

19 April 2026

Thank you to the Cowichan Valley Regional District Board of Variance for the opportunity to make a public submission for a permit for 2055 Sweet Gale Place (File no. BOV26B01) to relax the riparian zone setback.

My name is Carol Evans from 2059 Sweet Gale Place, a place I have been connected with for the past 45 years. I am a retired Technologist with Environment Canada in the Aquatic and Atmospheric Science Division, Pacific Region.

I respectfully submit my thoughts on the lot at 2055 Sweet Gale Place regarding the riparian zone relaxation and the environmental difficulties associated with building a permanent dwelling on this lot. At this time I cannot support a variance request.

My reasons for not supporting the variance request are as follows:

The Riparian Zone is important to the local ecosystem.

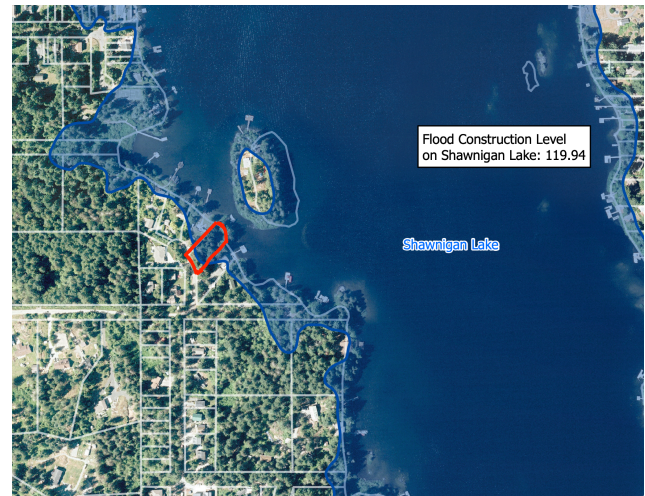
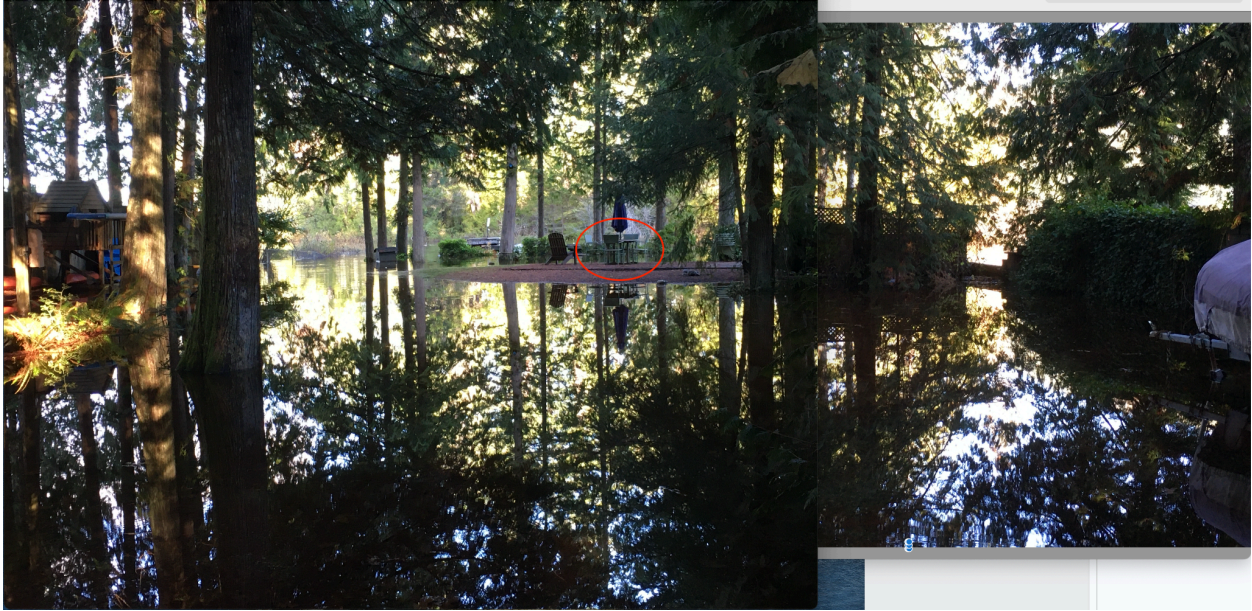
The riparian zone surrounding Shawnigan Lake directly influences the quality of water that we drink and is the primary water supply for homes near the lake. This zone keeps the shoreline stable and provides a home for the fish and their habitat. Shawnigan Lake is a popular fishing destination and this brings value to the local economy. (For a brochure to easily understand the value of a riparian area and the steps required before developing the land, refer to the "Quick Guide for Waterfront Land Owners and Developers" published by the BC Ministry of Forests, Lands and Natural Resource Operations"). The Riparian Areas Protection Regulation 178/2019 specifies a 30 m setback. Unfortunately the Qualified Environment Professional (QEP) hired by the applicant failed to apply the correct science based methodology and did not provide good advice to the client. The redrawn riparian zone boundary is more realistic and supports observations from longtime residents of the area.

This property has a history of flooding

I believe previous multi-year owners understood the landscape and realized that 2055 Sweet Gale Place would be best suited as a recreational lot enjoyed in the drier months

only. When the subdivision was designed in the late 1960's, 2055 Sweet Gale Place was the lowest lot and because the lake levels rise substantially during the winter the property was always used as a recreational lot until the present. No long term structures have been placed on this lot except at the highest point close to the road (unlike other nearby lots that are at a higher elevation). Each year, older properties close to the lake, built prior to climate change and environmental concerns, are at risk of flooding. The lake level fluctuations are a result of rainfall amounts and rates in the wet months in the local watershed. The frequency and intensity of atmospheric rivers will increase with climate change to increase the lake levels, often very quickly. (The weir at the outlet of the lake does not control the lake level in the winter. In the summer it maintains the lake level high enough for recreation by the addition and removal of boards to form a dam.)

Because this natural flooding hazard exists and flood levels will rise with climate change the CVRD produced a map in 2020 that depicts flooding from a 200 year event. In the enlarged figure, lot 2055 Sweet Gale Place (highlighted in red, bottom right) is shown as being mostly underwater. In November 2021 this forecast was ground truthed (note the location the chairs in both photos). In the November 2021 photo of 2055 Sweet Gale Place (top), the majority of the lot is underwater with the flooding elevation at about 118m above datum (estimated by comparing photographs, the site plan from Adapt Design and recent photo from April 2026, bottom left). The flooding model was using an estimated 20 percent increase in the precipitation amount due to climate change over the life of a new building (up to 2100). To have already reached this flood level early in the forecast period is a warning that future extreme rain events are likely to produce higher floods than those experienced in fall 2021.



These flooding hazards specific to Shawnigan Lake were known and addressed by the CVRD and in February 2022 passed Bylaw 4348 to mitigate Shawnigan Lake flood hazards. In part, this designates a flood level and flood construction level of 120m. On the site plan provided by the applicant the dwelling and septic field below 120m level. I therefore have concerns that this building will be

surrounded by water during a flood. Property may be impacted and debris may start floating in the lake damaging the local ecosystem.

The CVRD flood hazards information is easily and quickly accessible by the general public doing an online search on the CVRD website. (Shawnigan Lake Flood Hazard Management Bylaw No. 4348 CVRD)

I feel the development challenges this lot presents will require clever engineering to design a house that meets current regulations . If not raised the house will flood, the septic system will be underwater, the riparian zone will be compromised. If the house is raised how will the neighbouring lots be affected by the altered landscape? Recently a lot of the large mature trees on the lot have already been removed, we don't know yet how the water table will respond due to the lack of transpiration.

These are my thoughts backed by evidence from personal observation, the CVRD website, the Government of BC website and Environment and Climate Change Canada website.

Thank you again for allowing this opportunity to express my thoughts.

Carol Evans

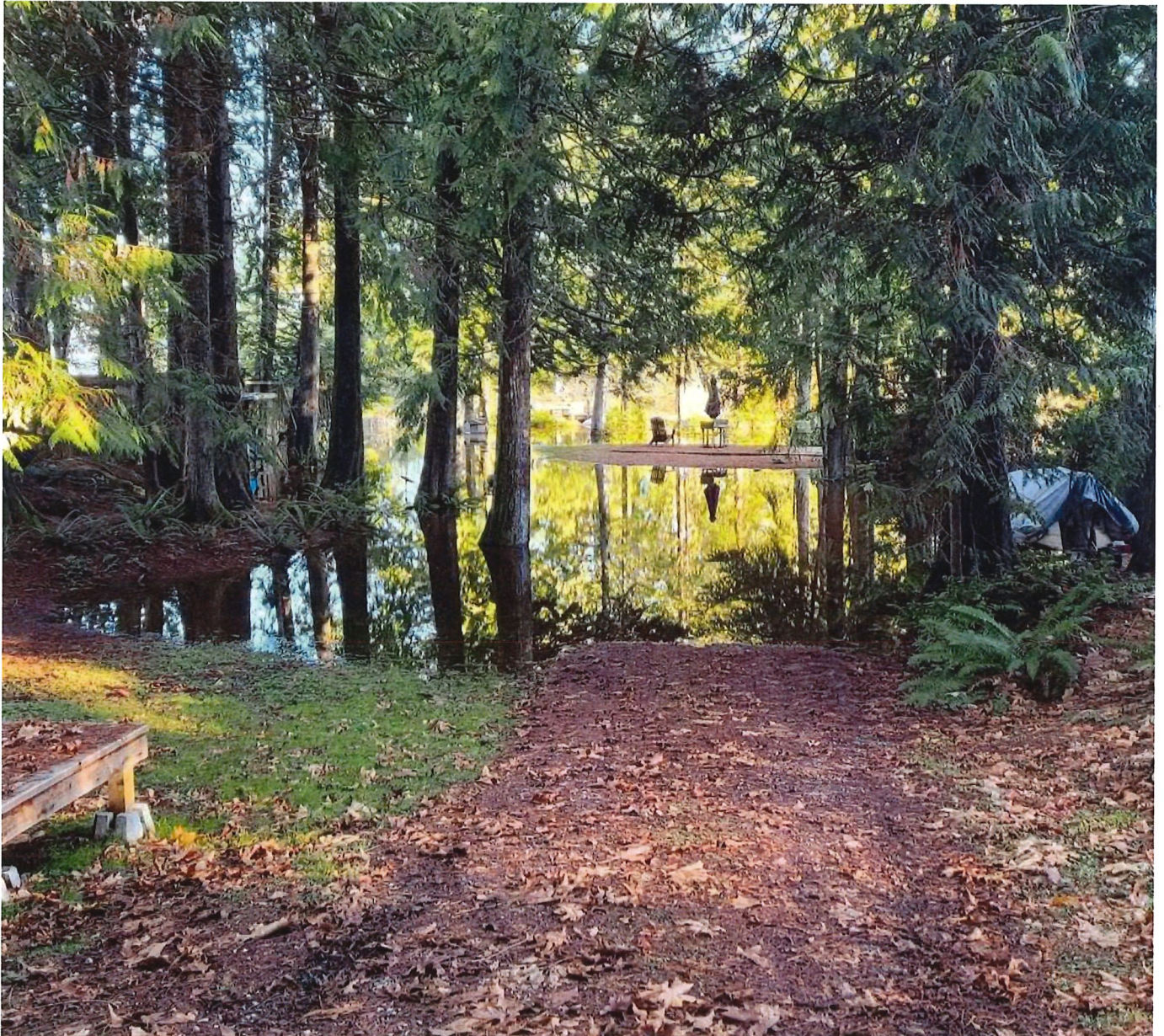
Board of variance permit for 2055 Sweet Gale Place- File No. BOV26B01

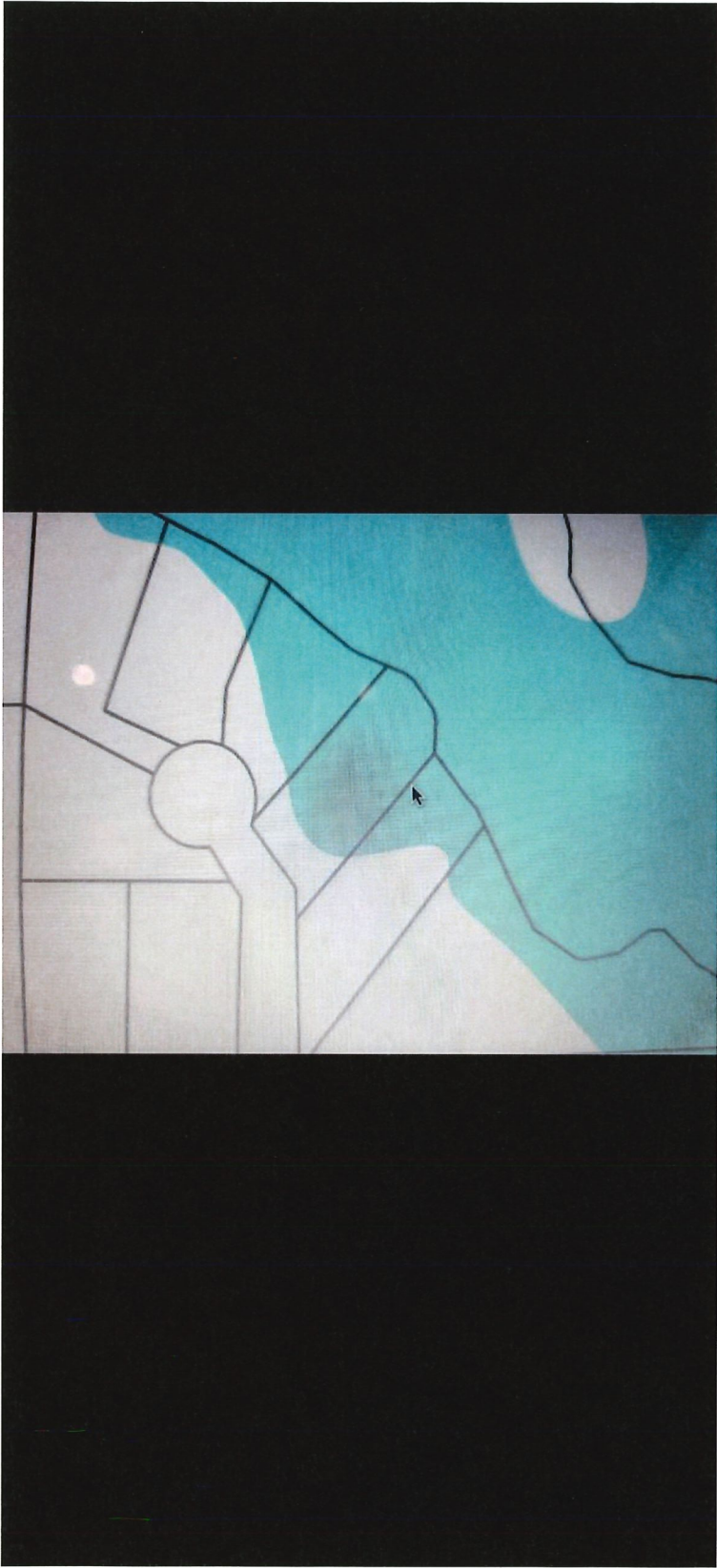
From Murray Schleining
Date Tue 5/19/2026 8:51 PM
To Referrals <referrals@cvrld.bc.ca>

To whom it may concern;

As a resident of 2061 Sweet Gale Place for the past 26 years, I am against the granting of a Variance Permit for 2055 Sweet Gale Place. The property in question floods on a regular basis, and that is two fold. Not only does this happen when the lake level rises during the months of November- April (as seen in the first photo), but this lot is the lowest topographically in the Sweet Gale Place subdivision. Runoff from 2065, 2063, and 2061 enter the ditch on the West side of Sweet Gale Place, which intern pass under the driveways of 2061, 2059, 2057 via a culvert and ultimately into the northwest corner of the subject property (as seen in the second photo). If the variance is approved, this would place the proposed septic field in the termination of this runoff. As a holder of a water licence from the BC Ministry of Water, Land and Resource Stewardship, my family uses the lake as our source of drinking water. With the probability of this septic field flooding during the winter months, I have grave concern as to how this will affect my water quality. Has a " perc test " been done on this property, to see if a septic field can be placed?

Because of these





facts, I oppose the granting of a variance for the subject property.

Regards,

Murray Schleining, DMD