



200 – 1627 Fort Street, Victoria BC V8R 1H8  
Telephone **(250) 405-5151** Fax (250) 405-5155  
Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC **1.800.663.7867**  
Email [information@islandstrust.bc.ca](mailto:information@islandstrust.bc.ca)  
Web [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)

File Number: PLBOV20250358

January 9, 2026

Alex Russell  
225 W15th Ave  
Vancouver, BC V5Y 1Y1

Dear Alex Russel

**Re: Board of Variance Order**  
5335 MACLEAN RD, HORNBY ISLAND, BC V0R 1Z0  
PID: 000-157-422  
Legal Description: LOT 1, SECTION 10, HORNBY ISLAND, NANAIMO DISTRICT, PLAN 32518

This correspondence is to confirm the outcome of the Hornby Island Board of Variance hearing held on January 5, 2026 pertaining to your appeal, Islands trust application PLBOV20250358. The following resolution was passed:

**HO-BOV-2026-001**

**It was Moved and Seconded,**

That the Board finds that undue hardship would be caused to the applicant by strict compliance with the Hornby Island Land Use Bylaw No. 150, section 3.3(2), due primarily to the topography and environmental features of the subject property, and orders that appeal PLBOV20250358 be allowed with the following conditions:

- The boathouse shall be used for the storage and launch of a sailing dinghy only;
- The boathouse shall be of the size, dimensions, and in the location as shown on the building and survey plans as submitted by the applicant and attached as "Schedule A" and "Schedule B" to this order.

**CARRIED**

*Preserving and protecting over 450 islands and surrounding waters in the Salish Sea*

Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis

If you have any questions, please contact me.  
Sincerely,



**Ian Cox**  
Planner II  
Islands Trust  
700 North Road | Gabriola BC V0R 1X3  
T 250-247-2207 | [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca)  
You can also reach us toll-free via Service BC 1-800-663-7867 | 604-660-2421

**Attachments:**

- Schedule A – Building Plans
- Schedule B - Survey Plan
- Notice of Hearing

Cc: Hornby Island Board of Varinace  
Hornby Island Local Trust Committee  
Nadine Mourao, Legislative Clerk, Islands Trust

**Hornby Island Board of Variance**

**Application: PLBOV20250358**

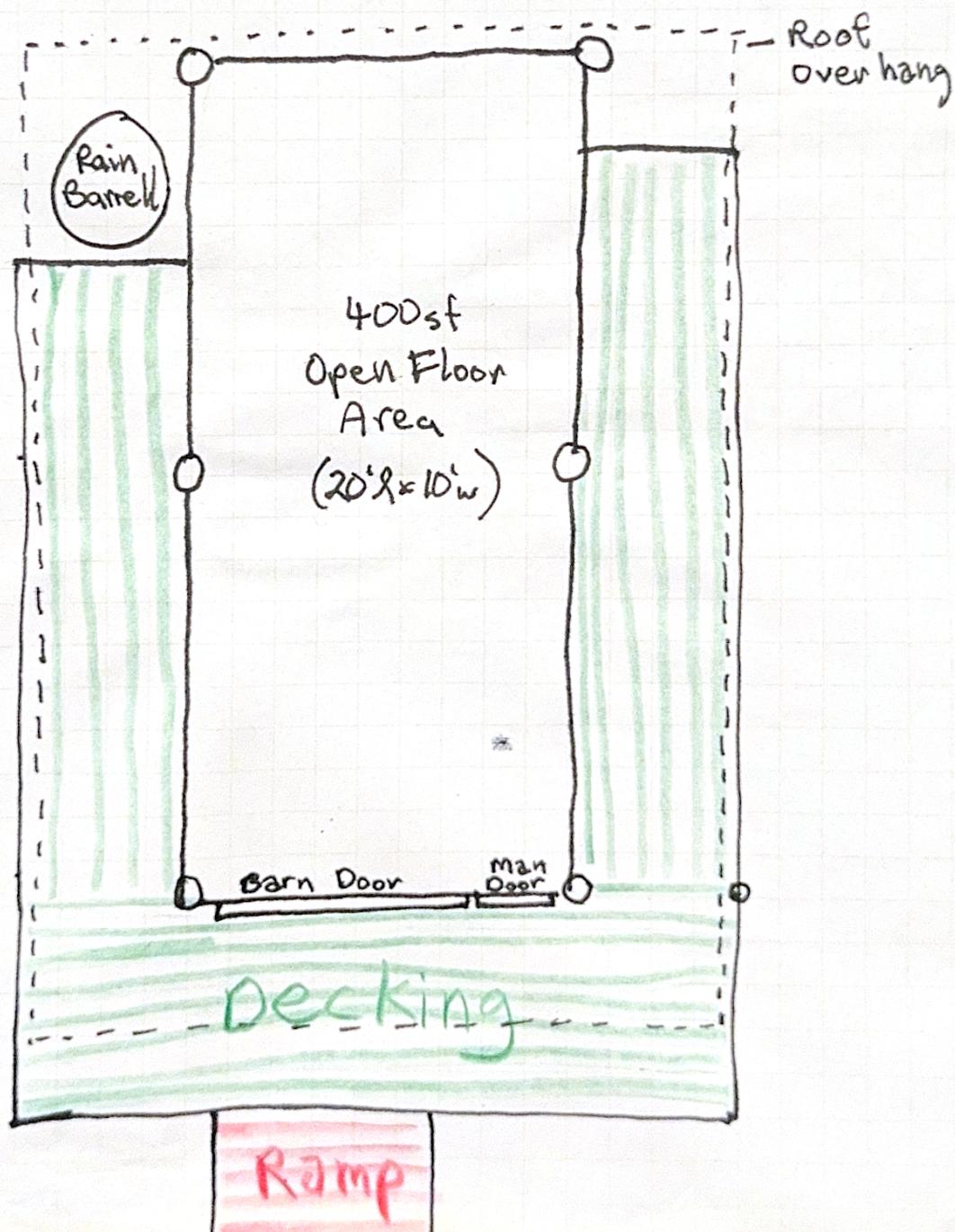
**Resolution: HO-BOV-2026-001**

**Schedule A – Building Plans**

(Begins on next page)

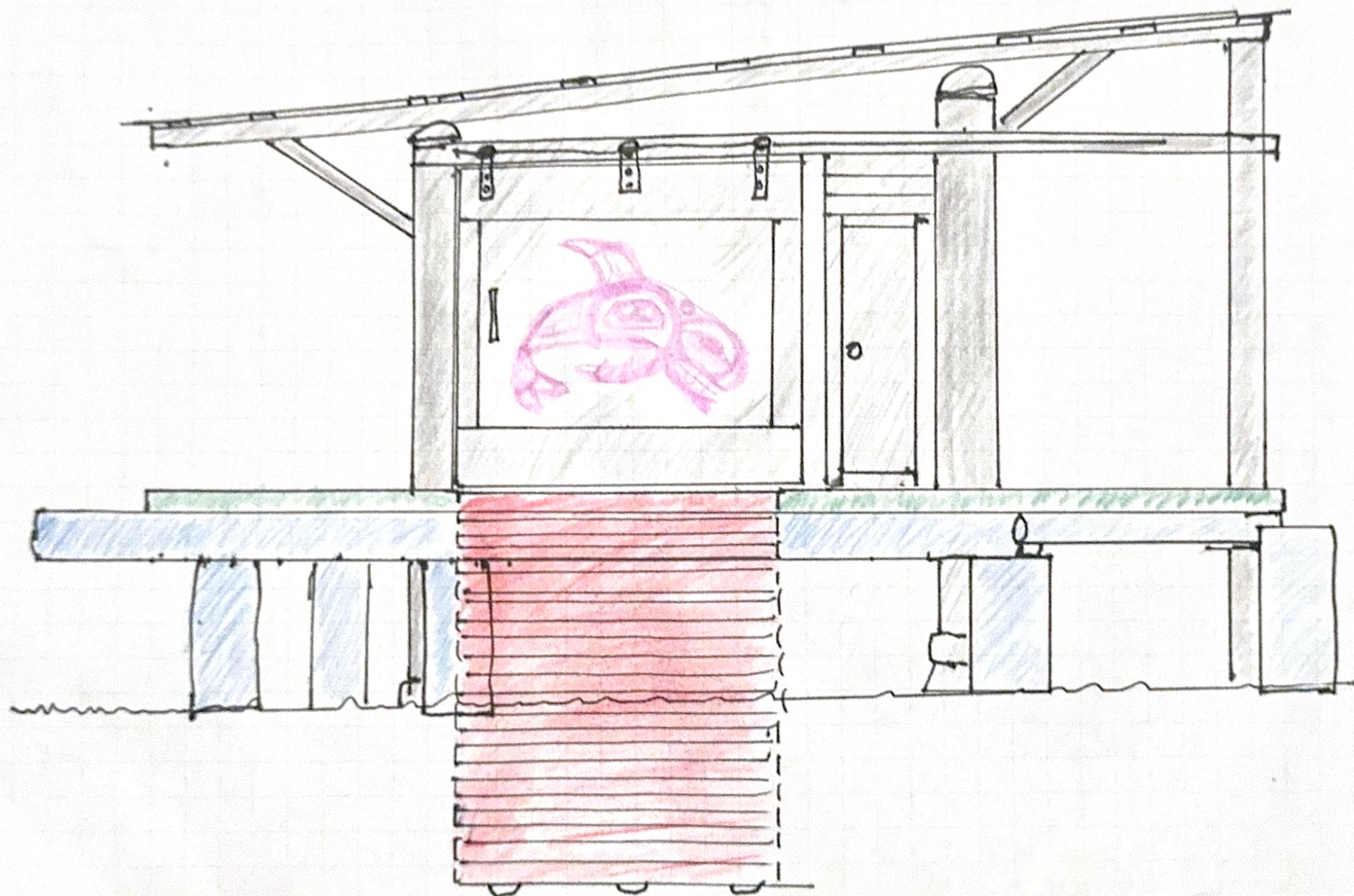
## Floor Plan

Boatshed 5335 McLean Rd  
Pebble Beach



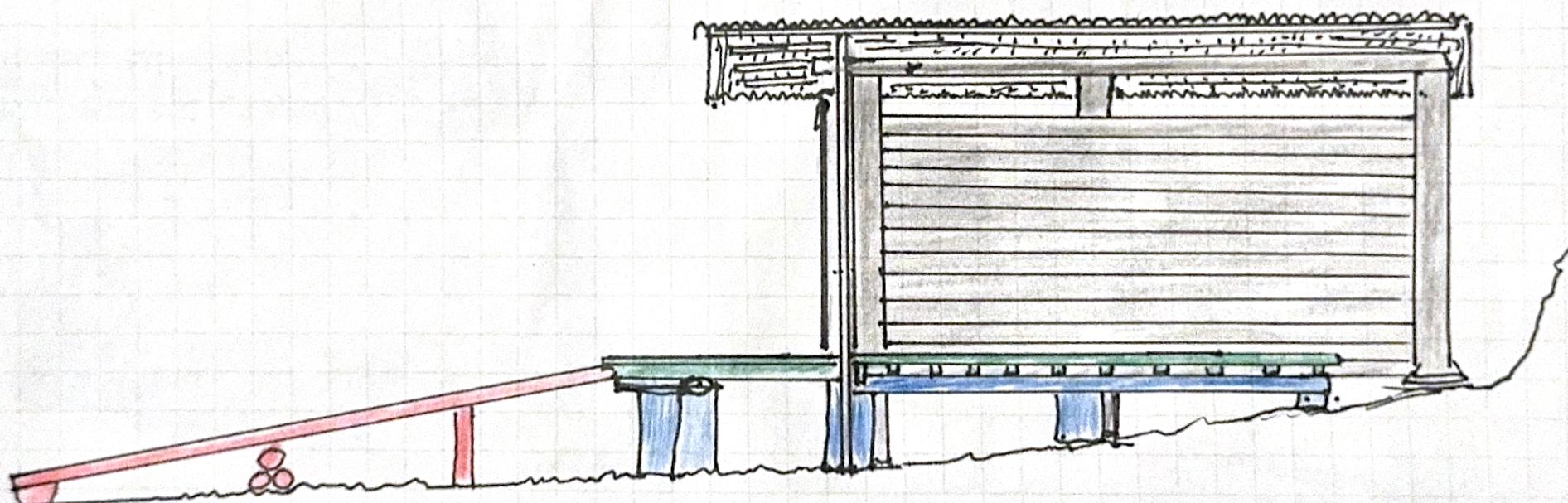
Boatshed 5335 McLean Rd Pebble Beach

North Elevation Scale 1:30



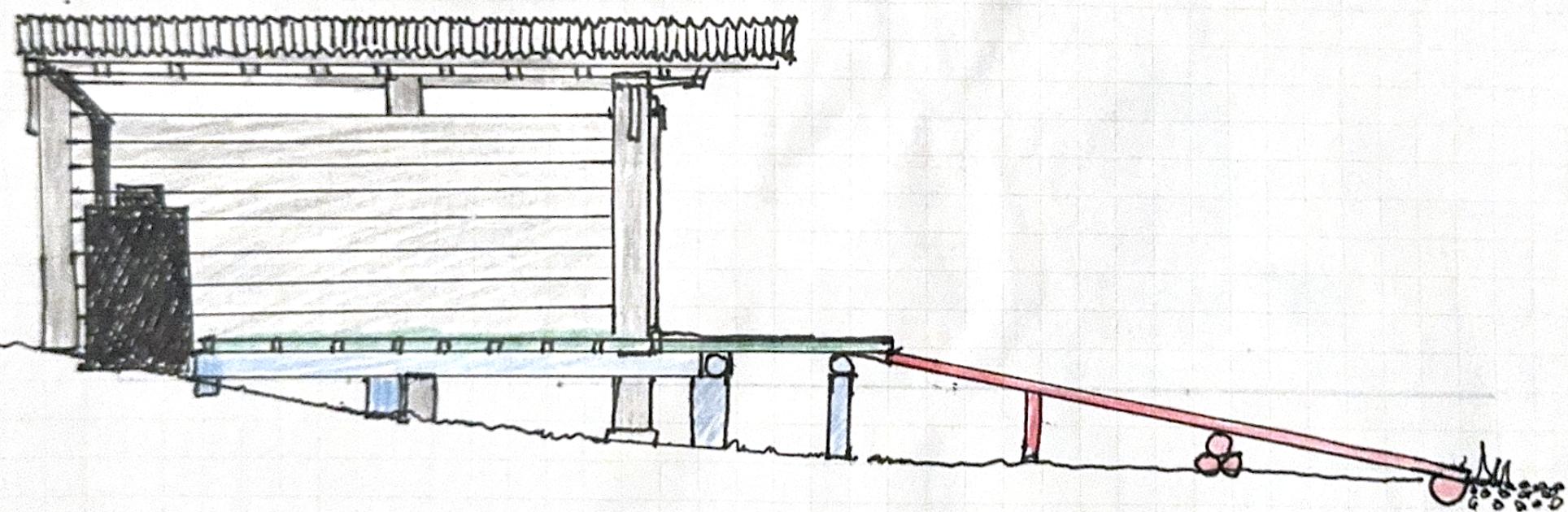
Boatshed 5335 McLean Rd. Pebble Beach

West Elevation Scale 1:60

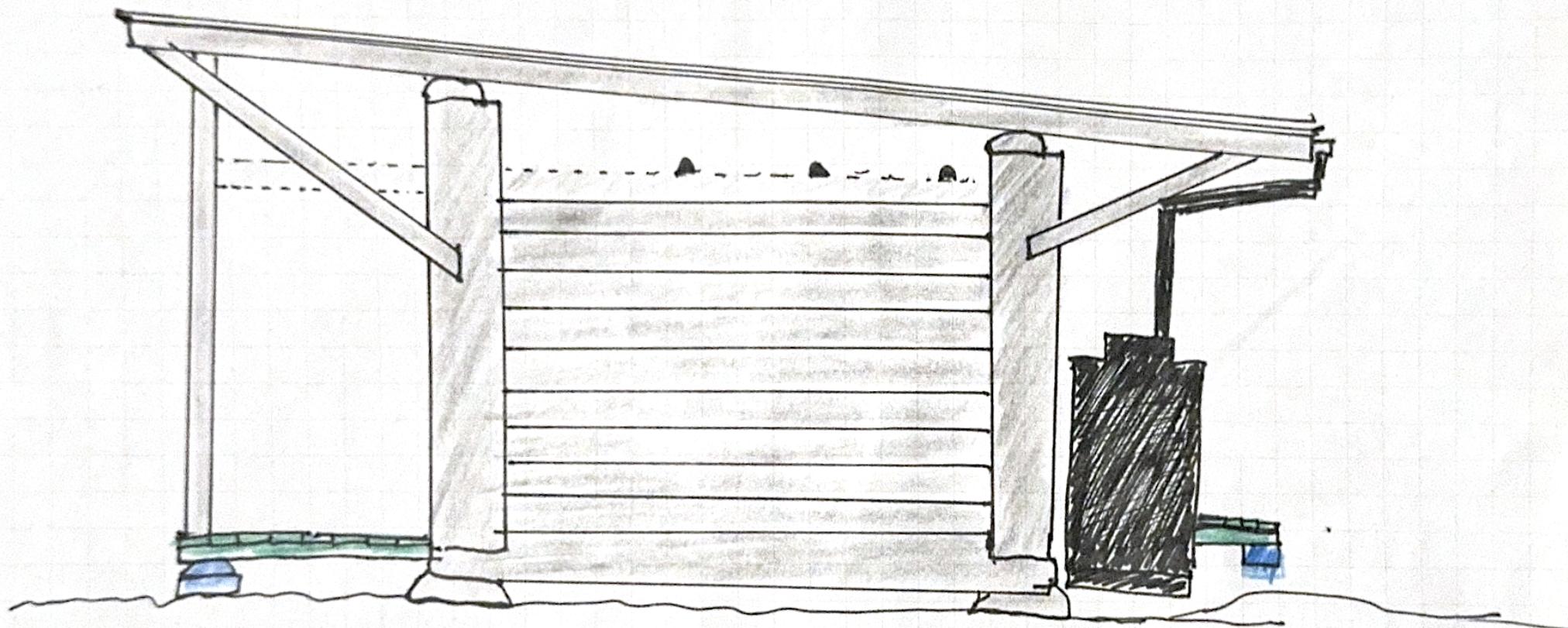


Boat shed 5335 McLean Rd. Pebble Beach

East Elevation Scale 1:60



Boatshed 5335 McLean Rd. Pebble Beach  
South Elevation Scale 1:30



**Hornby Island Board of Variance**

**Application: PLBOV20250358**

**Resolution: HO-BOV-2026-001**

**Schedule B – Survey Plan**

(Begins on next page)

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Bowen Denman Hornby Gabriola Galiano Gambier Lasqueti Mayne North Pender Salt Spring Saturna South Pender Thetis





Islands Trust

**HORNBY ISLAND BOARD OF VARIANCE**  
**NOTICE OF HEARING**  
**PLBOV20250358**

**NOTICE** is hereby given pursuant to Section 541 of the *Local Government Act* to the persons who deem that their interest in property is affected that there will be a hearing of the Hornby Island Board of Variance at the Hornby Island Community Hall, 4305 Central Rd, Hornby Island on **January 5, 2026 starting at 11:00 a.m.**

The Board will consider the following appeal for the subject property described as:

- 5335 Maclean Point Road, Hornby Island
- PID: 000-157-422
- LOT 1, SECTION 10, HORNBY ISLAND, NANAIMO DISTRICT, PLAN 32518
- Application PLBOV20250358

The purpose of the appeal is to request a variance to the Hornby Island Land Use Bylaw No. 150, 2014 (LUB) as shown on the attached Schedules, specifically:

- 1) Section 3.3 Siting and Setback Regulations, subsection (2), which states that “no building or structure may be located within 15.0 metres of, nor less than 1.5 metres above, the natural boundary of any lake, watercourse or the sea.”,

is requested to be varied as shown in Schedule A and Schedule B to allow the siting of a boathouse used for the storage and launch of a sailing dinghy.

The general location of the subject property is shown on the sketch below:

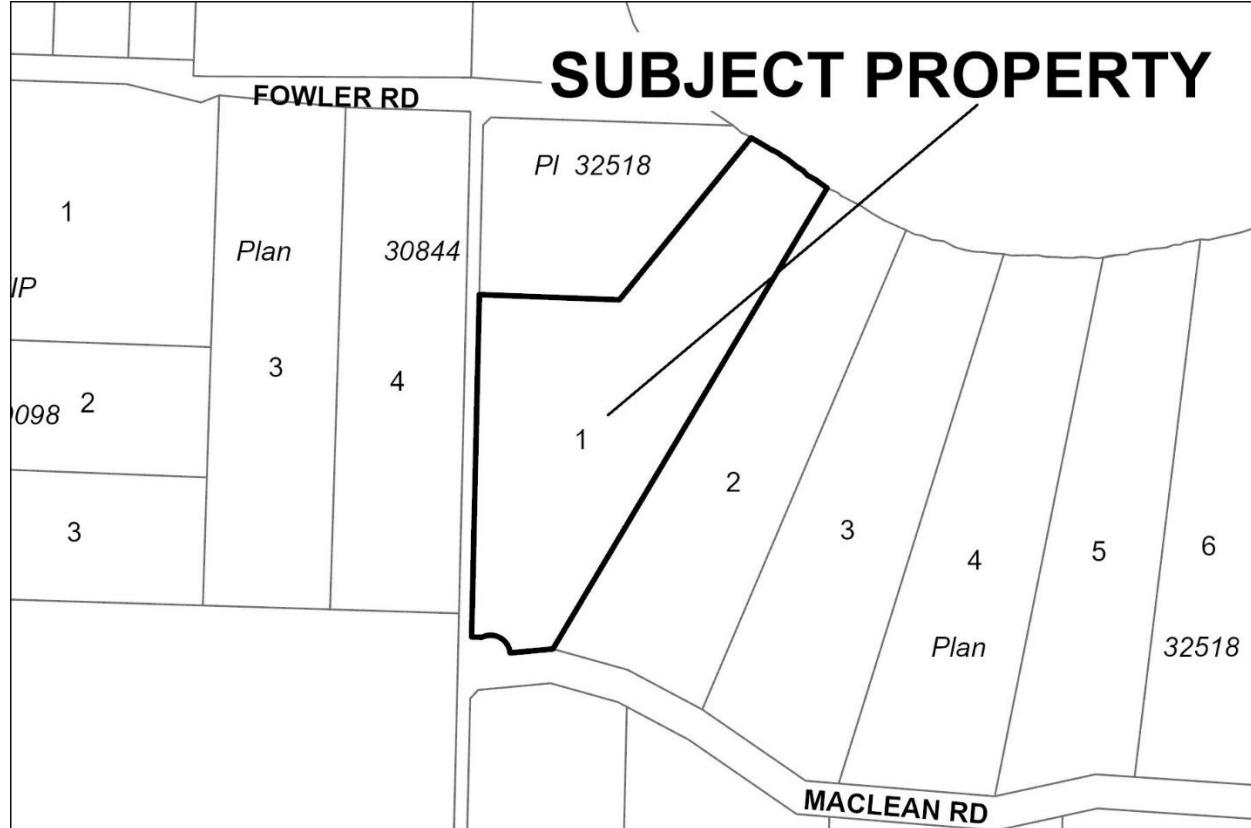


Figure 1 - subject property location



**HORNBY ISLAND BOARD OF VARIANCE**  
**NOTICE OF HEARING**  
**PLBOV20250358**

Any person whose property may be affected by an appeal to the Board has the right to be heard and give evidence at the hearing, or to be represented by some other person authorized by them in writing to do so.

Written submissions may be delivered as follows:

1. To the Secretary to the Hornby Island Board of Variance, at the office of Islands Trust 700 North Road, Gabriola, BC V0R 1X3, or by email to [northinfo@islandstrust.bc.ca](mailto:northinfo@islandstrust.bc.ca) before **4:30 p.m. Friday, January 2, 2026**.
2. After **4:30 p.m. January 2, 2026**, by attending the hearing on **January 5, 2026** and making a representation to the Hornby Island Board of Variance.

Enquiries or questions should be directed to Planner Ian Cox at (250) 247-2207. For Toll Free Access, request a transfer via Enquiry BC: In Vancouver 604-660-2421 and elsewhere in BC 1-800-663-7867; or by email to: [icox@islandstrust.bc.ca](mailto:icox@islandstrust.bc.ca).

All applications are available for review by the public. Written comments made in response to this notice will also be available for public review. A copy of the notice and additional information can also be viewed on the Islands Trust webpage [www.islandstrust.bc.ca](http://www.islandstrust.bc.ca) by following the links to the Hornby Island LTC applications webpage.

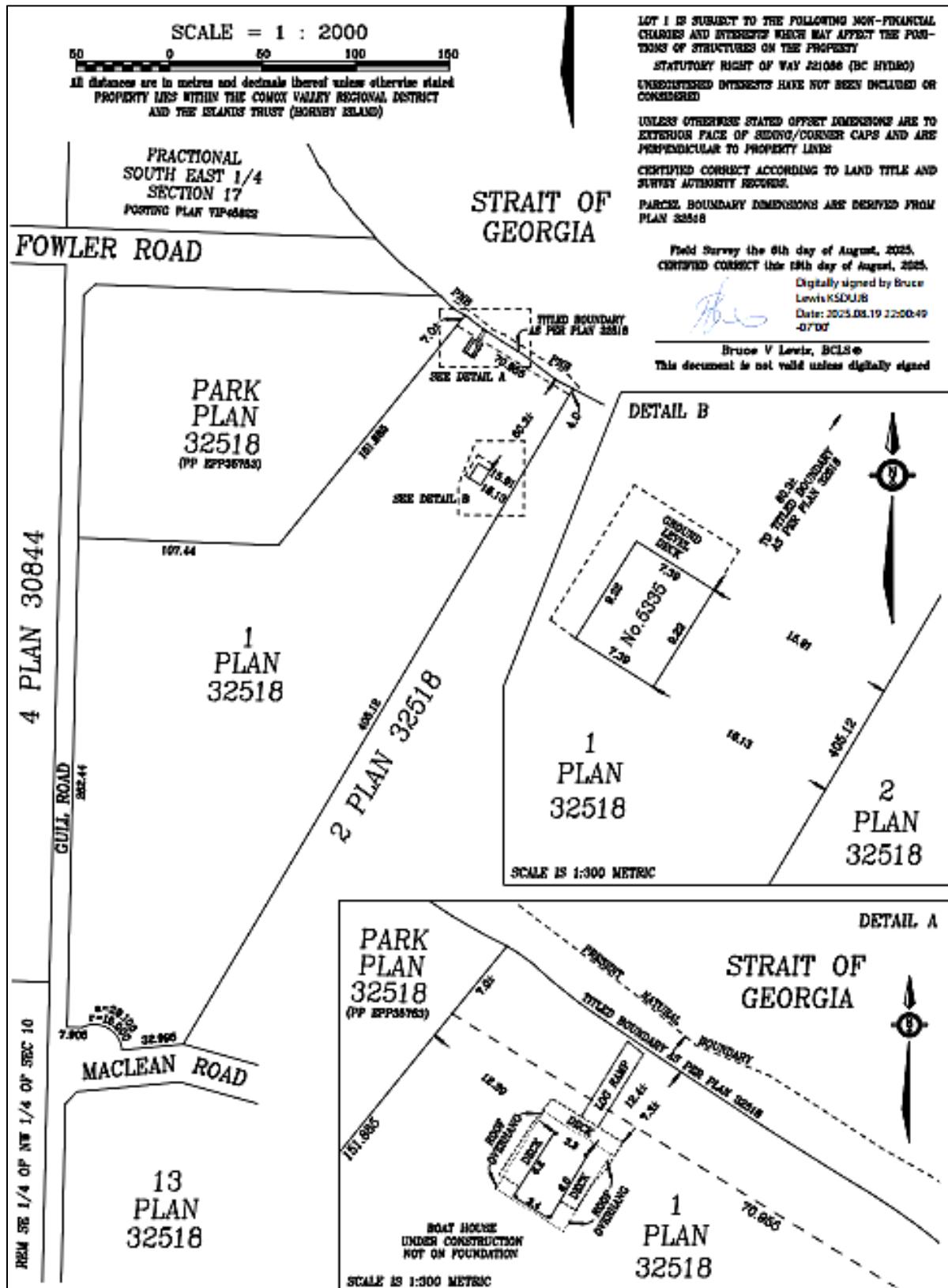
Nadine Mourao  
Secretary to the Hornby Island Board of Variance



Islands Trust

**HORNBY ISLAND BOARD OF VARIANCE**  
**NOTICE OF HEARING**  
**PLBOV20250358**

## **Schedule A - Site Plan Survey**

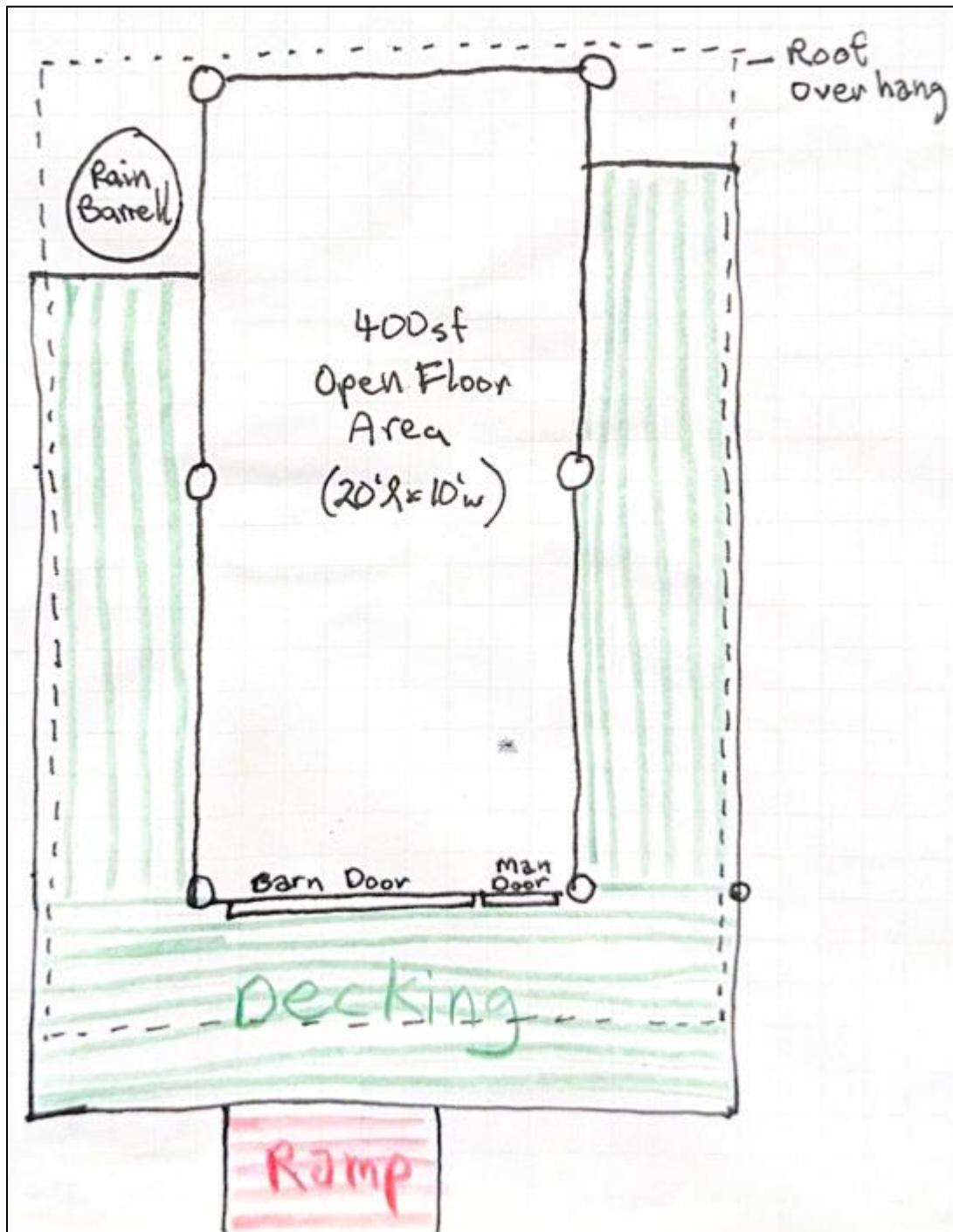




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HORNBY ISLAND BOARD OF VARIANCE  
NOTICE OF HEARING  
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Schedule B – Building Plans

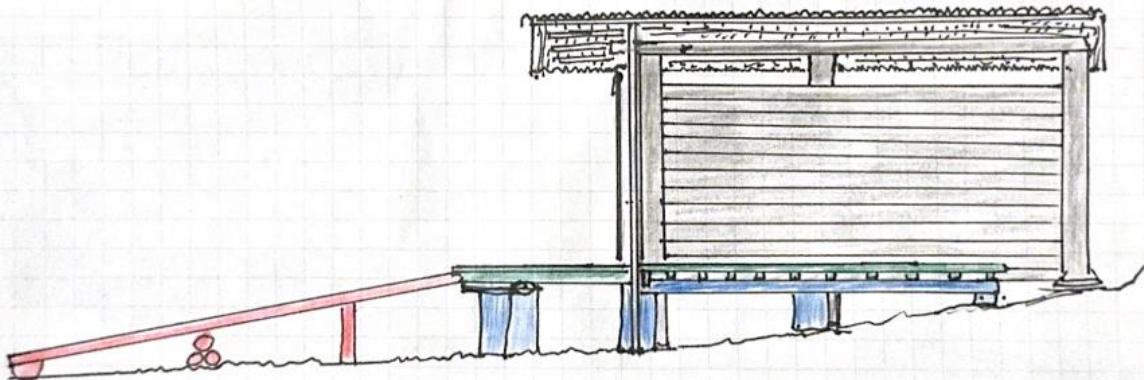




Islands Trust

HORNBY ISLAND BOARD OF VARIANCE  
NOTICE OF HEARING  
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West Elevation Scale 1:60



North Elevation Scale 1:30

