



May 6, 2024

To: Municipality of North Cowichan  
Attn: Planning Department

**Re: Re-Zoning of 1586 Joan Avenue, Crofton - Letter of Rationale**

We represent the members and attendees of Warmland Community Church, a community-minded place of worship that owns 1586 Joan Avenue in Crofton.

We meet at this building every Sunday to hold worship services and hold smaller meetings periodically during the week as well. Our mission is to be community-focused, and as such we open our doors to many community groups such as the food bank and health nurses, without cost, to help serve the people of our Crofton. Warmland also hosts many community events throughout the year, as a focal-point, to help our community gather and grow together. Some events include:

- the extremely popular Crofton Christmas parade (where we, in partnership with the community centre, provide food, drinks and music);
- Easter for kids to bring the families of the community together, to play games, to hand out chocolate, food and drinks, all without cost;
- a year-round bottle drop-off program to help send kids to camp, and help support families that may not have the financial capacity to pay (we believe all kids should have equal opportunities regardless of the family's financial status);
- private events for families in our community such as funerals, anniversaries, birthday parties and family reunions; and
- many, many others!

Over the years, Warmland has become a solid voice and civic stalwart within our community; we strive to serve the people of Crofton (and beyond) with a willingness to help those in need, and be a gathering place where all are welcome, regardless of background.

The Crofton Local Area Plan (LAP) currently designates our property as Public Institutional (PI); however, the property was originally zoned as Commercial (C2) prior to Warmland's ownership tenure. We are applying to officially have our zoning changed to PI, to be in line with the correct use of the property, our mission and the LAP.

It should also be noted that we are not re-zoning to request or secure a permissive tax exemption; we fully intend to continue paying our property taxes annually, as we have always done.



250-252-7700




1586 Joan Ave Crofton BC V0R 1R0



info@warmland.org

Thank you for your time and for your consideration in this matter

Kindest regards,  
Warmland Community Church

  
Fred Smith  
Allan Bornhorst

250-252-7700



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[info@warmland.org](mailto:info@warmland.org)