

From: Jim Knowles [REDACTED]
Sent: Monday, August 31, 2026 12:06 PM
To: northinfo <northinfo@islandstrust.bc.ca>
Cc: hornbyislandtrustcommittee@islandstrust.bc.ca
Subject: Issuance of a Temporary Use Permit - 10835 Central Road, Hornby Island

Cogent Investments Inc.

102-700 Richmond Street,

London, Ontario N6A 5C7

Mr. Ian Cox, Planner 2

Dear Mr. Cox

I write as the VP Finance of the registered owner of [REDACTED], neighbouring property to Ford's Cove Marina LTD. The company is concerned about the application PL-TUP-2026-0187 from Ford's Cove Marina LTD. and is providing its comments on the temporary use permit application herein. We understand that this application is for 3 worker accommodation units, on a property that is already possibly over its dwelling square footage lot allowance.

The main concern is in the increase in water usage that three more units will require. The ground water available to our property has been drastically reduced since the restaurant on the property was built. The well on our property used to have abundant water. Now the well runs dry every year in mid August.

It is very hard to understand how so much "heavy water usage" commercial growth has been allowed, on an island that needs to conserve water usage and as such we are concerned that this project, if permitted to proceed, will put a further strain on this limited resource.

Does the Islands Trust look at water usage and impact on the community when they review applications? To the extent that this issue is within its mandate, we would ask that the issue be considered in its review of this application, in the hope that measures may be taken to mitigate any further impact on water usage from the new units, or otherwise, that this issue be considered by the appropriate body.

Sincerely,

Jim

James K. Knowles

VP Finance, Cogent Investments (& Blackburn Media)

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Jim Knowles

Vice President of Finance

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