



Islands Trust

NOTICE
PLDVP20250405
HORNBY ISLAND LOCAL TRUST COMMITTEE

NOTICE is hereby given that the Hornby Island Local Trust Committee will be considering a resolution allowing for the issuance of a Development Variance Permit, pursuant to Section 499 of the *Local Government Act*. The proposed permit seeks to vary the Hornby Island Land Use Bylaw No. 150, 2014 to allow the following:

Siting of a “servicing area” containing equipment for hydro, backup power generation, water tanks and a pump for fire suppression required for the construction of the new Hornby Co-operative Association grocery store building. The servicing area is proposed to be located on the smaller portion of the property which abuts Shields Road to its north:

- a minimum of 4.0 meters of the western exterior side lot line; and
- a minimum of 1.2 meters of the southern interior side lot line.

The property is located at **5875 Central Road, Hornby Island, BC** and is legally described as:

LOT 1 SECTIONS 6 AND 10 HORNBY ISLAND NANAIMO DISTRICT PLAN VIP79310 (PID: 026-371-791)

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



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 a.m. to 4:00 p.m. Monday to Friday inclusive, excluding statutory holidays, commencing **January 9, 2026** and continuing up to and including **January 22, 2026**.

A copy of the proposed Development Variance Permit may be found online at <https://islandstrust.bc.ca/island-planning/hornby/current-applications/>

Enquiries or comments should be directed to Planner, Ian Cox, at (250) 247-2207, 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 4:30 pm, **January 22, 2025**.

The Hornby Island Local Trust Committee may consider issuance of the proposed Permit at its Business Meeting to be held at **11:30 a.m., January 23, 2026 at the Hornby Community Hall, 4305 Central Road, Hornby Island**.

All applications are available for review by the public with prior appointment. Written comments made in response to this notice will also be available for public review.

Nadine Mourao, Deputy Secretary



Islands Trust

PROPOSED

**HORNBY ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT VARIANCE PERMIT
PLDVP20250405**

To: HORNBY ISLAND CO-OPERATIVE ASSOCIATION, INC.NO.710

1. This Development Variance Permit applies to the land described below:

LOT 1 SECTIONS 6 AND 10 HORNBY ISLAND NANAIMO DISTRICT PLAN VIP79310
(PID: 026 -371-791)

2. Hornby Island Land Use Bylaw No. 150, 2014 is varied as follows:

- a) **Section 8.9, Subsection 4(c) which states that the minimum setback for any building or structure, except for a fence or pump/utility house shall be 3.0 meters from an interior side lot line, is varied to** allow the siting of a “servicing area” for a pad-mounted transformer, electrical generator, fire pump, and above ground water tanks, **a minimum of 1.2 metres of the southern interior side lot line.**
- b) **Section 8.9, Subsection (4)(d) which states that the minimum setback for any building or structure, except for a fence or pump/utility house shall be 6.0 meters from any exterior side lot line, is varied to** allow the siting of a “servicing area” for a pad-mounted transformer, electrical generator, fire pump, and above ground water tanks, **a minimum of 4.0 metres of the western exterior side lot line.**

The development shall be consistent with Schedule ‘A’ - Dimensioned Site Plan, attached to and forming part of this permit.

3. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Hornby Island Land Use Bylaw No. 150, 2014" and to obtain other approvals necessary for completion of the proposed development.

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

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE XX DAY OF XX, 202X (2 YEARS FROM DATE OF ISSUANCE) THIS PERMIT AUTOMATICALLY LAPSES.



HORNBY ISLAND LOCAL TRUST COMMITTEE
PLDVP20250405

Dimensioned Site Plan

CENTRAL ROAD

