

From: Jeff Zamluk [REDACTED]
Date: August 22, 2022 at 11:12:14 AM PDT
To: Grant Scott <gscott@islandtrust.bc.ca>, Sue Ellen Fast <sfast@islandtrust.bc.ca>, Alex Allen <aallen@islandtrust.bc.ca>
Cc: [REDACTED] Aileen Fearman <[REDACTED]>, office@hirra.ca
Subject: Re: Housing & short term rental recommendations by APC

Hello All,

I have not received more clarification on this APC recommendation. Is this something I should reach out to the APC committee directly for?

I'm hoping you could also let me know the series of events that need to happen for these recommendations to be enacted.

Furthermore, we have not been consulted directly by any APC, or Island's trust member about about operations or impacts on our ALR regulated farmland, but we are happy to do so.

I'm looking forward to receiving a reply on how we should proceed to protect our multi generational farm.

Jeff

Jeff Zamluk
Co-Founder/Co-Owner

www.fossilbeachfarm.com I [REDACTED]

[#wherethefarmmeetssea](https://www.instagram.com/wherethefarmmeetssea)

On May 31, 2022, at 1:30 PM, Jeff Zamluk <[REDACTED]> wrote:

Hello Sue, Grant and Alex,
Please see the email requesting more info on the APC below.

Thanks

On May 31, 2022, at 1:27 PM, Jeff Zamluk <[REDACTED]> wrote:

Hi Reina,

Thanks for forwarding that over. I see that our ALR property was specifically listed on "Zoning" of page 5 of the recommendations "item #2" "Creating bylaws governing Lerena Vineyards and Fossil Beach Farm" Would it be possible to clarify what the APC is

recommending in regard to us? Also, is more information included as to how we were included in this review without being directly consulted?

It is my opinion that we have many bylaws that govern the use of our property and see that this recommendation isn't valid.

We currently fall under and adhere to provincial bylaws of:
Agriculture Land Reserve and Commission
Liquor and Cannabis Regulation Branch
Drinking Water Protection Act

We also fall under and adhere to regional bylaws of:
Island Health (which includes water and septic)
Comox valley Regional District

As well as adhering to local bylaws of the Islands Trust.

We also have built our farm and our operation being guided by the current OCP, where it's clear that local farming and food sustainability is a prominent feature.

Any clarification on this recommendation would be appreciated.

Jeff

Jeff Zamluk
Co-Founder/Co-Owner

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On May 31, 2022, at 12:47 PM, HIRRA Administrator
<hornbyisresidentsratepayers@gmail.com> wrote:

Hello HIRRA members,
the Islands Trust Advisory Planning Commission (APC) recently completed their recommendations to the Local Trustees on issues to do with housing and short term rentals in preparation for the upcoming Official Community Plan review.

The attached PDF clearly articulates the APC's reasoning and recommendations.
Please direct any questions or comments to the local Hornby Island Trustees.
Contact info here: <https://islandstrust.bc.ca/contact-us/contact-trustees/>

Cheers,

Reina LeBaron, Executive Administrator
Hornby Island Residents' and Ratepayers' Association (HIRRA)
Ph: (250) 335-1131 Email: <office@hirra.ca>

I respectfully acknowledge that I live and work on the unceded traditional territory of the K'ómoks First Nation.