TOWN OF LAKE COWICHAN

Town Secures Nearly 100 Acres for Lake Cowichan's Future

LAKE COWICHAN, B.C. — Friday September 25, 2026 – Mayor and Council are pleased to announce a major investment securing Lake Cowichan's future.

On **September 17, 2026, the Town formally signed an agreement with Mosaic** to acquire approximately **97.5 acres of strategically located land** adjacent to the Town's wastewater lagoons, Grant Lake and the Cowichan Valley Trail. This is a generational land acquisition that creates new opportunities for infrastructure, environmental protection and economic development.

This acquisition has the potential to be a game changer for Lake Cowichan. Under the agreement, the Town will acquire two parcels for **$1.4 million**:

- **Parcel A:** 35.6 hectares / 87.9 acres
- **Parcel B:** 3.89 hectares / 9.6 acres
- **Total:** 39.49 hectares / **97.5 acres**

Importantly, the acquisition will be funded from existing municipal reserves, not through a new property tax increase to purchase the land. In doing so, the Town is converting reserve funds into a substantial, tangible municipal asset that will benefit the community for years to come. The Town will also acquire all timber standing on the property, which has been valued at approximately **$400,000**. Mosaic will retain a first right of refusal should the Town choose to sell any of the timber in the future.

The result is more than a land purchase. It is the acquisition of a major municipal asset that provides Lake Cowichan with land, flexibility and opportunities that the Town simply did not have before.

A Vision for the Future

This acquisition reflects a long-term vision for Lake Cowichan — protecting the Cowichan River, strengthening critical infrastructure and creating room for future growth.

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After Chief Administrative Officer John Thomas joined the Town in June 2025, he worked with Superintendent of Public Works and Engineering Services Jas Sandhu, project engineers and provincial representatives to review wastewater capacity, environmental safeguards and future servicing needs. That work confirmed the strategic value of securing land adjacent to the existing lagoon system.

The Town began discussions with Mosaic in July 2025, completed an appraisal and moved the acquisition into its financial planning with Council later that year. In May 2026, Council initially allocated **$1.1 million from municipal reserves** toward the acquisition. The budget was subsequently increased to **$1.4 million** to reflect the value of the lands, plus the standing timber that will become a municipal asset as part of the purchase.

Nearly 100 Acres of Opportunity

This acquisition gives the Town something it has historically had very little of: strategically located land and the flexibility to plan boldly for the future. The nearly 100-acre property creates significant potential for the Town, including opportunities to:

- **Protect the Cowichan River**
- **Future-proof the Town's wastewater system**
- **Create greater certainty for developers, builders and contractors by strengthening the Town's long-term servicing capacity and infrastructure readiness.**
- **Enables future development on Ts'uubaa-asatx First Nation lands through connected wastewater collection and treatment systems and facilities.**
- **Create a dedicated industrial zone to broaden the Town's tax base and help reduce the tax burden on residential property owners.** Today, **95.4%** of the Town's property tax base is **residential**, while just **0.11% is industrial** – highlighting the significant opportunity to broaden the tax base through new industrial development.

- **Create a permanent home for Public Works by providing space for a new, purpose-built operations facility suited to the Town's current operational needs and future growth.**
- **Create new recreational and revenue-generating opportunities around Grant Lake**.

Taken together, these opportunities demonstrate why the acquisition is much more than a land purchase. It gives Lake Cowichan the space, flexibility and strategic capacity to respond to future needs and pursue opportunities that would otherwise be out of reach.

No decisions have been made regarding the ultimate use of the lands – this will be decided by a future Council. What the acquisition provides is choice.

A VISION FOR THE COMMUNITY

Rather than addressing future infrastructure or land requirements after opportunities have disappeared, Council has acted to secure an important property while it is available.

Next Steps

- Complete the transaction by end of year.
- Complete subdivision and planning work necessary to pursue a municipal boundary expansion to incorporate the land into the Town of Lake Cowichan.

Further, in the near future, the Town will invite businesses, contractors and organizations with industrial land needs to begin conversations about future opportunities and potential partnerships. This could include car washes, fabrication and trades, warehousing, storage yards and other industrial uses that could support local jobs, investment and economic growth.

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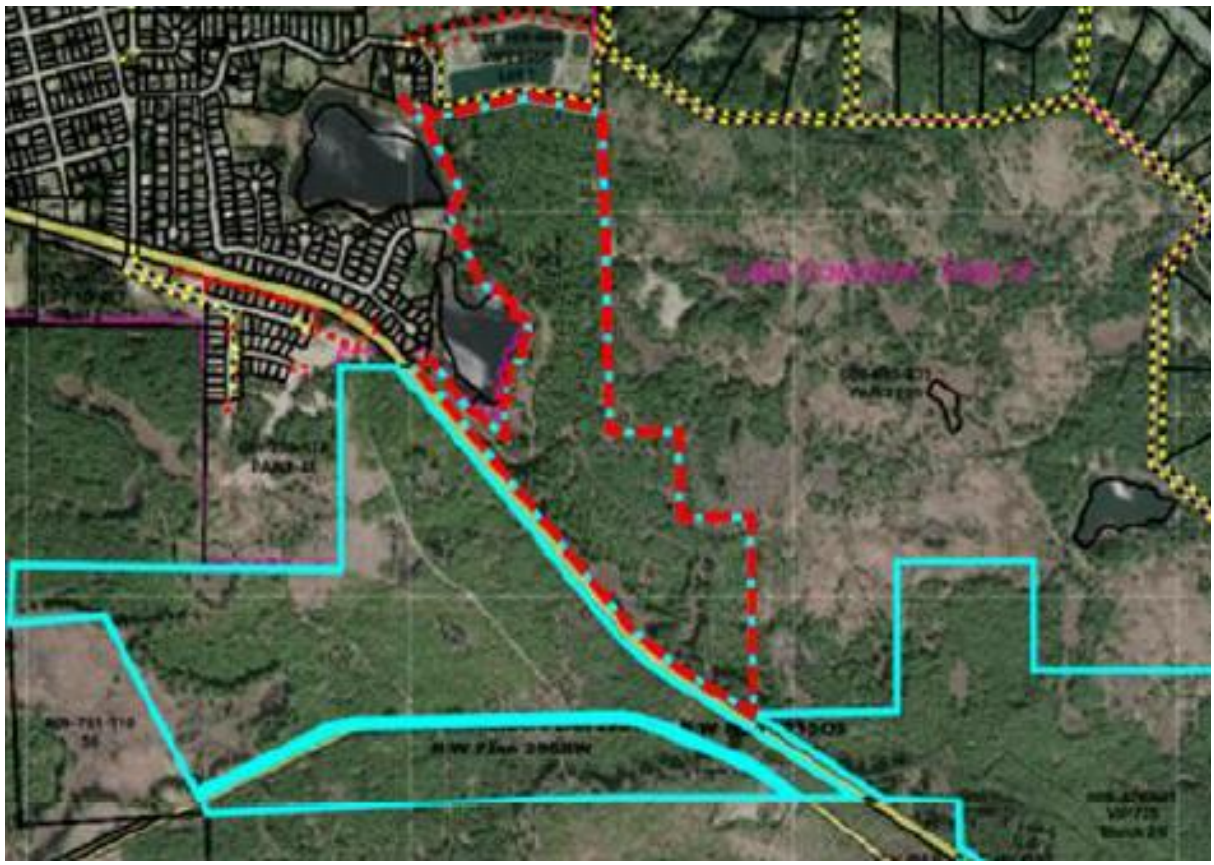
Parcel A



** parcel in red**

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Parcel B

** parcel in blue**

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