

To: Trustee Alex Allen Trustee Grant Scott

Dear Trustees,

I am writing in response to the TUP application PL-TUP-2025-0114. My understanding is that the building in question was approved for use as a farm accessory building, and now that building has evolved into something else quite different that has led to this TUP application.

I appreciate the owners' work towards restoring the fields and installing fencing for cattle and look forward to seeing the French farm coming back into agricultural use. I have missed seeing the sheep and the haying that went on there. There is limited space on Hornby to address our food security issues as a community and it is great to see that farm being used for the purpose for which agricultural land is intended.

I also appreciated hearing about the use of the farm as a pumpkin patch for our kids to visit although I don't know how that happened, as I didn't see pumpkins actually growing there.... Maybe in a back field?

However, for the following reasons, I do not see the need nor do I support the request to use the space to host large (up to 120 people) community events on privately owned agricultural land.

1. We have the Hall, the Ballpark, Room to Grow, the Art Gallery and New Horizons, all public buildings whose non-profit group owners rely heavily on the revenue raised by event rentals to cover the costs of maintaining those buildings.
2. In the island mailout soliciting support for this TUP, there were a number of events listed:
  - Badminton club – we have the School gym and the Ballpark newly surfaced courts as well as the one at Tribune Bay and some private courts as well.
  - Chess Club – we have the School, the Ballpark, New Horizons as venues that host board games including chess.
  - School Sports Days – the schools traditionally host the event on the school fields which are more than adequate for the event and are designed as such; the School District is responsible for maintaining the school fields, painting lines as needed for sports days and insuring the venue; there are lots of washrooms on site at the schools; extra bussing would not be required if Sports Day is held on Hornby and most importantly, the students have the opportunity to visit each others' schools and share their learning spaces.
  - Meeting space – again there are many meeting spaces on the island that are available to the non-profits and others to use, many at no cost. The community spaces were built with community use in mind and are part of the fabric of the community. To have them be used less to support a private venture is not, in my opinion, in the best interest of the community.
  - Other events –
    - The TUP mentions amplified music as part of the request and I understand that nearby neighbors have been consulted regarding that. Not only nearby neighbors are impacted by the carrying of sound and the Sandpiper subdivision folks may not be so keen depending on often events are scheduled. 10 events over 3 yrs would be perhaps acceptable, but definitely not 10 events per year.
    - Again there are multiple venues for weddings, concerts and other gatherings in locations that are located and designed to minimize impact for neighbors. These venues not only serve the whole community, but also benefit the whole community and are not a private venture.
  - Given that for me, the rural visuals of the property have already been significantly compromised with the erection of the rugby goals, if rugby is an approved use of agricultural land, then I would possibly support the use of the land as the home of the Thunder Rugby Club but only if I had more information about what that actually means. Without more detail about potential impact for the land, and reassurance about concerns that there may be regular tournament hosting on the site, for many leagues, not just the indigenous team league; multiple teams might need to be helicoptered in, and would they stay on the site? What about washrooms? As much as I value the opportunity for indigenous youth to participate in sports, I could not support that use without much more information and reassurance that the site would be for the use of the Thunder Rugby team only.

For all these reasons, I cannot support the PL-TUP-2025-0114. application. If the owner were to reapply to use the site only as the home of the Thunder Rugby Team, and include information about impacts of that use on the land and the environment as well as the neighbors, I would consider supporting that. April Lewis