

From: Gino Nonni [REDACTED]
Sent: Thursday, February 5, 2026 2:10 PM
To: Executive Admin <execadmin@islandstrust.bc.ca>
Cc: Judith Gedye <jgedye@islandstrust.bc.ca>; David Graham <dagraham@islandstrust.bc.ca>; Sam Borthwick <sborthwick@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Josie Osborne <HLTH.Minister@gov.bc.ca>; Gord Johns <gord.johns@parl.gc.ca>
Subject: Feedback on Draft Islands Trust Policy Statement

Dear Members of Islands Trust Council,

I am writing as a property owner on Hornby Island to provide feedback on the draft Policy Statement currently under consultation.

While I appreciate the Trust's commitment to environmental stewardship and reconciliation, I have significant concerns about several aspects of this document that I believe require further consideration before finalization.

Governance and Decision-Making Clarity

The proposed co-governance framework with Indigenous Governing Bodies lacks specificity regarding how decisions will actually be made, who holds final authority, and how existing property rights will be affected. Without clear protocols, this ambiguity could create confusion for applicants, residents, and decision-makers alike. Furthermore, it compromises the integrity of our significant monetary and social investment.

Practical Implementation Concerns

Requirements for cultural monitors during ground-disturbing activities raise legitimate questions about feasibility across a dispersed island geography. For routine projects—installing a fence, building a small structure, the logistics and costs of such requirements could become prohibitive without clear guidance on scope, availability, and cost allocation.

Jurisdictional Boundaries

The expanded language around docks, foreshore use, and marine access appears to extend into areas already governed by federal and provincial authorities. Overlapping jurisdiction creates uncertainty and potential conflict with established regulatory frameworks.

Protection of Private Property Rights

Several policy directions could affect private landowners in ways that are not clearly defined. Historical rights, access agreements, and grandfathered uses should be explicitly

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protected. Property owners need certainty about how new policies will—and will not—affect their land. Lack of continuity can compromise process, create uncertainty and raise the issue of security as it relates to land value and mortgageability.

Public Access Considerations

The draft lacks clarity on how public access to parks, foreshores, and waterways will be maintained if new protected or conservation areas are designated. The situation at Joffre Lakes serves as a cautionary example of how these matters can unfold without careful planning.

Consultation Process

I would like to note that many property owners only learned of this consultation with days remaining before the deadline. A broader notification effort and extended timeline would help ensure meaningful participation from those most affected.

My hope is that the final Policy Statement will balance environmental and reconciliation goals with practical workability, clear governance, and respect for the rights of those who have invested in these communities. I remain, in general, supportive of Islands Trusts mandate and trust that the final policy statement will be a document based on balanced environmental governance and reconciliation goals with practical workability and not a system that potentially compromises the history and security of land ownership in British Columbia.

Thank you for considering my views.

Sincerely,
Gino Nonni
Property Owner, Hornby Island

Gino Nonni
President & CEO

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