

**From:** [REDACTED]

**Sent:** Tuesday, September 23, 2025 3:29 PM

**To:** SouthInfo <SouthInfo@islandstrust.bc.ca>; Kim Stockdill <kstockdill@islandstrust.bc.ca>

**Subject:** Associated Islands Regulations Review Meeting September 19th, 2025

Further to the online meeting from September 19<sup>th</sup>, please accept the following bullet points as details / reminders of the challenges of small lot, non-serviced properties and operating within the existing regulations.

- Wise Island was subdivided in ~ 1968, prior to the formation of the Islands Trust.
- The properties are smaller (Less than ½ of the size) of the lots described in the existing by-laws. Operating within the recommended setbacks is virtually impossible. Due to these regulations most of the properties on Wise would be in contravention of the existing regulations in some way.
- Wise Island is not serviced by the province in any manner. There is no connection to BC Hydro, City Water, Fire Station, Garbage / Recycling collection, School Bus / Boat etc, Roads or Highways. For these reasons, the community members maintain the Island and the collective services that have been created on the island. (Community Docks, Community Fire Pumps, Community Well and Water treatment / delivery).
- There aren't any road-ways or driveways to any lot.

For electrical power, Wise Island exclusively relies on Solar Panels. These panels need to face the sun. Generally speaking people place the panels in a manner to gather the most sunlight while at the same time not disturbing the forest or the canopy by removing trees etc. Depending on the lot location, the panels face the ocean.

There are a number of stairs / piers / landings and decks that are essential to the way of life on Wise.

- Points of Egress in evacuation or medical need (Ambulance / Hover Craft).
- Access to the ocean for fire suppression.
- Delivery of materials (Propane, Water, Firewood, Building materials)

A very recent example of the point of egress and firefighting is attached (see the link)

<https://gulfislandsdriftwood.com/82415-2/>

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People from Wise Island were able to attend a wildfire on 3<sup>rd</sup> Sister Island on September 14<sup>th</sup> only because they were able to launch their fire pump into a boat at there shoreline. This fire pump would be too heavy and awkward to man-handle up the island trail and down to a community dock and into a boat. This fire pump and the action of the Wise residents was pivotal in the control of this wildfire.

In general, our big asks would be:

1. Allow existing structures to be designated as “Legal non-conforming”.
2. Allow the construction of solar panel arrays that meet an agreed to “above grade” / “on grade dimension”.
3. Allow the construction of stairs and access to the shoreline for the reasons mentioned above.

Construction should be done in non-permanent manner (No concrete, or cement structures etc). We do not want changes to the by-laws with respect to side set-backs if we can get the legal non-conforming status.

Please advise if I can offer any other specifics.

Best Regards

Todd Rogers  
Wise Island