

From: Paul Cosulich [REDACTED]
Sent: Tuesday, September 1, 2026 1:13 PM
To: Sonja Zupanec <szupanec@islandtrust.bc.ca>; Kate-Louise Stamford <kstamford@islandtrust.bc.ca>; Joe Bernardo <jbernardo@islandtrust.bc.ca>; Laura Patrick <lpatrik@islandtrust.bc.ca>
Subject: Shore line DPA

Sonia, Laura, Kate-Louise and Joe,

This is a personal note to the four of you. I would like to explain why we feel so threatened by your recent proposals and why this process has been so deeply upsetting to my family.

We live on a water-access-only, off-grid property of approximately 155 acres at the head of [REDACTED] I have lived here for over 40 years.

We started with a small cabin and, over the years, replaced it with our present home. We have built a small guest house, a shop and ancillary sheds. We also have an historic farm here, where we have rehabilitated the barn and cleared the original fields. We have cut trails and small roads throughout the property so that we can access and responsibly manage it.

My dream has always been to see my children eventually have homes on this property. There are multiple parcels, and we have always envisioned our family continuing to live here.

Your proposed Shoreline DPA creates serious obstacles to that future.

We need docks that are appropriately sized for the boats we actually require to live and work here. We also need barge ramps in at least two locations so that we can bring materials, equipment and machinery to both the farm and future home sites. These aren't luxuries. They are fundamental to living and maintaining property that is accessible only by water.

We also have thousands of trees. I have been managing and taking down trees on this property for 40 years. I know the property intimately and have spent decades making decisions about which trees need to come down and which should remain. I don't believe I need to hire a professional every time a tree needs to be removed simply because it is near the shoreline. We have yacht clubs on either side of us, and they have never expressed concern about the responsible management of our property.

I have repeatedly tried to explain to you that living on properties outside the southwest peninsula is fundamentally different. The realities of access, transportation, construction, fire protection, farming and simply getting around the property are very different here.

If there were archaeological remnants on our property, we would absolutely respect and protect them. But we are not comfortable with a situation where someone can simply determine that a beach has spiritual significance and, on that basis, restrict our ability to use our own property.

I am also curious why the Islands Trust is not placing similar emphasis on protecting our lakes. I would hate to see the Joffre Lakes experience repeated here.

We are responsible property owners, neighbours and residents of Gambier. We simply want to be left alone to responsibly manage our property and determine how our family will live here in the future.

We would like to be able to build homes that allow our family to travel from the dock to the homes with some form of vehicle—just as people are able to do on the southwest peninsula. Instead, the proposed regulations seem designed to make ordinary activities on waterfront properties increasingly complicated and expensive, requiring us to hire professionals for things we have successfully managed ourselves for decades.

Joe, I found your statement that reconciliation should be a central tenet of future planning particularly discomforting. I believe reconciliation is important, but it cannot mean that the legitimate needs, rights and experiences of existing property owners are simply set aside. Planning needs to find a way to respect both.

All I have ever asked of you is a chance to show you what it is actually like to live here—to walk the property, see the farm, understand the access challenges and appreciate what is required to maintain a water-access-only, off-grid property.

I also asked that you give us time to determine what our fellow Islanders actually want—not simply what you believe is appropriate for Gambier.

I do not believe your interests or the direction of this process reflect the sentiments of the majority of Gambier Islanders. But I will give you credit for driving this agenda successfully.

The process has made me sick, and I am deeply saddened that decisions made through this process could have such a profound impact on my children and their ability to continue living here.

You have not been kind to my family. All we have asked over the years is that you come and see. You didn't.

All we asked for was to be understood, and we never felt that you made the effort to understand us. **I consider that unconscionable.**

Thank you for taking the time to read this.

Paul Cosulich



.....let's do this differently