

February 24, 2026


Electoral Area Services Committee
Cowichan Valley Regional District

I am a property owner of a lot that is adjacent or within the vicinity of 2055 Sweet Gale Place, Shawnigan Lake, BC. I am aware of the plans to build a new single-family home and have discussed the plans with the property owners. I am also aware that a variance will be needed in order to allow for the new home.

This letter serves to show that I am in support or neutral of the requested variance.

Name: A.S. LOGAN

Address: 2051 Millicent Ave
Shawnigan Lake B.C. V8T-3P5

Signature: 

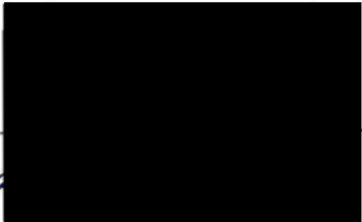
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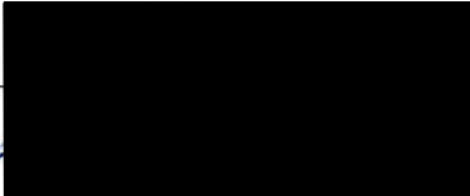


Sevon Thor

Address:

2040 Mullicent

Signature:



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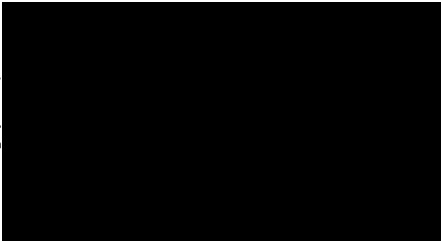
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Name: _____

Address: _____

Signature: _____



Dear CVRD Board of Variance Committee,

I am writing on behalf of my clients, the owners of 2055 Sweet Gale pl, Shawnigan lake regarding the development potential of the site and in support of a variance application to relax the set back from the present natural boundary from 30 meters to 19.6 meters. As a Real Estate professional involved in this transaction and a resident of the CVRD, I would like to emphasize the extensive due diligence under taken by my clients prior to and following their purchase of the property. Their efforts reflect a strong commitment to understanding and complying with all applicable regulations and environmental requirements. Through these consultations, several important considerations were identified:

- A flood construction report is currently pending, which will define the permitted construction type and be registered as a covenant on title. This report is critical in determining design feasibility and appropriate building methods.
- The potential requirement to restore the Riparian Areas Protection Regulation (RAPR) zone to “pre-human activity” conditions presents significant uncertainty. Even with professional input, confirmation on the scope and expectations of such restoration has not been clearly defined.
- Development outside the 30m RAPR zone still necessitates a Development Permit and engineered drainage solutions within the riparian area, including settling systems and rain gardens, which my clients have been prepared to accommodate.
- Flood construction level requirements necessitate elevating the main floor approximately seven feet above existing grade. While this introduces substantial additional cost and design challenges, my clients have remained committed to exploring compliant solutions. Despite these complexities, it is important to emphasize that at no point were my clients advised that development would be restricted. Instead, the process appeared to involve navigating technical and regulatory requirements with professional guidance toward a feasible outcome.

Given the significant financial and personal investment made based on the understanding that development—albeit constrained—would be possible, this recent determination is both unexpected and concerning. My clients have demonstrated a willingness to comply with all environmental, engineering, and regulatory requirements, and they remain committed to responsible development that aligns with regional guidelines.

In light of the above, we respectfully request that the Board of Variance approve the variance request for 2055 Sweet Gale Place.

We appreciate your time and consideration.

Sincerely, Jen Alexander