

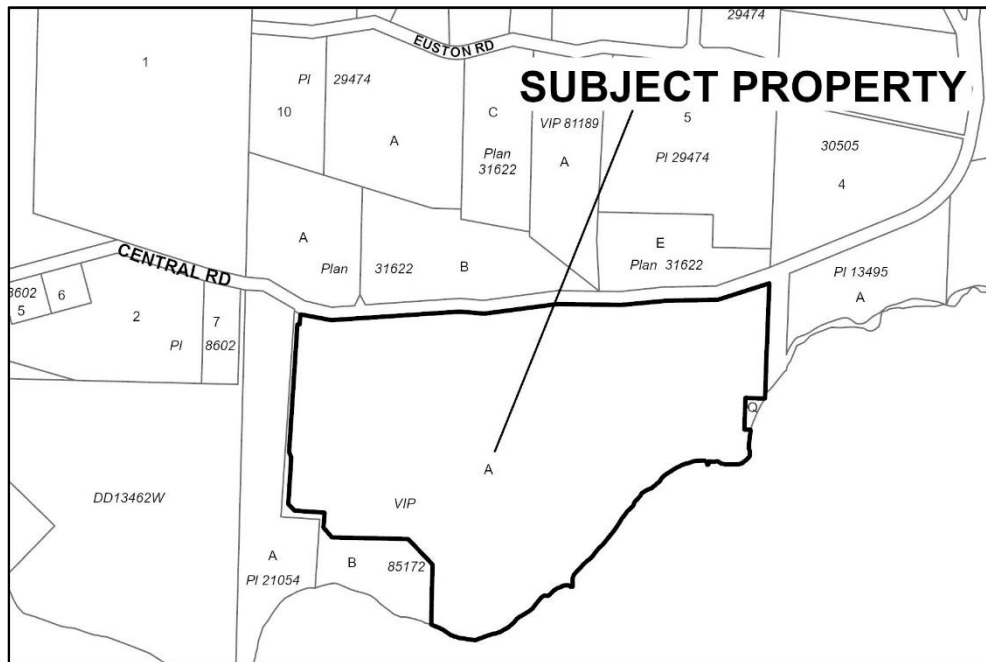
**NOTICE**  
**PL-TUP-2026-0103**  
**HORNBY ISLAND LOCAL TRUST COMMITTEE**

**NOTICE** is hereby given pursuant to Section 494 of the *Local Government Act* that the Hornby Island Local Trust Committee (LTC) will be considering a resolution allowing for the issuance of a temporary use permit (TUP). The proposed permit would apply to:

PID: 027-554-660  
LOT A SECTIONS 2 AND 18 HORNBY ISLAND NANAIMO DISTRICT VIP85172  
9925 Central Road, Hornby Island.

The purpose of the proposed permit is to allow for the annual six-day Hornby Island Music Festival (“The Hornby Festival”) and the one-day “Hornby Island Fall Fair” to be held on the subject property in accordance with conditions imposed by the Agricultural Land Commission contained in its Reasons for Decision for Non-Farm-Use application 106809, released on May 21, 2026, and any subsequent conditions that the Hornby Island Local Trust Committee may require as part of its TUP issuance.

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



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 am to 4:00 pm Monday to Friday inclusive, excluding statutory holidays, and on the Islands Trust website <https://islandstrust.bc.ca/island-planning/hornby/current-applications/> commencing **June 12, 2026** and continuing up to and including **June 25, 2026**.

Enquiries or comments should be directed to Ian Cox, Planner 2 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](mailto:northinfo@islandstrust.bc.ca) before **4:00 pm, June 25, 2026**.

The Hornby Island Local Trust Committee may consider a resolution allowing for the issuance of the permit during the business meeting to be held **in person at 11:30 am, June 26, 2026, Hornby Island Community Hall, 4305 Central Road, Hornby Island, BC.**

Written comments made in response to this notice will also be available for public review.

May 21, 2026

ALC File: 106809

**Dierdre Atkinson**  
**Hornby Festival Society**  
**Delivered by e-mail**

Dear Dierdre Atkinson:

**Re: Reasons for Decision - ALC Application 106809**

Please find attached the Reasons for Decision of the Island Panel for the above noted application (Resolution #434/2026). As the agent, it is your responsibility to notify the applicants accordingly.

Please note that the submission of an administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with section 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to [ALC Information Bulletin 08 – Request for Reconsideration](#) for more information.

Please direct further correspondence with respect to this application to  
ALC.Island@gov.bc.ca

Yours truly,

A handwritten signature in black ink, appearing to read 'Jennifer Carson', written over a horizontal line.

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #434/2026)

cc: Islands Trust (File: PLALR20260065). Attention: Rob Pingle

106809d1



**Agricultural Land Commission File 106809**  
**Reasons for Decision of the Island Panel**

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

**Applicants:** Hornby Festival Society & Hornby Island Fall Festival Committee

**Property Owner:** 0859430 B.C. LTD., INC.NO. BC0859430

**Agent:** Dierdre Atkinson, Hornby Festival Society

**Property:** Parcel Identifier: 027-554-660  
Legal Description: Lot A, Sections 2 and 1,  
Hornby Island District, Plan VIP85172  
Civic: 9925 Central Road, Hornby Island, BC  
Area: 26.3 ha (Entirely within the ALR)

**Panel:** Jennifer Dyson, Chair  
Jeff McCallum  
Jan Slomp

**OVERVIEW**

- [1] The Property is located within the Agricultural Land Reserve (“ALR”) as defined in section 1 of the *Agricultural Land Commission Act* (“ALCA”).
- [2] The Applicant is applying to the Agricultural Land Commission (the “Commission” or “ALC”) under s. 20(2) of the ALCA to continue to use 6 ha of the Property, called Rosemuir Farm, for the six-day Hornby MusicFest and the one-day Hornby Island Fall Fair (the “Events”) including festival fairgrounds and parking area on an annual basis for up to 2,500 people, for the next 20 years (the “Proposal”).
- [3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
- (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

(2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
- (b) the use of the agricultural land reserve for farm use.

### **EVIDENTIARY RECORD**

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, third parties, and Commission is collectively referred to as the “Application”. All documentation in the Application was disclosed to the Agent in advance of this decision.

### **BACKGROUND**

[5] The Application notes that the Property is Class 9 – Farm under the BC *Assessment Act* and is used for cattle and hay production.

[6] On February 5, 2026, ALC Compliance and Enforcement attended the Property for another matter. During their visit, it came to light that the Events had not received authorization of the Commission. The Applicant submitted the Application shortly after that visit.

[7] The Application explains that the Hornby MusicFest and the Hornby Island Fall Fair are two long-standing, community-based events. In

particular, the Application notes that the Hornby MusicFest has been running for 44 years and has been located on the Property for the last 30 years, and the Hornby Island Fall Fair has been held on the Property for over 20 years. The Application explains that the Hornby Island Fall Fair celebrates local agriculture and farmers through competitions, harvest displays, community meals, and educational activities. The Application further explains that all the event infrastructure is temporary, no fill is required, and that the parking is not permanent and site use are carefully managed to avoid interference with agricultural production.

[8] The Islands Trust Administrative Report dated March 20, 2026 (the “Islands Trust Report”) states that the Property is designated as Agricultural under the Official Community Plan Bylaw No. 149, 2014. The Island Trust Report notes that the Proposal is in line with the OCP designation. The Islands Trust Report notes that allowance for these Events on the Property is supported by the OCP as the events have been found by the Islands Trust to support existing agricultural operations, and that they do not impinge on the principal farm use and will not degrade the land nor reduce its capability for agricultural production.

[9] The Islands Trust Report also states that the Property is zoned Agriculture 1 (A1), under the Land Use Bylaw No. 150, 2014. The Island Trust Report notes that the Proposal is not line with the current zoning designation, however, the owners of the Property have applied for

Temporary Use Permit (“TUP”) to ensure compliance with the Land Use Bylaw if the Events are approved by the Commission.

[10] At its meeting of March 20, 2026, the Hornby Island Local Trust Committee resolved to forward the Application to the ALC for further consideration with a letter of support. Its letter of support states that the Events are important for locals and visitors to celebrate growing, harvesting, preserving and foraging on Hornby. The letter of support further notes that the Events have demonstrated careful stewardship of the land in that all infrastructure is temporary, parking is managed to avoid interference with farm use, and there have been no concerns raised about impacts on agricultural production or the integrity of the farmland.

[11] The Application also provided a letter dated February 11, 2026 from Marilyn Kopansky who is the Chair of the Hornby Island Farmland Trust Society who has hosted an information booth at both the proposed events. The letter indicates that, the events have not caused “undue stress on the farm and that all appropriate measures are taken to ensure that land is respected and used lightly”.

## **ANALYSIS AND FINDINGS**

[12] The Applicant is proposing to continue hosting the two Events on the Property for the next 20 years.

[13] The Panel first gave consideration to whether to allow the Events on the Property. The Panel considered the nature of the proposed Events and their agricultural and rural focus including celebrating local agriculture and farmers, competitions, harvest displays, community meals, and educational activities. The Application also states that the Events provide direct and indirect benefits to agriculture as the Events bring hundreds of residents and visitors onto working farmland, which aids in fostering an appreciation for local agriculture, food production, and land stewardship.

[14] Given the above, the Panel finds that the Events have provided visibility for local agriculture in Gulf Islands.

[15] To assess agricultural capability on the Property, the Panel referred to agricultural capability ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings applicable to the Property are Class 2 and Class 3, more specifically more specifically 70% of Class 3 with the limitation of soil moisture deficiency (M) and 30% of Class 3 with the limitation of stoniness (P).

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

- [16] Based on the improved agricultural capability ratings, the Panel finds that the Property has prime agricultural capability which can support a wide range of agricultural activities with minimal limitations.
- [17] The Panel then considered the potential physical impact of allowing the Events to continue on the Property. The Panel considered that holding large events on ALR land, particularly prime agricultural land, comes with certain risks of short-term or long-term damage if not property mitigated and reclaimed.
- [18] The Panel notes that, although the Events have operated without Commission approval, the Applicants have demonstrated a consistent record of stewardship that has maintained the Property's agricultural use between events and has worked with the Property owners to preserve the integrity of the Property. More specifically, the Application notes that all tents, staging, fencing and other infrastructure are temporary, and site use is carefully managed. The Application submits that over the decades of the Events, there have been no incidents or concerns affecting the agricultural viability of the land. ensuring that the Events have not adversely impacted the agricultural use of the Property.

- [19] With respect to mitigation of the Event impacts on the Property, the Agent has provided information discussing the Applicants' approach to mitigating impacts including:
- Hosting events during August and September when the ground is hard and dry;
  - Events not exceeding 6 hours per day;
  - Volunteers ensuring that no vehicles with visible signs of leakage or unsafe conditions are permitted entry; and,
  - Thoughtful placement of the different stages, parking areas, circulation routes and portable toilets.
- [20] The Agent provided additional information regarding the set up and clean up for the Events. For the Fall Fair, one day on either side of the mid-September event is required for set up and clean up. For the MusicFest approximately four days on either side of the six-day event for set up and clean up.
- [21] With respect to reclamation measures after the Events, the Agent advised that a formal post-event reporting process will begin this year to document site inspections, confirm removal of all event-related infrastructure and materials, and verify that the land has been returned to its original condition.
- [22] The Panel will allow the Events to continue on the Property provided that mitigation measures are in place such as posting signage along fencelines to avoid trespass to neighbouring properties, designating

vehicle corridors and parking areas to limit traffic impacts; geotextiles be used under stages, dance floors, and other high traffic areas if necessary; portable washrooms be sited away from drainage channels, a post-event report confirming reclamation for agricultural use. The Panel finds that with the appropriate conditions in place, the continuation of the Events are unlikely to negatively impact the integrity of the land.

[23] The Panel finds that approving the Events for 20 years is too long. The Commission cannot assume that site conditions, surrounding land uses, or compliance with conditions will remain unchanged over that period. A shorter approval term is more appropriate because it allows the Events to continue on a timeline that supports medium-term planning, while also giving the Commission an opportunity to revisit the use, confirm that conditions have been followed, and ensure the land's integrity has been maintained before considering any further approval. In this case, the Panel considers 12 years to be appropriate because it aligns with two TUP terms, including renewals.

[24] The Panel wishes to clarify that approval of the two Events does not prohibit the Property owners from hosting events under section 17 of the ALR Use Regulation "Gathering for an Event" provided that all criteria are met.

## DECISION

[25] For the reasons given above, the Panel alternately approves the Events to continue to use 6 ha of the Property for the annual six-day Hornby MusicFest and the one-day Hornby Island Fall Fair for up to 2,500 people for the next 12 years subject to the following conditions:

### General Conditions

- (a) The Property maintains Class 9 - Farm status under the *BC Assessment Act*;
- (b) The MusicFest has an overall timeframe of no more than three weeks, and the Fall Fair has an overall timeframe of no more than one week, these timeframes encompass the event set-up, the event days, and post-event clean-up;
- (c) Siting of the Events and event areas must be in accordance with Schedule A of this decision;
- (d) No permanent parking area or permanent facilities may be constructed or fill placed; and all temporary structures must be removed after each event;
- (e) Signage must be placed along shared fencelines to mitigate trespass to adjacent properties;
- (f) Geotextile mats must be placed under the stage, dance floor, and high-traffic zones, if necessary;
- (g) Portable washrooms must be sited away from drainage channels;
- (h) Post-event reclamation must be completed within 30 days of the last each year;

**End by November 30, 2037**

- (i) The use of the Property for the Events as proposed is for 12 years.

**Pre-Event Assessment**

- (j) A one-time baseline assessment, as conducted by a Professional Agrologist **before the first event**. The pre-event assessment should include:
- a. Agricultural capability ratings;
  - b. Existing soil conditions (structure, compaction, drainage, any existing disturbance);
  - c. Pre-event photographs of Event areas;

**Post-Event Assessment – Due November 30 each year**

- (k) Submission of an annual post-event report by **November 30th each year** for review and approval by the ALC. The post-event report should include:
- Comparison of agricultural capability ratings and soil conditions to pre-event assessment;
  - Post-event photographs to compare to pre-event photographs;
  - Weed/invasive species inventory;
  - Description of any disturbance (compaction, rutting, erosion, drainage impacts, weed introductions) resulting from the Events; and,
  - Reclamation actions taken (methods, seed mix, application rates).

[26] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government,

and decisions and orders of any person or body having jurisdiction over the land under an enactment.

- [27] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire and a new application may be required.
- [28] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.
- [29] These are the unanimous reasons of the Panel.
- [30] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[31] Resolution #434/2026

Released on May 21, 2026



**Jennifer Dyson, Chair**

On behalf of the Island Panel

Enclosure:            Schedule A: Decision Map

