

From: Jeff Zamluk <[REDACTED]>
Date: August 24, 2022 at 8:41:14 AM PDT
To: Alex Allen <aallen@islandstrust.bc.ca>
Cc: Grant Scott <gscott@islandstrust.bc.ca>, Sue Ellen Fast <sfast@islandstrust.bc.ca>, Phil Davie <[REDACTED]>, Aileen Fearman [REDACTED]
Subject: Re: Housing & short term rental recommendations by APC

Hi Alex,

Thanks for your response.

My main concern is that we were never directly notified or consulted with about this recommendation. The only way we heard about being named was through the rumor mill on Hornby.

Furthermore, it does not “seem” we were named. We were directly named along with Lorena. If the APC had concerns with glamping, I would have thought they named “glamping”... which they did not. There are many other ALR zoned properties which were not listed specifically and by name that offer glamping.

I am more than happy to have community consultation. However, I wish that we are given the opportunity to educate the community, especially those involved in special anti tourism interest groups.

Although this is still in its infancy, I would like to address the apparent concerns that the APC has with Lorena and Fossil Beach directly. Is there an avenue to do this? What would be most appropriate? Write a letter addressed to Island’s Trust? the APC? Speak at a meeting? etc.

Can you also clarify what decision you will be making?
farms like you to share your views and concerns before I make any decision.

Thank you again for your reply, and I look forward to educating any and all locals and visitors about our operations. We have worked very hard to make it environmentally friendly, sustainable, and a place filled with love and laughter. I’m happy to talk about it or show it off!

Jeff

On Aug 23, 2022, at 4:03 PM, Alex Allen <aallen@islandstrust.bc.ca> wrote:

Hi Jeff,

We are only at the infancy stage. These are only recommendations and we have a whole iterative process to go through. At our next LTC meeting, staff will provide a timeline

(project charter) for how the OCP LUB review (STVRs, First Nations, Housing and Riparian mapping only) will play out, which could be over a year.

In the meantime, nothing will happen until we go to the community and hear concerns, feedback etc. I know it probably seems like you were targeted, only that glamping is not in our official community plan. Does it need to be? Who knows? We shall see how the community feels. I will let you the know the timeline once we have the staff report.

As I said, these are only recommendations. I am will be waiting to hear from the community and farms like you to share your views and concerns before I make any decision. A

Not sure if this answers all your concerns, Jeff. Please let me know. Our LTC meeting is September 9.

Regards,

Alex Allen
Hornby Island Trustee
(250) 335-1129 Ext. 420

I respectfully acknowledge that I am living and working on the unceded traditional territory of the K'òmoks First Nation.

From: Jeff Zamluk <[REDACTED]>
Sent: August 22, 2022 11:11 AM
To: Grant Scott; Sue Ellen Fast; Alex Allen
Cc: [REDACTED] Aileen Fearman; 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](#)

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

www.fossilbeachfarm.com I

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

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.