



Islands Trust

STAFF

REPORT

File No.: PLDP20250004 (Lemay)

DATE OF MEETING: March 21, 2025

TO: Hornby Island Local Trust Committee

FROM: Margot Thomaidis, Planner 2
Northern Team

SUBJECT: Development Permit application

Applicant: Lucie Lemay

Location: 5875 Central Road, Hornby Island (PID 026-371-791)
Lot 1, Sections 6 and 10, Hornby Island, Nanaimo District, Plan VIP79310

RECOMMENDATIONS

1. That the Hornby Island Local Trust Committee approve issuance of development permit PL-DP-2025-0004.

REPORT SUMMARY

The purpose of this report is to provide information to the LTC for consideration of a permit that is required to facilitate the development of the new 'Vorizo' café building on the Hornby Co-op property at 5875 Central Road. The proposal includes demolition of the bike shop and construction of a new café building in its footprint. Staff recommends issuing the permit under the analysis and rationale provided in the following sections.

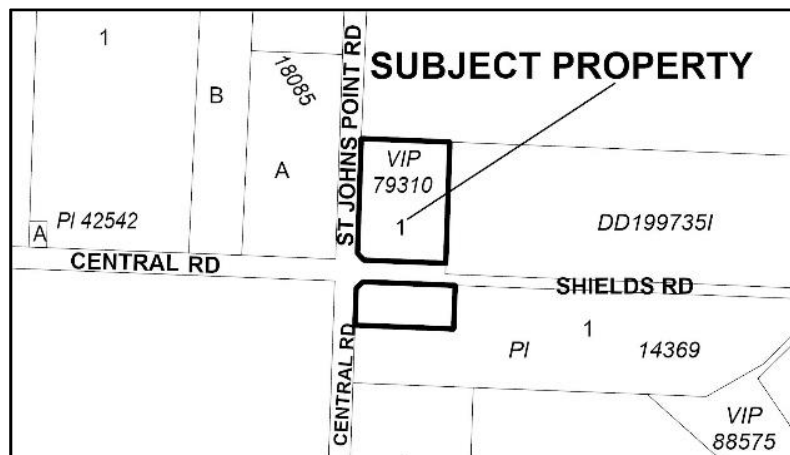


Figure 1 - Subject Property

BACKGROUND

Site Context

The subject property is located at the intersection of Central Road and Shields Road and is a “hooked” lot across those roadways. The Ringside Market area where the new café building is proposed to be located is on the south-western portion of the property, with services extending to the northern portion where the gas/service station and parking lot is located. A complete site context and existing survey are found in **Attachments 2 and 3**.

The LTC previously approved two applications in November 2024 for development of the south-eastern portion of the property: PL-DVP-2024-0155 and PL-DP-2024-0156, to permit the redevelopment of the eastern half of the lot including a new general store and updated services and landscaping. Construction of the new café building, if approved, may coincide with construction of the new general store.

ANALYSIS

OCP

The subject property is designated Retail and Personal Service and included in the Commercial Centres (Retail and Visitor Accommodations) DPA per the [Hornby Island Official Community Plan Bylaw No. 149](#) (OCP) land use and development permit areas maps, Schedule “B” and “E” to the OCP, respectively. Staff consider the proposed development to be compatible with OCP policies and objectives under section 6.5.1 for this designation. The DPA Guidelines are found in the LUB section 9.1.

A small portion of the subject property along Central Road is also designated as DPA 6 – Riparian Areas. However, the proposed development is exempt from requiring a Development Permit for DPA 6, under regulation 9.6.2(s) of the Hornby Island Land Use Bylaw (LUB):

9.6.2

s) Any development more than 8.0 metres from a stream that is a roadside ditch which does not contain instream habitat for fish according to the Stream identification Reports prepared for [Hornby Island by Madrone Environmental Services \(January 2014\)](#) and [Mimulus Biological Consultants \(March 2012\)](#)

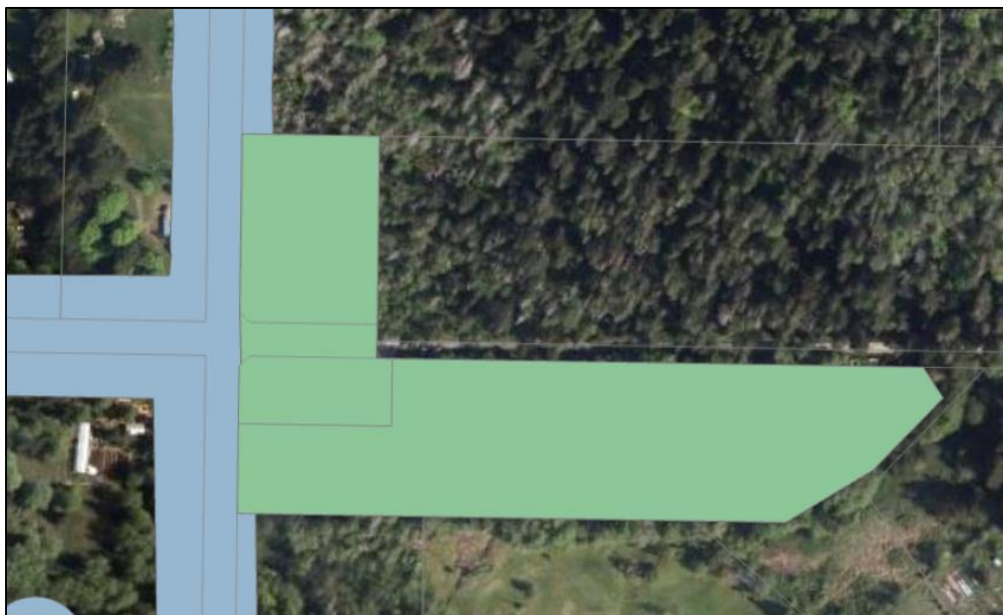


Figure 2 - Commercial Centres (Green) and Riparian Areas (Blue) DPA Extent

An analysis of the proposed development's alignment with the Commercial Centres (Retail and Visitor Accommodations) DPA is included in **Attachment 1**.

LUB

Zoning

The subject property is zoned Commercial 1 -Retail (C1) (Co-op and Service Station) under LUB section 8.9, where retail, restaurants, service stations, personal services, and offices are permitted principal uses. The proposed new café building is permitted by the LUB.

First Nations

Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

Staff consider the application to meet the DPA Guidelines as presented in **Attachment 1** and therefore recommend issuance of the DP. Staff recommendation is listed on page 1 of this report.

ALTERNATIVES

1. Request further information

The LTC may request further information prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed and the rationale for this request. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee request that the applicant submit to the Islands Trust [describe information] prior to further consideration of PL-DP-2025-0004

2. Deny the application

The LTC may deny the application. If this alternative is selected, the LTC should state the reasons for denial. Recommended wording for the resolution is as follows:

That the Hornby Island Local Trust Committee deny application PL-DP-2025-0004 for the following reasons [insert reasons].

NEXT STEPS

If the LTC grants the DP, staff will review and process the additionally required Siting and Use Permit (SUP) for the development per the [Hornby Siting and Use Permit Bylaw No. 168](#).

Submitted By:	Margot Thomaidis, Planner 2	March 10, 2025
Concurrence:	Robert Kojima, Regional Planning Manager	March 11, 2025

ATTACHMENTS

1. DPA Guidelines (Commercial Centres)
2. Site Context
3. Existing Site Plan Survey
4. Draft Permit

ATTACHMENT 1 - DPA GUIDELINES

ATTACHMENT 1 – DPA GUIDELINES, COMMERCIAL CENTRES (RETAIL AND VISITOR ACCOMMODATIONS)

Prior to undertaking any development, subdivision or land alteration, an owner of property within the Commercial Centres (Retail and Visitor Accommodations) Development Permit area shall apply to the Hornby Island Local Trust Committee for a development permit. Development Permits issued in this area should be in accordance with the following guidelines:

	Guideline	Notes
1	The character of each development (including campgrounds) should be in keeping with the rural environment and blend in with the aesthetic qualities of the natural surroundings.	The proposed café building would replace the old bike shop building with a new Vorizo café. The proposed building (3.5 m in height, 39 m ² in floor area, with a 12 m ² awning/canopy roof) is similar in height and size to other buildings in Ringside Market and blends with the aesthetic qualities of the existing market. The building complements the surrounding natural and rural residential environment.
2	The form of the development should incorporate low, small-scale building designs with such amenities as public walkways and outdoor open spaces for use by the public, and include sufficient services.	The proposed café building is one storey, small-scale, and adjacent to public walkways and outdoor open spaces.
3	Natural vegetation and trees should be maintained for screening of parking and storage areas and to enhance the privacy and rural flavour of public open spaces.	No existing vegetation or landscaping is proposed to be removed. No new landscaping or parking is proposed as part of this application.
4	In order to minimize light pollution to neighbouring properties, lighting should be softer and lower than supplied by mercury vapour lighting towers, and alternatives that do not light up adjacent private properties shall be required.	The applicant plans to install soft string lighting along the sides of the building, away from the adjacent properties to the west and south. If the applicant wishes to install additional outdoor lighting after DP issuance, a DP amendment is required. Condition b) of the draft DP.
5	Off-street automobile parking should be provided as required by bylaw and the Permit should ensure that it is adequately screened and unobtrusive and, if possible, is located to the rear of the parcel and away from public open spaces and eating places.	No parking is proposed as part of this application. Existing parking and landscaping plans have been approved to support the Ringside Market, Co-op, and General Store per Development Permits PL-DP-2024-0156 and PL-DP-2024-0166. Approximately 120 total parking stalls are approved. Parking will be located on the northern portion of the lot, adjacent to the existing co-op gas bar and service station.

6	Adequate convenient toilet and washroom facilities should be provided for the number of customers anticipated.	No bathroom facilities are included in the proposed new café building. Existing shared washroom facilities are in the Co-op gas bar and general store.
7	Clustering of businesses in order to share in the provision of parking, services, and public facilities and open space should be encouraged.	Proposed café is located adjacent to other businesses in Ringside Market, in a clustered formation. The proposed café will share in use of the existing outdoor seating areas, open spaces, and pathways. Approved plans for fire, sewer, water services, and parking is provided in permit PL-DP-2024-0156.
8	A landscape plan incorporating natural landscaping should be required.	No landscape plan is proposed as part of this application.
9	Neon or internally lit signs should not be permitted.	The applicant plans to install soft string lighting along the sides of the building, away from the adjacent properties to the west and south.
10	All buildings should be finished in natural products such as wood or brick.	The applicant has confirmed the use of wood siding and finishing. Condition c) of the draft DP.
11	On any lot where residential use is permitted, the sequence of construction should be that buildings to be used only for commercial purposes should be constructed prior to any construction of any building that may accommodate residential use, with the exception that one building to be used for commercial purposes that includes one dwelling unit may be constructed, if authorized by zoning regulation, in any sequence of construction on the lot.	N/A –not a permitted use in the C1 zone.
12	Universal access design principles should be incorporated into the built environment to support the provision of equitable access for all abilities.	The applicant is planning to make the approximately 80 sq. ft. indoor seating area wheelchair accessible by installing a ramp at the front entrance and using moveable seating and tables. Condition d) of the draft DP.

ATTACHMENT 2 - SITE CONTEXT

ATTACHMENT 2 – SITE CONTEXT – PL-DP-2025-0004 (LEMAY)

LOCATION

Legal Description	LOT 1 SECTIONS 6 AND 10 HORNBY ISLAND NANAIMO DISTRICT PLAN VIP79310
PID	026-371-791
Civic Address	5875 Central Road

LAND USE

Current Land Use	Commercial (Co-op gas station, Ringside Market, co-op store, and retail sales)
Surrounding Land Use	Park (Tribune Bay) to NE, Campground to SE, Agriculture to SW, Residential to W and SW

HISTORICAL ACTIVITY

File No.	Status
HO-ALR-2002.2	Closed
HO-CL-2020.7	Closed
HO-DP-1997.3	Closed
HO-DP-2004.2	Closed
HO-DP-2006.1	Closed
HO-DP-2017.1	Closed
HO-DVP-2017.2	Closed
HO-RZ-2003.6	Closed
HO-SUB-2003.2	Closed
HO-SUP-2004.23	Closed
HO-SUP-2006.15	Closed
HO-SUP-2018.5	Closed
HO-TUP-2020.3	Open
UN-DVP-1990.16	Closed
UN-DVP-1990.2	Closed
UN-DVP-1991.5	Closed
PL-DVP-2024-0155	Closed
PL-DP-2024-0156	Closed
PL-SUP-2024-0157	Closed
PL-DVP-2024-0341	Open
PL-SUP-2025-0005	Open

POLICY/REGULATORY

Official Community Plan Designations	Designation: Retail and Personal Service DPA: Commercial Centres (Retail and Visitor Accommodations)
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	DPA: Riparian Areas
Land Use Bylaw	Commercial 1 – Retail (C1) Zone (Co-op and Service Station)
Other Regulations	C1 setback for interior side lot lines = 3.0 metres, maximum height for accessory structures = 6.0 metres
Covenants	Restrictive Covenant/Easement: EC26582, EC26583 (Tribune Bay access) Undersurface Rights: 220624G
Bylaw Enforcement	HO-BE-2014.2 – siting (Closed)

SITE INFLUENCES

Islands Trust Conservancy	No ITC interests adjacent to subject parcel.
Regional Conservation Strategy	Regional Conservation Strategy (2018) identifies the parcel as having Medium and High conservation values and priority. The new café building is to be installed in an existing developed/disturbed area.
Species at Risk	None mapped
Sensitive Ecosystems	Developed/Young Forest: IT SEM mapping
Hazard Areas	None mapped
Archaeological Sites	By copy of this report and as provided at the time the DP application was opened, the owners and applicant should be aware that there is a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	New café to be constructed under current BC Building Code for commercial structures, no increased GHG emissions anticipated as directly related to the new structure apart from increase during construction phase. Building is well set back from natural boundary.
Shoreline Data in TAPIS	N/A



Islands Trust

ATTACHMENT 4 - DRAFT PERMIT

HORNBY ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20250004

To: Hornby Island Co-Operative Association, Inc. No. 710

1. This Development Permit (the "Permit") applies to the land described below:

Lot 1, Sections 6 and 10, Hornby Island, Nanaimo District, Plan VIP79310
PID 026-371-791
2. This Development Permit PLDP20250004 authorizes the construction and siting of the development components on the subject property including the new Vorizo café building within the Commercial Centers (Retail and Visitor Accommodations) Development Permit Area, subject to the following requirements and conditions:
 - a) The siting and dimensions of the development shall be substantially consistent with Schedule "A" – Site Plan, Schedule "B" – Floor and Roof Plans, and Schedule "C" – Building Elevation Plans, attached to and forming part of this permit;
 - b) The café building shall be externally lit using soft outdoor string lights. Lighting shall not light up adjacent private properties and Dark Skies principals should be used for any lighting on the building;
 - c) The café building shall be finished in natural wood that blends aesthetically with the surrounding buildings and structures; and
 - d) Universal access design principles shall be used in the building design, including a ramp at the front entrance and moveable seating and tables in the indoor dining area to support equitable access and manoeuvrability.
3. Any further development within designated Development Permit Areas will require a new Development Permit, or a Development Permit Amendment.
4. The area described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any plans and specifications attached to this Permit, which shall form a part thereof.
5. This permit does not relieve the applicant from complying with the provisions of the Hornby Island Land Use Bylaw unless varied by this Permit.

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.



Islands Trust

PROPOSED

AUTHORIZING RESOLUTION PASSED BY THE HORNBY ISLAND LOCAL TRUST COMMITTEE THIS ##th DAY OF XXXX, 2025.

Deputy Secretary, Islands Trust

Date of Issuance

IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED BY THE ##th DAY OF XXXX, 2027, THIS PERMIT AUTOMATICALLY LAPSES.

PROPOSED

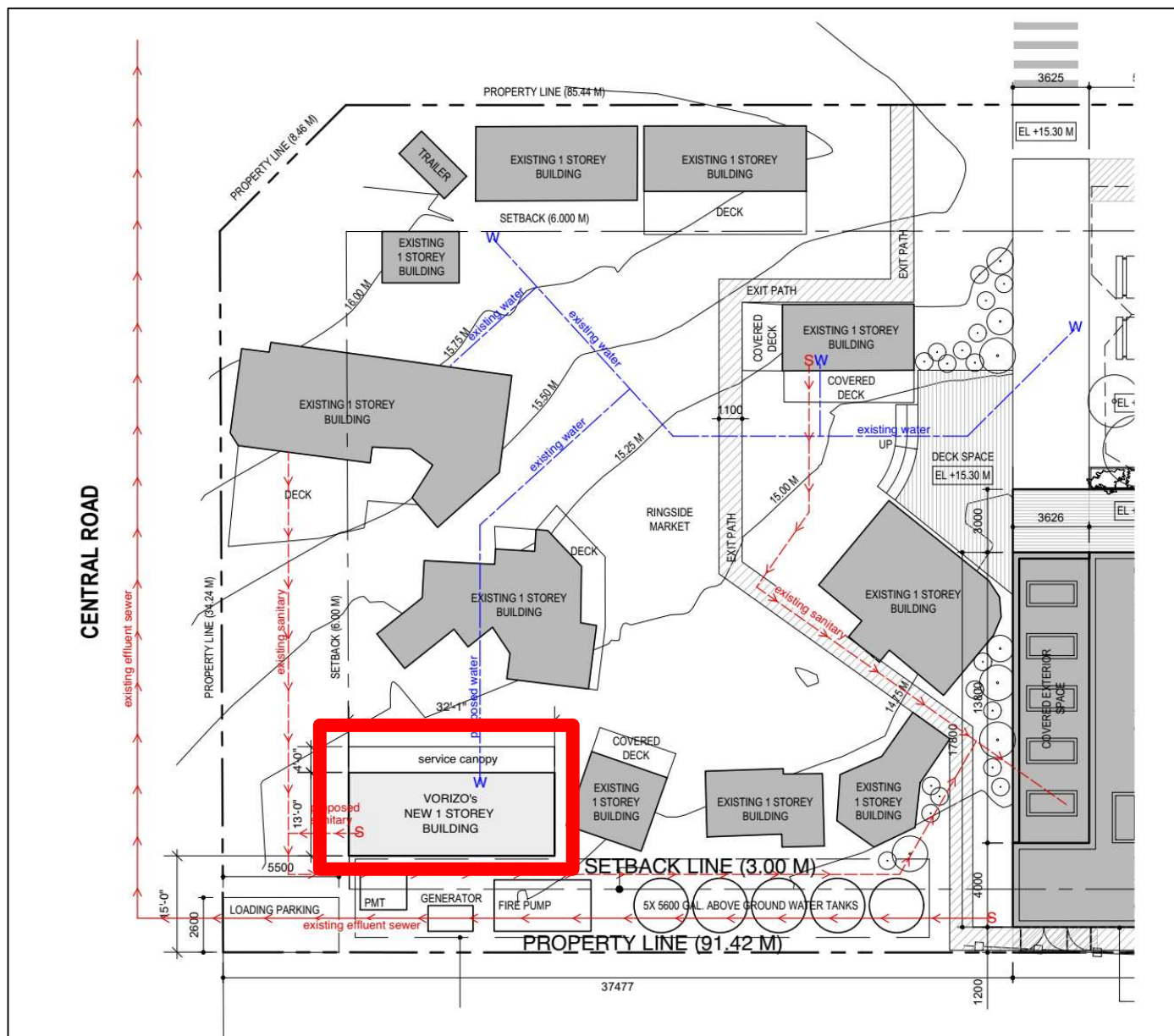
PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE

Development Permit

PLDP20250004

SCHEDULE 'A' – Site Plan



PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE

Development Permit

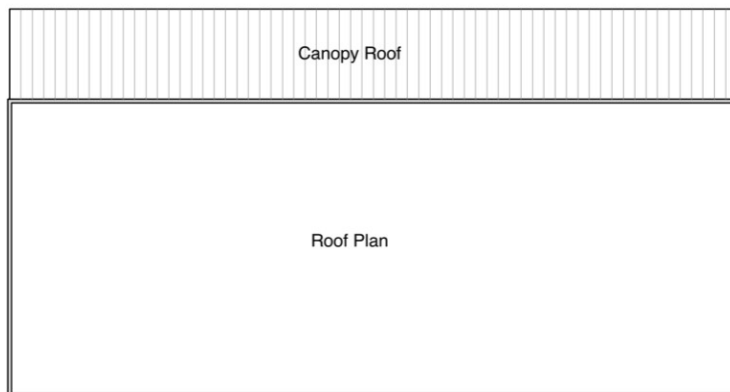
PLDP20250004

SCHEDULE 'B' – Floor and Roof Plans



Plan Key

- 1-5 Customer Tables
- 6 Food Display / Till 1
- 7 Coffee Station
- 8 Hand Sink
- 9 Oven
- 10 Grill
- 11 Food Warmer
- 12 Refrigerated Food Prep
- 13 Till 2
- 14 Fridge
- 15 Fridge
- 16 Dry Goods Storage
- 17 Electrical Panel
- 18 Hot Water Heater
- 19 Prep Station
- 20 Prep Station
- 21 3 Comp Sink
- 22 Freezer
- 23 Fridge
- 24 Food Display



New VORIZO Cafe Ringside Market Hornby Island

Floor & Roof Plans

Drawn: MM
Scale: 1/4" = 1'-0"
Date: Dec 18, 2024
File name: New Vorizo.vwx

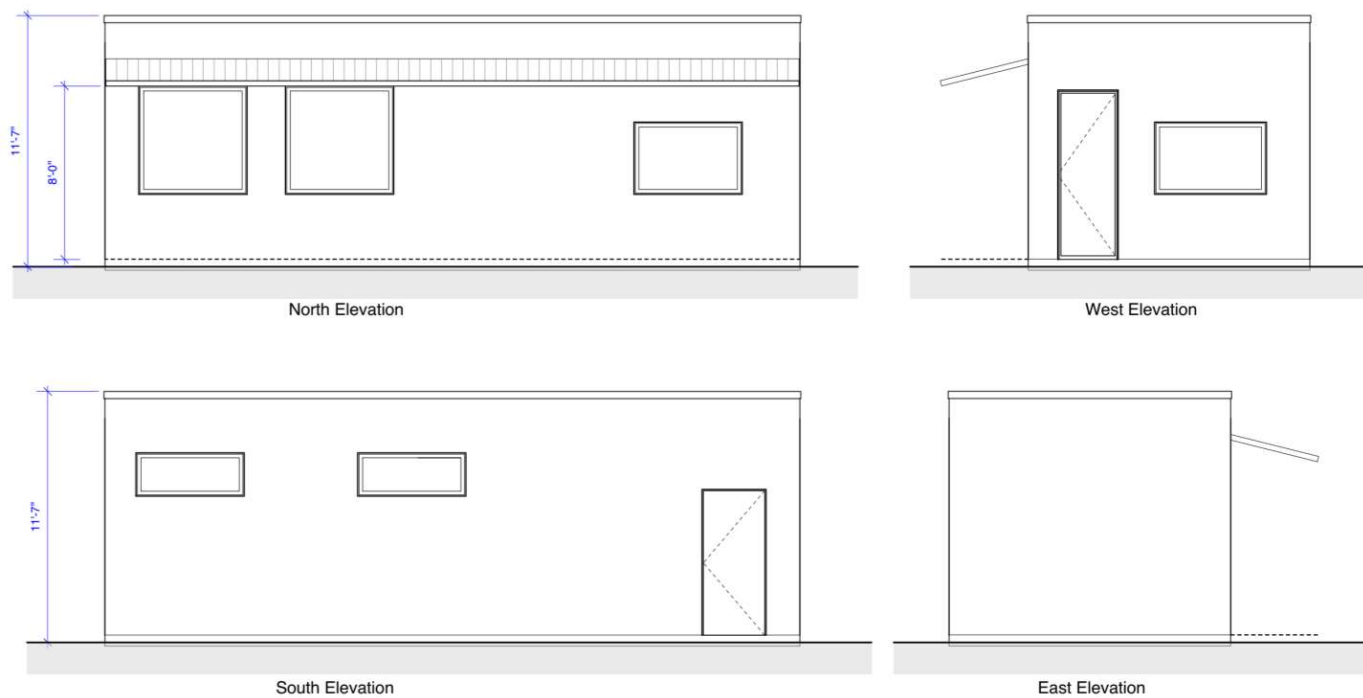
PROPOSED

HORNBY ISLAND LOCAL TRUST COMMITTEE

Development Permit

PLDP20250004

SCHEDULE 'C' – Building Elevation Plans



New VORIZO Cafe Elevations

Ringside Market
Hornby Island

Drawn: MM
Scale: 1/4" = 1'-0"
Date: Dec 18, 2024
File name: New Vorizo.vwx