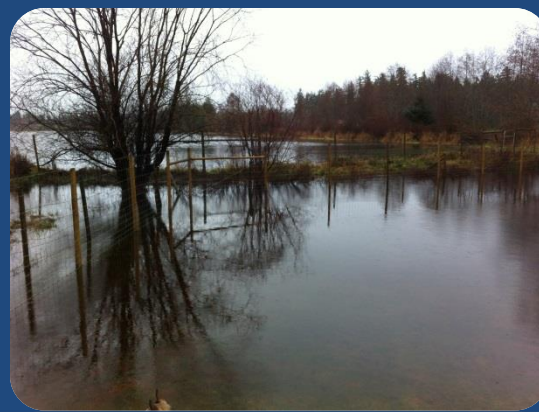


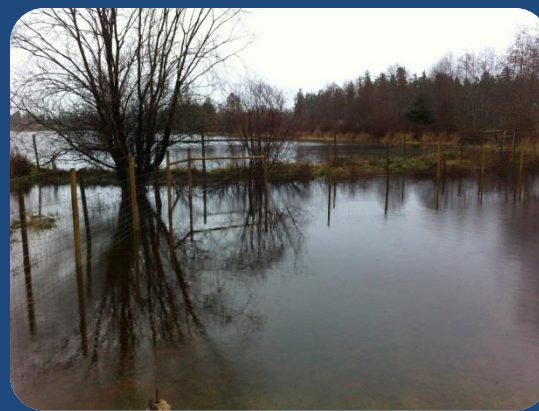
# Lazo Watershed Property Owners Committee

Presentation: March 9, 2015  
Comox Valley Regional District



## Who do we represent?

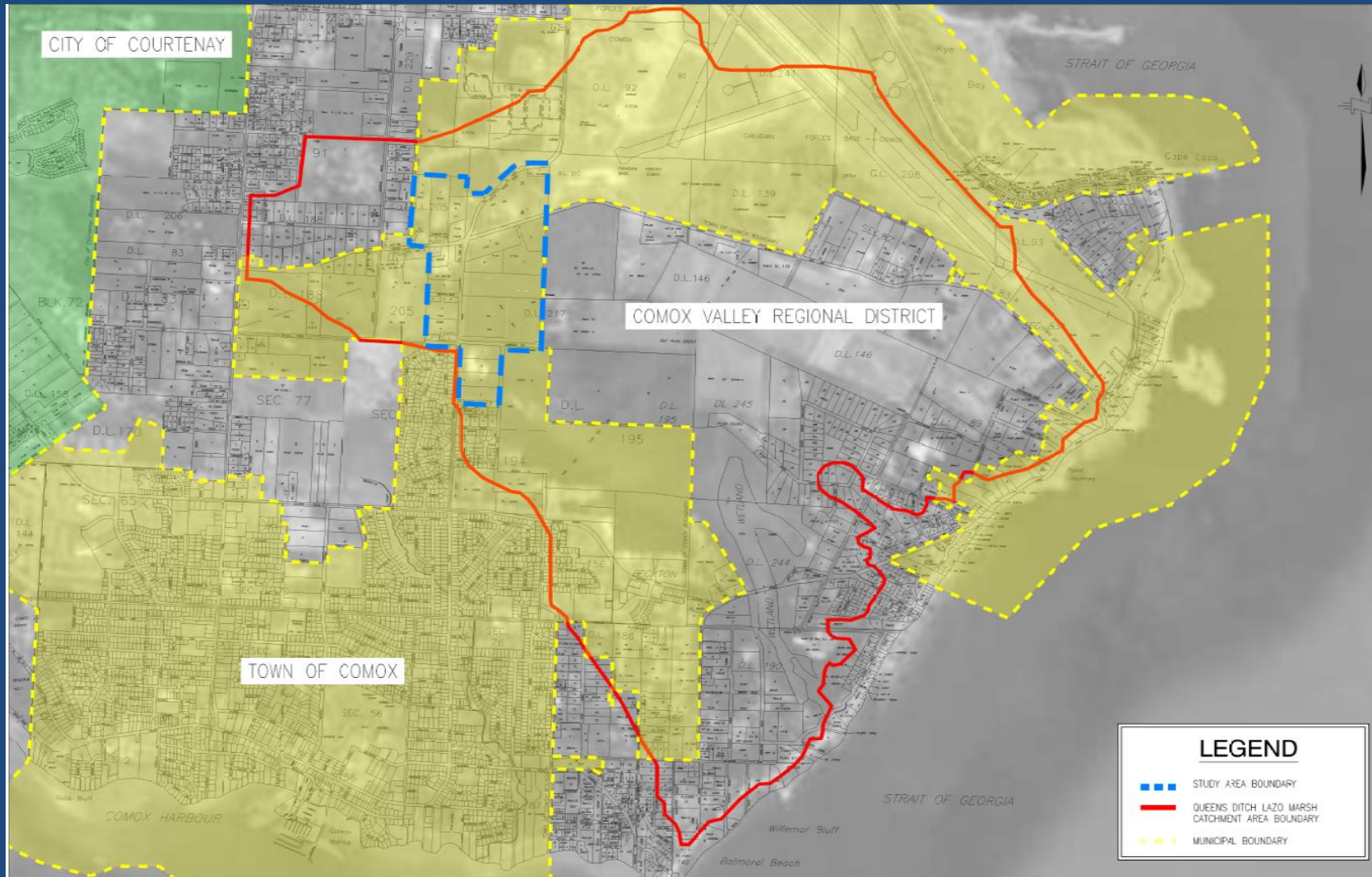
- 80% of property owners – lower Lazo watershed
- 30 acreages & large lot family homesites
- 7 farms ranging from 7 – 100+ hectares

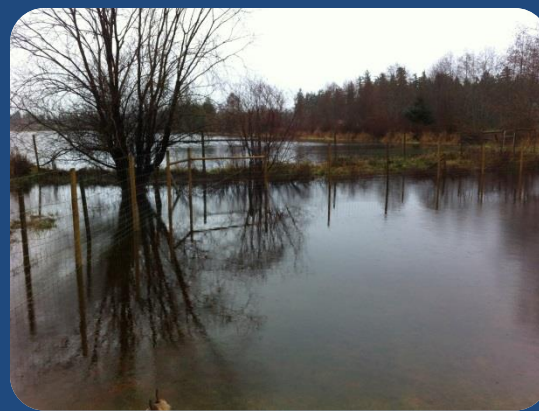


# Acknowledgements

- We appreciate opportunity to discuss concerns with CVRD
- Have identified some solutions
- Want to work with all agencies on solutions
- No more studies: at least 17 major studies

# Lazo Watershed – McElhanney Map





## Flooding causes serious impacts

### Damage to homes

- Floods basements & crawl spaces
- Damages structures & equipment

### Substantial economic loss to businesses/farms

- Crop damage losses per farm of \$10k to \$50k per year

### Stress, flood mitigation work & loss to residences

- Sandbagging, pumping & home repairs

### Potential drop in property values

### Impedes use & enjoyment of property

# Residential Impact: 900 Sand Pines Cres.

**Normal**



**Flooded**



# Residential Impact: 978 Sand Pines Dr.

Normal



Flooded



# Residential Impact: 1079 Sand Pines Cres.

**Normal**



**Flooded**



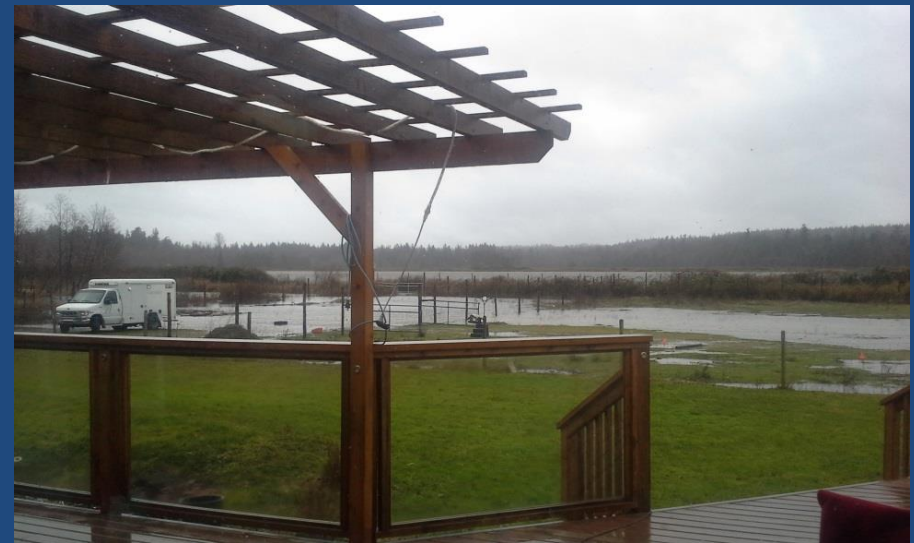


# Residential Impact: 1039 Knight Road

**Normal**



**Flooded**



# Residential Impact: 1005 Knight Road

**Normal**



**Flooded**



# Horse Boarding Stable Impact - 1081 Knight Rd

**Normal**



**Flooded**



# Farm Impact: 1026 Sand Pines Cres.

**Normal**



**Flooded**



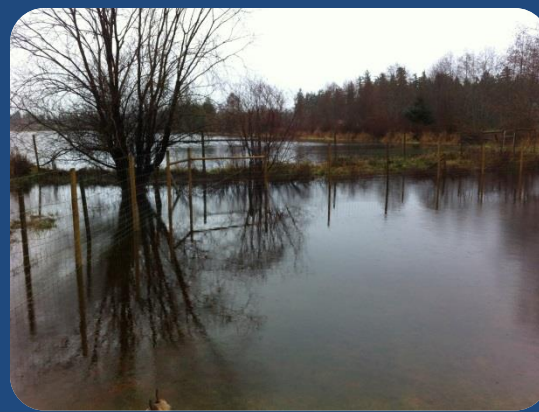
# Lazo Road Impact

**Normal**



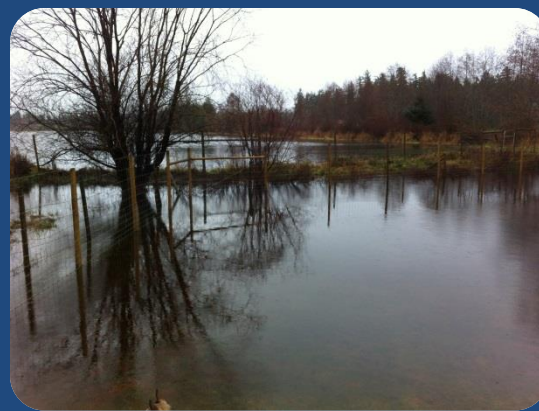
**Flooded**





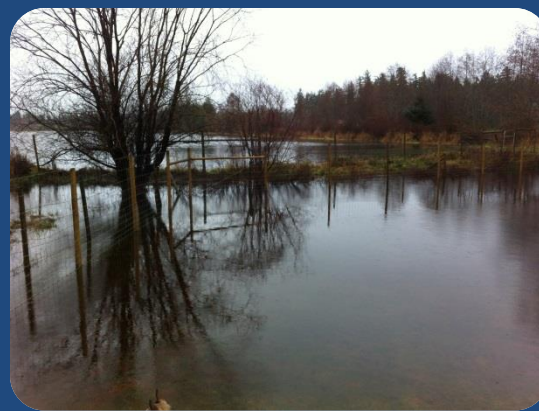
## Flooding Events Are More Frequent

- Flooding has happened in 4 of last 6 years
- One comparable flood in the previous 20 years



## Lazo Watershed Property Owners Committee Role

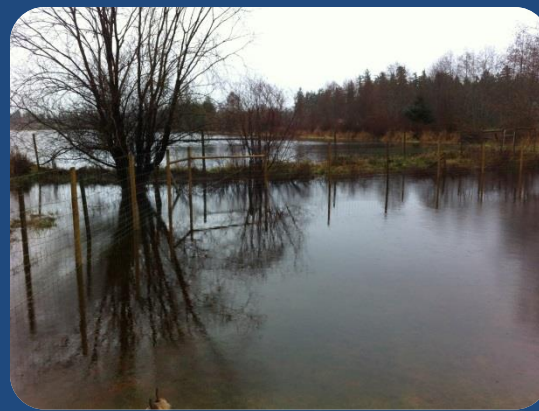
- Advocate for affected property owners
- Instrumented monitoring of groundwater levels & flow rates



## Key Impacts of Status Quo

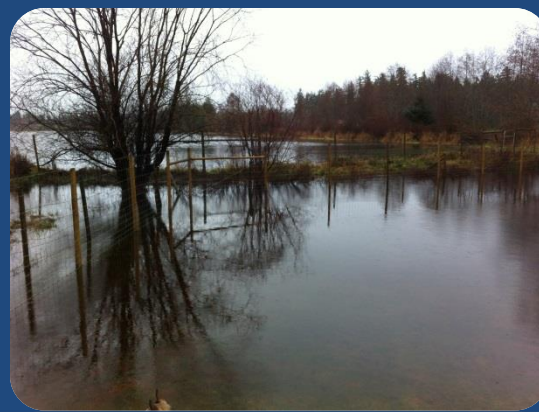
- More & more stormwater dumped into Lazo Marsh & Queen's Ditch
- Lazo Marsh - Reduced capacity to retain stormwater
- Queen's Ditch - Impeded flow through ditch
- Status Quo: Continued & escalating flood damage





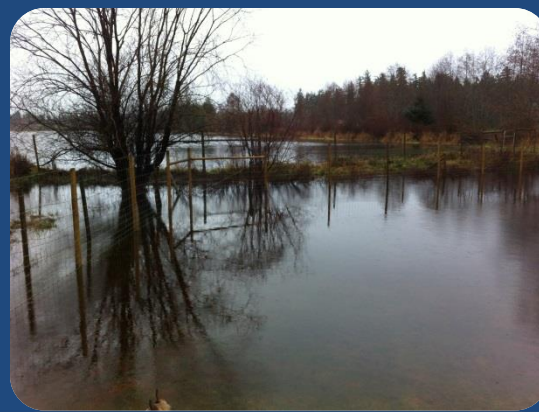
## Status Quo: Public Health & Safety Issues

- Health risks: Severe mosquito hatch due to large pools of stagnant water
- Safety risks: Road failures & traffic delays on Lazo Road



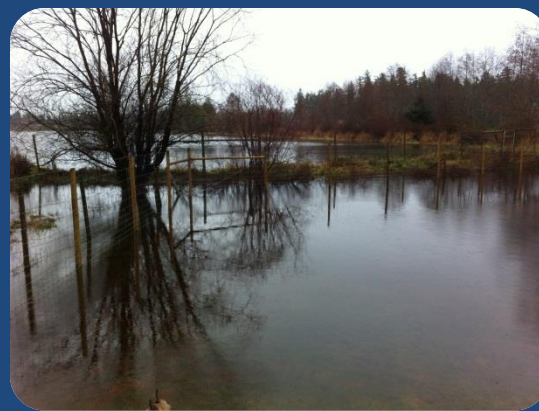
# Solutions

- Reduce inflows
- Increase outflows
- Develop rules & framework for new development, monitor & enforce compliance
- Maintain stormwater system



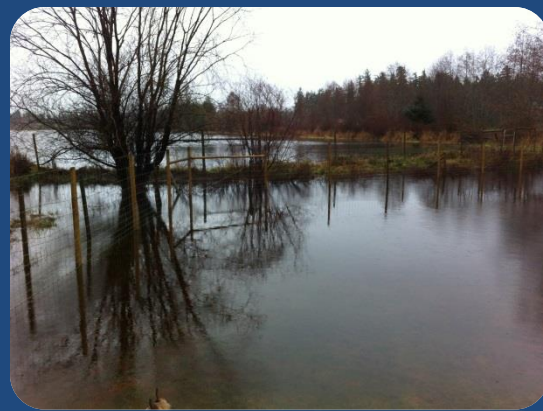
# Stakeholders Meeting – Feb. 24/15

- Comox Valley Regional District (CVRD)
- Department of National Defense (DND)
- Town of Comox
- Ministry of Transportation & Infrastructure (MOTI)
- Lazo Watershed Property Owners Committee (LWPOC)
- Other groups in future meetings



# Expectations

- CVRD provides leadership in problem solving
- All stakeholders will play a role in evaluating and implementing solutions
- Commitment to an immediate Action Plan
  - Urgent mitigation
  - Long term strategy



Next Steps?

600 Comox Road, Courtenay, BC V9N 3P6  
Tel: 250-334-6000 Fax: 250-334-4358  
Toll free: 1-800-331-6007  
www.comoxvalleyrd.ca



## REQUEST TO APPEAR AS A DELEGATION

Name(s) of person(s) speaking: BARRY WOOD & GUY WASSICK

Organization you are representing: LAZO WATERSHED PROPERTY OWNERS COMMITTEE

Primary purpose of organization: PREVENT FLOODING Number of members: 80-120 OWNERS

Mailing address: 1026 SAUNDINES CRES.

City: COMOX Postal code: V9M-3V2

Contact name: BARRY WOOD - CHAIR Email: highwoods@shaw.ca

Phone: 250.339.7315 Fax: 250.339.7315

Subject matter: POWER POINT ON FLOODING IN THE LAZO

WATER SHED AND ITS AFFECTS  
Specific request of the regional district, if any (i.e., letter of support, funding): ASSISTANCE IN

PREVENTING FLOODING OF HOMES AND FARMS IN THE LAZO BASIN. THIS MAY INVOLVE FUNDING OF INFRASTRUCTURE AND REPAIRS

Requested meeting date: 09 MARCH 2015

Audio-visual equipment required: LAPTOP AND PROJECTOR

Date of application: 26 FEBRUARY 2015 Signature of applicant: [Signature]

### Please Note:

1. Committee and board meeting schedules are available at [www.comoxvalleyrd.ca](http://www.comoxvalleyrd.ca) or by calling 250-334-6000. Delegations are dealt with at the beginning of each meeting.
2. Maximum presentation time is 10 minute, unless previously approved.
3. Presenters are to address the board or committee, and not the audience.
4. Please ensure that your cell phone is turned OFF during the meeting.
5. Presentation materials are to be submitted to the legislative services department a minimum of one day before the meeting date.
6. Applications to appear as a delegation must complete this form and:  
email to [administration@comoxvalleyrd.ca](mailto:administration@comoxvalleyrd.ca);  
mail to 600 Comox Road, Courtenay, B.C., V9N 3P6 or  
drop off in person at 600 Comox Road, Courtenay, B.C.



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**From:** James Warren  
**Sent:** March-05-15 11:44 AM  
**To:** Antoinette Baldwin  
**Subject:** FW: Presentation and Synopsis for Electoral Areas Services Meeting 09 March 2015

*Atten: James Warren, Legislative Services*

*Last week I sent you a completed request to appear before the Electoral Areas Service Committee on 09 March. As directed here is a brief synopsis of our purpose and a copy of our Power Point Presentation. Please advise if there is anything else we can provide to you before our presentation.*

*Synopsis:*

*We are the Lazo Watershed Property Owners Committee, (“LWPOC”) a group of Area B residents who have experienced serious flooding in four of the past six years. This year’s flooding was very severe with over 30 properties directly affected. In addition, the flooding causes public health and safety risks to the overall community. The consequences of the flooding are significant and our presentation will discuss both the causes and some solutions.*

*The LWPOC represents over 80% of the affected properties in the Lazo watershed and is composed of home, acreage and farm owners. In addition to consulting with subject experts and advisors, we have studied some 17 reports written over the last 20 years about storm water management in our specific area. Many of these reports list recommendations to help mitigate the effects of poor or non-existent storm water management. Our Committee recently made a presentation to a working group composed of the Town of Comox, Comox Valley RD, DND/ 19th Wing and MoTI. The presentation was well received and the ensuing discussion was positive and solution-oriented. One of the keys to success the meeting participants identified was getting help from the Regional District, which in turn, will help the other agencies find and contribute resources to solve the flooding problem. The Regional District is seen by the other stakeholders as the “lead” in any projects undertaken to stop the flooding.*