

BY EMAIL

Kim Stockdill
Island Planner – Southern Team
Islands Trust

February 24, 2026

Dear Kim:

Re: Associated Islands Review (Wise Island)

Thank you for all your work on the Associated Islands Review. We were very pleased to see the resolution approved at the Galiano LTC on February 10, 2026 to move forward with the project.

We support the overall direction of the draft changes in your report to the LTC, and specifically the excerpt pasted below:

“2.14A Despite Section 2.14, the following structures in the Small Island Residential Zone are permitted to be sited within the 7.5 metres from the natural boundary of the sea:

2.14A.1 Solar panel arrays for the purpose of supplying power to the lot on which the structure is located and must not exceed 4 metres in height and a total solar array surface of 5 m².

2.14A.2 Stairs to access the foreshore with a width less than 1.5 metres.

2.14A.3 Walkways, stairs or a ramp accessory to a permitted private dock in the Marine Zone and stairs to access the foreshore with a width less than 1.5 metres.

2.14A.4 Anchor pads or abutments up to 1.5 metres in width for the purpose of securing a permitted private or community dock or wharf to the upland lot.”

We would make the following suggested adjustments to those proposals, reflecting feedback from Wise Islanders:

1. **On Section 2.14A.1:** Some of the existing solar panel assemblies on Wise are larger than 5 m². On that basis, we would suggest the size limitation be increased to 10 m². In some of our on-island discussions, it was suggested that if the size limitation becomes an issue we could consider a higher size limitation for panels at-grade rather than above-grade.

Also on this point, some Wise Islanders wanted to ensure that the exception to the 7.5 metre setback from the natural boundary of the sea did not change the application of the 6 metre setback from the sides of the properties in order to prevent intrusion from neighbouring properties. As we interpret your drafting, those side setbacks would remain in effect for solar panel arrays, so only the portion of the setback from the sea that is not in the side setbacks would be permitted. Please confirm that's correct.

2. **On Section 2.14A.2:** Most of the foreshore stairs on Wise are connected to walkways, as you would expect on rocky ground, and we would suggest those be included. In addition, some are wider than 1.5 metres. We don't see what the width restriction is intended to achieve and would suggest following the broader approach from the Mayne Island Land Use Bylaw 146: "Stairs or walkways required to access the foreshore or a permitted dock;" [Section 3.3(3)(e)].
3. **On Section 2.14A.3:** Similarly, we would suggest using the equivalent line from the Mayne Island LUB: "Structures supporting a permitted dock or wharf" [Section 3.3(3)(d)]

Again, we don't think the general width restriction is necessary (Mayne and others don't have one), but if it is going to be included then we would suggest it should be 2.5 metres. That would align the restriction with those applicable on Bowyer and Passage Islands, which share many similarities to Wise Island and have been dealing with these issues for years.

4. **Addition:** Mayne Island permits "wooden patios up to 30m² (323ft²) in area" [Section 3.3(3)(f)] within the 7.5 metre setback from the sea. We would suggest a similar addition for platforms or patios be added as Section 2.14A.5.

We'd be happy to discuss any of the above live or on Teams / Zoom at your convenience. Thanks again for your work on this project.

Sincerely,

Jann Helssen

Todd Rogers

Duncan Reid, Chair of the Wise Island Community Association