

From: [REDACTED]
Sent: Wednesday, April 2, 2025 9:30 AM
To: Alex Allen; Grant Scott; Timothy Peterson; Sonja Zupanec; northinfo; [REDACTED]
Subject: Hornby Island proposed zoning changes

Hello all

My name is James Ingrey. I am a family physician and owner/Medical Director of Port Augusta Family Practice. I live with my wife and 3 children in Comox and we are fortunate enough to own an old waterfront property on Anderson Dr on Hornby Island. Having watched developments evolve regarding the work being done by Island Trust, I wanted to share our ownership experience since acquiring our cabin in 2016. I have some specific insights into the issues facing the Trust and, probably, some unique contributions. I will be as brief as I can, but bear with me!

We moved to Comox in 2010 and in 2013, I opened up a new family practice in Courtenay, The Crown Isle Clinic. As owner, I facilitated the recruitment of 5 GPs leading to the attachment of over 7000 patients. These were new physicians to practice and a net gain to the community. The ball was well and truly rolling, but the clinic experienced the typical recruitment/retention ebb and flow that is now all too familiar in primary care in BC. Despite these challenges, our new clinic in Comox has continued to grow to 12 physicians and an RN, and has facilitated the attachment of over 13,500 patients. I consider us a successful and 'stable unit' presently and we are currently the biggest primary care facility by patient volume in the North Island..... I believe the involvement of Hornby Island has been instrumental to our success.

The challenges faced in physician recruitment is mirrored by the challenges that exist for our clinic support staff/my employees, who I consider 'essential workers' and are the most wonderful people!

With recruitment and retention at the forefront, Hornby has been vital. From the time we have owned our Hornby cabin [REDACTED], it has been shared and available for my staff and physicians to use, along with their families. This arrangement, or 'perk' of being attached to the clinic, is at no cost to these 'guests'. It is massively appreciated by all users and has played a positive role in retention of physicians especially. It has been commented that it also contributes to maintaining a happy, healthy working environment....we can typically spot who has just had some time on Hornby in the office! With the summer rental season, these additional users ensure the cabin is occupied for 34-40 weeks per year. With this comes disproportionate 'vacation spending' benefitting Hornby businesses for this prolonged period of time. In addition to the R&R offered by 'Island Life', the physicians are increasingly using the cabin as an extension of the clinic and working remotely by telehealth.

In addition to these 'guests', the cabin has also been used by patients with multiple sclerosis and terminal cancer. I have received some of the most incredible emails following their stay about how magical the old cabin is and it's location overlooking 'lunar beach'.

I am personally aware of the current housing challenges also, as they relate to physician recruitment/essential workers. Most of our physicians are from overseas and their entry process is complex and lengthy. Most are arriving with young families and I am involved with all aspects of their arrival and orientation into the community. This can be overwhelming. With the pending arrival of a physician in late 2022, it was clear there was a massive lack of family housing for rent. In response, I (the clinic) was able to buy a family home in early 2022 that would be used exclusively for newly arriving physicians or new staff members arriving in town. Myself and my wife painstakingly renovated it and the physician arrived with his family with the paint still drying on the doors! They moved in, settled into the community and have since said that having the house upon their arrival was instrumental in their successful integration into the community. The house has so far served 3 physician families and a 4th is set to arrive in September this year. They all have registered patients who live on Denman/Hornby Is. This incentive has turned out to be essential for recruitment and is a unique initiative to our community.

As an extension of my work with the Comox Division of Family Practice, in 2023, I was involved in integrating Dr Jody Taylor into family practice on Denman Island. My clinic was able to provide the Denman clinic with examination instruments and a host of essential medical office equipment to replace outdated versions. Many of my patients live on Hornby and Denman and I am acutely aware of the specific 'nuances' relating to primary care on the islands. Upon the arrival of a new physician in September to Port Augusta, I intend to reassign a portion of my list, with the intention being to spend more time on Hornby. My work will become a combination of telehealth and some GP work at Hornby Island Community Health Clinic. I am liaising with Evan Humphries to explore opportunities.

Regarding [REDACTED] we have been diligent in maintaining all property services including well and septic and have paperwork for their overhaul in 2023. We use local trades when available and will continue to do so. All users are fully apprised of the need to minimise our environmental impact and are diligent regarding water use. That being said, the cabin is old (1973), built from old beach lumber (according to the building inspector but not true!), drafty and without insulation. It's fitness for year a year round residence would be questionable at best.....our clinic staff appreciate it's glamping 'quality' during the colder months!

In summary, our intention is to maintain our cabin for the purposes highlighted above, including the summer rental component which is essential to our ownership. I appreciate everyone will have their story and I truly believe they should be heard. Given my public role, I typically prefer flying under the radar, but I feel this was a time to speak up in an effort to preserve what our ownership and my clinic have contributed to Hornby which is significant. Our continued support for the foreseeable future is without question and I hope 'stories' like this can guide your decision making process.

I will be attending the meeting on May 16th and would be pleased to introduce myself should the opportunity arise.

Best regards
Dr James Ingrey

