



Islands Trust

REPORT

STAFF

File No.: PLTUP20250114 (Savour Group Ltd.)

DATE OF MEETING: July 4, 2025

TO: Hornby Island Local Trust Committee

FROM: Marlis McCargar
Northern Team

COPY: Sonja Zupanec, Island Planner

SUBJECT: Temporary Use Permit – To allow temporary events
Applicant: Davine Burton
Location: 7250 Central Road, Hornby Island

RECOMMENDATION

1. That the Hornby Island Local Trust Committee approve issuance of Temporary Use Permit PL-TUP-2025-0114.

REPORT SUMMARY

The purpose of this report is to seek Local Trust Committee (LTC) approval for a Temporary Use Permit (TUP) application to allow the use of the property for temporary community-oriented events over a 3-year period on the subject property. Staff are recommending the LTC approve issuance of the permit.

BACKGROUND

The applicant is requesting a TUP to enable occasional, community-oriented events on the property that are not currently permitted under the existing zoning regulations. A TUP is required because these types of gatherings, such as public events involving amplified music, food service, and large numbers of attendees, are considered non-residential, commercial-style uses and therefore fall outside the permitted agricultural and residential uses for the property.

While the initial event identified is the Hornby Island Community Fund's annual fundraiser, scheduled for July 27 from 5:30 p.m. to 9:30 p.m., with an expected 120 attendees, the applicant has indicated interest in hosting additional, similarly scaled community events during the TUP three-year period. These would also be temporary in nature, occurring intermittently rather than as a regular or ongoing use of the property. The TUP provides a mechanism to allow this type of occasional use while ensuring that potential impacts are reviewed and mitigated.

The subject property is zoned Agriculture (A1), is 32.82 hectares in size, and is within the Agricultural Land Reserve (ALR). The Land Use Bylaw (LUB) regulations and OCP Policy 6.5.1.10 permit temporary events through the issuance of a TUP. If approved, the permit would be valid for up to three years, with the possibility for renewal for an additional three years.

A TUP allows for land uses that are not otherwise permitted in the zoning bylaw, on a temporary basis. It does not change the zoning or provide permanent land use approval. Instead, it grants site-specific, time-limited permission for a particular use, in this case, temporary events, subject to conditions set by the LTC to manage potential impacts (e.g. number of events, hours, parking, noise).

Under ALR Use Regulation, up to 10 events per year with a maximum of 150 attendees are permitted on agricultural land, subject to provincial regulations. This TUP application does not specify a fixed number of events. While the applicant has identified one specific event in 2025, the permit would allow for other temporary community-oriented events to occur over the duration of the permit, within the limits and conditions established by the LTC. All events would also need to comply with relevant ALR regulations.

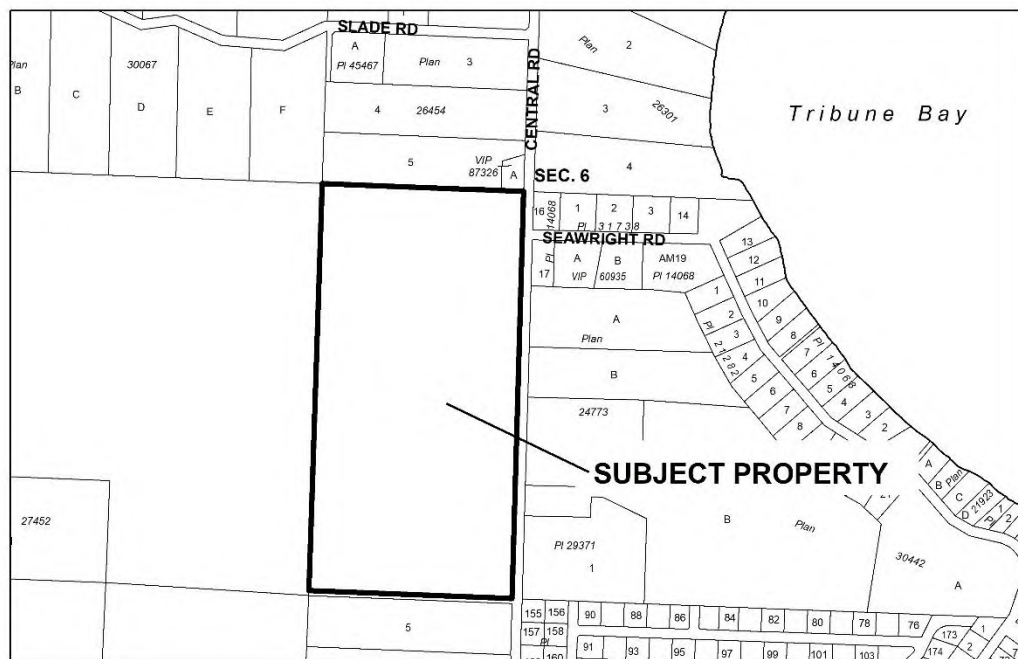


Figure 1 - Subject Property Map

Applicant's Rationale

The applicant, Savour Group Ltd., has been undertaking a range of agricultural improvements since acquiring the property in September 2022, including:

- Fencing and irrigating for cattle grazing;
- Constructing a watering pond;
- Haying and restoring approximately 20 acres of previously overgrown fields;
- Entering into agreements with local farmers for cattle grazing and beekeeping (with future plans to plant lavender to support pollination);
- Housing a local family in the on-site residence to support farm upkeep;
- Ongoing restoration and thinning of natural areas, including a mature arbutus grove and forest cover for fire resistance.

The long-term vision includes development of a complementary agri-tourism operation, aligned with ongoing farm use. The applicant emphasizes that all proposed events are intended to be low-impact and supportive of both community engagement and farm viability.

Additional site context is included in Attachment 1. Site plan is included in Attachment 2, and the Owners' rationale letter is contained in Attachment 3. The TUP Guidelines, TUP notice, and proposed permit PLTUP20250114 are Attachments 4, 5, and 6 respectively.

ANALYSIS

Policy/Regulatory

The proposed temporary events appear consistent with the policy and regulatory framework.

Islands Trust Policy Statement:

Policy 4.1.4 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and preservation of agricultural land for current and future use.

- The property remains designated for agricultural use and is being actively rehabilitated for farming. The proposed temporary events do not compromise the land's long-term agricultural potential.

Policy 4.1.5 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses.

- The applicant has demonstrated significant investment in restoring agricultural use and integrating the events as complementary to farm operations, not a replacement of them.

Policy 4.1.6 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the use of adjacent properties to minimize any adverse affects on agricultural land.

- The events are temporary, low-impact, and take place on a large rural parcel, minimizing potential conflict with adjacent uses.

Policy 4.1.8 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address land uses and activities that support the economic viability of farms without compromising the agriculture capability of agricultural land.

- The TUP would support community and fundraising events that can enhance the economic sustainability of the farm, without permanent or structural impacts on agricultural capability.

Policy 5.5.6 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and designation of areas for low impact recreational activities and discourage facilities and opportunities for high impact recreational activities.

- The events are community-oriented, low-impact, and temporary, and do not involve any permanent infrastructure.

Policy 5.7.2 – Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character.

- The proposed use supports a small-scale, community-focused activity that aligns with both conservation goals and rural community values.

This application is not contrary to the Islands Trust Policy Statement.

Official Community Plan:

The property is designated Agriculture (AG) in the Hornby Island Official Community Plan Bylaw No. 149, 2014. Applicable objectives and policies include:

SECTION VI — OBJECTIVES AND POLICIES FOR SUSTAINABLE LAND USE

6.6 Recreational

6.6.1 Outdoor Recreation

Advocacy Policies

6.6.1.8 *Organizers of outdoor recreation activities or events should ensure that these do not unduly interfere with the public access and enjoyment of the land and should provide adequate toilet facilities that comply with Provincial regulations.*

6.10 Temporary Use Permits

Objective 6.10(1) *to consider allowing a temporary event as per Policy 6.5.1.10*

A review of the TUP Guidelines specified in Section 6.10 is included in **Attachment 4**. The proposed TUP is not contrary to the OCP policies or TUP Guidelines.

Land Use Bylaw:

The property is zoned Agriculture (A1) in the Hornby Island Land Use Bylaw No. 150, 2014. The proposed use is not permitted under land use bylaw regulations 8.5(1) and therefore a TUP is being sought.

Issues and Opportunities

Agricultural Land Reserve (ALR) Use Regulations

The subject parcel is located within the ALR, though it does not currently have farm status. The property owner has applied for farm status as of June 22, 2025; the application has been accepted and is currently in-stream. Farm status is actively being pursued and is anticipated by October 2025. While Section 17 of the [ALR Use Regulation](#) outlines that certain non-farm uses must not be prohibited if specific criteria (such as farm status) are met, this does not restrict the LTC from permitting uses that do not yet meet all criteria, provided the proposed use does not conflict with Agricultural Land Commission (ALC) policies. In this case, the proposed temporary use does not appear to conflict with ALC regulations.

Temporary Events

Potential issues related to the application include noise, traffic, parking, environmental concerns, and event management.

- **Noise and Traffic Impacts:**
The applicant has committed to ensuring all proposed events comply with the Comox Valley Regional District Electoral Areas Noise Control Regulations Bylaw No. 102. There are no immediate residential neighbours adjacent to the property. Staff suggests that events conclude no later than 12:00 a.m., with noise levels compliant per the regional district's Noise Control

Bylaw. Per Bylaw No. 102, persistent or amplified noise audible at nearby residential premises after 9:00 p.m. may be subject to enforcement by the CVRD if deemed disturbing.

- **Parking:**
The applicant has indicated that parking will occur off-road, on the field after haying, confined to approximately two acres of the 80-acre property.
- **Community Engagement:**
The applicant has reported positive feedback from neighbouring property owners following discussions about the proposed events.
- **Environmental Considerations:**
Regarding water supply, washroom facilities, and waste management, the applicant has confirmed that all garbage and recycling will be taken to the Hornby Island Recycling Depot immediately following events, and compostable waste will be disposed of appropriately. Depending on the nature and size of the event, portable toilets will be provided, and water will be delivered as needed.

PUBLIC CORRESPONDENCE

As of the date of preparing this report, one phone call in opposition and four letters of support for the application have been received. The concern raised focused on the lack of specificity in the proposed TUP conditions. It was noted that the permit does not clearly state how many events will be permitted (up to a maximum of 10), when they would occur, or what types of events may take place, noting that “community events” can be interpreted broadly. They expressed concern that the TUP could allow for a wide range of event types and questioned whether the applicant intends to host up to ten events per year.

Support letters emphasize the property's value as a community space and its positive impact on the Hornby community. They see the ability to host events as an opportunity for the owners to further contribute to local needs. Support letters are enthusiastic about the venue's potential for community-based events.

All written correspondence has been uploaded to the website under [Hornby Current Applications](#).

CONSULTATION

Circulation

TUP notices were circulated to surrounding property owners and residents on June 20, 2025. The notification period ends on July 3, 2025. A public notice was published in the Hornby Island Tribune on June 18 and June 25, 2025. As of the date of preparing this report, one phone call in opposition to the application has been received. Correspondence may be sent to northinfo@islandstrust.bc.ca. Any submissions received after the agenda is published will be sent to the LTC prior to the meeting and will be raised by staff at the meeting.

Advisory Planning Commission (APC)

Guidelines 6.10.2 of the OCP states:

6.10.2 Applications for Temporary Use Permits may be referred to the Advisory Planning Commission which may be requested to provide an opportunity for public input to be received and considered in preparing its recommendations.

Although APC referral is not required, the LTC may decide to do so, and may also request that the APC provide an opportunity for public input to be received and considered before preparing recommendations.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants.

Rationale for Recommendation

The recommendation on page 1 is supported as:

- The proposed TUP aligns with the ALR regulations and does not conflict with ALC policies.
- Potential impacts such as noise, parking, and environmental concerns have been considered, with recommended conditions to mitigate these issues.
- The permit supports local community events that contribute to the social and economic vitality of Hornby Island without compromising agricultural land use.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Refer to the Advisory Planning Commission

The LTC may refer this application to the Advisory Planning Commission for comment. Staff advise that the implications of this alternative are additional time and staff resources. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee refer the application PL-TUP-2025-0114 to the Advisory Planning Commission for review and comment.

2. Request additional information

The LTC may request additional information. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee request [insert information] to consider application PL-TUP-2025-0114.

3. Add additional conditions to the TUP

The LTC may want to add additional conditions to the Permit to restrict the number of events and land use for the events. For example, to restrict the number of events per year to fewer than the maximum allowed under the ALR Use Regulations (which permit up to 10 events per year). Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee amend Temporary Use Permit PL-TUP-2025-0114 to include a condition limiting the number of temporary events on the property to no more than [insert number] events per calendar year.

4. Deny the application

The LTC may deny the application. Staff advise that the implications of this alternative are file closure. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee deny application PL-TUP-2025-0114 for the following reasons [insert reasons].

NEXT STEPS

If supported by the LTC, the TUP would be issued for a period of three years. Upon three years from the date of issuance, the use would no longer be permitted, unless the Owner applies for and receives a TUP renewal.

Submitted By:	Marlis McCargar, Island Planner	June 23, 2025
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	June 25, 2025

ATTACHMENTS

1. Site Context
2. Site Plan
3. Owner Rationale Letter
4. TUP Guidelines
5. Notice
6. Proposed Permit PLTUP20250114

ATTACHMENT 1 – SITE CONTEXT – PLTUP20250114 (SAVOUR GROUP LTD.)

LOCATION

Legal Description	THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 6, HORNBY ISLAND, NANAIMO DISTRICT
PID	004-784-448
Civic Address	7250 Central Road, Hornby Island, BC V0R 1Z0
Lot Size	32.82 hectares (81.1 acres)
Location	

LAND USE

Current Land Use	Residential/Agriculture
Surrounding Land Use	North – Residential – Large Lot East – Residential/ Agriculture South – Residential – Large Lot West – Crown Tenure

HISTORICAL ACTIVITY

File No.	Purpose
HO-ALR-1998.8	<i>No info noted.</i>
HO-ALR-1996.1	<i>No info noted.</i>
HO-ALR-2008.1	To subdivide subject property into two residential parcels. Agricultural Land Commission (ALC) refused subdivision.

HO-SUB-2006.2	To subdivide subject property into two residential parcels. ALC refused subdivision application.
HO-SUP-2023.1	To construct a multi-purpose accessory building.
HO-SUP-2023.12	To site two wooden platforms as temporary structures for tents, canopies, shade.
UN-RZ-1989.36	<i>No info noted.</i>

POLICY/REGULATORY

Official Community Plan Designations	<p>Hornby Island Official Community Plan Bylaw No. 149, 2014 – Agriculture (AG) Land Use Designation.</p> <p>Schedule D2 mapping shows the subject property is in the IIA – Lightly Developed, high vulnerability Environmentally Sensitive Areas Aquifer. The property is located in a Recharge Zone.</p>
Land Use Bylaw	Hornby Island Land Use Bylaw No. 150, 2014 – Agriculture (A1) Zone.
Other Regulations	<p>The subject property is within the Agricultural Land Reserve (ALR). The <i>Agricultural Land Reserve Use Regulation</i> (ALR Regulation) is applicable to this property. Regarding this application, the <i>ALR Regulation</i> provides:</p> <p>Part 3 – Permitted Non-Farm Uses</p> <p>Division 1 – Permitted Non-Farm uses that May Not Be Prohibited</p> <p>Permitted non-farm uses that may not be prohibited</p> <p>14 The non-farm uses permitted under this Division may not be prohibited</p> <ul style="list-style-type: none"> (a) by a local government enactment, or (b) by a first nation government law, if the activity is conducted on settlement lands <p>Gathering for an event</p> <p>17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:</p> <ul style="list-style-type: none"> (a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act; (b) no permanent facilities are constructed or erected in connection with the event; (c) parking for those attending the event <ul style="list-style-type: none"> (i) is available on that agricultural land, (ii) occurs only in connection with that event, and (iii) does not interfere with the productivity of that agricultural land; (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event (e) the event is of no more than 24 hours in duration;

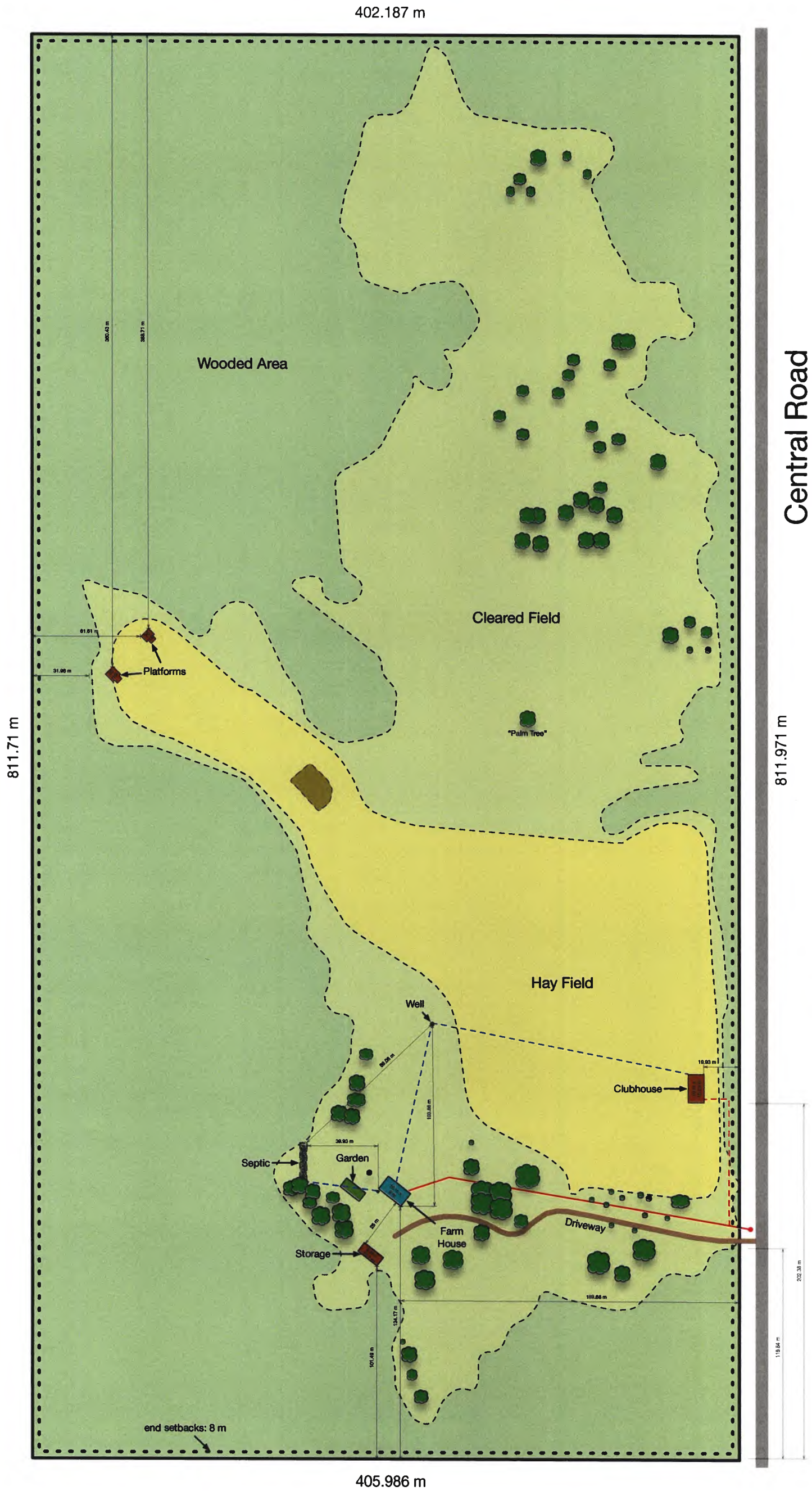
	(f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.
Covenants	N/A
Bylaw Enforcement	HO-BE-2023.5 (Closed) – non-permitted use on agricultural land. HO-BE-2025.2 (Active) – non-permitted use on agricultural land.

SITE INFLUENCES

Islands Trust Conservancy	There are no Islands Trust Conservancy covenants or properties in the direct area; therefore, no referral has been made to the Board.
Regional Conservation Strategy	The Regional Conservation Plan estimates the habitat composition on the subject property to be of MEDIUM importance.
Species at Risk	Species at risk mapping demonstrates a portion of the eastern lot line as invertebrate animal species at risk and portions of the entire subject property as ecosystems at risk.
Sensitive Ecosystems	Young forest, Coastal Douglas Fir, Mature Forest Conifer
Hazard Areas	None mapped.
Archaeological Sites	No archaeological potential or known archaeological sites identified on or within 100m of the property. Notwithstanding the foregoing, and by copy of this report, the owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	No impacts to GHG emissions anticipated as a result of this application – temporary event use.

80 Acre Wood - Site Plan
7250 Central Road, Hornby Island

32.796
hectares



PLANNING APPLICATION - TMPPL20250000283

PROJECT NARRATIVE

There is an existing building on site (non-residential) that we would like to use to host community-focused events and activities from time to time. One example of such events is the annual Hornby Island Community Fund (HICF) fundraising dinner / auction in July 2025. The HICF organization approached us to ask if we would be willing and able to host the event, which is their most significant fundraising initiative of the year. Attached to the Site Disclosure Statement, which is submitted as part of this Application, is a letter from HICF, dated March 8, 2025, in support of this Application.

Since Savour Group Ltd. has owned the property (September 2022), we have commenced fenced the property for cattle and constructed an irrigation and watering pond for the cattle and fields. In addition, we have hayed the field in preparation for cattle, and have started rehabilitating approximately 20 acres of field that were overgrown and unusable for farming. We plan to turn this rehabilitated area into cattle grazing land. We are also in the process of planning for a cattle shed, and will be submitting the requisite permits shortly. We have an agreement with the local cattle farmer to farm the property once we have completed the necessary improvements, including a fully fenced cattle yard. We also have an agreement with another local farmer to place honeybees on the property and are planning to plant lavender to support the honeybees' operation.

The house on the property, which was vacant except for summer vacation us, is now tenanted to a local family who assist with the maintenance and upkeep of the farm. It should be noted that the farm has not been farmed actively since on or about the early 1980s, when Jessie French, a descendant of the original owners, last operated the farm. Since that time, the field area shrunk from approximately 40 acres to approximately 10 acres. We have cut back much of the last 35 years of growth of fir trees to assist in the restoration of the fields. We have also restored the mature natural arbutus grove, which had been encroached upon and was experiencing degradation as a result of the loss of light.

The mature forest cover is in the continuous process of being cared for by thinning and removing fuel-like material to assist with fire resistance. It is our hope that within the next 2 years, we would have completed the bulk of this work and commenced an agri-tourism operation, which will be complimentary to the farm operations.

Ultimately, it is our goal to contribute to the Hornby Island community through various community and fundraising events and activities that do not negatively impact the farming operations or capabilities of the property. We respect magical Hornby Island and only wish to enhance our community.

ATTACHMENT 2 – TEMPORARY USE PERMIT GUIDELINES

HORNBY ISLAND OFFICIAL COMMUNITY PLAN BYLAW NO. 149, 2014 AND LAND USE BYLAW NO. 150, 2014

Guideline Not Met		Guideline Met Subject to LTC Decision		Guideline Met	
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Temporary Use Permits Objective 6.10(1) - OCP:

to consider allowing a temporary event as per Policy 6.5.1.10;

Temporary Use Permit Objective 10.2(1) – LUB*:

to consider allowing a temporary event as per OCP Policy 6.5.1.10;

OCP Guideline	LUB Guideline	Complies?	Planner Comments
6.10.1: Upon application, Temporary Use Permits may be considered for all parcels of land within the Hornby Island Local Trust Area, with the following exclusions: a) properties less than one quarter of a hectare, except when the application is for vacation home rental use; b) land designated as Park, as shown on Schedule B; and c) a parcel identified as containing an environmentally sensitive area, as shown on Schedule D1 or D2, unless information is provided by the owner that establishes that the proposed land use does not negatively impact the environmentally sensitive features or is located outside of the sensitive area on the parcel.	10.3(1): Upon application, Temporary Use Permits may be considered for all parcels of land within the Hornby Island Local Trust Area, with the following exclusions: (a) properties less than one quarter of a hectare except when the application is for vacation home rental use; (b) land zoned as public park, ecosystem management area or water supply protection, as shown on Schedule B; and (c) a parcel identified as an environmentally sensitive area, as shown on Schedule D1 or D2 of the Hornby Island Official Community Plan Bylaw No. 149, unless information is provided to illustrate that the proposed land use does not negatively impact the environmentally sensitive features.		Schedule D1 mapping shows that the property is not in an environmentally sensitive area. Schedule D2 mapping shows the subject property is in the IIA – Lightly Developed, high vulnerability Environmentally Sensitive Areas Aquifer. The property is located in a Recharge Zone . Staff determine that no further environmental assessment is required.
6.10.2: Applications for Temporary Use Permits may be referred to the Advisory Planning Commission which may be requested to provide an opportunity for public input to be received and considered	10.3(2): Applications for Temporary Use Permits may be referred to the Advisory Planning Commission which may be requested to provide an opportunity for public input to be received and considered		For LTC Decision: Determine whether to refer this application to the Advisory Planning Commission.

OCP Guideline	LUB Guideline	Complies?	Planner Comments
in preparing its recommendations.	in preparing its recommendations.		
6.10.3: Temporary Use Permits for parcels within the Agricultural Land Reserve should only be issued for uses that do not conflict with Agricultural Land Commission policies and regulations.	10.3(3): Temporary Use Permits for parcels within the Agricultural Land Reserve should only be issued for uses that do not conflict with Agricultural Land Commission policies and regulations.		<p>For LTC Decision</p> <ul style="list-style-type: none"> The subject parcel is located within the ALR) but does not currently have farm status. The applicant has applied for farm status as of June 22, 2025 and the application is currently in-stream (anticipated by October 2025). OCP and LUB language uses “should”, indicating a recommendation rather than an absolute requirement. This provides LTC discretion in decision-making. Section 17 of the ALR Use Regulation states that certain non-farm uses must not be prohibited if they meet specific criteria, including farm status. However, this does not limit the LTC from permitting uses that do not yet meet all criteria, provided they do not conflict with ALC policies. The proposed use does not directly conflict with ALC policies or regulations and aligns with the intent to preserve agricultural land and support farming activities.
6.10.4: A professional assessment of hydrological impacts may be required when the proposed use is within an identified groundwater recharge area or an aquifer classified as heavily developed as shown on Schedule B or D2 and if the proposed use involves more than minimal potential impacts upon the groundwater resource.	10.3(4): A professional assessment of hydrological impacts may be required when the proposed use is within an identified groundwater recharge area or an aquifer classified as heavily developed.		<p>Schedule D2 mapping shows the subject property is in the IIA – Lightly Developed, high vulnerability Environmentally Sensitive Areas Aquifer. The property is located in a Recharge Zone.</p> <p>Water will be delivered for events.</p>
6.10.5: Where approvals are required from other agencies, these should be obtained prior to the issuing of a Temporary Use Permit.	10.3(5): Where approvals are required from other agencies, these should be obtained prior to the issuance of a Temporary Use Permit.		No additional approvals required.

OCP Guideline	LUB Guideline	Complies?	Planner Comments
<p>6.10.6: The general conditions for issuing a Temporary Use Permit are as follows:</p> <p>a) adequate off-road parking should be provided;</p>	<p>10.3(6): The general conditions for issuing a Temporary Use Permit are as follows:</p> <p>(a) adequate off-road parking should be provided;</p>		<p>Included as a condition of the proposed permit.</p> <p>The applicant has indicated that parking will occur off-road on the field, following haying. All parking will be confined to approximately 2 acres of the 80-acre property.</p> <p>In accordance with Section 5.1(1) of the Hornby Island Land Use Bylaw (LUB), all required off-road parking spaces will be located on the lot.</p> <p>Per Table 5.4 of the Hornby Island LUB, where a particular use is not specifically listed, the number of parking spaces required for the most similar listed use applies.</p> <p>A temporary community event with up to 150 attendees is most similar in function and scale to a “community hall or social hall,” which requires 1 parking space per 4 seats. Therefore, 38 parking spaces are required for the event.</p>
<p>6.10.6.b) there should be adequate provision for approved waste disposal before consideration is given by the Local Trust Committee;</p>	<p>10.3(6)(b) confirmation that site conditions allow for adequate provisions for approved waste disposal;</p>		<p>Included as a condition of the proposed permit.</p> <p>Applicant has indicated that all garbage and recycling will be taken to the Hornby Island Recycling Depot immediately following events. Compostable waste will be disposed of appropriately. Depending on the nature and size of the event, portable toilets will be provided.</p>
<p>6.10.6.c) commercial uses (other than very short term uses or vacation home rentals) should be screened from adjacent residential uses;</p>	<p>10.3(6)(c): commercial uses (other than very short term uses or vacation home rentals) should be screened from adjacent residential uses;</p>		<p>Included as a condition of the proposed permit.</p> <p>No immediate neighbours.</p>
<p>6.10.6.e) there should be adequate setbacks of the use to minimize impacts upon adjacent properties;</p>	<p>10.3(6)(e) there should be adequate setbacks of the use to minimize impacts upon adjacent properties;</p>		<p>Included as a condition of the proposed permit.</p> <p>All parking and event activities will be confined to approximately 2 acres of the 80-acre property.</p>
<p>6.10.6.f) noise generation should be addressed to prevent disturbance of the neighbourhood and to ensure</p>	<p>10.3(6)(f) noise generation should be addressed to prevent disturbance of the neighbourhood and to ensure</p>		<p>Included as a condition of the proposed permit.</p>

OCP Guideline	LUB Guideline	Complies?	Planner Comments
compliance with regional district regulations;	compliance with regional district regulations;		<ul style="list-style-type: none"> Applicant has a commitment to ensuring that the proposed events are compliant with the Comox Valley Regional District (CVRD) Electoral Areas Noise Control Regulations Bylaw No. 102. There are no immediate residential neighbours adjacent to the property. The nearest residences are located over 100 metres away, across Central Road. Staff recommend the events to conclude no later than 12:00 am, and noise levels to be actively monitored and managed throughout. Per Bylaw No. 102, persistent or amplified noise audible at nearby residential premises, after 9:00 p.m., may be subject to enforcement by CVRD, if deemed disturbing.
6.10.6.g) the use should be conducted so as to not risk contamination of the land, surface water or groundwater, including by making adequate provision for the safe storage of toxic materials;	10.3(6)(g) the use should be conducted so as to not risk contamination of the land, surface water or groundwater, including by making adequate provision for the safe storage of toxic materials;		Event does not involve the storage or use of any toxic or hazardous materials. As such, there is no anticipated risk of contamination. All waste will be managed through appropriate disposal measures, including the use of portable washrooms and on-site garbage collection.
6.10.6.h) water supply should be addressed so as to not create negative impacts upon existing common water sources;	10.3(6)(h) water supply should be addressed so as to not create negative impacts upon existing common water sources;		<p>Included as a condition of the proposed permit.</p> <p>Water will be delivered for events.</p>
	10.3(6)(i) other potential impacts upon the neighbourhood should be mitigated, including by limitations upon the hours of operation where appropriate		<p>Included as a condition of the proposed permit.</p> <p>Staff recommend that events do not run past 12am.</p>
6.10.6.j) the owner of the property may be required to provide a security to guarantee the performance of the terms of the permit and should be required to provide an undertaking to demolish or remove any building or structure and to restore the land to a condition specified in the permit, especially in circumstances where	10.3(6)(j) the owner of the property may be required to provide a security to guarantee the performance of the terms of the permit and should be required to provide an undertaking to demolish or remove any building or structure and to restore the land to a condition specified in the permit, especially in circumstances where		As this event will not involve the construction of permanent or semi-permanent structures, nor will it include any form of temporary housing or land alteration, the requirement for a security deposit or post-event site restoration undertaking does not apply in this case.

OCP Guideline	LUB Guideline	Complies?	Planner Comments
temporary housing is provided and such housing is no longer used for the temporary purposes; and	temporary housing is provided and such housing is no longer used for such temporary purposes; and		
6.10.6.k) lands with good agricultural potential should not be compromised by any use permitted by a Temporary Use Permit.	10.3(6)(k) lands with good agricultural potential should not be compromised by any use permitted by a Temporary Use Permit.		<p>While staff cannot determine whether the land has good agricultural potential. Staff note that:</p> <ul style="list-style-type: none"> • The land is currently in active agricultural use, including cattle raising; • The event will take place outside the haying season, and parking will be located on areas not in active production during the event period; • No permanent infrastructure is being constructed, and the land will be returned to its regular use immediately afterward. • All parking and event activities will be confined to approximately 2 acres of the 80-acre property. These activities will only take place after the area has been hayed, ensuring that the agricultural capability and condition of the land are not compromised. The remaining 78 acres of the property will be off-limits and protected by fencing.
6.10.7: Applicants for Temporary Use Permits should address the issues identified in these policies in their applications and are strongly encouraged to consult with neighbours about the proposed use prior to making application.	10.3(7): Applicants for Temporary Use Permits should address the issues identified in these policies in their applications and are strongly encouraged to consult with neighbours about the proposed use prior to making application.		Applicant has said that they have spoken to neighbouring property owners and have received positive feedback overall. The only concern expressed by neighbours was the importance of obtaining all necessary permits and authorizations to ensure the events comply with local regulations.
6.10.9: The Local Trust Committee should consider the climate change impacts of any proposed temporary use when reviewing Temporary Use Permit applications.	10.3(9): The Local Trust Committee should consider the climate change impacts of any significant change in reviewing temporary use permit applications.		No anticipated impacts to GHG emissions – temporary events.

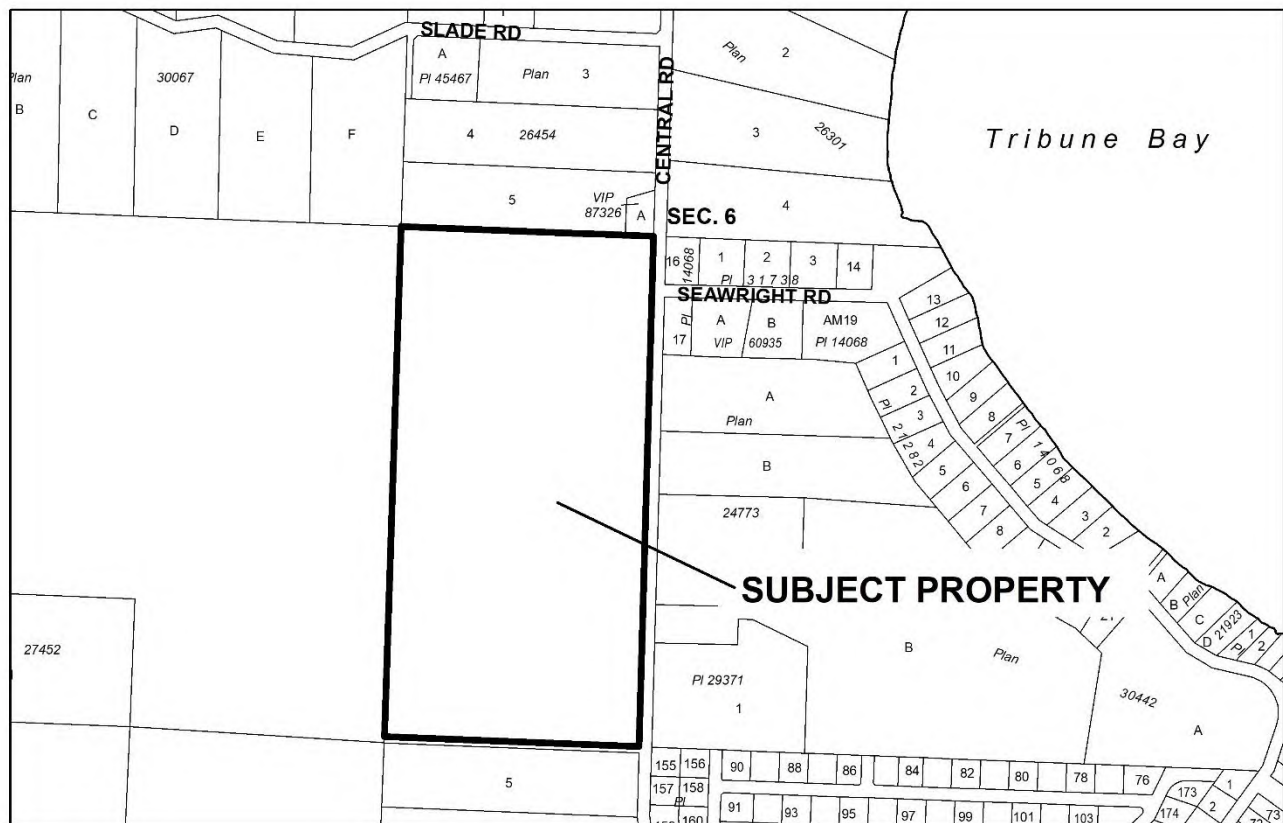
NOTICE
PL-TUP-2025-0114
HORNBY ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given pursuant to Section 494 of the *Local Government Act* that the Hornby Island Local Trust Committee (LTC) will be considering a resolution allowing for the issuance of a Temporary Use Permit. The proposed permit would apply to 004-784-448, THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 6, HORNBY ISLAND, NANAIMO DISTRICT, **7250 Central Road, Hornby Island.**

The purpose of the proposed permit is to allow a temporary event to be held on the subject property.

The establishment of this use would be subject to the conditions specified in the proposed permit.

The general location of the subject property is shown on the following map:



A copy of the proposed permit may be inspected at the Islands Trust Office, 700 North Road, Gabriola Island, BC V0R 1X3 between the hours of 8:30 am to 4:00 pm Monday to Friday inclusive, excluding statutory holidays, and on the Islands Trust website <https://islandstrust.bc.ca/island-planning/hornby/current-applications/> commencing **June 18, 2025** and continuing up to and including **July 3, 2025**.

Enquiries or comments should be directed to Marlis McCargar, Island Planner at (250) 247-2210, for Toll Free Access, request a transfer via Enquiry BC: In Vancouver 660-2421 and elsewhere in BC 1-800-663-7867; or by fax (250) 405-5155; or by email to: northinfo@islandstrust.bc.ca before **4:00 pm, July 3, 2025**.

The Hornby Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting to be held **electronically at 11:30 am, July 4, 2025**.

Written comments made in response to this notice will also be available for public review.

PROPOSED

 Islands Trust	<p style="text-align: center;">HORNBY ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PL-TUP-2025-0114 (Savour Group Ltd.) 7250 Central Road, Hornby Island</p>
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To: Savour Group Ltd.

1. This Permit applies to the land described below:

PID 004-784-448

THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 6, HORNBY ISLAND, NANAIMO DISTRICT

- a) Pursuant to Section 493 of the *Local Government Act* and Section 6.10 of the *Hornby Island Official Community Plan Bylaw No. 149, 2014*, and despite *Hornby Island Land Use Bylaw No. 150, 2014*, this Permit is issued to **allow temporary events** in accordance with Section 17 of the *Agricultural Land Reserve Use Regulation* made under the *Agricultural Land Commission Act*.

2. This permit is subject to the following conditions:

- a) The general layout of the temporary events (parking and event activities) shall be in substantial accordance with Schedule “A” – Subject Property Map and Schedule “B” – Site Plan, which are attached to and form a part of this permit, as signed and dated by the Deputy Secretary, Islands Trust.
- b) All temporary events authorized under this Permit must comply with Section 17 of the *Agricultural Land Reserve Use Regulation*, attached in Schedule “C”.
- c) Water delivery must be provided for all events to ensure adequate water supply on site in accordance with public health guidance.
- d) Off-road parking must be provided in accordance with Section 5.4 of the *Hornby Island Land Use Bylaw No. 150, 2014*. For the purposes of this permit, parking requirements shall be calculated based on “community hall, church, social hall” uses relative to the size of the event and designed to the standards of that bylaw.
- e) All garbage and recycling generated by the events must be taken to the Hornby Island Recycling Depot immediately following the event. Compostable waste shall be disposed of appropriately.
- f) Portable toilets must be provided based on the expected attendance and duration of each event, in accordance with public health guidance, at a minimum ratio of one toilet per 50 attendees. A minimum of two toilets must be provided for any event. All units must be promptly removed following each event.

- g) Events must be screened from adjacent residential uses to minimize visual impacts and maintain privacy.
 - h) Proposed events must comply with the Comox Valley Regional District Electoral Areas Noise Control Regulations Bylaw No. 102. Events shall conclude no later than 12:00 a.m., and noise levels must be actively monitored and managed throughout the duration of the event.
 - i) The holder of the Permit will be responsible for any violation of the conditions of this Permit. For the purpose of investigating a complaint, Islands Trust staff may enter the property during business hours to ensure compliance with the Temporary Use Permit.
- 3. It is the responsibility of the landowner to obtain any required authorization under the *Water Sustainability Act*, the *Public Health Act*, the *Sewerage System Regulation* or any other relevant legislation pertaining to groundwater, public health and safety, and waste management.
 - 4. This Permit is valid for a period of three years from the date of issuance.
 - 5. This is not a Building Permit or a Siting and Use Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed land use.

AUTHORIZING RESOLUTION PASSED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE THIS X DAY OF X, 202X.

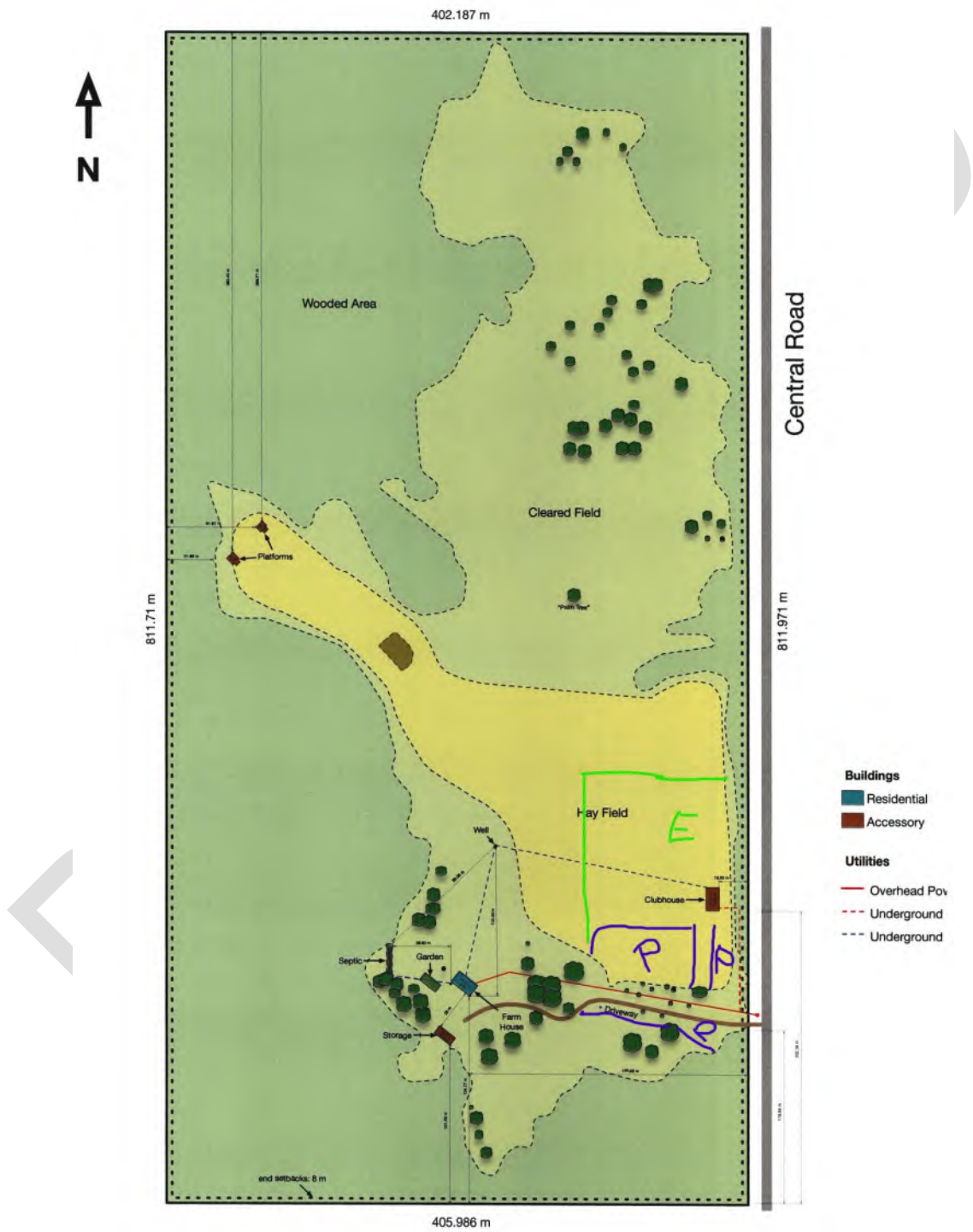
Deputy Secretary, Islands Trust

Date Issued

The map displays Section 6, which is divided into several blocks and individual parcels. Key features include:

- Roads:** SLADE RD runs along the top edge. CENTRAL RD runs vertically through the middle. SEAWRIGHT RD runs horizontally across the lower middle. TRIBUNE BAY is located to the east.
- Section Label:** SEC. 6 is prominently displayed in the center.
- Parcel Identification:** Numerous parcels are identified with numbers (e.g., 1, 2, 3, 4, 5, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 8

HORNBY ISLAND LOCAL TRUST COMMITTEE
PLTUP20250114 (Savour Group Ltd.)
SCHEDULE "B"
Site Plan



HORNBY ISLAND LOCAL TRUST COMMITTEE
PLTUP20250114 (Savour Group Ltd.)
SCHEDULE “C”
Agricultural Land Reserve Use Regulation



Agricultural Land Commission Act
AGRICULTURAL LAND RESERVE USE REGULATION
[Last amended March 17, 2025 by B.C. Reg. 38/2025]

Gathering for an event

- 17** The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:
- (a) the event is conducted on agricultural land that is classified as a farm under the [Assessment Act](#);
 - (b) no permanent facilities are constructed or erected in connection with the event;
 - (c) parking for those attending the event
 - (i) is available on that agricultural land,
 - (ii) occurs only in connection with that event, and
 - (iii) does not interfere with the productivity of that agricultural land;
 - (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
 - (e) the event is of no more than 24 hours in duration;
 - (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

PRO

PROPOSED

 Islands Trust	<p>HORNBY ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PL-TUP-2025-0114 (Savour Group Ltd.) 7250 Central Road, Hornby Island</p>
--	---

To: Savour Group Ltd.

1. This Permit applies to the land described below:

PID 004-784-448

THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 6, HORNBY ISLAND,
NANAIMO DISTRICT

- a) Pursuant to Section 493 of the *Local Government Act* and Section 6.10 of the *Hornby Island Official Community Plan Bylaw No. 149, 2014*, and despite *Hornby Island Land Use Bylaw No. 150, 2014*, this Permit is issued to **allow temporary events** in accordance with Section 17 of the *Agricultural Land Reserve Use Regulation* made under the *Agricultural Land Commission Act*.

2. This permit is subject to the following conditions:

- a) The general layout of the temporary events (parking and event activities) shall be in substantial accordance with Schedule “A” – Subject Property Map and Schedule “B” – Site Plan, which are attached to and form a part of this permit, as signed and dated by the Deputy Secretary, Islands Trust.
- b) All temporary events authorized under this Permit must comply with Section 17 of the *Agricultural Land Reserve Use Regulation*, attached in Schedule “C”.
- c) Water delivery must be provided for all events to ensure adequate water supply on site in accordance with public health guidance.
- d) Off-road parking must be provided in accordance with Section 5.4 of the *Hornby Island Land Use Bylaw No. 150, 2014*. For the purposes of this permit, parking requirements shall be calculated based on “community hall, church, social hall” uses relative to the size of the event and designed to the standards of that bylaw.
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- f) Portable toilets must be provided based on the expected attendance and duration of each event, in accordance with public health guidance, at a minimum ratio of one toilet per 50 attendees. A minimum of two toilets must be provided for any event. All units must be promptly removed following each event.
- g) Events must be screened from adjacent residential uses to minimize visual impacts

and maintain privacy.

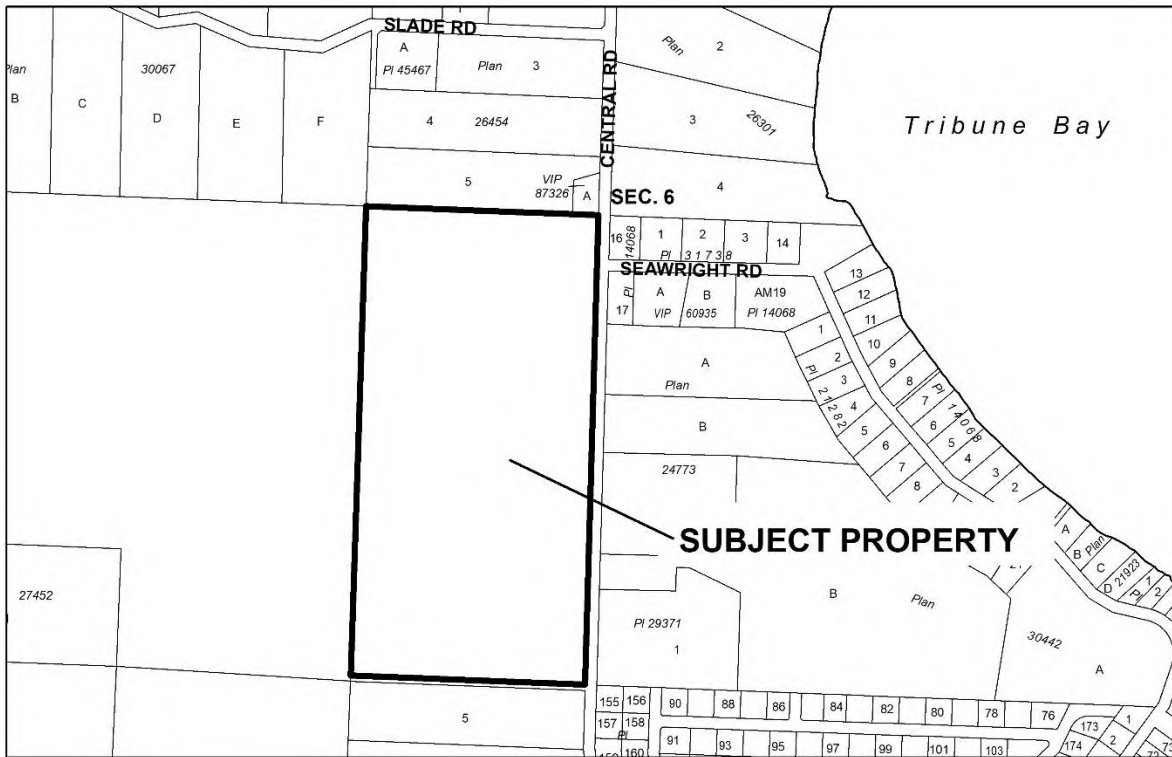
- h) Proposed events must comply with the Comox Valley Regional District Electoral Areas Noise Control Regulations Bylaw No. 102. Events shall conclude no later than 12:00 a.m., and noise levels must be actively monitored and managed throughout the duration of the event.
 - i) The holder of the Permit will be responsible for any violation of the conditions of this Permit. For the purpose of investigating a complaint, Islands Trust staff may enter the property during business hours to ensure compliance with the Temporary Use Permit.
- 3. It is the responsibility of the landowner to obtain any required authorization under the *Water Sustainability Act*, the *Public Health Act*, the *Sewerage System Regulation* or any other relevant legislation pertaining to groundwater, public health and safety, and waste management.
 - 4. This Permit is valid for a period of three years from the date of issuance.
 - 5. This is not a Building Permit or a Siting and Use Permit, nor does it relieve the Permittee from the need to secure all other approvals necessary for the proposed land use.

AUTHORIZING RESOLUTION PASSED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE THIS X DAY OF X, 202X.

Deputy Secretary, Islands Trust

Date Issued

HORNBY ISLAND LOCAL TRUST COMMITTEE
PLTUP20250114 (Savour Group Ltd.)
SCHEDULE "A"
Subject Property Map





**HORNBY ISLAND LOCAL TRUST COMMITTEE
PLTUP20250114 (Savour Group Ltd.)
SCHEDULE “C”
Agricultural Land Reserve Use Regulation**

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

[Last amended March 17, 2025 by B.C. Reg. 38/2025]

Gathering for an event

- 17** The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:
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 - (e) the event is of no more than 24 hours in duration;
 - (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.