


PROPOSED

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|  <p>Islands Trust</p> | <p>HORNBY ISLAND LOCAL TRUST COMMITTEE TEMPORARY USE PERMIT PL-TUP-2026-0135 (Hummingbird Bakery)</p> <p>3005 St John's Point Road, Hornby Island</p> |
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To: HORNBY ISLAND CO-OPERATIVE ASSOCIATION, INC. NO. CP0000710

1. This Permit applies to the land described below:

PID: 003-869-008

LOT A, SECTION 10, HORNBY ISLAND, NANAIMO DISTRICT, PLAN 18085

2. 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 the following:

2.1 Operation of a commercial mobile bakery trailer/food truck with service window, approximately 2.5 meters in width by 9.5 meters in length, including the preparation and sale of baked goods and light food items from the subject property.

3. This permit is subject to the following conditions:

- a) The general layout of the mobile bakery trailer and trailer shall be in substantial accordance with Schedule "A" – Site Plan, which are attached to and form a part of this permit, as signed and dated by the Deputy Secretary, Islands Trust.
- b) The operation may consist of one approximately 2.5 meter X 9.5 meter mobile bakery trailer with roof covering, and a limited, low-intensity outdoor seating area consistent with the surrounding uses as shown on Schedule "A" – Site Plan.
- c) The operation of the food truck and trailer shall be restricted to between the hours of 8:00 a.m. and 8:00 p.m. and in accordance with Comox Valley Regional District noise control bylaws.
- d) A total of twelve (12) vehicle parking spaces shall be provided on site designed to the standards of Hornby Island Land Use Bylaw No. 150, 2014.
- e) Signage shall meet the sign regulations in the Hornby Island Land Use Bylaw No. 150, 2014.
- f) An emergency spill kit shall be kept on site for the period of the operation of the food truck and trailer, it shall be kept fully supplied at all times and the operator shall ensure that there is personnel on site at all times during the operation of the food truck and trailer

that are familiar with its use.

- g) 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.
- 4. It is the responsibility of the permit holder to obtain any required authorization under the *Sewerage System Regulation* or any other relevant legislation pertaining to wastewater.
- 5. It is the responsibility of the permit holder to obtain any required authorization under the *Water Sustainability Act* or any other relevant legislation pertaining to groundwater.
- 6. This Permit is valid for a period of three years from the date of issuance.
- 7. 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 XXth DAY OF XX, 202X.

Deputy Secretary, Islands Trust

Date Issued

HORNBY ISLAND LOCAL TRUST COMMITTEE
PL-TUP-2026-0135
SCHEDULE "A"
Site Plan

