

From: John Grayson [REDACTED]
Sent: Wednesday, April 30, 2025 10:57 AM
To: Timothy Peterson
Cc: Grant Scott; Alex Allen; northinfo
Subject: Hornby Island Draft Bylaw No. 176 - pause request - revision request

Dear Trustees,

The map (Schedule D2) on page 5 of Draft Bylaw No. 176 is based on a 24 year old Report. This report has been replaced by a new Report, commissioned and issued by the Islands Trust Council in 2021, which provides much more accurate mapping of the Environmentally Sensitive Areas on Hornby Island.

Review of the new Report shows that the Draft Bylaw is based on obsolete information. Unless the approval process is immediately paused and Draft Bylaw No. 176 is revised to reflect the actual state of Hornby Island groundwater, the Local Trust Committee will be unable to make informed decisions on the many important land, property, vacation rental, and secondary suite uses that are governed by Schedule D2.

Put simply, you cannot make the right decisions if you have the wrong information.

In particular, the new maps issued by the Islands Trust Council indicate that "Aquifer 1A", as shown on the current Schedule D2, does not exist. The new maps are also much more precise and can be used to map Environmentally Sensitive Areas on a property-by-property basis. The map excerpts below illustrate this new accuracy, especially with regard to the Whaling Station Bay Peninsula (where Aquifer 1A is purported to be located).

It is my understanding that Islands Trust Council paid over \$100,000 for this Ground Water Mapping Report. The Hornby Island Local Trust Committee should be provided with up-to-date and accurate Ground Water mapping information before any further decisions are made.

Sincerely,

John Grayson
[REDACTED]

Affiliations:

Winemaker/owner
Hornby Island Estate Winery & Farm
hornbywine.com

Treasurer

Hornby Island Draft Bylaw No. 176 - pause request - revision request

New Wave Wine Society - a province wide organization
newwavewine.ca

Director
Hornby Island Farmlands Trust Society
hifarmlandtrust.org

Co-Chair
Hornby Island Economic Enhancement Corporation
hiceec.org

Committee Member & Internet Lead
Hornby / Denman Islands Internet Committee
hornbydenmaninternet.com

MAPS:

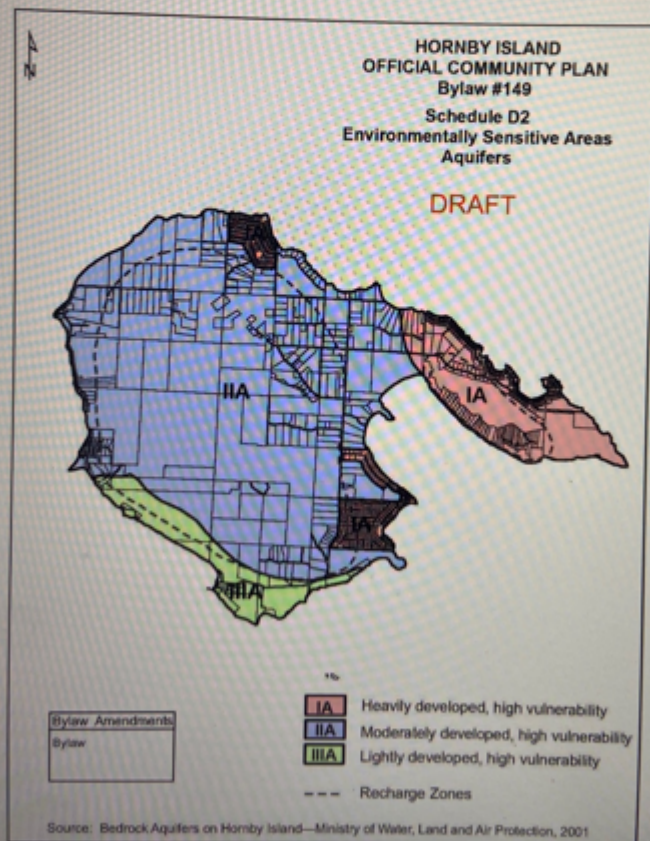
Below:

Page 5 of Draft Bylaw No. 176
The pink portion on the right is Whaling Station Bay Peninsula.
The pink portion is marked "1A".

HORNBY ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. 176
Schedule "2"

1. Schedule "D2" – Environmentally Sensitive Areas Aquifers of the Hornby Island Official Community Plan, 2014 is amended by deleting Schedule D2 in its entirety and replacing with the map as shown on Plan No. 1 attached to and forming part of this bylaw, and by making such alterations to Schedule "2" of Bylaw No. 149 as are required to effect this change.

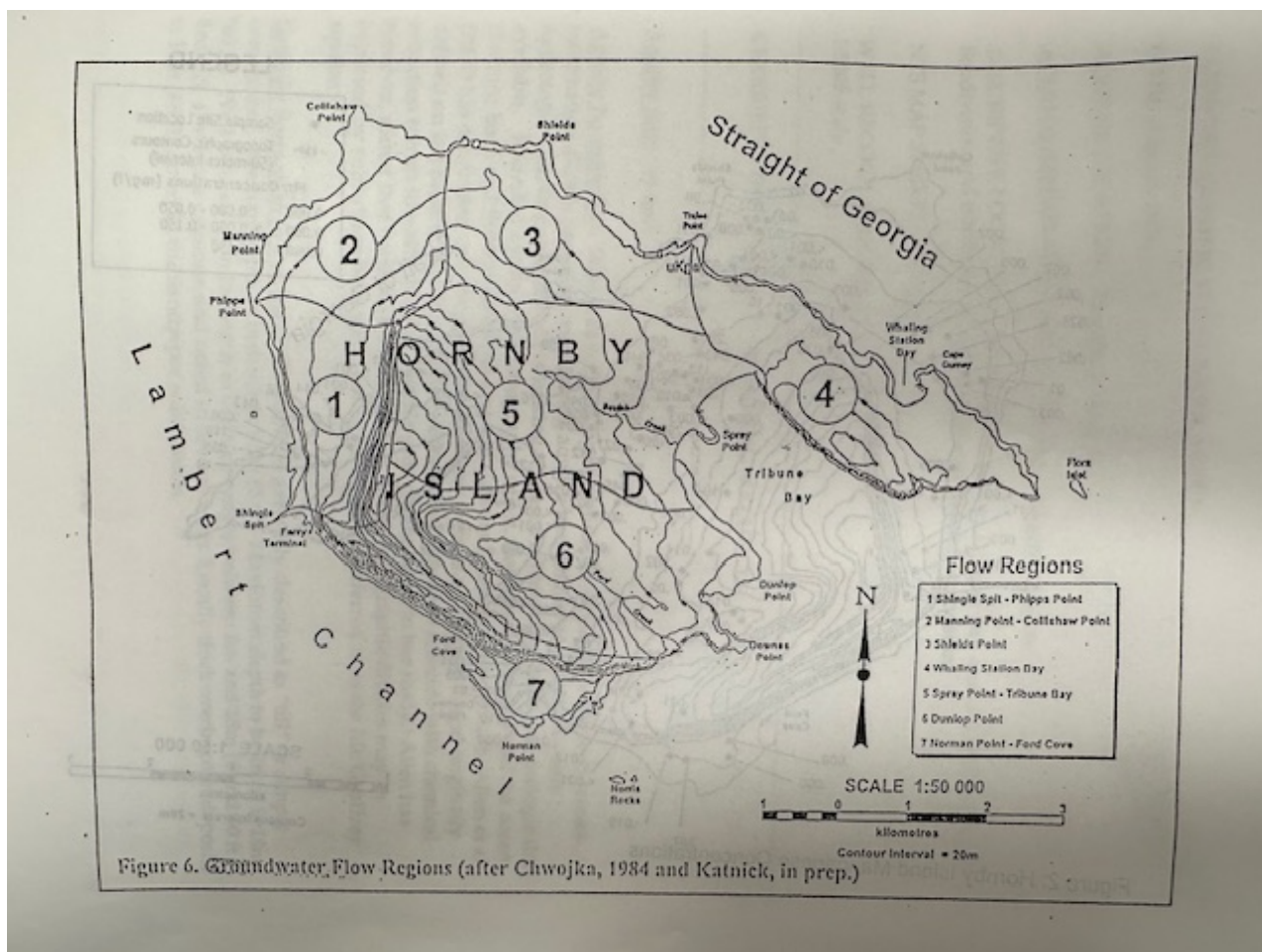
Plan No. 1



Below:

Historic Map from 1984 (41 years old) that influenced the creation of the map above.
Compare Whaling Station Bay Peninsula in each map - for all intent and purpose they
are identical.

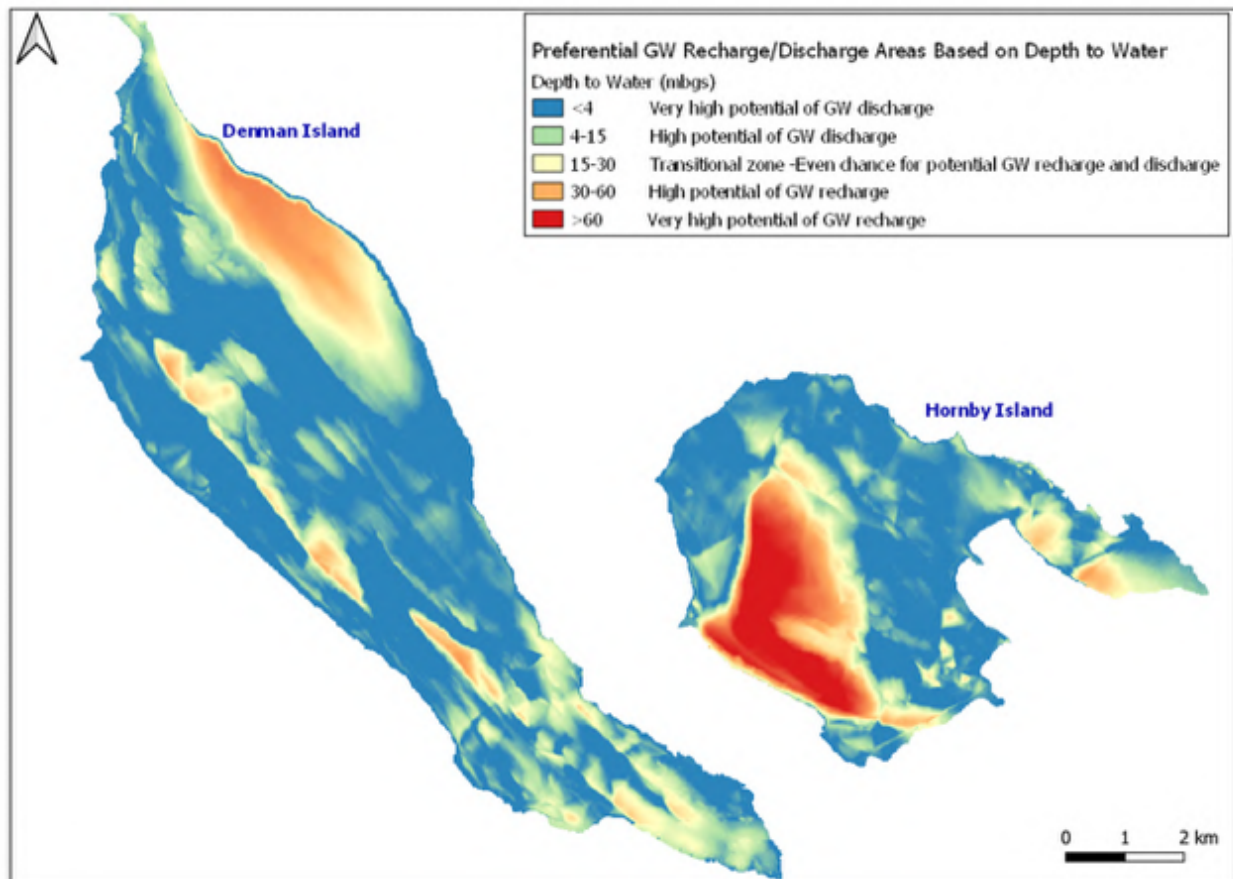
See the number "4" on the map below.



EXCERPTS FROM ISLANDS TRUST COUNCIL COMMISSIONED REPORT (2021)

APPENDIX 5: Potential Zones for Groundwater Recharge and Discharge based on Depth to Water

Groundwater Recharge Potential Mapping for Study Islands
October 18, 2021



Page 2 of 7
 Project No.20-18
 GW Solutions Inc.
 Suite 24 – 4800 Island Hwy, Nanaimo, BC, V9T 1W6

APPENDIX 10: Groundwater Recharge Potential Maps

Precipitation Interception Potential - See Below

NOTE TO READER:

THE COLOURS COVERING the majority of the Whaling Station Bay Peninsula area:

BLUE AREAS = High

PURPLE AREAS = Very High

The readings quoted (above) indicate that "Aquifer 1A", as shown on the current Schedule D2 does not exist.

See the first map (Schedule D2) at the start of this section for comparison.

JG

Groundwater Recharge Potential for Denman Island and Hornby Island

