

**From:** Peter Court <[REDACTED]>  
**Sent:** Thursday, August 6, 2026 10:47 AM  
**To:** SSInfo  
**Subject:** Re: LTC application by Ethan Wilding August 27th 2026 PLDP20250452 and PLDVP 20250460 SUPPORT LETTER

Sent from my iPad  
Salt Spring Island Local Trust Committee  
Unit 4- 121 McPhilips Avenue,  
Salt Spring Island BC  
V8K 2T6

Re: LTC application by Ethan Wilding August 27th 2026  
PLDP20250452 and PLDVP 20250460

My wife and I reside at [REDACTED] Salt Spring Island which is along the same stretch of coast and in proximity to Mr. Wilding's property at 434 Baker Road. I would like to add my voice of support for his application to protect his property from further erosion by placing a revetment in the area referred to in his application.

My support is based on two reasons. First is the reality that with rising ocean levels and more severe weather events, structures such as Mr Wilding is proposing will be increasingly necessary. My understanding is that these structures are supported by DPA3 guidelines and OCP policies. I have seen the thorough planning and the concern for the environment that Mr. Wilding has put into the design for the proposed revetment. I can only say that his efforts could serve as a model for future works that will almost certainly be needed in other parts of the island.

The second reason for my support is that I cannot see why Mr. Wilding's proposed structure should be treated any differently than those that already exist. Your committee is no doubt aware that the CRD and the resident at 241 Quarry Drive both have rock wall revetments. Both of these structures are in close proximity to Mr. Wilding's property. Moreover these structures are not built "on the same lot" they are built on the beach; a beach that has the same S6 zoning. Consideration of these existing structures is both relevant and important because not treating like cases alike will almost certainly be considered as patently unreasonable. Given that reasonableness is the test for judicial review you might want to consider saving the rate payers the expense of further legal action.

Speaking of legal standards (reasonableness, transparency and intelligibility) I wonder how anyone who has been following Mr. Wilding's ongoing application(s) to protect his

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property cannot have real concerns with the Island Trust processes. Consider:

An application that started in 2023 - still unresolved  
An application, that after 18 months of inaction, required a court order just to  
make the Island Trust do its job!  
An application that has resulted in Mr. Wilding and the rate payers spending  
thousands of dollars in litigation - which still continue  
An Application considered so badly handled by the Island Trust that Courts  
refuse to award costs against the unsuccessful party;  
An Application (now, a revised application) which as late as May of 2025 was  
confirmed by Trust staff as not requiring rezoning now apparently does  
require rezoning?

Here is a bit of advice for your staff. I did an AI Google search with the issues raised in Mr Wilding's application, I had an answer in less than 3 seconds! The history of Mr. Wilding's case stands as evidence that an application to the Island Trust involves the bureaucratic equivalent of wetting a finger to see which way the wind is blowing before a decision is made (or not). Is there any wonder people are losing faith with democratic institutions when they see this level of inaction, misdirection, secrecy and incompetence. Is there any wonder there is public pushback to the Trust's mission creep into areas that are already covered by higher levels of government.

Peter Court

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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