodycliffe	Youbou	V0R 3E1	2025-10-14
28	Jason Kingsford	Honeymoon Bay	V0R 1Y0	2025-10-14
29	Connie Croteau	Duncan	V0r2n0	2025-10-14
30	Dan St. Amant	Honeymoon Bay	V0R1Y0	2025-10-14
31	Faron Harvey	Youbou	V0R 3E1	2025-10-14
32	Kathy Nikolaisen	Youbou, BC	VoR 3E1	2025-10-14
33	Vicki Harvey	Youbou	V0R 3E1	2025-10-14
34	Troy Robins	Duncan	V9L	2025-10-14
35	Jen Gold	Duncan	V0R2G0	2025-10-14
36	Jill Pringle	Lake Cowichan	V0r2G0	2025-10-14
37	Heidi Jacob	Victoria	V8N	2025-10-14
38	Patrick Farnum	Calgary	T3B	2025-10-14
39	Moir Taylor	Cowichan Lake	V9A	2025-10-14



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

40	Maureen Swanson	Honeymoon Bay	V0R 1Y0	2025-10-14
41	Paulette McCaughey	Honeymoon Bay BC	V0R1Y0	2025-10-14
42	Daryl Ehrstien	Duncan	V9L	2025-10-14
43	Cheryl Woodrow	Honeymoon Bay	V0R 1Y0	2025-10-14
44	Kim Moeller	Duncan	V9L	2025-10-14
45	Darlene Veitch	Duncan	V9L	2025-10-14
46	Marcela Mrnka	Lake Cowichan	V0R2G0	2025-10-14
47	Carolyn Wolter	Lake Cowichan	V0R2G0	2025-10-14
48	Terry Olteanu	Lake cowichan	Vor2go	2025-10-14
49	Carrie Hokanson	Cobble Hill	V8H 0K8	2025-10-14
50	Jim Stevenson	Duncan	V9L	2025-10-14
51	Denise Thomas	Youbou	VOR 3R1	2025-10-14
52	Jytte Ebbesen	Shawnigan Lake	V0R1N1	2025-10-14
53	Colton Mann	Sahtlam	V9L	2025-10-14
54	Donna Kemp	Victoria	V9A 4M7	2025-10-14
55	Mary-Jane Fogel	Duncan	V9L 6R6	2025-10-14
56	Adrienne Richards	Duncan	V9L	2025-10-14
57	Linda Barley	Cobble Hill	V8h	2025-10-14
58	Tia Chester	Duncan	V9L	2025-10-14
59	Ruth Waddell	North Vancouver	V7M	2025-10-15
60	Melissa Hailey	Duncan	V9L	2025-10-15
61	Sandi Weagant	Duncan	V9L	2025-10-15
62	David Coleman	Duncan	V9L	2025-10-15
63	Brooke Johnson	Ladysmith	V9g 1z6	2025-10-15
64	Leah Rabey	Lake Cowichan	V0R 2G0	2025-10-15
65	Joanne Ellison	Duncan	V9L	2025-10-15
66	David Sheffield	Duncan	V9L	2025-10-15
67	Christine Currie	Duncan	V9L	2025-10-15
68	William Robertson	Duncan	V9L4P2	2025-10-15
69	mike sheffield	Victoria	v8t 2b3	2025-10-15
70	Karen Davis	Duncan	V9L	2025-10-15
71	Eileen Record	Duncan	V9L	2025-10-15
72	Karen Whitehouse	Duncan	V9L	2025-10-15
73	Sandra Dyer	Shawnigan Lake	V8H	2025-10-15
74	Duane Arsenault	Chemainus	V0R 1K5	2025-10-15
75	Scott Richardson	Duncan	V9L	2025-10-15
76	Leanna Richardson	Lake Cowichan	V0R2G0	2025-10-15
77	Christine Hind	Honeymoon bay	V0R 1 Y0	2025-10-15
78	Jess Hayden	Sechelt	V7Z	2025-10-15
79	Ken Parker	Youbou	V0R3E1	2025-10-15
80	Vicki Thomson	Chemainus	V0R1K5	2025-10-15



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

81	Christine Rolls	Duncan	V9L	2025-10-15
82	Kathryn Smith	Duncan	V9L	2025-10-15
83	Vicki Pauze	Lake Cowichan	V0R2G0	2025-10-15
84	Jason Taylor	Cobble Hill	V8H 0A1	2025-10-15
85	Leigha Rota	DUNCAN	V9L 6H6	2025-10-15
86	Corry Brooks	Lake Cowichan	V0R2G0	2025-10-15
87	Ian McMurtrie	Shawnigan Lk	V0r 2w0	2025-10-15
88	Russell Cameron	Youbou	V0R 3E1	2025-10-15
89	Terry McMahon	Duncan	V9L	2025-10-15
90	Mike Lees	Duncan	V9L6h3	2025-10-15
91	Debbie Neil	Ladysmith	V9G2A3	2025-10-15
92	Susan Cardin	Duncan	V8h0E2	2025-10-15
93	Bloys Dekker	Ladysmith	V9G 1A4	2025-10-15
94	Tracy Fry	Youbou	V0R 3E1	2025-10-15
95	Brian Swain	Lake Cowichan	V0r2g0	2025-10-15
96	Kami Morin	Ladysmith	V9G 1Z2	2025-10-15
97	Rob Sorenson	Duncan	V9L	2025-10-15
98	John John	Duncan	V9L	2025-10-15
99	Zan Boyle	Duncan	V9L	2025-10-15
100	Treena Sorenson	Duncan	V9L	2025-10-15
101	Trace Barker	Lake cowichan bc	V0r2g0	2025-10-15
102	Mike Court	Duncan	V9L	2025-10-15
103	Noel Phillips	Chemainus	V0R 1K4	2025-10-15
104	Gary Bruvold	Duncan	v9l5z3	2025-10-15
105	Denise Barker	Duncan	V9L	2025-10-15
106	Hayley Spackman	Duncan	V9L	2025-10-15
107	Tina Mcilroy	Duncan	V9L	2025-10-15
108	Josh Buchan	Cobble hill	V8H oH2	2025-10-15
109	Wesley Starck	Lake cowichan	V0R 2G0	2025-10-15
110	Tasha Reed	Duncan	V9L 6R6	2025-10-15
111	Greg Grzybowski	Duncan	V9L	2025-10-15
112	Jackie Bergstrom	Duncan	V9L	2025-10-15
113	Nikki Elliott	Shawnigan Lake	V8H	2025-10-15
114	Cory Robertson	Duncan	V9L6j7	2025-10-15
115	Loree l'Anson	Mesachie Lake, B.C.	V0R2NO	2025-10-15
116	Kurt Allan	Duncan bc	V9L	2025-10-15
117	Asha Khan	Duncan	V9L	2025-10-15
118	Jayne Ingram	Lake Cowichan	VOR 2G0	2025-10-15
119	Kyle McCooey	Shawnigan Lake	V8H2B1	2025-10-15
120	Iris Maher	Lake Cowichan	V0R 2G0	2025-10-15
121	Eli Blazewicz	Youbou	V0r3e1	2025-10-15



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

122	Janice Witt	Shawnigan Lake	V8H	2025-10-15
123	Dave Ramsay	Cobble Hill	V0R1L5	2025-10-15
124	Diana Pink	Cobble Hill	V0R 1L4	2025-10-15
125	Brian Weaver	Duncan	V8H0J7	2025-10-15
126	Candice Feeney	Duncan	V9L	2025-10-15
127	John Frost	Duncan	V9L	2025-10-15
128	Kate Khan	Lake Cowichan	V0r2g0	2025-10-15
129	Ahamida Segee	Shawnigan Lake	V8H	2025-10-15
130	Lynne Smith	Saltair	V9G1Z8	2025-10-15
131	James Porter	Duncan	V9L	2025-10-15
132	Jen Baird	Duncan	V9L	2025-10-15
133	Jason Malcolm	Duncan	V9L	2025-10-15
134	Tiffanyo Mailloux	Lake Cowichan/ Cowichan Lake Rd.	V0R 2G0	2025-10-15
135	Max russell	lc	V0R 2G0	2025-10-15
136	Melissa Fedor	Spruce Grove	T7X	2025-10-15
137	murray wardrope	Duncan	V9L	2025-10-15
138	Karen Petty	Mesachie Lake	V0R 2N0	2025-10-15
139	Jenn Rowe	Spruce Grove	T7X	2025-10-15
140	David Niebergall	Duncan	V9L	2025-10-15
141	Linda Peters	Port Coquitlam	V3B	2025-10-15
142	Lindsey Cook	Lake Cowichan	V0R 2G0	2025-10-15
143	Valerie Cadorette	Duncan	V9L	2025-10-15
144	Trevor Gent	Lake cowichan	V0R2G0	2025-10-15
145	Mike Oliwa	Duncan	V9L	2025-10-15
146	Ray Hamilton	Lakecowichan	VOR2G0	2025-10-15
147	Jen El	Chemainus	V0R1K0	2025-10-15
148	Shelagh Bell-Irving	Shawnigan Lake	V0R2W5	2025-10-15
149	Terri Vincent	Lake Cowichan	V0R 2G0	2025-10-15
150	Amanda Sihota	Duncan	V9L	2025-10-15
151	Savanah Wright	Duncan	V9L 6m9	2025-10-15
152	Sarah Garner	Lake Cowichan	V0R	2025-10-15
153	Stephanie Werk	Duncan	V9L 6A9	2025-10-15
154	Steve Lorimer	Saltair	V9g 2b4	2025-10-15
155	Robbie O'Dwyer	Saltair	V9 2A7	2025-10-15
156	Iulia Galatan	Ottawa	K2CO C3	2025-10-15
157	Henry Van Der Meulen	Cobble Hill	V8H 0H7	2025-10-15
158	Tanya Vanden Dungen	Duncan	V9L 6N8	2025-10-15
159	Deborah Whittingham	Youbou	V0R	2025-10-15
160	Mike Archbold	Duncan	V9L6h8	2025-10-15
161	Hayley Sinai	Lake Cowi	V9L 2H6	2025-10-15



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

162	Paul O'Rorke	Chemainus	v9l5h5	2025-10-15
163	Jocelyn Snell	Duncan	V0R	2025-10-15
164	Kathy LaFleur	Duncan	V9L	2025-10-15
165	Jamie Wise	Duncan	V9L	2025-10-15
166	Gene Drew	Cowichan Bay	V0R1N2	2025-10-15
167	Heather Faris	Lake Cowichan	V0R2G0	2025-10-15
168	Jarret Hambley	Youbou	V0r	2025-10-15
169	jenny Sintricolaas	Duncan	V9L 6J2	2025-10-15
170	Eialeen Beggs	Duncan	V9L 3p7	2025-10-15
171	Brenda & Stephen Clarke	Duncan	V9L	2025-10-15
172	Madison Wise	Duncan	V9L	2025-10-15
173	Julie Szegedi Cove	Youbou	V0R3E1	2025-10-15
174	Fred Kemm	Duncan	V9L	2025-10-15
175	Kim Grzybowski	Duncan	V9L	2025-10-15
176	Tracy Carson	Caycuse	V0R1Y0	2025-10-15
177	Peter Shaw	Duncan	V9l 0e1	2025-10-15
178	Laura Fernandez	Duncan	V9l4c4	2025-10-15
179	Alison Coley-Donohue	Youbou	V0R 3E1	2025-10-15
180	Janet Williams	Lake Cowichan	V0R2G0	2025-10-15
181	Elaine Eddy	Honeymoon Bay	V0R1Y0	2025-10-15
182	Jan Collins	Shawnigan Lake	V8h2g6	2025-10-15
183	Luis Fernandez	Duncan	V9L	2025-10-15
184	David Berry	Duncan	V9L	2025-10-15
185	Erin Robeetson	Lake Cowicgan	V0R 2G0	2025-10-15
186	Trinity Silva	Langley	V2Z	2025-10-15
187	Sarah Parrotta	Ladysmith	V9g2c5	2025-10-15
188	Abigail Gerbinski	Duncan	V9L	2025-10-15
189	Crystal Weaver	Duncan	V9L 6E9	2025-10-15
190	Cliff Gibson	Duncan	V9L	2025-10-15
191	David Salmon	Duncan	V9L	2025-10-15
192	Kris Jones	Duncab	V9L	2025-10-15
193	Ron Macleod	Youbou	V0R3E1	2025-10-15
194	Rose Whittaker	Cowichan Bay	V0R 1N1	2025-10-15
195	Nel Bromwich	Duncan	V9L	2025-10-15
196	Jenny Parmar	Lake Cowichan	V0R	2025-10-15
197	Byron Ward	Edmonton	T5T	2025-10-15
198	Tovah Parker	Duncan	V9L	2025-10-15
199	Sharon Devana	Lake Cowichan	V0R2G0	2025-10-15
200	Joanne Galavan	Duncan	V9L	2025-10-15
201	Kristi Davis	Mill Bay	V8h1b3	2025-10-15
202	Neil Galavan	Duncan	V9L	2025-10-15



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

203	Debra Vincent	Lake Cowichan	V0R2G1	2025-10-15
204	Debbie Smith	Duncan	V9L	2025-10-15
205	Steve Bell	Lake cowichan	V0R	2025-10-15
206	David Sharpe	Duncan	V9L	2025-10-15
207	Alexander Mizak	Duncan	V9L	2025-10-15
208	Eva Whittaker	Duncan	V9L 1C7	2025-10-15
209	Adrea Macdowell	Vancouver	V5Z	2025-10-15
210	Ryan Spooner	4455 pollock rd	V9L6h1	2025-10-15
211	Jennifer Milley	Duncan	V9L	2025-10-15
212	Sean Cunningham	Edmonton	T6R	2025-10-15
213	Jen Young	Malahat BC	V0R 2L0	2025-10-15
214	Sarah Richardson	Lake Cowichan	V0R2G0	2025-10-15
215	Brock Whittaker	Surrey	V4A	2025-10-15
216	Marianne McDonald	Honeymoon Bay	V0R 1Y0	2025-10-15
217	Stacey Mackeil	Duncan BC	V9L4E3	2025-10-15
218	Sarah Callahan	Youbou	V0r3e1	2025-10-15
219	Keith Barke	Duncan	V9L	2025-10-15
220	Ronda Crichton	Honeymoon Bay BC	V0R	2025-10-16
221	Karen Croft	Duncan	V9L	2025-10-16
222	Parry Bueckert	Duncan	V9L	2025-10-16
223	Adeline Dubois	Cobble hill	V8H 0E6	2025-10-16
224	Mandy Frank	Guelph	M9M	2025-10-16
225	David Hind	Mesachie Lake	V0R 2N0	2025-10-16
226	Jakki Woywitka	Lake Cowichan	V0R 2G1	2025-10-16
227	Gaylene Salina	Victoria	V8T	2025-10-16
228	Kim Smycniuk	Duncan	V9L	2025-10-16
229	Andrea Burnham	Duncan	V9L	2025-10-16
230	Grant Daly	Youbou	V0R3E1	2025-10-16
231	susan gnyp	Shawnigan Lake	V8H	2025-10-16
232	Teresa Daly	Youbou	VOR3E1	2025-10-16
233	Walt & Debby Cachej	Nanaimo	V9T 2P6	2025-10-16
234	Kerri Robin	Youbou	V0R3E1	2025-10-16
235	Paul reynolds	Victoria	V9A	2025-10-16
236	Tom Mead	Duncan	V9L	2025-10-16
237	Sharon Nelson	Lake	V0R2G0	2025-10-16
238	Michelle Weisgerber	Youbou	V0R3E1	2025-10-16
239	Brad Klasen	Duncan	V9L6H6	2025-10-16
240	Carey Rabey	Lake Cowichan	V0r2g0	2025-10-16
241	Roni Roach	Honeymoon Bay	V0R 1Y0	2025-10-16
242	Zoe Bye	Lake Cowichan	V0R	2025-10-16
243	Noel Davies	Duncan	V9L	2025-10-16



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244	Patricia Thomson	Duncan	V9L	2025-10-16
245	Lenore Hietkamp	Shawnigan Lake	V8H2A8	2025-10-16
246	Laura Taylor	Cowichan Bay	V0r1n1	2025-10-16
247	David Ecklin	Duncan	V9L	2025-10-16
248	Bryan Hill	Youbou	V0r3e1	2025-10-16
249	Michelle Nowzek	Duncan	V9L	2025-10-16
250	Marlene Parkinson	Lake Cowichan	VOR	2025-10-16
251	Jane BartonGreig	Duncan	V9L	2025-10-16
252	Haydn Russell	Duncan	V9L	2025-10-16
253	Jason boilard	Shawnigan Lake	V8H	2025-10-16
254	Sonja Nagel	Cobble Hill	V8H0B1	2025-10-16
255	Brad Fox	Duncan	V9L	2025-10-16
256	Lindsay Davies	Youbou	V0R3E1	2025-10-16
257	Christine Schulz	Cowichan Bay	V0R1N1	2025-10-16
258	Barb Mix	Mill bay	V8h 1h6	2025-10-16
259	Jacob Vandort	Duncan BC	V9L 3E9	2025-10-16
260	Daniel Moeller	Honeymoon bay	V0r1y0	2025-10-16
261	Brian Davies	Cowichan Valley	V8H0J5	2025-10-16
262	Aaron Hill	Duncan	V9L	2025-10-16
263	kym hahn	duncan	V9L6J7	2025-10-16
264	Lori Fritz	Duncan, BC	V9L6N1	2025-10-16
265	Kevin Lanyon	Duncan	V9L	2025-10-16
266	Jennifer Stewart	Cowichan Bay	V0R 1N1	2025-10-16
267	Robert Ketch	Duncan	V9L	2025-10-16
268	Joey Faircloth	Toronto	M4V	2025-10-16
269	pat bennie	Youbou	V0R3E1	2025-10-16
270	Mike Quesnel	Duncan	V9L	2025-10-16
271	Michelle Banfield		V0R 2G0	2025-10-16
272	Jennifer Howse	Duncan	V9L	2025-10-16
273	Mary MacDonald	Duncan	V9L	2025-10-16
274	Amie Mattice	Lake Cowichan	V0R2G0	2025-10-16
275	Jane Walton	Chemainus	V0R 1K2	2025-10-16
276	Maxine McKeown	Youbou	V0R3E1	2025-10-16
277	Angie Ogden	Shawnigan Lake	V8H 2C5	2025-10-16
278	Nancy Marshall	Honeymoon Bay	V0R 1Y0	2025-10-16
279	Marvin Bradshaw	Duncan	V9L	2025-10-16
280	Sandra Sawyer	Duncan	V9L	2025-10-16
281	Brenden MacDonald	Duncan	V9L	2025-10-16
282	YU HUI LU	Cobble Hill	V8H0J3	2025-10-16
283	Peter Devana	Victoria	V9A	2025-10-16
284	William Snider	Duncan	V9L	2025-10-16



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285	Abby Smith	Duncan	V9L	2025-10-16
286	Josh Zurstrom	Cowichan Bay	V0R	2025-10-16
287	Joyce Behnsen	Duncan	V9L 5Z1	2025-10-16
288	Amy Blazewicz	Lake cowichan	V0r2g0	2025-10-16
289	Michelle Hawkey	Duncan	V9L	2025-10-16
290	Jeremy Clarke	Duncan	V9L	2025-10-16
291	Michael Hooton	Cowichan Lake	V0R1Y0	2025-10-16
292	Cheri Dodge	Duncan	V9L	2025-10-16
293	Richard Harmer	Honeymoon bay	V0r1y0	2025-10-16
294	kyle burrow	Cold Lake	t9m2c4	2025-10-16
295	James Humphrey	Ladysmith	V9G	2025-10-16
296	Dominic Stott	Duncan	V9L	2025-10-16
297	Luke Gardner	Duncan	V9L6w3	2025-10-16
298	Michele Vigar	Vancouver	V5Z	2025-10-16
299	pawandeep singh	Toronto	M5N	2025-10-16
300	Mark Vigar	Ladysmith	V9G1Z3	2025-10-16
301	Keeley Morey	Chemainus	V0r1k3	2025-10-16
302	Maxine Smith	Shawnigan Lake	V8H2A4	2025-10-16
303	Darcy Smith	SHAWNIGAN LAKE	V8H 2A4	2025-10-16
304	Susan Stokes	Saltair	V0R 1K2	2025-10-16
305	Betty Worthy	Duncan	V9L-4Y9	2025-10-16
306	Lynda Krockner	Shawnigan lake	V0R 2W1	2025-10-16
307	Warren Recker	Duncan	V9L6h	2025-10-16
308	Devin Fisher	Shawnigan Lake	V8H2E4	2025-10-16
309	john ehrlich	Duncan	V9L6S1	2025-10-16
310	Warneford Bradley	Lake Cowichan	V0R 2G0	2025-10-16
311	Kim Mcnish	Duncan	V9L	2025-10-16
312	Kim Jones	Ladysmith	V9G	2025-10-16
313	Jodi Hunniford	Chemainus	V0R1K0	2025-10-16
314	Cathrine Holderness	Shawnigan Lake	V9R6N7	2025-10-16
315	Roger Robinson	Duncan	V9l6h1	2025-10-16
316	Anna Oke	Lake cowichan	V0R2G0	2025-10-16
317	Zac Erickson	Duncan	V9L	2025-10-16
318	Esther Riis	Victoria	V0R 2W1	2025-10-16
319	Marilyn Beckett	Sooke	V9Z 0Y3	2025-10-16
320	Louise Patterson	Mill Bay	V8H 1B9	2025-10-16
321	Murray Hooper	Cobble Hill	V8H 0H6	2025-10-16
322	Robb Douglas	Duncan	V9L	2025-10-16
323	Patricia MacGregor	Duncan	V9L	2025-10-16
324	Emily Nash	Duncan	V9L	2025-10-16
325	Tara Dupuis	Shawnigan Lake	V8H 2H4	2025-10-16



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326	Clayton Frost	Duncan	V9l6g5	2025-10-16
327	Tom Smith	Duncan	V9L	2025-10-16
328	Kari Christianson	Lake Cowichan	V0R 2G0	2025-10-16
329	San Jose Cesar	Duncan	V9L 5W5	2025-10-16
330	Kiana Holman	Shawnigan Lake	V8H	2025-10-16
331	Linda Palmer	Duncan	V9L	2025-10-16
332	Allen Cox	Duncan	V9L	2025-10-16
333	Paula Bruce	Duncan	V0R 2G0	2025-10-16
334	Michelle Wickstrom	Shawnigan Lake	V8H3A8	2025-10-16
335	Brian Larose	Duncan	V9L	2025-10-16
336	Terrance Hind	Duncan	V9L	2025-10-16
337	Sharon Stroeder	Lake Cowichan	V0R2G0	2025-10-16
338	Jacki Knight	Shawnigan Lake	V8H	2025-10-16
339	Teresa McGougan	LAKE COWICHAN	V0R2G0	2025-10-16
340	Crystal Cosby	Ladysmith	V9G1L7	2025-10-16
341	Lauren Smith	Shawnigan Lake	V0R1N1	2025-10-16
342	Joan Coleman	Duncan	V9L	2025-10-16
343	Heather Manners	Duncan	V9L	2025-10-16
344	Andrew McFarland	Duncan	V9L	2025-10-16
345	Donna Walker	Youbou	V0R3E1	2025-10-16
346	Nolan Egeland	Shawnigan Lake	V8H 3B5	2025-10-16
347	Judith Reynolds	Youbou	V0r3e1	2025-10-16
348	Dana Hummel	Duncan	v9l 5j2	2025-10-16
349	Meagan Devauld	Youbou	V0R	2025-10-16
350	Bonnie DAVIS	Duncan	V9L	2025-10-16
351	Leah W.	Ladysmith	V9G2A7	2025-10-16
352	Scott Davidson	Cobble hill	V8H 0H7	2025-10-16
353	Fredrick Wilson	Duncan	V9L 6V6	2025-10-16
354	Margo Tafts	Shawnigan Lake	V8H	2025-10-16
355	Klaus Kuhn	Vancouver	V5Z	2025-10-16
356	Sarah Borge	Mill Bay	V8H1G9	2025-10-16
357	Brenda Villeneuve	Ladysmith	V9G 1Y9	2025-10-16
358	Enrico Carlos	Duncan	V9L	2025-10-16
359	Sabrina Kufner	Duncan	V9L 1K4	2025-10-16
360	Chad Linge	Honeymoon Bay	V9B 4W8	2025-10-16
361	Sherry Sibley	Cobble Hill	V0r1l0	2025-10-16
362	Tonya Mawson	Leduc	T9E	2025-10-16
363	Susan Ford	Shawnigan Lake	V9L	2025-10-16
364	Sue Lindstrom	Duncan	V9L	2025-10-16
365	Paula M	Duncan	V9L	2025-10-16
366	Ryan Luciw	Abbotsford	V2S	2025-10-16



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367	Linda Jame	Shawnigan Lake	V8H	2025-10-16
368	Clive Williams	Ladysmith	V9G 2A6	2025-10-16
369	STACIE EASTMAN	COBBLE HILL	V8H0B1	2025-10-16
370	Paul L'Hirondelle	Duncan	V9L	2025-10-16
371	Christy Purdon	Duncan	V9L6b5	2025-10-16
372	Sue Hutchinson	Duncan	V9L	2025-10-16
373	William Conrad	Duncan	V9L	2025-10-16
374	Enya Jones	Duncan	V9L	2025-10-16
375	Wendy Clarke	Duncan	V9L	2025-10-16
376	Kamrul Islam	Montréal	H4W	2025-10-16
377	Ragnar Kuhl	Sahtlam	V8L 5R8	2025-10-16
378	Sheena Gilkin	Vancouver	V5Z	2025-10-16
379	Jeff Wilkinson	lake cowichan	v0r2g1	2025-10-16
380	Danielle Baragar	Duncan	V9L	2025-10-16
381	Donelle Eaton	Ladysmith	V9G1A3	2025-10-16
382	Albert Levesque	Duncan	V9L	2025-10-16
383	Chelsea Overland	Cobble hill	V8h0g9	2025-10-16
384	Jared Pinker	North Vancouver	V7M 2N7	2025-10-16
385	Sherri Ross	Duncan	V9L	2025-10-16
386	Kevin Elliott	Surrey	V3X	2025-10-16
387	Matt Garnett	Lake Cowichan	V0R 2G0	2025-10-16
388	Brent Clackson	Duncan	V9L	2025-10-16
389	Ian MacDonald	Victoria b.c	V8H2G2	2025-10-16
390	Shelley Cain	North Cowichan	V9L1K3	2025-10-16
391	Karson Partridge	Duncan	V9L	2025-10-16
392	Shane Reis	Vancouver	V5Z	2025-10-16
393	Heather Plumb	Shawnigan Lake	V0R 2W0	2025-10-16
394	Shirley Van Dyke	Duncan	V9L 6T1	2025-10-16
395	Mike Beal	Duncan	V9L-6H1	2025-10-17
396	susanne hall	shawnigan lake	v0r2w1	2025-10-17
397	Wendy Webb	Victoria	V8T 2B7	2025-10-17
398	jenn mankelow	Duncan	V9L	2025-10-17
399	linda collins	Shawnigan Lake BC	V8H2G9	2025-10-17
400	Andrei Ostermann	Shawnigan Lake	V8H	2025-10-17
401	Doug Davis	Duncan	V9L	2025-10-17
402	Jaime Kaelble	Duncan	V9L	2025-10-17
403	Jasmine Ohlhauser	Duncan	V9L	2025-10-17
404	Al Cardinal	Duncan	V9L5T2	2025-10-17
405	Steve Bradford	Duncan	V9L	2025-10-17
406	Sean Norton	Duncan	V9L1Y4	2025-10-17
407	Chelsea Eaglestone-April	Duncan	V9L6J3	2025-10-17



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408	Amanda Pattison	Chemainus, BC	V0R1R0	2025-10-17
409	Cindy Frank	Duncan	V9L 6K5	2025-10-17
410	Elizabeth Langevin	Honeymoon Bay	V0R1Y0	2025-10-17
411	Mary Lou Jones	Shawnigan Lake	V8H 2B9	2025-10-17
412	Jason Bader	Vancouver	V9L6N7	2025-10-17
413	Jackie Holman	Shawnigan lake	V8H 3B7	2025-10-17
414	Carrie Bbrown	Duncan	V9L	2025-10-17
415	Bonita Patten	Honeymoon Bay	V0R 1 Y0	2025-10-17
416	Bryce LaBonte	Vancouver	V5Z	2025-10-17
417	Babs Cambran	Ladysmith	V9G1Y9	2025-10-17
418	Sean Collins	Duncan	V9L	2025-10-17
419	Monte Blanchet	Youbou	V0R3E1	2025-10-17
420	Joyce Delaire	Honeymoon bay	V0R1Y0	2025-10-17
421	Marie Adam	Mill Bay	V8H 1H5	2025-10-17
422	Lindell Kennedy	Shawnigan Lake	V8H	2025-10-17
423	Brad Hillis	Duncan	V9L	2025-10-17
424	Wendy Carey	Duncan	V9L	2025-10-17
425	Joshua Bigham	Victoria	V0R1L6	2025-10-17
426	Karyn French	Cowichan Valley	V8H 2A6	2025-10-17
427	Jenn Miner	Duncan	V9L	2025-10-17
428	Cara Bucklee	Duncan	V9L	2025-10-17
429	Irene Palmer	Duncan,BC	V9L4B4	2025-10-17
430	Sara Lamont	Duncan	V9L	2025-10-17
431	cindy carlson	Duncan	V9L6K9	2025-10-17
432	Lindsay Kusche	Duncan	V9L	2025-10-17
433	Marlene Watkin	Duncan	V9L 6L6	2025-10-17
434	Alissa Visscher	Duncan	V9L	2025-10-17
435	Norma O'Connell	Duncan	V9L	2025-10-17
436	Tim Daynard	Lake Cowichan	V0R2G1	2025-10-17
437	Roger Ketch	Victoria	V9L 5M4	2025-10-17
438	Becky Knutson	Cobble Hill	V8H0K2	2025-10-17
439	KEN FRASER	youbou	V0R 3E1	2025-10-17
440	Jerry Bee	Duncan	V9L4G1	2025-10-17
441	Brittany MacLeod	Shawnigan Lake	V0R 2W5	2025-10-17
442	Carol Money	Duncan	V9L	2025-10-17
443	Daniel Borthwick	Vancouver	V9L	2025-10-17
444	Ardelle Piper	Duncan	V9L	2025-10-17
445	Matthew Tuplin	Vancouver	V 9L	2025-10-17
446	Joelle Belanger	Cobble Hill	V8H	2025-10-17
447	Hal Adam	Mill Bay	V0R 2P0	2025-10-17
448	Ashley Fothergill	Duncan	V9L 6N4	2025-10-17



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449	Courtney Strom	Duncan	V9L	2025-10-17
450	Martin Knight	Chemanius, BC	V0R 1K1	2025-10-17
451	Donna Bergman	Duncan	V9L	2025-10-17
452	Stephen Jackson	Lake Cowichan	V0R 2G0	2025-10-17
453	Gail Timmer	Ladysmith	V9G	2025-10-17
454	Kelly Grainger	Duncan	V9L	2025-10-17
455	Gail Montgomery	Duncan	V9L	2025-10-17
456	Amy Clarke	Duncan	V9L	2025-10-17
457	Lorne Schefffer	Lake Cowichan	V0R2G0	2025-10-17
458	Dale Ellison	Duncan	V9L 6H7	2025-10-17
459	Sharon Mackie	Ladysmith	V9G	2025-10-17
460	Barbara Aitken	Duncan	V9L0G6	2025-10-17
461	Cora Lynne Williams	Chemainus	V0R 1K1	2025-10-17
462	Ryan Fales	Youbou	V0r3e1	2025-10-17
463	Kelly Petursson	Lake Cowichan	V0R 2G0	2025-10-17
464	Connor Presley	Youbou	V0r3e1	2025-10-17
465	Rob Rosboro	Duncan	V9L	2025-10-17
466	Ashley Emerson	Cobble hill	V8H0K4	2025-10-17
467	Mika Verduin	Duncan	V9L	2025-10-17
468	Will Blackburn	Youbou	V0R3E1	2025-10-17
469	Gabrielle ONeill	Duncan	V9L	2025-10-17
470	Isabelle Beauchamp	Mill Bay	V8H	2025-10-17
471	Fiona Benson	Mill Bay	V8H 1C9	2025-10-17
472	Joan Cotie	Cobble Hill	V8H 4C9	2025-10-17
473	Cathy Saulsgiver	Cobble hill	V0R 1L6	2025-10-17
474	Deborah Kowalchuk	Duncan	V9L	2025-10-17
475	Teresa Smith	Shawnigan lake	V8h 2g9	2025-10-17
476	Nicole Kynaston	Shawnigan Lake	V8H	2025-10-17
477	Teresa Erickson	Duncan	V9L	2025-10-17
478	Trevor Dyck	Victoria	V9B5X3	2025-10-17
479	Karen Gillis	Cobble Hill	V0R 1L4	2025-10-17
480	Stuart Petillion	Cobble Hill	V8H0E2	2025-10-17
481	Jeanette McPetrie	Vancouver	V5R	2025-10-17
482	Mike Bartholomew	Guelph	N1G 0E5	2025-10-17
483	Susan Rocco	Cobble Hill	V8H 0B6	2025-10-17
484	Margit Liedler	Nanaimo	V9T	2025-10-17
485	Gerry Berniet	Shawnigan Lake	V8H	2025-10-17
486	Chauncey Forsythe	Youbou	V0R 3E1	2025-10-17
487	Ian Hamilton	Shawnigan Lake	v8h2h6	2025-10-17
488	Elijah Ashton	Cobble Hill	V8H 0B4	2025-10-17
489	Olivia Evans	Duncan	V9L	2025-10-17



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490	Carene Quigley	Duncan	V9L	2025-10-17
491	darcie barbeau	Ashcroft	v0k1a0	2025-10-17
492	Dan Martin	Duncan	V9L	2025-10-17
493	Karen Rosendal	Lake	V0R 2G0	2025-10-17
494	Cary Ann Jackson	Surrey	V3X	2025-10-17
495	Owen Groves	North cowichan	V9L5S4	2025-10-17
496	Alice MacKay	Vancouver	V5Z	2025-10-17
497	uwe schmidt	Cobble Hill	V8H 0E3	2025-10-17
498	Darren Combs	Cowichan Bay	V0R	2025-10-17
499	Jan Orrico	Cowichan Bay, BC	V0R 1N2	2025-10-17
500	VLIET JULIE	Shawnigan Lake, BC	V0R 2W1	2025-10-17
501	Sharon Vanhouwe	Cobble Hill	V8H 0G4	2025-10-17
502	Corinne Hurst	North Cowichan	V9L1G3	2025-10-17
503	Wally Cooling	Nanaimo	V9T	2025-10-17
504	Dan Kingsford	Duncan	V9L	2025-10-17
505	Jamie Neczkar	Youbou	V0R	2025-10-17
506	Roxy Ralston	Shawnigan Lake	V0R 2W0	2025-10-17
507	Guy Patten	Duncan	V9L	2025-10-17
508	Jill McEachern	Duncan	V8K 1J8	2025-10-17
509	Kent Setzer	Shawnigan Lake	V8H	2025-10-17
510	Allen Davey	Lake Cowichan	V0r2g0	2025-10-17
511	Michael Groves	Victoria	V8N4E2	2025-10-17
512	Irene Metcalfe	Duncan	V9L	2025-10-17
513	William Conaghan	Youbu	V0R3E1	2025-10-17
514	Scott Macdonald	Cobble Hill	V8H 0G1	2025-10-17
515	Brad Heyd	Duncan	V9L3M8	2025-10-18
516	Dale Doeber	Duncan	V9L	2025-10-18
517	Melinda Marcella	Duncan	V9L	2025-10-18
518	Tye Shoop	Cowichan Valley	V9L	2025-10-18
519	Josh Cole	Ladysmith	V9G 2A7	2025-10-18
520	Jason Whittaker	Duncan	V9L6M2	2025-10-18
521	Alan Stewart	Shawnigan Lake	V8H 2H6	2025-10-18
522	Lori Stevenson	Cobble Hill	V8H 0G7	2025-10-18
523	Kurt Feltrin	Youbou	V0r3e1	2025-10-18
524	Charmaine Campbell	Ladysmith	V9G 1Z8	2025-10-18
525	Karen Graf	Duncan	V9L	2025-10-18
526	Aryn McNay	Victoria	V8h2w2	2025-10-18
527	Robert Kinloch	Vancouver	V5Z	2025-10-18
528	James Torrie	Lake Cowichan BC	V0R2G0	2025-10-18
529	Linda Kerr	Sidney	V8L	2025-10-18
530	Benjamin Morin	Saltair	V9G1Z2	2025-10-18



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

531	Nic Bokrossy	Shawnigan Lake	V8H2A4	2025-10-18
532	Sherry Henry	Shawnigan Lake	V8H	2025-10-18
533	Sairuh MacKay	Shawnigan Lake	V8H2A4	2025-10-18
534	Matthew Baird	Youbou	V0R3E1	2025-10-18
535	Michelle Neil	Mill Bay	V8H	2025-10-18
536	Ben Marrs	Duncan	V9L	2025-10-18
537	Nafas Mohammedi	Coquitlam	V3E	2025-10-18
538	Jack McLeod	Cowchan BAY	V0R 1N1	2025-10-18
539	Diana Toutant	Duncan B.C.	V9L4A2	2025-10-18
540	GAIL GRIGALIUNAS	Cobble Hill	V8H 0A2	2025-10-18
541	Jane Forsyth	Ottawa	K1m2a2	2025-10-18
542	Roderick Baillie	Honeymoon Bay	V0R 1Y0	2025-10-18
543	Shannon Wetselaar	Duncan	V9L	2025-10-18
544	Matt Osmond	Shawnigan Lake	V8H	2025-10-18
545	Josh Paul	Vancouver	V5P	2025-10-18
546	John Smith	Duncan	V9L	2025-10-18
547	lorene benoit	Duncan	V9L	2025-10-18
548	Ali B	Duncan	V9L	2025-10-18
549	alain chabot	Duncan	V9L 6S7	2025-10-18
550	brad argo	Seattle	98160	2025-10-18
551	Ashley Hendry	Lake Cowichan	V0R 2G1	2025-10-18
552	John West	Duncan	V9L6R2	2025-10-18
553	Christina Gallo	Ajax	L1T	2025-10-18
554	Mohammed Abdosh	Toronto	M6E	2025-10-18
555	Curtis Schulenberg	Duncan	V9L6j4	2025-10-18
556	Catherine Hudson	Duncan	V9L0E2	2025-10-18
557	Kellie Turner	DuncanCity	v9L 2m6	2025-10-18
558	Frances Campbell	Lake Cowichan	V0R2G0	2025-10-18
559	K Paterson	Youbou	V0R 3E1	2025-10-18
560	Brett Jordan	Toronto	M6E	2025-10-18
561	Stacie Motala	Duncan	V9L	2025-10-18
562	Liz Duncan	Duncan	V9L	2025-10-18
563	Alison Buchanan	Victoria	V9A	2025-10-18
564	brian town	Sidney	V8L	2025-10-18
565	Debbie Clark	Nanaimo	V9S	2025-10-18
566	Dan Wright	Shawnigan Lake	V8H	2025-10-18
567	Arnie E Van Lambalgen	Duncan	V9L	2025-10-18
568	Chrystal Macedo	North Cowichan	V9L 6A9	2025-10-18
569	Ken Blace	Duncan	V9L	2025-10-18
570	Rhonda Adlard	North Cowichan	V9L 5N7	2025-10-18
571	Rob Mcaulay	Duncan	V9L	2025-10-18



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

572	Chris Bertin	Duncan	V9L	2025-10-18
573	Henry Small	Youbou	V0R 3E1	2025-10-18
574	Larry Smith	Duncan Bc.	V9L6J7	2025-10-18
575	Carlos Rocha	Lake cowichan	V0R2G0	2025-10-18
576	Hailey Nickell	Honeymoon bay	V0R1Y0	2025-10-18
577	Audrey Popham	Lake Cowichan	V0R 2G0	2025-10-18
578	Lance & Sarah Davidge-Cardinal	Duncan	V9L	2025-10-18
579	Shane Ryan	Mill Bay	V0R	2025-10-18
580	Wanda Tindall	Nanaimo	V9R5M7	2025-10-18
581	Nick Sohye	Messchie Lake	V0R2N0	2025-10-18
582	Gary Jackson	Duncan	V9L	2025-10-18
583	James and Susan Baker	Shawnigan Lake	V0R2W1	2025-10-18
584	Cathy Kanno	Duncan	V9L	2025-10-18
585	Donald Wakeham	Victoria BC	V8V 3R4	2025-10-18
586	JAMES PETRIE	Saltair	v9g1z6	2025-10-18
587	Richard Swanson	Honeymoon Bay	V0R 1Y0	2025-10-18
588	Greg Johnson	Shawnigan Lake	V8S2C9	2025-10-18
589	Regine Klein	Victoria	V9E1H4	2025-10-18
590	N A	Youbou	V0R3E1	2025-10-18
591	Thomas Hough	Youbou	V0R 3E1	2025-10-18
592	Joyce Popma	Duncan	V9L	2025-10-18
593	Chey Ko	Duncan	V9L	2025-10-18
594	Bryn Rockwell	Duncan	V9L	2025-10-18
595	Jess Lea	Honeymoon Bay	V0R1Y0	2025-10-18
596	Wes Schartner	Duncan	V9L	2025-10-18
597	Sheila Johnson	Cowichan Bay	V0R 1N2	2025-10-18
598	Myrna Gail Christiansen	Lake Cowichan, B C	V0R 2G0	2025-10-18
599	Laura Stephenson	Duncan	V9L	2025-10-19
600	Brigitte Stuurop	Cobble Hill	V8H0K8	2025-10-19
601	Elizabeth Maco	Cowichan Bay	V0R1N1	2025-10-19
602	Mhairi Williams	Victoria	V8H2J2	2025-10-19
603	Aurelia MacInnis	Duncan	V9L	2025-10-19
604	David Doughty	Shawnigan Lake	V0R	2025-10-19
605	Carol MacGregor	Shawnigan Lake	V8H 2A4	2025-10-19
606	Stephanie Collins	Duncan	V9L	2025-10-19
607	Dave Sam	Duncan	V9L	2025-10-19
608	Julia Maier	Duncan	V9L	2025-10-19
609	David Benjamin	Duncan	V9L	2025-10-19
610	Paquette David	Honeymoon Bay	V0R 1Y0	2025-10-19
611	Walt Johnson	Duncan	V9L	2025-10-19
612	Frank Hilder	Saltair	V9G1Z7	2025-10-19



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

613	Gail Thompson	Victoria	V8Z	2025-10-19
614	Bruce Alexander	Duncan	V9L6G9	2025-10-19
615	Trevor Breuker	Lake Cowichan	V5Z	2025-10-19
616	Brown Kim	Cowichan	V0r2g1	2025-10-19
617	Roxanne Garnett	Lake cowichan	V9L	2025-10-19
618	Lisa Johnson	Lake cowichan	V0r2g0	2025-10-19
619	Monica Reid	Youbou	V0R3E1	2025-10-19
620	Jerome Roy	Crofton	V0R 1R0	2025-10-19
621	Judy Bruce	Wasaga Beach	L9Z 2B1	2025-10-19
622	Mel Rose	Youbou	V0R3E1	2025-10-19
623	Barry Maskell	Duncan	V9L	2025-10-19
624	Lisa Monti	Duncan	V9L	2025-10-19
625	Trevor Gillott	youbou	V0R	2025-10-19
626	John Cove	Youbou	V0R 3E1	2025-10-19
627	Karen Leblanc	Ladysmith	V9g1j2	2025-10-19
628	Roland Aumair	Shawnigan lake	V8H 2G5	2025-10-19
629	Ida Herriott	Shawnigan Lake	V8H	2025-10-19
630	David Chilcott	Vancouver	V5Z	2025-10-19
	120 Shawnigan Mill Bay RdDoreen			
631	Brown	Mill Bay	V0R2P2	2025-10-19
632	Gerry Turner	Lake Cowichan	V0R2G0	2025-10-19
633	Monte Thompson	Victoria	V8Z	2025-10-19
634	Laura Forrest	Cobble Hill	V9L6I8	2025-10-19
635	Patrick Hrushowy	Duncan	V9L	2025-10-19
636	Kathryn Chilcott	Cowichan Station	V9L	2025-10-19
637	debbie kiser	duncan	V9L4P5	2025-10-19
638	Teresa Haines	Duncan	V9L 4H6	2025-10-19
639	Justin Randall	Duncan	V9L	2025-10-19
640	Anissa Moussi	Squamish	V8B	2025-10-19
641	Stewart Bradshaw	Cowichan Bay	V0R 1N2	2025-10-19
642	Allison Roling	Ladysmith	V9G2B3	2025-10-19
643	Gailann Squires	Cowichan Bay	V	2025-10-19
644	Karla O'Regan	Burnaby	V5C	2025-10-19
645	Dave Lynch	Duncan	V9L	2025-10-19
646	Mark Winfield	Cowichan Bay	V0R 1N2	2025-10-19
647	sandra craddock	Shawnigan Lake	V8H 2C3	2025-10-20
648	Anna Laird	Honeymoon Bsy	V0R1Y0	2025-10-20
649	Cheryl Brandt	Lake Cowichan	V0R 2G0	2025-10-20
650	Joy McLennan	Honeymoon Bay	V0R 1Y0	2025-10-20
651	Celia Durst	Honeymoon Bay	V0R	2025-10-20
652	Stephanie Wood	Youbou	V0R3E1	2025-10-20



STOP the CVRD's Modernized Official Community Plan – Supporters

Signatures Oct 14th to Oct 20th (09:46 AM) **677 Supporters**

653	Anne Harrison	Duncan, BC	V9L 6n4	2025-10-20
654	Douglas Ramsfield	Cowichan Bay	V0R	2025-10-20
655	Leah McIntosh	Duncan	V9L	2025-10-20
656	Joseph Naismith	Gananoque	K7G	2025-10-20
657	Heather Noakes	Victoria	V8X	2025-10-20
658	Heather Bessey	Edmonton	T5N 3V1	2025-10-20
659	Kyle Appleton	Duncan	V9L	2025-10-20
660	Mavis Lenhardt	Duncan	V9L	2025-10-20
661	Diane Zureski	Cowichan Bay	V0R1N1	2025-10-20
662	Ba bah Koh	Burnaby	V5C	2025-10-20
663	John Foster	Duncan	V8H	2025-10-20
664	Marjan Karrar	Vancouver	V5P	2025-10-20
665	Shelley Raymond	Cambridge	N1r8r4	2025-10-20
666	Marius Popma	Duncan	V9L	2025-10-20
667	Morgan Reid	Duncan	V9L	2025-10-20
668	Wren Giles	Duncan	V9L2W5	2025-10-20
669	Lucas Nagel	Duncan	V9L	2025-10-20
670	James Shaw	Duncan	V9L	2025-10-20
671	Terri Barton	Duncan BC	V9L 6 J2	2025-10-20
672	Susan Cairns	Cowichan Bay	V0R 1N2	2025-10-20
673	Jorrid Giesbrecht	Winnipeg	R3G 3K9	2025-10-20
674	Jessie Smith	Duncan	V9L	2025-10-20
675	Markus Dodd	Millbay	V0R2P2	2025-10-20
676	Kyle Cheveldayoff	Duncan	V9L0C2	2025-10-20
677	Andre Desautels	Duncan	V9L	2025-10-20

Public Hearing Submission: Forestry & Large Lot Rural Designation – Bylaw 4373 (Modernized Official Community Plan)

Focus

This submission addresses the removal of a key policy linking Forestry & Resource lands to the Large Lot Rural designation—a clause that appeared in earlier OCP drafts, was discussed extensively through public and committee engagement, and was ultimately removed prior to the public hearing following information from consultants that appears to have been inaccurate or misleading.

Forestry & Resource “For parcels under 25 hectares in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported.”

This policy represents best practices and sound planning, recognizing that transitioning smaller forestry parcels to Large Lot Rural designation provides an effective way to create stable, low-density buffer areas between managed forest lands and nearby communities. Given the nature of the incorrect information provided by staff regarding the existence of qualifying parcels, its removal has undermined confidence in the accuracy of the information guiding Bylaw 4373.

Timeline of Policy Inclusion and Removal

- **Mar 19, 2025 – EASC Presentation (Second Reading Draft):** The policy was **introduced and documented in the agenda** as part of staff’s revisions between first and second reading, clarifying how forestry lands could serve as **transitional areas between working forests and rural residential uses**.
- **Apr 15, 2025 – Joint APC Workshop (Cobble Hill):** The draft OCP **presented to all Advisory Planning Commissions included this policy**, forming part of the discussion materials.
- **May 27, 2025 – Public Information Session (Cowichan Community Heritage Hall):** The **draft OCP containing this policy** was presented to the public; staff stated that **no policy changes were recommended at that time**.
- **Spring 2025 – APC Referrals:** All Area APCs (**B, D, E, F, G, H, and I**) **received and reviewed the version containing this policy** during their formal referral process.
- **Jul 2, 2025 – EASC Meeting:** The **Area E APC, AREA E Director and CVRD requested removal** of the policy. – The committee adopted all the changes submitted, except director comments, which included removing this policy.
- **Sept 3, 2025 – Record of Changes:** The **Area F APC requested reinstatement**, but CVRD staff declined, stating that “no parcels met the criteria.”
- **Sept 17, 2025 – EASC Special Meeting:** Staff **reaffirmed their position** against reinstatement in a detailed presentation and further emphasized the CVRD’s rationale for removing the policy.

At both Sept 3rd and Sept 17th CVRD’s professional planners and consultants stated the following:

“SI Comment: No Change” Additional analysis confirms there are no CVRD parcels less than 25 ha with managed forest numbers adjacent to or associated with other parcels under the same managed forest number. Parcels that are adjacent remain within PMFL and are not eligible for Large Lot Rural designation.”

This explanation formed the basis and influenced for the Board’s decision to deny reinstatement.

Evidence Refuting Staff’s Claim

This statement is factually incorrect.

- Using the **CVRD WebMap database**, an independent GIS specialist identified **over 1,000 forestry-zoned parcels under 25 ha** across the CVRD.
- Cross-referencing BC Assessment data confirmed parcel size and forestry status
- Additionally, a major forestry landholder verified ownership of **300+ forestry parcels under 25 ha (61.77 acres)** , including **88 within Electoral Area F**.

This clearly contradicts the assertion that “no parcels meet the criteria.”

Why the Policy Matters

Large Lot Rural designations within Resource & Natural landscapes perform a critical **planning and environmental function** by:

- It is **supported by the Transect**, as a key foundational element of best practice planning
- Providing a **transition buffer** between active forestry and residential uses;
- Supporting **wildfire mitigation and community safety** through defensible-space planning and low-density development;
- Enhancing **Wildland-Urban Interface (WUI) resilience** by reducing ignition risk;
- Maintaining **habitat connectivity**, riparian function, and visual integrity;
- Preserving **rural lifestyle and working-land balance** central to Cowichan’s identity.

Removing this clause undermines one of the **core guiding principles of the Land Use Transect**, which explicitly supports **Large Lot Rural land use designations within Resource and Natural Landscape types** as transitional and compatible uses between natural and developed areas. It also weakens the OCP’s alignment with **FireSmart BC** and **BC Wildfire Service Wildland-Urban Interface (WUI) best practices**, while disregarding the extensive inventory of smaller forestry parcels that already perform these essential buffer and transition functions.

Request to the Board

1. **Reinstate the deleted policy language** within the Forestry & Resource Land Use Designation section.
 2. **Direct staff to undertake an investigation** into how inaccurate information regarding forestry parcel data was presented to the Board and public, and to provide **verified GIS data** supporting all future recommendations to ensure transparency and accountability.
 3. **Acknowledge Large Lot Rural parcels** as essential buffer lands supporting wildfire safety, ecosystem function, and sustainable rural living.
-

Closing

The omission of this policy is not supported by fact or by sound planning principles. Reinstating it will restore integrity to the OCP, reflect the actual land base within the CVRD, and reaffirm a balanced, evidence-based approach to rural and forestry planning that protects both community and landscape for the long term.

See Diagrams A through H as attachments.

Submission by

Stephanie Harper – Resident AREA I

CVRD AREA F – Advisory Planning Commission (former chair)

CVRD AREA I - Advisory Planning Commission – vice chair

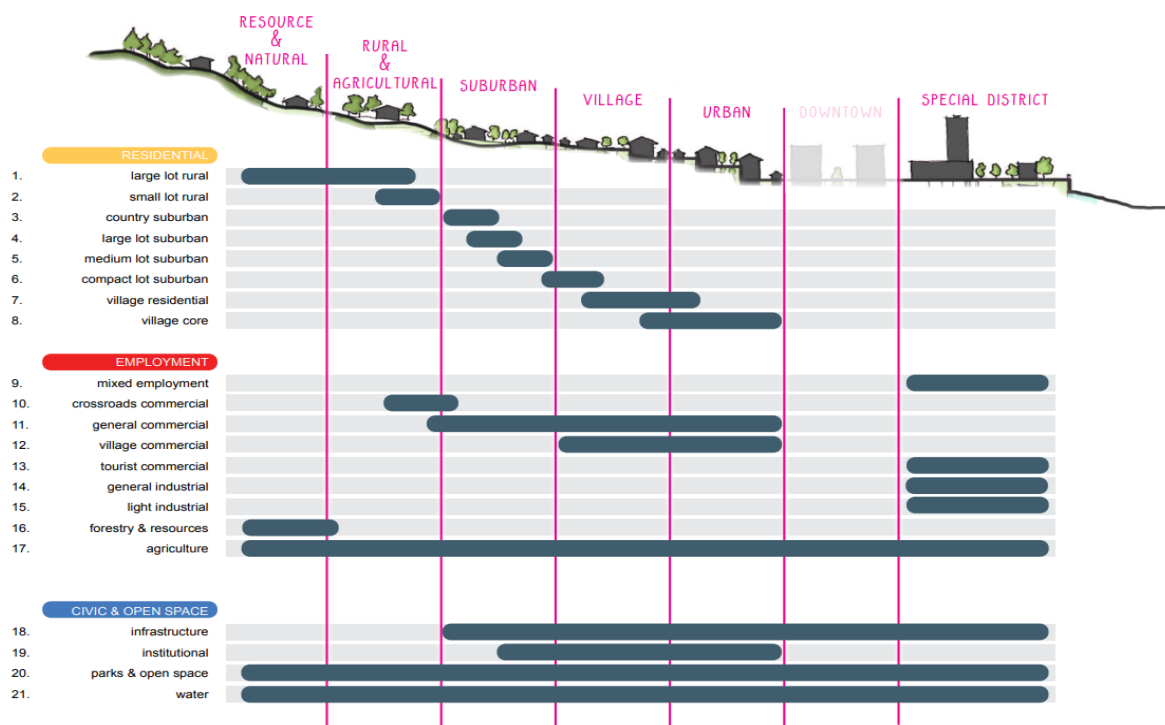
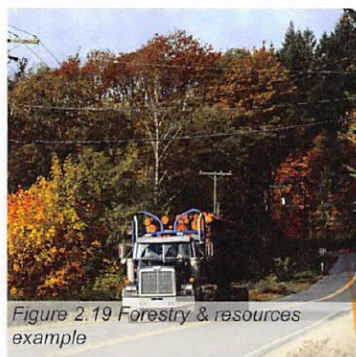
Attachments:**Diagram A - OCP Bylaw 4373 Transect Landscape Type and the Land Use Designation**

Figure 2.2 Land use designations and the transect

Diagram B - March 19, 2025, Bylaw 4373 Binder**Forestry & Resources**

PURPOSE: Enable the extraction of natural resources, such as forestry, gravel and mines, with consideration for ecological impacts on biodiversity, soil health and watersheds. These uses are generally located in isolated locations, far from villages and urban centres.

BUILDING TYPE: n/a

DENSITY: One primary dwelling (plus permitted suites depending on parcel size per zoning bylaw).

For parcels under 25 hectares in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported.

Diagram C – March 19 2025 – EASC agenda packet list of changes – adding in the policy**OCP Bylaw No. 4373 Record of Changes All Schedules**

Schedule	Section	Change (Add/Delete/Replace/Remove)
A	2.3 Transect Landscape Type Special District	Replace: Special District is characterized by major, single-use destinations or attractions like fairgrounds, mills, ports or touristic resorts that don't quite fit within the traditional patterns of development. These areas require special consideration and attention as they commonly break from typical land use patterns, can be quite disruptive to their surroundings and generate significant traffic (e.g. Laketown Ranch).
	2.3 Forestry & Resources land use designation	Amend: Density: One primary <u>dwelling (plus permitted suites depending on parcel size per zoning bylaw)</u> . <u>For parcels under 25 hectares in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported.</u>

Diagram D - July 2nd 2025 – Agenda Packet – List of changes – removing the policy

2.3		2.3 Forestry Designation	CVRD APC	Delete: "For parcels under 25 hectares in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported."
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Diagram E – Sept 3, 2025 CVRD Record of Changes – Denying reinstatement of policy

#	Section/ Policy	Dir/ CVRD	Current	Proposed/Comment	Change Yes - ☒ No - ☐
				SI Comment: Add underlined, for flexibility. The CZB will be looking at uses in all zones.	
30	2.3 Forestry and Resources	Dir F		Dir Comment Add: For parcels under 25 hectares in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported. Comment: AREA F APC accepted this as critical for Forestry regions and do not accept its removal. It is also supported by the HOCP engagement <i>While the large majority of participants live in single-detached homes, with a small number residing in apartments, secondary suites, townhomes and mobile homes, many expressed a desire for greater flexibility in housing options to accommodate secondary suites and residences on large, rural lots.</i> SI Comment: No change. Additional analysis indicates there were no CVRD parcels less than 25 Ha with Managed Forest numbers adjacent to or associated with other parcels with the same managed forest number. If associated with or adjacent to parcels with managed forests numbers, they remain in PMFL. HOCP engagement did not specifically support this. What was supported, was greater flexibility in housing options.	X

Diagram F September 17 2025 – Staff presentation at Special EASC – continues to claim no 25 hectare parcels



#30

Policy:

Forestry & Resources

Density: One primary dwelling (plus permitted suites depending on parcel size per zoning bylaw)

Director Comment:

Add for parcels under 25 ha in area, residential uses and densities commensurate with the Large Lot Rural designation may be supported.

Recommendation: No change

Additional analysis CVRD/GIS indicates no parcels less than 25 HA with managed forest numbers adjacent to or associated with other parcels with same managed forest number. HOC/MOC engagement did not specifically support this; what was supported was greater flexibility in housing options generally.

COWICHAN VALLEY REGIONAL DISTRICT

175 Ingram Street Duncan, BC V9L 1N8 Phone: 250 746 2500

Diagram G – October 2025 – CVRD Webmap GIS database results – partial list of parcels less than 25 hectares – yellow forestry zoned – Green PMF class 7 designation

PID	Parcel size and PMF Designation	LegalDescr
13490184	57 acres Forestry	WEST 1/2 OF SECTION 22 RANGE 1 SANITARY DISTRICT EXCEPT 3.228 ACRES IN RED ON PLAN ATTACHED TO A278 EXCEPT NORTH 1/2 OF NORTH WEST 1/4
030075807	38.3 acres Forestry	SOUTH WEST 1/4 OF SECTION 5 RANGE 1 SANITARY DISTRICT EXCEPT PART IN PLAN V19388
013490656	38.3 Forestry	SOUTH WEST 1/4 OF SECTION 7 RANGE 3 SANITARY DISTRICT EXCEPT PART 1.75 ACRES IN RED ON PLAN 5235 015
30078938	40 acres Forestry	NORTH WEST 1/4 OF SECTION 4 RANGE 8 SANITARY DISTRICT
009759531	13.85 acres Forestry	DISTRICT LOT 25, COWICHAN LAKE DISTRICT, EXCEPT PARTS SHOWN COLOURED RED ON PLANS 552 RW AND 552 RW
027472817	49.419 acres Forestry	LOT 4 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN AS TO LIMITED ACCESS)
008764816	45.74 acres Forestry	DISTRICT LOT 25, COWICHAN LAKE DISTRICT, EXCEPT PART IN PLAN 5888
004654056	58 acres Forestry	LOT 5, SECTION 25, RENFREW DISTRICT, OUTLATS IN COWICHAN LAKE DISTRICT PLAN 5384
026351811	55.7 acres Forestry	LOT 2 SECTION 44 RENFREW DISTRICT PLAN V19757 (SEE PLAN AS TO LIMITED ACCESS)
026351820	53.2 acres Forestry	LOT 3 SECTION 44 RENFREW DISTRICT PLAN V19757 (SEE PLAN AS TO LIMITED ACCESS)
026351838	56.2 acres Forestry	LOT 4 SECTION 44 RENFREW DISTRICT PLAN V19757 (SEE PLAN AS TO LIMITED ACCESS)
027501639	49.421 acres Forestry	LOT 1 SECTION 36 RENFREW DISTRICT PLAN V19476 (SEE PLAN AS TO LIMITED ACCESS)
009761608	38.5 acres Managed Forest MF 007	DISTRICT LOT 287, COWICHAN LAKE DISTRICT, KNOWN AS TOBAGA MINERAL CLAIM
009781706	22.68 acres managed forest MF 007	LOT 288, COWICHAN LAKE DISTRICT, KNOWN AS BETH MINERAL CLAIM
009885773	40 acres Managed Forest MF 019	THE SOUTH WEST 1/4 OF SECTION 2 RANGE 33 SANITARY DISTRICT
009716203	50 acres managed forest MF 057	THAT PART OF DISTRICT LOT 24, HELMICKER DISTRICT, LYING TO THE SOUTH OF THE SOUTH BOUNDARY OF DISTRICT LOT 22 AND ITS PRODUCTION WEST
009368451	43.3 acres Managed Forest MF 007	BLOCK 882, MALAHAT DISTRICT
009781757	27 acres Private managed MF 007	LOT 586, COWICHAN LAKE DISTRICT, KNOWN AS ALPHA MINERAL CLAIM
009925902	30 acres Managed Forest MF 0019	DISTRICT LOT 17 COWICHAN LAKE DISTRICT
009886770	50.92 acres Managed Forest MF 019	PARCELS A AND STRESS OF SECTION 5 RANGE 33 SANITARY DISTRICT CONTAINING 50.92 ACRES MORE OR LESS
002464250	40 acres Managed Forest MF 019	THE EAST 30 CHAINS OF SECTION 3, RANGE 1, QUAMICHAN DISTRICT
006441742	16.63 acres managed forest MF 019	LOT 1, SECTION 5, RANGES 1 AND 2, QUAMICHAN DISTRICT, PLAN 5235, EXCEPT PART CONTAINING 2.2 ACRES, MORE OR LESS AND SHOWN ON PLAN 552
009656502	33.63 acres managed forest MF 019	THAT PART OF SECTION 5, RANGE 2, QUAMICHAN DISTRICT, CONTAINING 33 ACRES MORE OR LESS, AND LYING WEST OF THE RIGHT OF WAY OF THE CANA
009368671	40.82 acres Managed Forest MF 007	BLOCK 882, MALAHAT DISTRICT
000263931	38.7 acres Private managed MF 005	BLOCK 748, COWICHAN LAKE DISTRICT, CONTAINING 38.7 ACRES MORE OR LESS
009780629	35.81 acres Private managed MF 0068	BLOCK 888, COWICHAN LAKE DISTRICT
000264121	50 acres Private managed MF 005	BLOCK 888, COWICHAN LAKE DISTRICT
000263559	40 acres Private managed MF 005	BLOCK 528, COWICHAN LAKE DISTRICT
009771395	43.54 acres MF 68	BLOCK 548, COWICHAN LAKE DISTRICT MF 5888
009757490	61.5 acres MF 007	MF 5887
027514196	58.14 ares Private managed MF0019	LOT 3 BLOCK 8 COWICHAN LAKE DISTRICT PLAN V19388 (SEE PLAN AS TO LIMITED ACCESS)
027514188	56.585 Private managed MF 0019	LOT 2 BLOCK 8 COWICHAN LAKE DISTRICT PLAN V19388 (SEE PLAN AS TO LIMITED ACCESS)
027514170	60.785 acres Private Managed MF 0019	LOT 1 BLOCK 8 COWICHAN LAKE DISTRICT PLAN V19388 (SEE PLAN AS TO LIMITED ACCESS)
010584838	Managed Forest MF 068 50 acres	THAT PART OF BLOCK 882, COWICHAN LAKE DISTRICT, DESCRIBED AS COMMENCING AT POST NO. 22, THENCE EASTERLY ALONG A SOUTH BOUNDARY TO
027472787	49.172 acres MF 0511	LOT 1 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN AS TO LIMITED ACCESS)
027472795	53.125 acres MF 0511	LOT 2 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN AS TO LIMITED ACCESS)
027472809	53.125 acres MF 0511	LOT 3 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN AS TO LIMITED ACCESS)
027405249	52.38 acres MF 446	LOT 4 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN FOR LIMITED ACCESS)
027405231	51.89 acres MF 446	LOT 4 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN FOR LIMITED ACCESS)
027405222	61.033 acres MF 446	LOT 5 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN FOR LIMITED ACCESS)
027405214	50161 acres MF 446	LOT 2 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN FOR LIMITED ACCESS)
027405206	52.385 acres MF 446	LOT 1 BLOCK 33 COWICHAN LAKE DISTRICT PLAN V19485 (SEE PLAN FOR LIMITED ACCESS)

Diagram H – October 2025 – BC Assessment verification of parcels

Property information		Are the property details correct? ▼	Legal description and parcel ID
Year built			LOT 5, PLAN VIP84560, COWICHAN LAKE LAND DISTRICT, "SEE PL FOR LIMITED ACCESS", MANAGED FOREST MF00000446
Description	Managed Forest (Vacant)		PID: 027-405-249
Bedrooms			
Baths			
Carports			
Garages			
Land size	52.386 Acres		Sales history (last 3 full calendar years)
First floor area			No sales history for the last 3 full calendar years
Second floor area			
Basement finish area			
Strata area			
Building storeys			
Gross leasable area			Manufactured home
Net leasable area			Width
No. of apartment units			Length
			Total area

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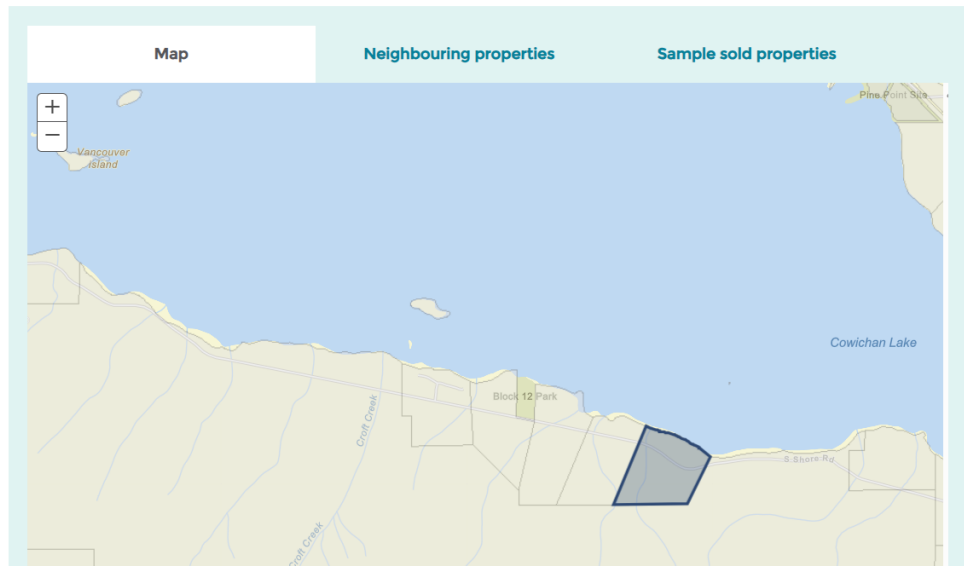
 Compare property information and assessment values

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From: [REDACTED]
To: [Public Hearings](#)
Subject: Concern Regarding the Official Community Plan (OCP)
Date: October 20, 2025 12:54:46 PM

[REDACTED]

Dear CVRD Board Members,

I am writing to express my concern regarding the current draft of the Official Community Plan (OCP). Many community members in Area I feel that this plan does not adequately reflect the values, priorities, or voices of the people who live here.

I understand that community meetings were held — which I attended — but many of the concerns identified in the current plan were not part of those conversations. This raises serious questions about how community feedback has been gathered, interpreted, and incorporated into the final draft.

This is a significant and far-reaching decision that will shape our community for years to come. It should not be taken lightly or moved forward without genuine and meaningful community input. Residents and taxpayers deserve the opportunity to be fully heard and involved in shaping the future of our area.

There is widespread disappointment in our Area Director's lack of engagement and responsiveness to community feedback. Input from residents and recommendations put forward by the Advisory Planning Commission (APC) were either ignored or rejected, leaving many feeling dismissed and unheard. As it stands, this plan does not represent our community.

I urge the CVRD to pause and allow more time for consultation, collaboration, and revision so that the OCP can become a document that truly reflects the community's shared vision. Moving forward in its current state will only deepen the lack of trust and reinforce the perception that the CVRD does not have the best interests of its residents at heart.

Respectfully,
Jillian Bradley & Joseph Turner
10149 youbou road, Youbou BC V0R 3E1