

From: Seth Gustafsson [REDACTED]
Sent: Monday, October 27, 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

To Whom This May Concern,

Further to the online meeting on September 19th 2025, please accept the following details as to the challenges of off-grid, small lot, non-serviced properties:

- As for electrical power, Wise Islanders exclusively rely on solar panels and generators in the fall & winter months. Being on the North West corner of Wise Island, I have a problem with trees lining up between my house and the southern sun. I have to place my panels in a manner to gather the most sunlight while at the same time not disturbing the forest or the canopy, which may or may not be on my property.
- As you already know, Wise Island is a boat-access only island and is not serviced by any utility company or any community services - it is totally off-grid living. Meanwhile, our taxes pay for schools, roads and all other community services which are not available on Wise Island. Since we don't get the benefit of having those services, can an allowance or consideration be made to accommodate the use of stairs / piers / landings for the below reasons since they are essential to the way of life on Wise Island.
 - Delivery of materials (Groceries, Propane, Water, Building materials)
 - Access to the ocean for fire suppression.
 - Points of evacuation or a medical need (Coast Guard / Ambulance / Water Taxi / Hover Craft)

In general, our big asks would be:

1. Allow existing structures as well as solar panel placement to be designated as "Legal non-conforming".
2. Allow the construction of stairs and access to the shoreline for the reasons mentioned above.

I do also support changes to the by-laws with respect to setbacks and property easements, but that could wait until we can clear the legal non-conforming status first regarding the solar panels, stairs, piers, landings, etc.

Please feel free to contact me if I can offer any other specifics or answers.

Thank you & Best Regards,

Seth & Bonnie Gustafsson

 Wise Island