



What We Heard: Engagement Summary Report

Project: Economic Development Action Plan

Date: May 31, 2024

BACKGROUND

A previous economic development action plan was adopted in 2010. Since that time, a new Official Community Plan was adopted that included a number of economic, societal, and environmental goals, including adoption of a regenerative approach to the local economy. Chapter 8 of the Official Community Plan outlines the aspirations and goals of North Cowichan over the next 20 years:

"Like many communities, North Cowichan aspires to create a thriving local economy that offers high quality employment opportunities, supports a diverse range of successful and sustainable businesses, provides a solid base of tax revenues to support community services and amenities, and makes it possible for all residents to enjoy a decent standard of living."

North Cowichan re-established an Economic Development Committee in 2023. The first priority of the committee is to develop an Economic Development Action Plan for North Cowichan. This plan will outline opportunities and challenges and prioritize goals to help us realize a more welcoming municipality for economic prosperity.

In the early stages of Action Plan development, local business owners and leaders were asked about their ideas for economic development. This *What We Heard* report summarizes the feedback received. Additional engagement work will continue as the Action Plan develops.

WHAT WE DID

In December 2023, North Cowichan launched a project webpage on Connect North Cowichan containing information about the project and a community survey. The survey was open between December 19, 2023 and April 18, 2024. The purpose of the survey was to engage with the business community on ideas for economic development, where the community sees opportunities and challenges, and where to focus our actions.

The survey received 40 responses and these results are summarized in this report. The full set of results, including written comments, are contained in Appendix A.

HOW WE CONNECTED

In December and January, letters were sent on behalf of the Mayor to the business community. These were directed to 28 organizations representing business interests, 1670 North Cowichan business license holders, and the Quw'utsun Nation. The letter directed readers to the Connect North Cowichan project page for information on the Action Plan development and invited participation in a survey to provide input. The survey was also promoted on social media in March.

The Connect North Cowichan page received 410 page visits, and the survey was viewed by 190 visitors.

WHAT WE HEARD

Through open-ended questions, respondents were asked to provide ideas regarding opportunity and challenge areas for economic development, and which initiatives North Cowichan should prioritize. These themes collectively reflect North Cowichan's strategic direction towards creating a resilient, sustainable, and economically vibrant community by addressing key areas of development, infrastructure, economic diversification, and community engagement.

Economic Diversification and Support

1. Business and Industry Support: Economic diversification and reducing bureaucratic barriers would support local businesses and attract new industries, particularly in green jobs and technology. The importance of supporting sectors like agriculture, tourism, and cannabis is highlighted, alongside the potential for cooperative business models and circular economy practices.

Housing and Urban Development

1. Affordable Housing Initiatives: There is a significant focus on increasing affordable housing options to accommodate a growing and diverse population, including working-age individuals and families. Strategies suggested include deferring municipal fees and charges for affordable housing until ownership changes and increasing the density of developments while maintaining the area's rural character.
2. Urban Planning: The need to concentrate development around a central hub such as Cowichan Commons is emphasized to streamline infrastructure development and reduce costs.
3. Infrastructure Improvement: Proposals for better traffic management systems and transportation services, potential for a highway bypass, and improved water management systems to support sustainable growth.

Environmental Sustainability and Community Engagement

1. **Balancing Development with Environmental Concerns:** Supporting the transition to green industries, reducing environmental red tape, and protecting natural landscapes through community-supported initiatives.
2. **Enhanced Community and Social Services:** Addressing challenges related to public transport, family services, and social issues like homelessness and drug use through community-renewal proposals and more effective local governance. This includes better collaboration between local, provincial, and federal governments to support community renewal and economic initiatives.

Cultural and Recreational Enhancement

1. **Promotion of Local Culture and Tourism:** Enhancing local culture and recreation is identified as a way to improve living standards and attract new residents. This includes developing educational facilities, supporting the arts, development of sports and entertainment venues, and promoting outdoor recreational activities.

The survey also provided feedback on how business friendly North Cowichan's services are. The feedback highlights satisfactory staff interactions but points to necessary improvements in service efficiency and policy responsiveness.

1. **Support and Communication:** Interactions with staff were noted to be generally positive (including specific positive feedback on staff helpfulness in the Forestry and Parks departments).
2. **Business Licensing:** Business licensing is generally viewed as straightforward. Stakeholders suggest implementing expiry notices for business licences.
3. **Efficiency and Bureaucracy:** The feedback on planning support varied, suggesting an opportunity for improved expertise and efficiency. The building permit process was noted to have room for increased speed and reduced bureaucracy, and stakeholders recommend streamlining planning inquiries.

Survey participants were also asked if they expected to expand their business in the next two years and how North Cowichan can support this expansion, with 64% of respondents indicating that they would be (35%) or might be (28%) in a position of expansion. Suggestions on how North Cowichan can support business expansion include:

- **Business and Economic Expansion**
 - Streamline bureaucratic processes such as permit approvals and zoning laws to facilitate business expansion.
 - Provide municipal support for local businesses through marketing assistance, development approvals, and financial incentives or tax exemptions to stimulate growth.
- **Environmental Protection and Regulation**
 - Implement stringent tree protection bylaws to preserve the natural environment and mitigate urban heat.
 - Balance development with environmental sustainability to ensure that expansion does not compromise ecological health.

- Infrastructure and Community Services
 - Enhance waste management and recycling services to address service gaps (e.g. agricultural businesses).
 - Improve infrastructure by creating traffic bypasses and developing serviced lands that are sufficiently zoned.
 - Develop commercial rebate programs for utilities.
- Housing and Labor Challenges:
 - Address the housing shortage which impacts labour availability and overall economic health through policy reforms and new housing developments to meet workforce needs.
- Promotion of Local Identity and Tourism
 - Market North Cowichan as a tourism destination, capitalizing on local assets like cannabis farming and mountain biking to draw visitors and boost the economy.

WHO WE HEARD FROM

There were 40 respondents to the survey. The majority (n=28, 70%) of survey participants owned or managed a business in North Cowichan (Figure 1), with the majority representing businesses that employed 1-4 employees (n = 24, 62%) (Figure 2).

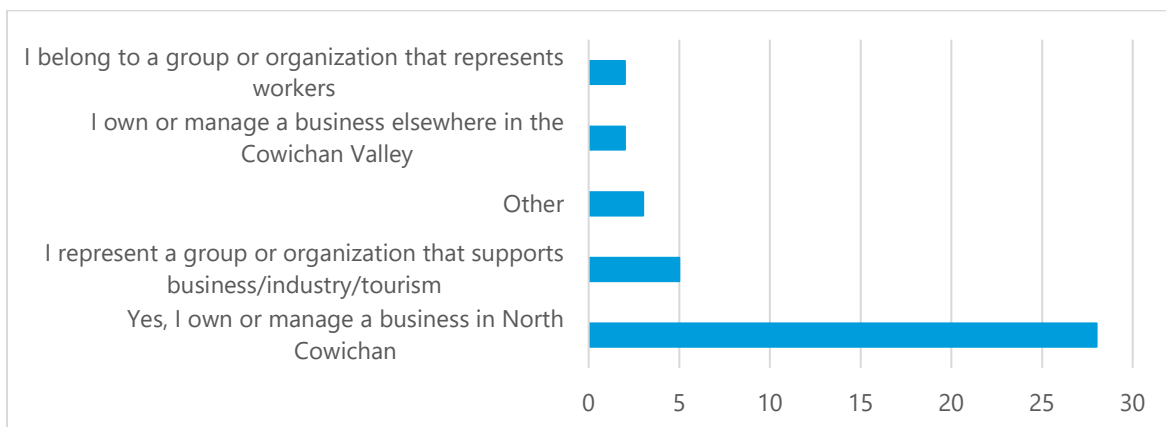


Figure 1 Question: Do you own or manage a business in North Cowichan?

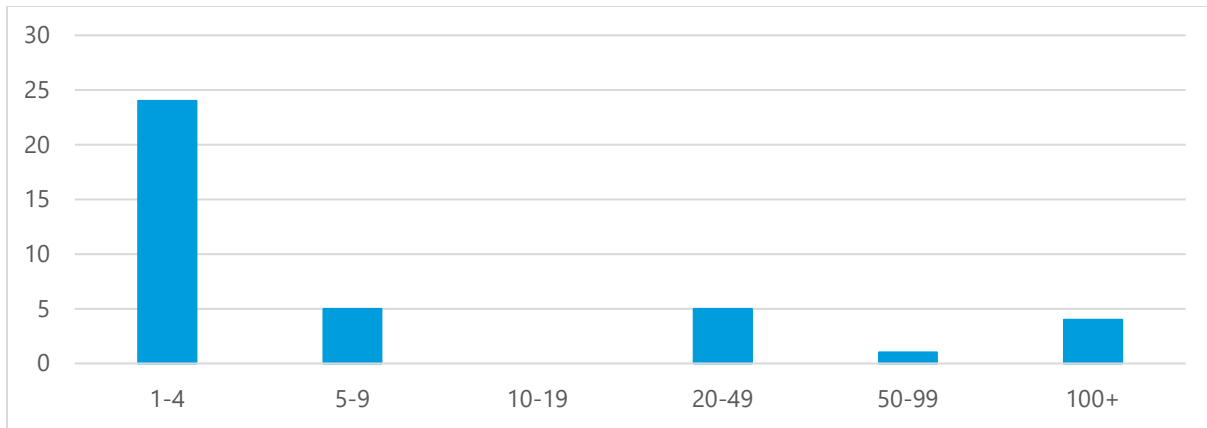


Figure 2 Question: How many employees does your business have?

There were 26 (65%) respondents that had their business located in North Cowichan, representing Maple Bay (23%), South end (23%), Chemainus (18%), and Crofton (3%) areas (Figure 3). Figure 4 indicates the sector that these businesses are in, with the 21% indicating professional services, 13% arts or recreation, and 10% in construction. Respondents indicating 'other' (26%) typically were from sectors that represented more than one of these sectors (e.g. agriculture and retail) or not represented in the list of options provided (e.g. media).

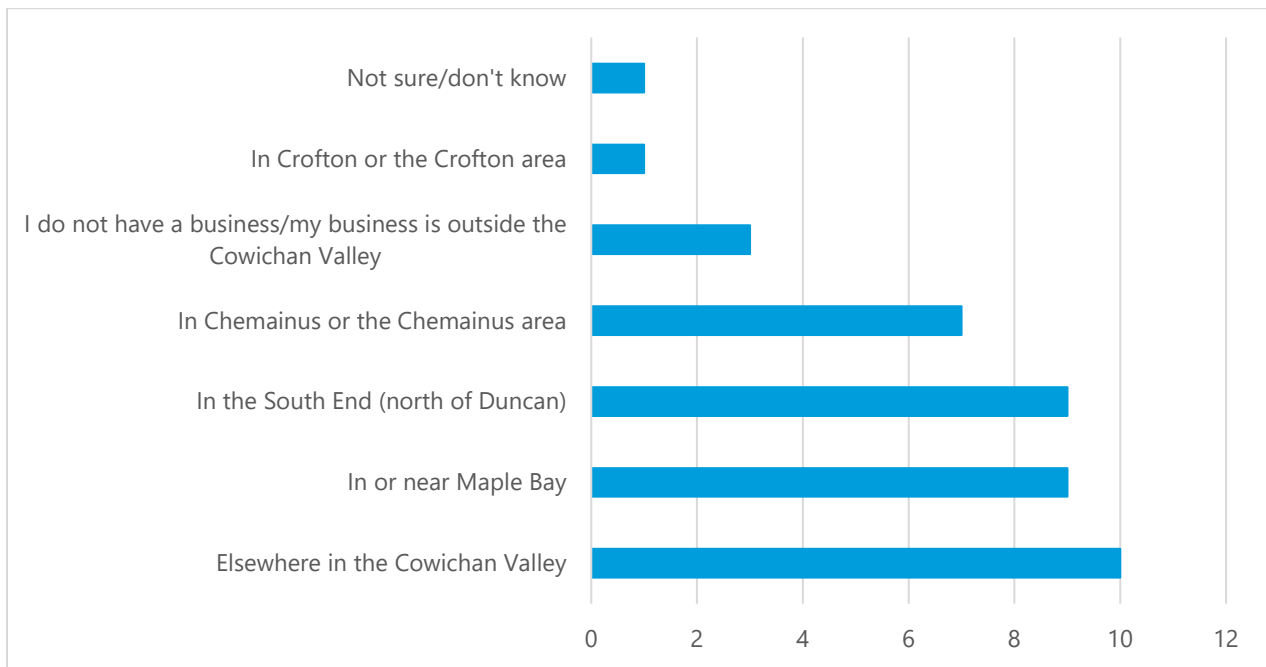


Figure 3 Question: Where is your business located?

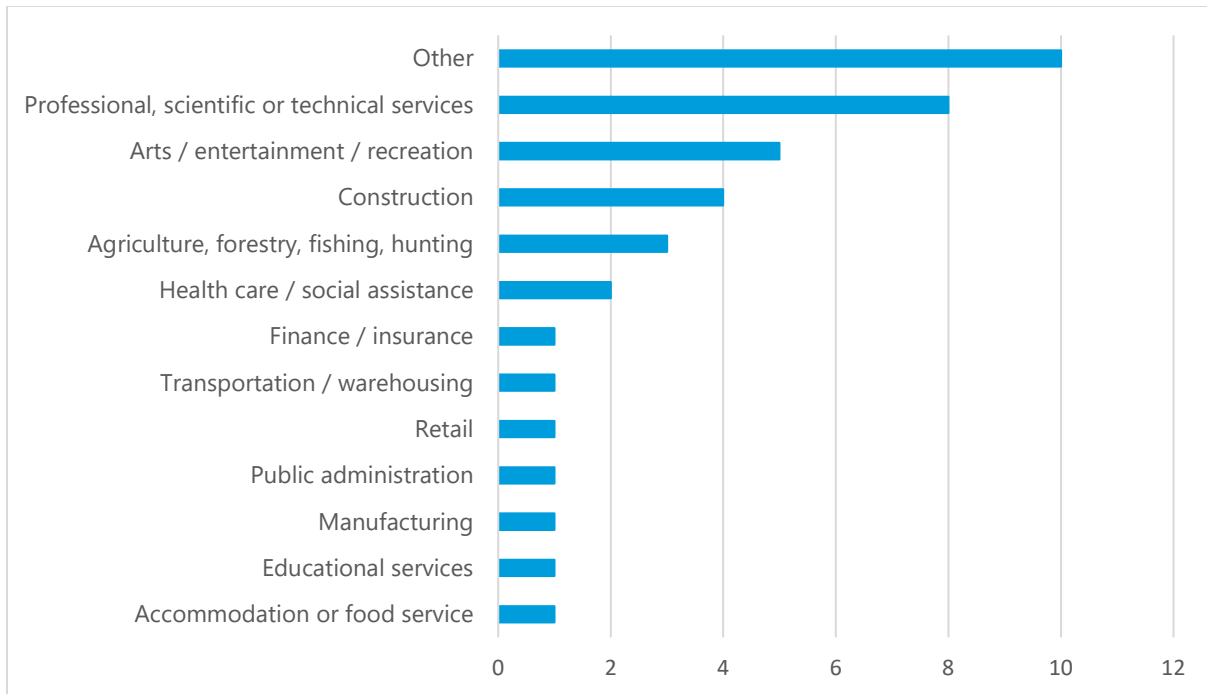


Figure 4 Question: What sector is your business or organization in?

NEXT STEPS

Survey results and upcoming engagement activities will inform the development of North Cowichan's Economic Development Action Plan. Examples provided by the business community on opportunities and challenges will be used to form special topic analysis and action plan content. Following review of this report by the Economic Development Committee, this report will be posted to the engagement project page: www.connectnorthcowichan.ca/ec-dev.

Survey: Economic opportunities and challenges

SURVEY RESPONSE REPORT

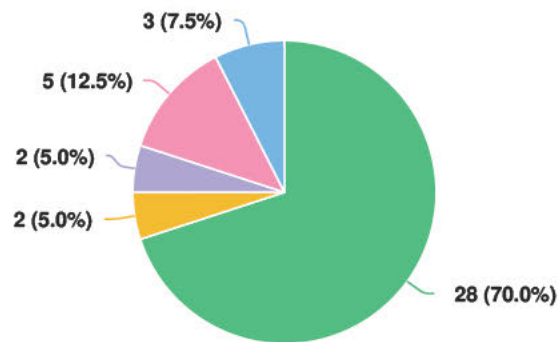
01 March 2022 - 30 April 2024

PROJECT NAME:

Economic Development Action Plan

SURVEY QUESTIONS

Q1 | Do you own or manage a business in North Cowichan?

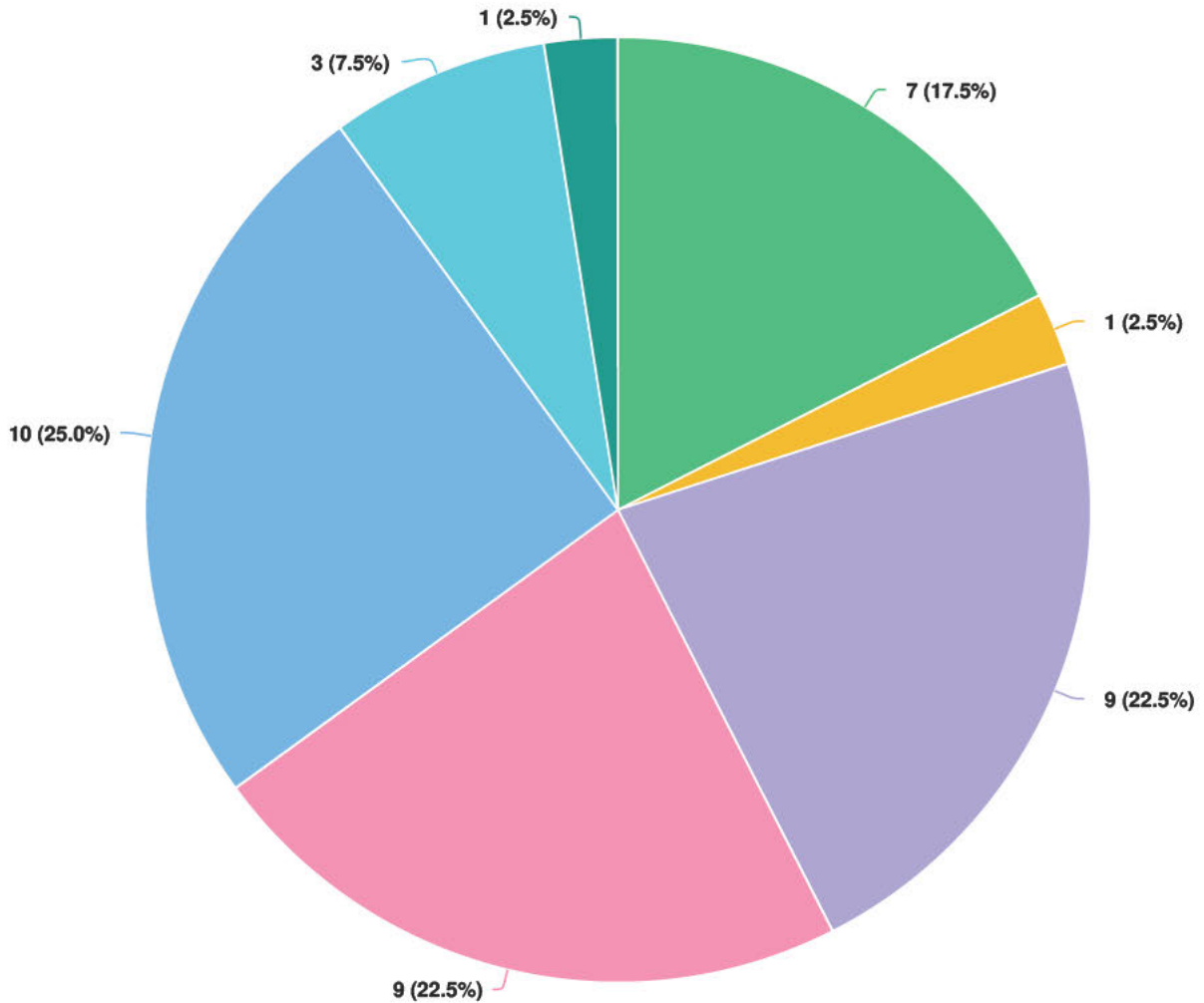


Question options

- Yes, I own or manage a business in North Cowichan
- I own or manage a business elsewhere in the Cowichan Valley
- I belong to a group or organization that represents workers
- I represent a group or organization that supports business/industry/tourism
- Other

Mandatory Question (40 response(s))
Question type: Radio Button Question

Q2 | Where is your business located?



Question options

- In Chemainus or the Chemainus area
- In Crofton or the Crofton area
- In or near Maple Bay
- In the South End (north of Duncan)
- Elsewhere in the Cowichan Valley
- I do not have a business/my business is outside the Cowichan Valley
- Not sure/don't know

Mandatory Question (40 response(s))
 Question type: Radio Button Question

Q3 | North Cowichan provides business related services such as getting a business licence and providing planning support. How business friendly are these services?

<p>Screen Name Redacted 12/28/2023 09:11 AM</p>	<p>We have very good support and communication from the Forestry and Parks departments.</p>
<p>Screen Name Redacted 1/05/2024 07:16 PM</p>	<p>Have not had direct experience with this</p>
<p>Screen Name Redacted 1/08/2024 01:34 PM</p>	<p>By reputation, North Cowichan's business support services are excellent. However, information on cooperative enterprises is modest, despite the growing interest in this form.</p>
<p>Screen Name Redacted 1/08/2024 02:12 PM</p>	<p>OK.</p>
<p>Screen Name Redacted 1/08/2024 03:31 PM</p>	<p>Easy to do in person.</p>
<p>Screen Name Redacted 1/08/2024 08:29 PM</p>	<p>N/A</p>
<p>Screen Name Redacted 1/08/2024 08:59 PM</p>	<p>moderate</p>
<p>Screen Name Redacted 1/09/2024 07:29 AM</p>	<p>Short of renewing a business licence, we have not had to use these services.</p>
<p>Screen Name Redacted 1/09/2024 09:30 AM</p>	<p>Not much contact with the city, when applying for a license and have not accessed any related services</p>
<p>Screen Name Redacted 1/09/2024 09:17 AM</p>	<p>Reasonably efficient and friendly.</p>
<p>Screen Name Redacted 1/09/2024 11:49 AM</p>	<p>They're friendly, they're just not quick or efficient.</p>
<p>Screen Name Redacted</p>	<p>N/A</p>

1/29/2024 02:45 PM

Screen Name Redacted

This process was easily navigated, municipal staff were helpful.

1/09/2024 01:50 PM

Screen Name Redacted

Very Business friendly. Department staff are excellent.

1/09/2024 02:52 PM

Screen Name Redacted

Getting a business license is easy peasy

1/09/2024 04:59 PM

Screen Name Redacted

I've withheld paying my Business Licence until the District of North Cowichan sees fit in adopting Neighbourhood Zero Emission Vehicle Bylaw 24.06 of the British Columbia Transportation Act. Adoption of this bylaw was NOT recommended in the recent Master Transportation Plan submitted by Watt Consulting. I have registered my objection with the firm and waiting for a reply.

1/10/2024 02:09 AM

Screen Name Redacted

The business licensing process seemed easy enough.

1/11/2024 09:13 AM

Screen Name Redacted

Our experience thus far has been positive

1/12/2024 01:29 PM

Screen Name Redacted

All staff are helpful & friendly. The building permit application is terribly slow due to constantly adjusted and added red tape. We are a small company and we invest in a property and then have to wait much longer than it used to take, up to months longer. Plus the addition of engineers and other specialists for almost everything adds greatly to the cost.

1/14/2024 12:37 PM

Screen Name Redacted

Little interaction with these departments so can't really assess.

3/27/2024 12:11 PM

Screen Name Redacted

Very

1/16/2024 12:52 PM

Screen Name Redacted

No issues

1/17/2024 07:00 PM

Screen Name Redacted

They are accessible.

1/19/2024 09:40 AM

Screen Name Redacted Fairly easy to navigate but a notice of expiry would be appreciated
1/19/2024 02:04 PM

Screen Name Redacted Used the business license services; online and straight forward. I haven't sought planning support.
1/23/2024 04:06 PM

Screen Name Redacted Getting a business license was easy. Have not used the planning support service
1/25/2024 09:15 AM

Screen Name Redacted Planning support, in the past has not been good. Business license is fine.
1/30/2024 02:21 PM

Screen Name Redacted Very friendly and helpful
1/31/2024 10:02 AM

Screen Name Redacted Satisfactory..Business licenses could be expedited Planning department enquiries could be more quickly handled
1/31/2024 02:43 PM

Screen Name Redacted n/a
3/05/2024 12:01 PM

Screen Name Redacted Very
3/07/2024 11:35 PM

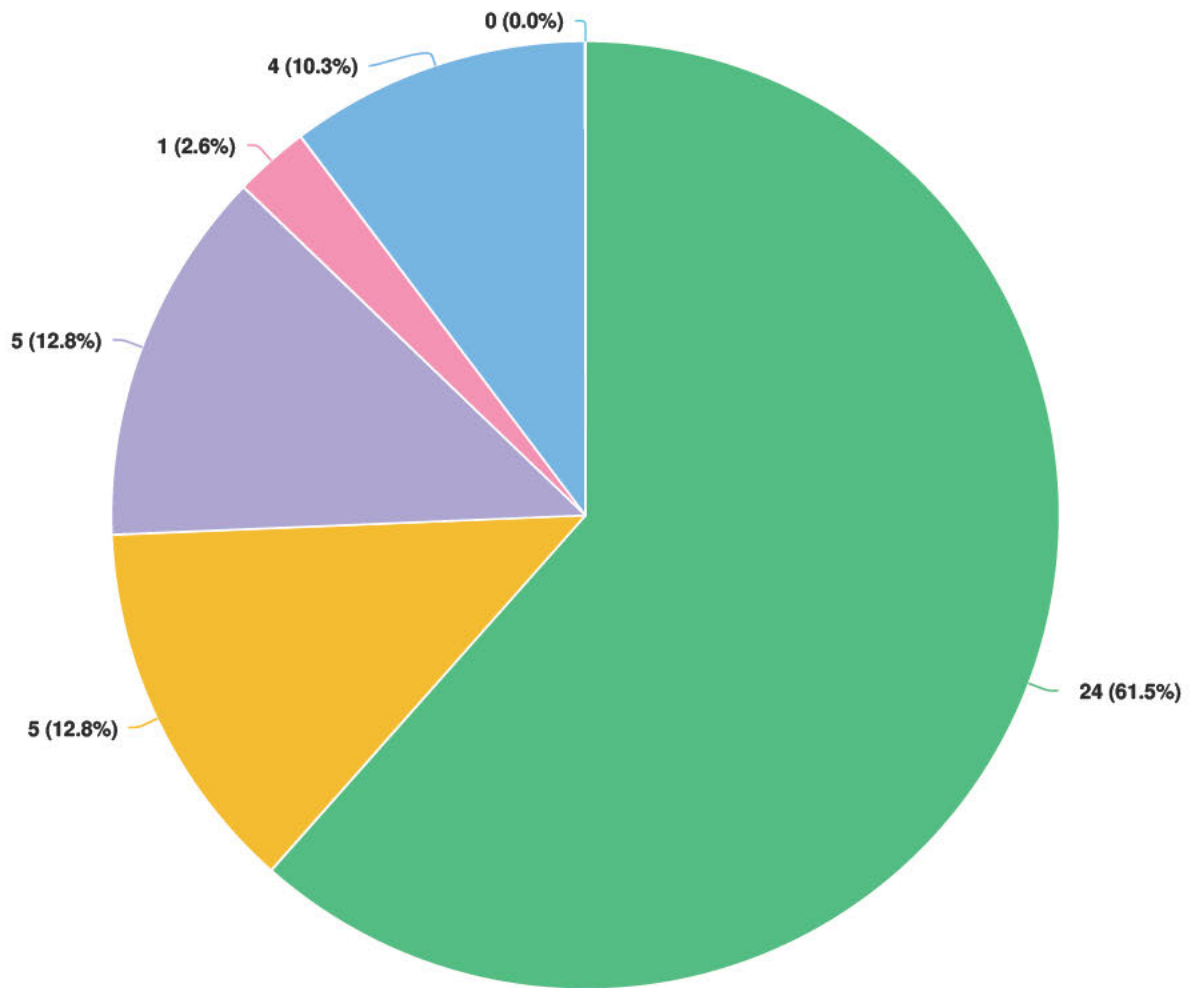
Screen Name Redacted Our business proposal was new innovative and extended far beyond the Cowichan region. I did not find the expertise in Cowichan to manage some of the more integrated and complex challenges to bring our group to a comfortable position to move forward at this time.
3/08/2024 01:16 PM

Screen Name Redacted I've only had friendly interactions with staff.
3/11/2024 11:17 PM

Optional question (33 response(s), 7 skipped)

Question type: Essay Question

Q4 | How many employees does your business have?

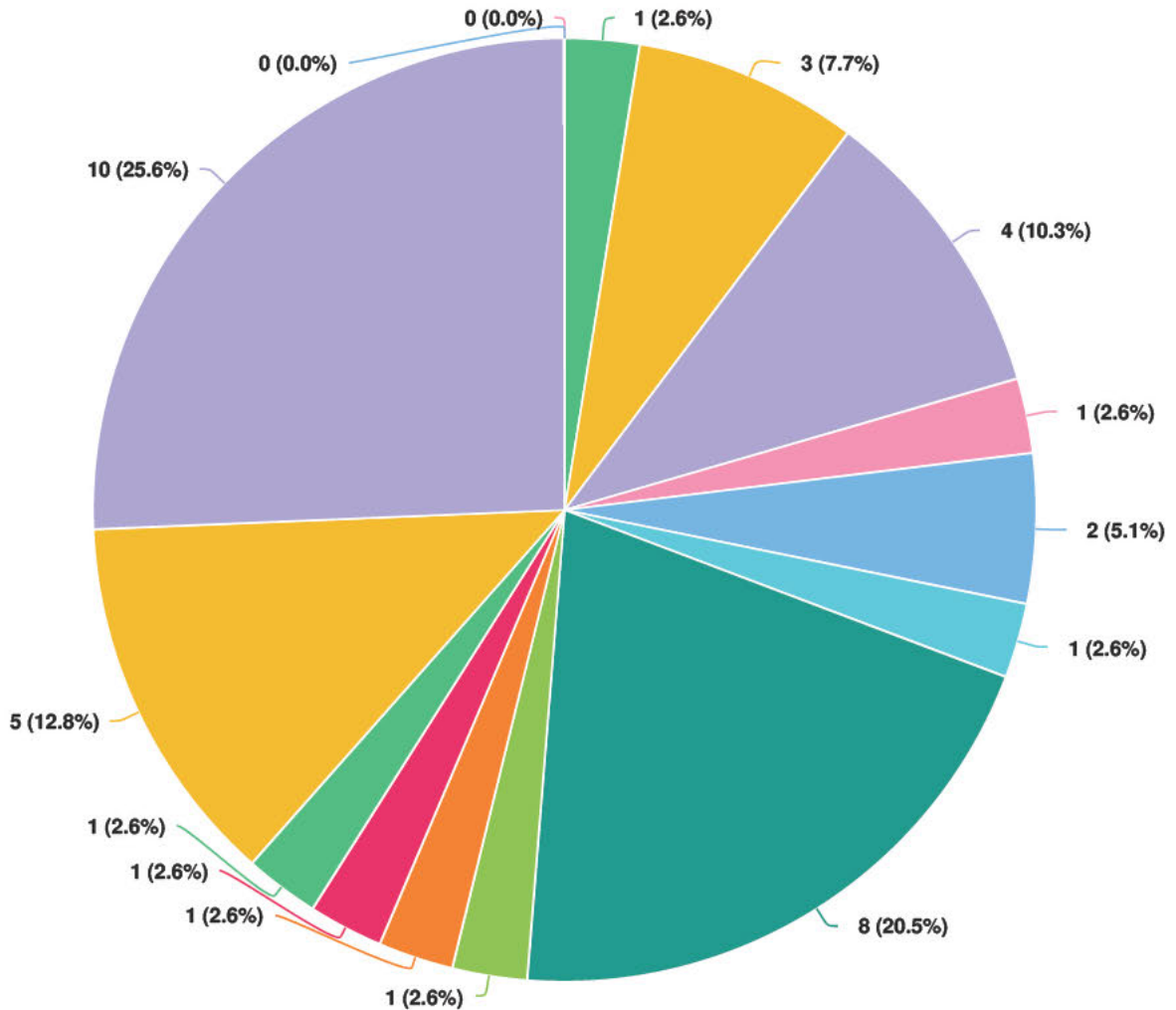


Question options

- 1-4
- 5-9
- 20-49
- 50-99
- 100+
- 10-19

Optional question (39 response(s), 1 skipped)
Question type: Radio Button Question

Q5 | What sector is your business or organization in?

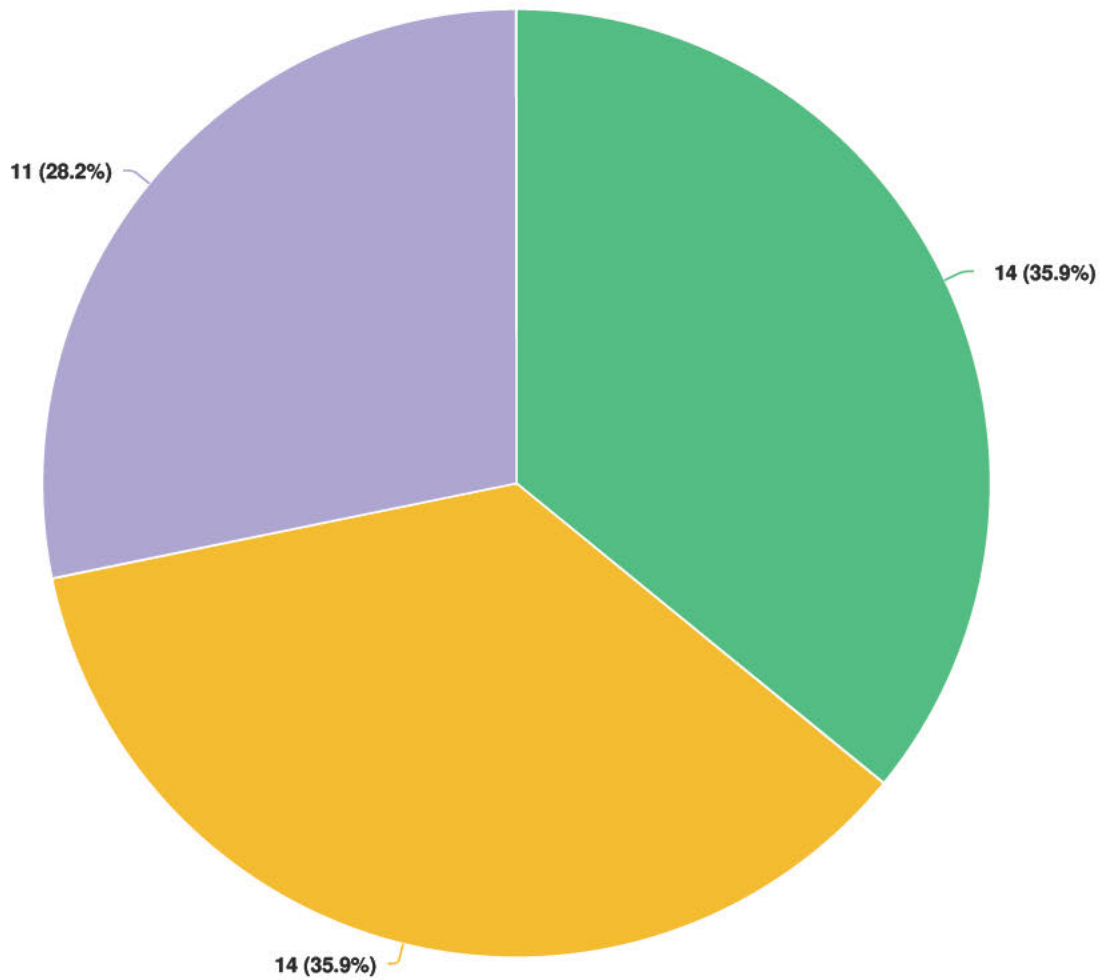


Question options

- Accommodation or food service
 Agriculture, forestry, fishing, hunting
 Construction
 Educational services
- Health care / social assistance
 Manufacturing
 Professional, scientific or technical services
- Public administration
 Retail
 Transportation / warehousing
 Finance / insurance
- Arts / entertainment / recreation
 Other (please specify)
 Real estate / rental / leasing
- Administrative and support, waste management / remediation services

Optional question (39 response(s), 1 skipped)
 Question type: Radio Button Question

Q6 | Do you expect to expand your business in the next two years?



Question options

- Yes
- No
- Not sure / maybe

Optional question (39 response(s), 1 skipped)
Question type: Radio Button Question

Q7 | If you are planning to expand your business, tell us how can North Cowichan support this expansion:

Screen Name Redacted
12/28/2023 09:11 AM

Finish the Municipal Forest Review and resolve how consultation with the Quw'utsun Nations intersects with making decisions on land use.

Screen Name Redacted
1/05/2024 07:16 PM

Include cannabis farming, processing and tourism in your upcoming plan. Cannabis is an emerging industry that can offer brand new products as well as support for existing businesses.

Screen Name Redacted
1/08/2024 03:31 PM

*We struggle with staff that wants to work in the dirt. Staffing our work in North Cowichan is coming from our Victoria location. *Having clear tree protection by-laws like exist in all other southern Vancouver Island municipalities would help us a lot, if no by laws exist to protect trees, resident's have no incentive to get their development done properly and avoid neighbor issues and potential litigation with the developments occurring around them. *Climate change has already occurred, our global climate struggle will continue and if we want to live in a beautiful North Cowichan, where streets are lined with trees which help reduce the temperature of our cities tremendously, we need to protect them. *By-laws don't cause problems, they help resolve them before litigation occurs. In Victoria, Saanich, Central Saanich, Highlands, Colwood, Metochosin, Langford, Sooke and North Saanich all have by-laws that state how to proceed with keeping trees that cool, beautify and keep our air clean, is a must for any tree, landscape company. *Please do research the creation of tree by-laws for North Cowichan. It would help our consulting, tree care side of our business tremendously. We cannot continue to let the wanton tree removals we see going on everyday in North Cowichan. Soon, we'll be just concrete and pavement without trees.

Screen Name Redacted
1/08/2024 08:29 PM

seems they do everything to prevent business and expansion

Screen Name Redacted
1/08/2024 08:59 PM

allow building projects to go through in a much more timely manner so that expansion can occur efficiently which better serves myself as the a business owner but also my clients in need of an appropriate space to implement consultation and activity. The healthier and more indepent my clients can become and or stay-the less strain on healthcare services.

Screen Name Redacted

Expansion has been challenging over the past several years given

1/09/2024 07:29 AM

the difficulty in finding labor which, in our experience, has also been tied to a lack of housing.

Screen Name Redacted

1/09/2024 09:30 AM

Marketing local companies, and marketing North Cowichan as a tourist destination Maybe identifying businesses which are locally owned, some local companies have been taken over by companies which are headquartered back east but which many customers still believe are locally owned.

Screen Name Redacted

1/09/2024 09:17 AM

Support mountain biking with more trails and marketing the area as a mountain bike destination.

Screen Name Redacted

1/09/2024 11:49 AM

I do not require assistance or action from MNC for this expansion.

Screen Name Redacted

1/29/2024 02:45 PM

Streamlined development approvals process Pre-zoning land in accordance with OCP; have sufficient zoned & serviced commercial/industrial lands Reduce on-site parking requirements where appropriate Increase allowable height of buildings in industrial zones to accommodate densification of use (office space above, etc), and in commercial zones to allow for residential uses above Allow live/work arrangements in commercial/light industrial zones Incentivize the creation of new child care spaces to help increase workforce participation Consider permissive tax exemptions for priority growth industries (e.g., tech, clean tech, hotel development, food processing)

Screen Name Redacted

1/09/2024 01:50 PM

The expansion that can be assisted most is the farm operation. We will need some temporary buildings and a second smaller residential building. We had thought of using shipping containers for structural purposes however are restricted by "only 1 container allowed for storage purpose only on ALR land." Using shipping containers for structure is cost and time effective, and design can have the end product looking and functioning like any other conventionally constructed building. Perhaps this use of shipping containers for structural use could have a re-think by decision makers.

Screen Name Redacted

1/09/2024 04:59 PM

I have two separate small businesses. 1. I do bookbinding in book restoration and book printing 2. We do landscape photography and make large photographic canvases, calendars and art cards These are both run out of my home, and I am involved with them 80% of my time and the other 20% is devoted to doing contract work for [REDACTED] umbia and the

FIPPA s. 22(1)

FIPPA s. 22(1)

[REDACTED], as I am a semi retired specialist physician in sleep medicine. I no longer see patients. To expand my business in any meaningful way, would involve some form of advertising that currently is beyond my limited means. Any assistance in this endeavour from North Cowichan would be very much appreciated. No matter how minor.

Screen Name Redacted

1/10/2024 02:09 AM

For more information, on my business, visit ev-island.com

Screen Name Redacted

1/12/2024 01:29 PM

Increase waste management and recycling services to agriculture-based businesses above current residential levels

Screen Name Redacted

1/14/2024 12:37 PM

Reduce wait times for permits. Cut red tape drastically as it has grown exponentially.

FIPPA s. 22(1)

Screen Name Redacted

3/27/2024 12:11 PM

The [REDACTED] is recovering from two lost seasons connected with the COVID pandemic and our sustainability would be greatly enhanced by increased support from the municipality and CVRD.

Screen Name Redacted

1/16/2024 11:12 AM

Provide clear guidance on what they will support.

Screen Name Redacted

1/19/2024 09:40 AM

Creating a rebate program for resources such as commercial heating. Working with Highways to create a bi-pass for the congestion.

Screen Name Redacted

1/19/2024 02:04 PM

We are located in the Cowichan Community Centre. We benefited from a new roof this year although it came with a few floods and equipment damage. Facility upkeep is costly and important in our business, we think this is where we need the most help.

Screen Name Redacted

1/30/2024 02:21 PM

We tried to do this about 10 years ago and we ran up against the brick wall with North Cowichan. They expected our industrial site to pretty like a park.

Screen Name Redacted

1/31/2024 10:02 AM

I will retire end of June and close the business.

Screen Name Redacted

We currently have industrial yard space for lease so are supportive of

1/31/2024 12:53 PM

businesses expanding in the Chemainus area.

Screen Name Redacted

N/A

1/31/2024 02:43 PM

Screen Name Redacted

Please review the community-renewal particulars already presented, and provide some initial feedback.

3/05/2024 12:01 PM

Screen Name Redacted

Our expansion is taking place in three US states, we do not expect to look at the Cowichan locations until economic and social conditions allow for innovation and the facilitation of multiple components of the supply chain to integrate.

3/08/2024 01:16 PM

Optional question (25 response(s), 15 skipped)

Question type: Essay Question

Q8 | What are your ideas for economic development in North Cowichan? Where do you see opportunities?

Screen Name Redacted

Attracting "Lifestyle entrepreneurs" to locate here is an opportunity. They work remotely so can live anywhere. Recreation and culture attract them, as well as housing. Education - private schools, post-secondary academic and vocational - is a clean industry with lots of upside. Graduates often stay in the community and support economic growth. World class sports facilities attract events that bring in lots of outside money and funding to the community.

12/28/2023 09:11 AM

Screen Name Redacted

Cannabis agriculture, processing, and tourism

1/05/2024 07:16 PM

Screen Name Redacted

As market conditions become more challenging, including rising costs, there is a tremendous opportunity to form co-operative enterprises to: 1) support individuals to secure access to needed goods and services; 2) support small businesses to reduce costs and improve efficiencies; 3) where a business owner is seeking to retire, transfer ownership to a cooperative of the employees; 4) support community ownership of local small businesses; 4) and more.

1/08/2024 01:34 PM

Screen Name Redacted

I personally see many types of opportunities in upcycling of everything. Whether its vehicles, furniture, clothing, housewares, blankets or other textiles. Upcycling Workshops is what I was hired to

1/08/2024 03:31 PM

do for North Coast Regional District in 2010 when they struggled with too much clothing going into filling landfills. I am a qualified, experienced adult instructor with 2 decades of selling my work.

Screen Name Redacted

1/08/2024 08:29 PM

less taxes, less restrictions, licences, fees, regulations that bureaucrats drum up that do NOT increase economic sustainability or growth

Screen Name Redacted

1/08/2024 08:59 PM

there are opportunities in hospitality-allowing more short term accommodations like air B&B, opportunities in health and wellness-not only for our aging population but also for youth. We currently are under-investing in youth health and fitness-where can kids go in the Cowichan valley that is safe, affordable and offers a variety of fitness and extra-circular entertainment that sparks interest and encourages activity-the theater is falling apart, we only have the one aquatic center/community center both are too small to facilitate the growing population. The bowling alley smells like cigarettes- we have no indoor/ or large enough outdoor options for bike parks-this includes BMX and Jump Parks-cycling is HUGE in our valley. There is not even options as to where to host a childs birthday party.

Screen Name Redacted

1/09/2024 07:29 AM

Vastly increase the housing stock (Not only does this help with the employment pool but also increases the community tax base) Reduction in local tax burden for commercial/industrial properties (proportionally much larger than residential rates) Increase industrial land base and encourage business growth (North Cowichan is not seen as a business-friendly community) Repatriate community forests to local First Nations and remove a department that has become redundant with the removal of community forestry activities.

Screen Name Redacted

1/09/2024 09:30 AM

Many services/industries are only available in Nanaimo or Victoria. Attracting a business such as IKEA or other major retailer to Duncan would bring jobs and visitors to the area.

Screen Name Redacted

1/09/2024 09:17 AM

Market to outdoor enthusiast and create a brand that is committed to promoting biking in the valley.

Screen Name Redacted

1/09/2024 11:49 AM

We need more entertainment venues, there's nothing to do here besides hiking, biking, and boating. We have the space to construct a large scale entertainment venue that Victoria and Nanaimo don't have, we can lure people from those communities to partake in things like a water park, mini golf, go carts, batting cages, etc. We're

situated between 2 large communities so we should offer them things that they don't have to encourage travel to us.

Screen Name Redacted

1/29/2024 02:45 PM

Circular economy / manufacturing Mountain biking / cycling / rowing Partnerships with First Nations Agriculture / vertical farming (Agritech) Forestry / value-added wood manufacturing Hotel development (near the new hospital) Support scaling up of construction / modular housing sector Potential for medical and alternative healing hub in connection with hospital development Creation of an economic development corporation to implement the Ec Dev Action Plan (e.g., industrial land development, tech park development)

Screen Name Redacted

1/09/2024 01:50 PM

The increasing of processing of agricultural products on the farm for added value, marketing products locally, regionally/globally.

Screen Name Redacted

1/09/2024 02:52 PM

Need to provide services currently focused in the downtown core area to other parts of North Cowichan in order to lessen commute and traffic congestion. Health care, the hospital, will make a significant contribution to this goal. If other complimentary businesses spring up along in the area, then it eases the pressure on the highway and North Cowichan/Duncan streets. With the recent closure of the movie theatre, but in general, North Cowichan could benefit from an entertainment district for various groups, especially youth. Continue developments that enable to people to stay in their home area. High speed internet, grocery, medical services etc that are closer at hand to reduce transit. Zoning and permits may assist with this. Cowichan Commons has helped reduce the number of people shopping in Nanaimo and Victoria, but attracting businesses that offer the remaining missing pieces would enable people to stay local.

Screen Name Redacted

1/09/2024 04:59 PM

1. Educational opportunities - more facilities for training and studying areas such as photography, picture framing, bookbinding, printing and publishing, the arts in general, and so on with high level professional faculty and not just "mom-and-pop operations" 2. Courses and workshops - ensure facilities to bring a variety of conferences, courses, workshops and other opportunities like this to the Cowichan Valley with appropriate hotels, restaurants and meeting venues.

Screen Name Redacted

1/10/2024 02:09 AM

To launch this pilot ... "Vancouver Island Neighbourhood Electric Vehicle Capital of Canada" requires a Vancouver Island district to take the lead. Watt Consulting is best to comment on the benefits of North Cowichan championing this initiative or if the firm believes our district is even a contender.

Screen Name Redacted

1/11/2024 09:13 AM

Working in the music industry, I would be keen to see the development of more music performance venues in the valley. We have a wealth of musical talent but the opportunities for musicians to meet and showcase their talents are not well coordinated. I would love for the Cowichan Valley to be seen as a Canadian music hotspot.

Screen Name Redacted

1/12/2024 01:29 PM

Increase value-added production in the agricultural sector, e.g. incentives to convert current hay fields to food crops and increase food security; increase housing/accommodation for labour as well as tourism

Screen Name Redacted

1/14/2024 12:37 PM

We need more lots for single family homes. We are basically a rural community. People move to this area to have space around them, be able to breathe, grow a garden, sometimes including animals & be somewhat self sustaining & independent.

Screen Name Redacted

3/27/2024 12:11 PM

We would like to see more support for the vibrant arts and culture scene and see arts and culture receive more exposure

Screen Name Redacted

1/16/2024 11:12 AM

Too many to list.

Screen Name Redacted

1/17/2024 07:00 PM

I am strongly in favor of promoting additional residential development opportunities in North Cowichan. There is a very serious need for residential growth here, and of course this must be well planned to limit urban sprawl. The creation of high density urban clusters with the ability to build similar developments to Kettle Creek in Langford is key. This will promote lower cost homes and increase the tax base to eliminate the need for tax from Crofton Mill as an example.

Screen Name Redacted

1/19/2024 02:04 PM

We are involved in children's recreation and sports - this is an important field for community strength. We are often at capacity and have waitlists for our programs. Increased staffing is also an area we need encouragement - living wages especially.

Screen Name Redacted

1/23/2024 04:06 PM

Home based business require insurance and some insurance companies make it very difficult to secure insurance... even for companies that do not see clients at the residence. Opportunities for drop in space or office / meeting room rentals.

Screen Name Redacted

1/24/2024 07:09 PM

Draw tourists in with the world class mountain biking and hiking trails

Screen Name Redacted

1/25/2024 09:15 AM

I see an opportunity to promote the North Cowichan as a destination for our Vancouver Island based companies to come for day long or multi day "retreat" to promote well-being. A beautiful location away from the hustle and bustle of our two large island cities - Victoria and Nanaimo.

Screen Name Redacted

1/31/2024 10:02 AM

We need to develop more sustainable solutions, in particular towards waste reduction. Develop the waste management to a win win for business and environment.

Screen Name Redacted

1/31/2024 12:53 PM

Would be great to see overall support for established and new local industries, commercial and tourism. Worker housing affordability is important -- there is potential to work with land owners on housing policy to support graduated workplace housing options. Continue to support the forest sector and all the many direct and indirect jobs tied to the industry.

Screen Name Redacted

1/31/2024 02:43 PM

additional tourist accommodation..hotel/motel Low cost rental accommodation..entry level employees Seniors rental accommodation Low cost housing..park model home developments

Screen Name Redacted

3/05/2024 12:01 PM

This is a community-renewal proposal. It's scope and scale is altogether social, moral and economic respectively. An introductory PDF (interactive) has already been provided to you.

Screen Name Redacted

3/05/2024 04:10 PM

I see opportunity to develop North Cowichan's economy in a way that capitalizes on opportunities in the transition to a sustainable, resilient, just economy. My company specializes in analyzing the strengths and growth opportunities of regions, in a way that recognizes the transition opportunities for existing industries as well as the attraction and growth opportunities for emerging industries.

Screen Name Redacted

3/07/2024 11:35 PM

I don't believe it is the government job to facilitate or nurture business development or to promote business opportunities

Screen Name Redacted

There are strategic advantages to the coastal locations in North

3/08/2024 01:16 PM

Cowichan, however, costs of living to support a workforce needs to be improved along with transportation issues. Aligning the areas economic interests and addressing conflicting elements is key to and economic development initiatives.

Screen Name Redacted

3/11/2024 11:17 PM

Offer grants or programs to businesses that aren't tied to a specific agenda, such as carbon, energy, etc.

Optional question (33 response(s), 7 skipped)

Question type: Essay Question

Q9 | What do you feel are North Cowichan's biggest challenges for economic development?

Screen Name Redacted

12/28/2023 09:11 AM

Providing adequate affordable housing for working-age people. The community has to accept more density in order to provide more housing while retaining its rural character. Because land costs are so high, only high-end houses are being built.

Screen Name Redacted

1/05/2024 07:16 PM

growing population (change management from physical and ideological perspective); housing/accommodation; transitioning from a long standing timber extraction industry; environmental considerations (carbon sequestration, water, energy usage); housing

Screen Name Redacted

1/08/2024 01:34 PM

1) Supporting the transition to a greener economy and preparing for climate change; 2) supporting an inclusive inclusive and meaningful economic opportunities for as many individuals, families and communities as possible, with particular attention to newcomers and First Nations; and, 3) ensuring that as much capital as possible remains in community and does not leave to benefit external investors.

Screen Name Redacted

1/08/2024 02:12 PM

Structuring zoning to be investor friendly and to really work with applicants to guide so its' a win-win for both sides.

Screen Name Redacted

1/08/2024 03:31 PM

Development needs planners, consultants of all kinds, architects, surveyors, and currently these services are coming from service providers that exist in the cities that have protective by-laws. Multiple new businesses could feel comfortable setting up in North Cowichan that service development. But if no by-laws are set up by municipalities, its a free for all on trees. The most important living thing that provides free environmental services every minute of every

day and North Cowichan's broad statement leaves the door open to corruption and allows preferential treatment of developer's. I say this but its the truth of the climate crisis we are in. Trees help stabilize slopes, maintain a vibrant riparian corridor along streams, ocean fronts or rivers and lakes.

Screen Name Redacted

1/08/2024 08:29 PM

taxes, restrictions, licences, fees, regulations, time delays

Screen Name Redacted

1/08/2024 08:59 PM

lack of support on building projects-constant municipal red tape and hoops to jump through and deal with-project backups are outrageous. lack of support in terms of affordability and building/expanding for local SMALL businesses

Screen Name Redacted

1/09/2024 06:50 AM

Housing availability

Screen Name Redacted

1/09/2024 07:29 AM

Lack of housing, lack of industrial land, high tax burden

Screen Name Redacted

1/09/2024 09:30 AM

I am not really qualified to answer this

Screen Name Redacted

1/09/2024 09:17 AM

Poor visuals as you drive through Duncan on the Island HWY and lack festivals promoting outdoor tourism.

Screen Name Redacted

1/09/2024 11:49 AM

Traffic and lack of related infrastructure. This town NEEDS a ring road or a highway bypass. Our traffic light systems are horribly out of sync and don't work together, the flow from perpendicular intersections is abysmal. People make the comment that they hate coming here because getting through town from North to South and vice versa is such a chore. It's ridiculous that a town this size only has 1 major artery. Permits and other approvals are too slow and too restrictive, there's way too much red tape. That's causing people to avoid improvements and developments or to just skip the process and do what they want anyway. Frankly we don't need to grow or expand, we can generate a lot of opportunities and increase value by improving what's already here. There's lots of empty lots and derelict buildings, we should be incentivizing renovations over expansions.

Screen Name Redacted

1/29/2024 02:45 PM

Potential mill closure at Crofton and overall decline in forestry sector
Perceived cost of development (lengthy approval processes, cost of

land, servicing, etc) Access to serviced industrial land Workforce challenges (demographics, participation rate, housing, child care, living wage, etc) Demographic changes with an ageing population, limited ability to attract young workers due to wage constraints and high cost of living Long-term water supply & drought

Screen Name Redacted

1/09/2024 01:50 PM

Perception of a small town bisected by a highway with a large drug and homeless problem.

Screen Name Redacted

1/09/2024 02:52 PM

Keeping pace with housing starts and population growth. The number of homes to be built in Maple Bay alone will require infrastructure to create a quality of life standard. Reasonably, the large employers in the resource sector, Crofton Mill, may continue to reduce their FTEs. Quality employment will need to be created for these workers. Poverty and homelessness particularly in the areas near or adjacent to Duncan.

Screen Name Redacted

1/09/2024 04:59 PM

In my opinion, the biggest challenges for North Cowichan are the following: 1. The federal government is aggressively anti-small business and only interested in supporting large union based organizations. 2. The provincial government has too many fish to fry and has no ability or interest in helping small businesses. They don't understand that we for the most part are much of the economic engine of the province. 3. While I completely understand the issues of climate change and going green, having done both a bachelor and a Masters degree in biology, the ultraleft wing green fanatics are doing their best to shut down all businesses (like the Crofton Pulpmill) and it's important that your government take a stance that while supporting the environment, disavows extremists. In a sense it doesn't matter how keen North Cowichan is in supporting economic development = economic growth if both the federal and provincial government are completely against it.

Screen Name Redacted

1/10/2024 02:09 AM

N/C

Screen Name Redacted

1/11/2024 09:13 AM

Probably that the population is spread over a large geographic area. Housing is of course a limiting factor for population growth as well.

Screen Name Redacted

1/12/2024 01:29 PM

Lack of affordable housing for workforce; mindset of some against social housing and development projects (NIMBY)

<p>Screen Name Redacted 1/14/2024 12:37 PM</p>	<p>To reduce wait times for permits, to reduce environmental red tape that seems to be strangling all development. North Cowichan can be innovative & forward thinking without just saying No.</p>
<p>Screen Name Redacted 3/27/2024 12:11 PM</p>	<p>Lack of affordable housing is a salient challenge for the theatre - both for staff and short-term artist housing.</p>
<p>Screen Name Redacted 1/16/2024 11:12 AM</p>	<p>Resistance to change, lack of local public transport, lack of housing, lack of access to family services like doctors, community plans that are too complex, too many jurisdictions, local government taking on initiatives outside of their scope.</p>
<p>Screen Name Redacted 1/17/2024 07:00 PM</p>	<p>There is a strong anti-development lobby group in the valley who have been instrumental in preventing well planned, controlled, thoughtful growth in the area. I am involved with developers in the valley who have chosen to take their business elsewhere rather than wade through the lengthy development processes and red tape as well.</p>
<p>Screen Name Redacted 1/19/2024 09:40 AM</p>	<p>The highway cannot be expanded through Duncan. Also, housing may be a necessity however the water that is needed to sustain is not available and should be taken into consideration with development projects. An alternative to our existing source will need to be provided if we are to continue growing.</p>
<p>Screen Name Redacted 1/19/2024 02:04 PM</p>	<p>Infrastructure - new, updated etc. We lack facilities</p>
<p>Screen Name Redacted 1/23/2024 04:06 PM</p>	<p>I suspect it is an aging demographic, not a lot of housing and maybe lands in other tax categories that do not generate income that would support economic growth.</p>
<p>Screen Name Redacted 1/25/2024 09:15 AM</p>	<p>Slow pace of change. Seems it takes a long time to get things done. Just my impression as a former resident of Greater Victoria for 40+ years. Some areas of Greater Victoria also suffer the same fate.</p>
<p>Screen Name Redacted 1/30/2024 02:21 PM</p>	<p>In order for economic development to be encouraged in North Cowichan, you will need to make it affordable for businesses and you will need to clean up the streets, which are currently being used a residents. The homeless issue is the fault of North Cowichan and City of Duncan. It's more important to allow drug consumption and call it a</p>

health crises then calling it what it is. illegal, and stop giving out free drugs. Businesses don't want to open up any where near the drug infested areas. Why would they, so they can be broken into, or have human faeces under their feet. I could go on.

Screen Name Redacted

1/31/2024 10:02 AM

It looks, that the Cowichan Valley becomes more and more a suburb for Victoria, have a significant impact on the housing market. It becomes more and more difficult to attract young, talented people.

Screen Name Redacted

1/31/2024 12:53 PM

Biggest challenges are costs: land costs, civil costs, construction costs.

Screen Name Redacted

1/31/2024 02:43 PM

Challenging bureaucracy To much RED tape Stream line approval processes

Screen Name Redacted

3/05/2024 12:01 PM

That for any and all of the social-issues the Mayor's office currently posts via the local community - regarding homelessness, crime and new business respectively, that the same office fails to think outside of a single-variable, economic interpretive box.

Screen Name Redacted

3/05/2024 04:10 PM

Our current local governance system can make it challenging to work with the necessary partners and interests, but it is important to collaborate as economic development strategy is not limited to municipal boundaries. I see a challenge in contextualizing the opportunities for the province, Vancouver Island, local First Nations, and Cowichan Valley - and then distilling what roles and specific opportunities exist in North Cowichan.

Screen Name Redacted

3/07/2024 11:35 PM

There is too much economic development. Along with too much building and real estate development

Screen Name Redacted

3/08/2024 01:16 PM

Providing the infrastructure that supports a large and diverse workforce in an affordable manner. Opening the doors to innovative infrastructure and aligning the stake holder groups to balance primary goals and objectives.

Screen Name Redacted

3/11/2024 11:17 PM

North Cowichan has a stigma that if you get caught into any of the politics, amendments, zoning, etc, your project will be denied. There is no wiggle room, and things can change mid-development which can cost hundreds of thousands of dollars in loses. Developers know

if they get stuck here, they will lose their investment. It just makes North Cowichan feel unfair to unique circumstances.

Optional question (36 response(s), 4 skipped)

Question type: Essay Question

Q10 | What economic development initiatives should North Cowichan prioritize?

Screen Name Redacted

12/28/2023 09:11 AM

Support non-profit-organizations to develop world class sporting facilities. Develop strategies to reduce land costs for housing; such as deferral of all municipal fees and charges for affordable housing developments, until the original owner sells. Continue on the "University Village" development to attract more educational institutions to the area. Develop the Cowichan Commons area into a town centre.

Screen Name Redacted

1/05/2024 07:16 PM

As a non-resident it's hard to say for sure, but I think housing/accommodations are key to many other initiatives. Any support for increasing the agricultural potential of the area is key, and tourism (including agritourism!) is an obvious opportunity. The emerging cannabis industry is ready to support these initiatives.

Screen Name Redacted

1/08/2024 01:34 PM

A broad objective would focus on where the market is not serving people and communities: 1) "uncovering markets" by identifying the common needs of communities; 2) addressing market failures, where an enterprise is possible but is not profitable enough for private investors. A key initiatives would see resources available for communities to resolve these challenges.

Screen Name Redacted

1/08/2024 03:31 PM

By-laws for protection of trees would open up our business, but also all our competitors. But having upcycling initiatives like small business grants, hold trade fairs for upcyclers that are currently under represented in the marketplace. The world is changing rapidly and North Cowichan seems to be behind other municipalities we currently work in.

Screen Name Redacted

1/08/2024 08:29 PM

govt, should get out of economic development and let free enterprise do what it does best. Those who have good business offerings can thrive with less govt, intervention

Screen Name Redacted

support expansion and growth-being environmentally and green

1/08/2024 08:59 PM

space conscious is great but projects still need to occur to support attracting younger families that have skilled professionals in them wanting to live here so that our entire economy is not dependent of the retirement funds of all the seniors moving here after cashing out pensions and real estate gains made elsewhere.

Screen Name Redacted

1/09/2024 07:29 AM

Increasing housing stock is the most pressing issue. Young people are moving away from the Cowichan Valley due to the cost of living/housing. We need several thousand more units in the valley and not just affordable housing initiatives but actual comprehensive development.

Screen Name Redacted

1/09/2024 09:30 AM

Rapid transit to Victoria and Nanaimo would attract more people to relocate to the area

Screen Name Redacted

1/09/2024 09:17 AM

Outdoor tourism.

Screen Name Redacted

1/09/2024 11:49 AM

We need another intersection at Robert's road and TC1, this town has way too many choke points. Sync the traffic lights to flow better in areas like Beverly corners. No one wants to come to a town that's a permanent parking lot, or they start clogging up back roads to go around town, like Herd to Maple Bay Road to Bench road.

Screen Name Redacted

1/29/2024 02:45 PM

Examining future alternative opportunities with the Paper Excellence site at Crofton The provision and servicing of industrial land, particularly for the attraction of green jobs and support for the development of a circular economy Workforce housing to support the existing workforce, and help support the attraction of newcomers to address demographic/labour concerns. Maybe beyond the scope of the Committee, but there is a need for coordinated action to support long-term social cohesion to combat trends of mental health, addiction, and homelessness. Support for children and youth may have the highest future positive impact.

Screen Name Redacted

1/09/2024 01:50 PM

Hard to say as we haven't really been here long enough. Thinking about the potential of farm product processing growing sufficiently for some successful operations growing into industrial commercial sites.

Screen Name Redacted

1/09/2024 02:52 PM

Initiatives that reduce the need for cars and commute. Employment diversification that attracts skilled people to stay and/or to move to the Region. Health care services that spread throughout NC.

Entertainment that serves the youth. Initiatives to resolve homelessness and poverty.

Screen Name Redacted

1/09/2024 04:59 PM

1. Liaise with industry leaders to develop joint plans on growth for economic & educational activities in the Cowichan Valley 2. Create a detailed survey of the existing facilities including business-class hotels, restaurants and meeting places so we know what's available at the present time.

Screen Name Redacted

1/10/2024 02:09 AM

Canada, is ignoring the light EV sector and will remain the world's laggard, in EV adoption, without incorporating these "gateway EVs" into their transition strategy. McKinsey & Company, a respected analytics firm, claims the light EV industry is currently \$1 billion and will reach \$100 Billion by 2030. The opportunities this presents are only limited to ones imagination.

Screen Name Redacted

1/11/2024 09:13 AM

I'm biased towards more arts and music industry initiatives. So anything that helps to promote and grow the arts and music industries is a plus to me.

Screen Name Redacted

1/12/2024 01:29 PM

Open up zoning to allow flexible housing options on agricultural and rural properties; remove barriers to small enterprises/home-based businesses; increase opportunities for businesses to connect with unemployed/under-employed locals

Screen Name Redacted

1/14/2024 12:37 PM

Cutting overlapping environmental red tape.

Screen Name Redacted

3/27/2024 12:11 PM

The benchlands (adjacent Chemainus Road) in Chemainus would be an excellent location for a mixed residential/commercial development and tie in nicely with the excellent work on the Chemainus Road between the hotel and theatre. Streamlining development/building permit process. Encourage new housing projects - preferably without direct government investment by North Cowichan.

Screen Name Redacted

1/16/2024 11:12 AM

Open up the housing market, allow commercial growth outside of the core centres, allow subdivision outside of the UCB, strengthen the historical aspects and strengthen ties with First Nations economic initiatives, support youth employment, lower the cost of living.

Screen Name Redacted

As stated above- high density, well planned residential growth. This

1/17/2024 07:00 PM

valley is poised to be a thriving retirement area. We just need housing and supporting infrastructure.

Screen Name Redacted

Traffic efficiency, road maintenance, water.

1/19/2024 09:40 AM

Screen Name Redacted

Community spaces - structures and buildings as well as outdoor spaces

1/19/2024 02:04 PM

Screen Name Redacted

entice mid size industries into the community to improve the tax base.

1/23/2024 04:06 PM

Screen Name Redacted

Promoting First Nations tourism initiatives. I don't know if anything exists at this time in this area. If it does, it's not well promoted and if it does not there is opportunity to be explored.

1/25/2024 09:15 AM

Screen Name Redacted

The ones that clean up our streets

1/30/2024 02:21 PM

Screen Name Redacted

Preparation of a long term strategy.

1/31/2024 10:02 AM

Screen Name Redacted

Rental accommodation Tourist accommodation Prioritize the development and completion of the proposed Board Walk

1/31/2024 02:43 PM

Screen Name Redacted

In partnership with the federal to provincial governments respectively, North Cowichan should prioritize an integrated community-renewal endeavour (from the social to the moral [in normative social ethic] to the economic respectively).

3/05/2024 12:01 PM

Screen Name Redacted

North Cowichan has existing strengths and a strategic location that can make it a regional leader in a transition to a low carbon and resilient economy. We need to work to future-proof existing industries and major employers so our workforce isn't left behind by global technology and market shifts. At the same time, we can recognize our competitive advantages and potential clusters of existing and new industries that will make us a more resilient, self-sufficient, and desirable place to live and do business.

3/05/2024 04:10 PM

Screen Name Redacted

None

3/07/2024 11:35 PM

Screen Name Redacted

3/08/2024 01:16 PM

Initiatives that provide, short, medium and long term growth and sustainability, that meet the needs of the community while providing opportunities for secondary value added participation of small and medium size business and support services.

Screen Name Redacted

3/11/2024 11:17 PM

Start-up programs and grants, get people excited to get into business in North Cowichan.

Optional question (33 response(s), 7 skipped)

Question type: Essay Question

Q11 | Is there anything else you would like to share?

Screen Name Redacted

12/28/2023 09:11 AM

North Cowichan lacks a town centre. It is an amalgamation of small communities. This makes development of transportation and other infrastructure, such as utilities, difficult and expensive. Concentrating development around a single centre would help. Cowichan Commons to the new hospital site is a logical choice.

FIPPA s. 22(1)

Screen Name Redacted

1/05/2024 07:16 PM

My name is [REDACTED]. I am a micro licensed cannabis producer in Area E of the CVRD and also Director of [REDACTED]. The [REDACTED] represents many local cannabis producers, retailers and ancillary business providers in the Cowichan Valley. I would love the opportunity to share what we feel is a huge opportunity for the Cowichan Valley in general and North Cowichan specifically. Thank you!

Screen Name Redacted

1/08/2024 01:34 PM

North Cowichan is a region with a strong co-operative ethos and viable co-operative enterprises serving their communities. It is fertile ground for a far greater application of the co-operative model.

Screen Name Redacted

1/08/2024 02:12 PM

I was surprised that there was a very negative response to the Cowichan Commons Hotel proposal. Instead of trying to manipulate where you would like to locate them maybe you should have listened as to why they picked the area they did. I am sure they had done a lot of ground work on the economics and the market factors that suggested this was the best spot.

Screen Name Redacted

Become a destination of tourism that you already have: a community

1/08/2024 03:31 PM

Forest. Try to avoid cutting trees from the community forest and instead, create trails for walkers, make runs for mountain bikers, save the trees and be proud of doing that. People love to hear that municipalities are open minded and making an effort to save the landscape while doing development of housing. But housing that is unaffordable will not help bring workers to this community.

Screen Name Redacted

not at this time

1/08/2024 08:59 PM

Screen Name Redacted

Traffic through Duncan can be a real challenge, especially during the summer

1/09/2024 09:30 AM

Screen Name Redacted

I've lived in towns like Squamish that leaned into the outdoor activities industry and are now great places to live, make a living and recreate. This was not always the case in Squamish.

1/09/2024 09:17 AM

Screen Name Redacted

We should be focusing on improving infrastructure NOW, not waiting for things to get so clogged up and backlogged with new developments and increased population that it's a nightmare to do later on. Our roads can barely handle the current traffic load as it is, yet we're doing huge expansion on Mt. Tzouhalem and developing the Tansor areas. It's doubtful that the water and sewer can handle this increase as well. We should also be focused on improving water security in light of constant yearly droughts. We should make use of water towers again, or look at building reservoirs.

1/09/2024 11:49 AM

Screen Name Redacted

Need to live here a bit longer.

1/09/2024 01:50 PM

Screen Name Redacted

Despite the heavy emphasis on creating housing as outlined by the BC government, prudent planning and precautions remain necessary. Giant buildings as seen on garden street may prove detrimental in the long run. Rushed approvals may result in problems such as experienced in Langford, where a building is uninhabitable. So ward off the pressure to move forward at all costs.

1/09/2024 02:52 PM

Screen Name Redacted

I have lived here with my wife since 2006, ever since we moved back from living in the United Arab Emirates for several years where we worked in the medical field. If you want to learn anything about growth, you only need to look to Abu Dhabi and Dubai. That's where the money is but that's also where there are people who are happy to

1/09/2024 04:59 PM

share in investing all over the world.

Screen Name Redacted

1/10/2024 02:09 AM

N/C

Screen Name Redacted

1/11/2024 09:13 AM

I'm starting a project this year to highlight original music artists from Vancouver Island on my studio's Youtube channel. I'm hoping to promote and show the wealth of talent here to the world. This is just a first step in trying to grow the music community connections in the valley.

Screen Name Redacted

1/12/2024 01:29 PM

We would like to see the Municipality of North Cowichan formally support the reinstatement of the Island Railway

Screen Name Redacted

1/14/2024 12:37 PM

We need to be a rural common sense community. Putting an injection site in Duncan was a tragic mistake. We need to improve our highway corridor through Duncan. Who wants to stop here when it looks so bad? People just drive on through to one of the other towns in our area i.e. Cobble Hill or north to Chemanius or Ladysmith. We need more pride in our forestry heritage as this is what built the area & remains an important part of our economic health.

Screen Name Redacted

1/16/2024 11:12 AM

Some progress has been made, but the reality is that change and growth is occurring no matter what. It is better to manage it rather than trying to stop it.

Screen Name Redacted

1/17/2024 07:00 PM

Although I am in residential design, my point of view is not driven by my need to generate revenue. I feel that my 35 years in this business has given me some insight into the industry and the roadblocks of the developers and builders I design for. I have always been an ear for those in the industry who vent their frustration.

Screen Name Redacted

1/19/2024 02:04 PM

It is interesting to see other successful communities in BC, Canada and abroad. Ingenuity in creating spaces that are unique, functional and health promoting will help build and attract the kind of proactive individuals we want in our community.

Screen Name Redacted

1/30/2024 02:21 PM

We currently have members on council who will not listen and don't care about the people in North Cowichan or the surrounding area. North Cowichan is so focused on "Climate Change" and think that is the only topic that is of importance. Well guess what, the climate has

been changing for centuries and it will continue to do so.

Screen Name Redacted

1/31/2024 02:43 PM

Develop an information package containing information helpful to potential businesses contemplating moving into Chemainus/Crofton and environs

Screen Name Redacted

3/05/2024 12:01 PM

As of March 5, 2024, I'm currently waiting for initial feedback to the said community-renewal proposal, that is, from both the Office of Sean Fraser and Alistair MacGregor respectively. If things are a tentative go from there, then a second initial follow-up with the Mayor's office will be attempted.

Screen Name Redacted

3/05/2024 04:10 PM

I'd love to speak to staff or council and expand on my ideas in this survey. I recently relocated to the Cowichan Valley and I work for a leading sustainability consulting company based in Ottawa. We support large and small municipalities across Canada across a range of services. I'd like to understand if there are project opportunities for our company in the region, and at the very least lend some of my expertise to my new community. Thanks, [REDACTED]

FIPPA s. 22(1)

Screen Name Redacted

3/07/2024 11:35 PM

Please stick to maintaining existing roads (no new ones please) and picking up garbage and enacting regulations to protect habitat. No need for all your other activities

Screen Name Redacted

3/08/2024 01:16 PM

Vancouver Island has many benefits beyond economic potential. However, cost of living and a businesses ability to deal constructively with local, provincial and federal government plays a tremendous role in the decision making process when locating a business. North Cowichan is an excellent location however the complexities involved with several layers of stakeholder groups with competing interests presents a challenge.

Optional question (25 response(s), 15 skipped)

Question type: Essay Question

From: [REDACTED]

FIPPA s. 22(1)

Sent: Wednesday, January 10, 2024 8:55 PM

To: Terri Brennan <terri.brennan@northcowichan.ca>

Subject: Re: Help us develop a new North Cowichan Economic Development Action Plan

Supporting local farmers to grow and build thriving businesses would be a good start. Making it easier for them to have food businesses without having to change land use, helping them to meet VIHA regulations and supporting farms and the resulting food security make this a community that people want to visit and participate in.

I would like to come in and discuss these measures and perhaps participate in a focus group that helps this area.

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

Sent from my iPhone

-----Original Message-----

From: [REDACTED]
Sent: Friday, January 12, 2024 8:54 AM
To: Rob Douglas <rob.douglas@northcowichan.ca>
Subject: New - Crofton Mill

FIPPA s. 22(1)

Hello Rob,

Global TV interviewed you regarding the closure of the Crofton Mill, this week.

It's years now that the air quality of wood pulping, has been better, and I'm sure, all those, including birds, farms, and sea creatures do not miss the smoke that travels far and wide, from wood - processing.

However I am aware of employment for Vancouver Island, and have an idea.

It would bring innovated thought, new equipment, and jobs in all sectors to NC jobs, and beyond.

I would like to suggest that you create a manufacturing plant that makes BC tinned foods, even frozen foods, and a new innovation of processing these foods adjacent to the plant. New idea of labeling, processing, etc.

We have a great need to support ourselves on Vancouver Island, with seeds to farms, to stores foods, drinks, that are staples.

The day of white paper products, except the tissue variety is very low in need, as we switch to electronics.

The location of Croton Mill, with a new product train line that could be activated only North to Nanaimo, South to Ladysmith, for shipping to and from Vancouver Island for economics of fresh foods sailed in and out as tinned for BC.

This would be beneficial and sustainable for our Island farmers, and create more interest in larger productions of peas, onions, corn, soups, beans, tomatoes, all staples to a great store in a home kitchen.

Happy New Year 2024 of new innovations in our Bread Basket Island, that needs more than white paper, and lots more locally preserved processed foods.

Keep warm, cold out there,

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

Sent from my iPhone

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

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