



# Snapshots of the Local Trust Areas in the Northern Region

Revised January 2015



# HORNBY ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Hornby Island, Toby Island, Flora Islet, and Norris Rocks



- 30 square kilometers in area
- 35 km of coastline over Hornby Island, Toby Island, Flora Islet, and Norris Rocks
- Garry oak ecosystems
- Species at Risk: Propertius Duskywing, White-top aster, Peregrine Falcon, Fragrant popcornflower etc. *\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 574 hectares of Sensitive Ecosystems (19% of the Local Trust Area)
- 5 watersheds applicable to the Riparian Area Regulations

- Zoned land: 43% residential, 28% community, 28% resource, 1% commercial/industrial
- 683 hectares protected (23.4 % of the Local Trust Area)

### Registered Covenants

- 0 Nature Reserves
- 1 NAPTEP Covenant
- 0 Conservation Covenants

Population: 1,074 (in 2006) and 955 (in 2011)

Total number of persons in private households: 935

Total number of persons aged 65 years and over in private households: 275

*\*Source: 2011 Census Data*

31% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the K'omoks First Nation (Coast Salish)



- Within Electoral Area A (Baynes Sound - Denman/Hornby Islands) of the Comox Valley Regional District (CVRD)
- Business licenses not required in the Hornby Island Local Trust Area
- Tourism highly important to local economy: many Short Term Vacation Rental properties, a local market, artist studios and tours etc.

- 129 parcels within the Agricultural Land Reserve
- 17 farms with status (2013)

- # of Siting and Use Permits issued in:
 

2014: 4	2013: 13
2012: 12	2011: 12

505 occupied private dwellings (97% single-detached homes)

- 1-person households = 43%
- 2-person households = 39%
- 3+ person households = 18%

Secondary dwelling units, Vacation Home Rental Uses, and Bed & Breakfast Home Occupations are permitted in some zones - refer to the Land Use Bylaw for details

- No Building Permits or inspections in the Hornby Island Local Trust Area
- Siting and Use Permits issued through Islands Trust

1 affordable housing project: The Hornby Island Elder Housing Village



### Bylaws:

#### Hornby Island

Official Community Plan (No. 104)  
*\*Includes Development Permit Areas for Commercial and Environmental Protection*  
Land Use Bylaw (No. 86)

*Note: The above bylaws also apply to: Toby Island, Flora Islet, and Norris Rocks to regulate land use and development*

### Other Documents:

- Hornby Island Community Profile 2010
- Shoreline Erosion - Best Practices
- Eelgrass and Forage Fish mapping
- Building on Hornby (2009)
- Preliminary Climate Change Initiative Report
- Islands Trust Ecosystem mapping
- Housing Needs Assessment on Hornby and Denman Island (2008)

### Ferry Service:

- 1.2 nautical mile ferry route takes approximately 10 minutes between Hornby Island (Shingle Spit) and Denman Island (Gravelly Bay)
- 1973 "Kahloke" Ferry capacity: 30 vehicles, 200 passengers

50+ kms of recreational trails  
53 km of roads  
4.3 km of Heritage-Designated roads

Seaplane service to/from Hornby Island is provided by a few Charter companies



# LASQUETI ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Lasqueti Island and 23 associated islands and islets, including: Jedidiah, Jenkins, and Sangster Islands



- 73 square kilometers in area
- 167 km of coastline over Lasqueti island and several associated islands and islets
- Garry oak ecosystems
- Species at Risk: Giant chain fern and Hairy gumweed *\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 5050 hectares of Sensitive Ecosystems (69% of the Local Trust Area) including old and mature forests
- Zoned land: 91.5% residential, 8% com-

- munity, 0% resource, 0.5% commercial/industrial
- 872 hectares protected (12% of the Local Trust Area)
- % of Crown Land?

**Registered Covenants**  
3 Nature Reserves  
0 NAPTEP Covenants  
0 Conservation Covenants

Population: 359 (in 2006) and 425 (in 2011)

Total number of persons in private households: 425

Total number of persons aged 65 years and over in private households: 65

*\*Source: 2011 Census Data*

49% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the Tla'amin (Sliammon) First Nation



- Within Electoral Area E of the Powell River Regional District (PRRD)
- Business licenses not required in the Local Trust Area
- Home enterprises such as Bed & Breakfasts
- 90 parcels within the Agricultural Land Reserve

# LASQUETI ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Lasqueti Island and 23 associated islands and islets, including: Jedidah, Jenkins, and Sangster Islands



## The Housing

245 occupied private dwellings (98% single-detached homes, 2% movable homes)

- 1-person households = 51%
- 2-person households = 31%
- 3+ person households = 18%

Guest cabins can be used for commercial short term rental on some properties and

Bed & Breakfasts are permitted as Home Enterprises on most lots

No Building Permits or Building Inspections on the island



## Key Documents

### **Land Use Planning Bylaws:**

Official Community Plan (No. 77)

*\*Lasqueti Island does not have Development Permit Areas*  
Land Use Bylaw (No. 78)

### **Other Documents:**

- Climate Change Project
- Best Practices for Building and Living on Lasqueti Island
- Living on Lasqueti brochure
- Report on understanding “Guest Cabin” definition
- Draft Build Out map
- Powell River Regional District Parks and Greenspace Plan

### **Ferry (Water Taxi) Service:**

- Ferry route takes approximately 50-60 minutes (depending on weather conditions. Sailings often canceled when winds exceed 40 knots!) between French Creek Harbour on Vancouver Island and False Bay on Lasqueti Island
  - 1985 “Centurion VII” Ferry capacity: 0 vehicles, 60 passengers (plus freight)
  - Independently operated by Western Pacific Marine on behalf of BC Ferries
- No local bus service, but alternative transportation includes: water taxis, barge services, and a car co-op

42 km of roads

1.5 km Heritage-Designated roads



## The Transportation



# DENMAN ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Denman and Sandy Island, and Chrome and Seal Islets



- 52 square kilometers in area
- 51 km of coastline over Denman and Sandy Islands & Chrome and Seal Islets
- Species at Risk: Great Blue Heron, Western Screech-Owl, Slimleaf onion, Coastal wood fern, Red-legged frog, Sand-verbena Moth etc. *\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 912 hectares of Sensitive Ecosystems (18% of the Local Trust Area)
- 5 watersheds applicable to the Riparian Area Regulations

- Zoned land: 32.5% residential, 20% community, 47% resource, 0.5% commercial/industrial
- 1,270 hectares protected (25% of the Local Trust Area)

### Registered Covenants

- 4 Nature Reserves
- 0 NAPTEP Covenants
- 1 Conservation Covenant

Population: 1,095 (in 2006) and 1,025 (in 2011)

Total number of persons in private households: 1,015

Total number of persons aged 65 years and over in private households: 285

*\*Source: 2011 Census Data*

37% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the K'omoks First Nation (Coast Salish)



- Within Electoral Area A (Baynes Sound - Denman/Hornby Islands) of the Comox Valley Regional District (CVRD)
- Business licenses not required in the Denman Island Local Trust Area
- 181 parcels within the Agricultural Land Reserve
- 28 farms with status (2013)
- # of Siting and Use Permits issued in:
 

2014: 13	2013: 7
2012: 11	2011: 25

# DENMAN ISLAND - LOCAL TRUST AREA



## The Housing

515 occupied private dwellings (97% single-detached homes)

- 1-person households = 31%
- 2-person households = 52%
- 3+ person households = 17%

Secondary suites and dwelling units are permitted  
 Vacation Rentals are not permitted, though home-based guest accommodations is regulated as a Home Occupation

No Building Permits or inspections in the Denman Island Local Trust Area  
 Siting and Use Permits issued through Islands Trust



## Key Documents

### Bylaws:

#### Denman Island

Official Community Plan (No. 185)

*\*Includes Development Permit Areas for Komas Bluff, Steep Slopes, Lacon Road Coast, and Commercial, Light Industrial, and Community Boat Launch areas*

Land Use Bylaw (No. 186)

*The above bylaws also apply to: Sandy Island, and Chrome and Seal Islets to regulate land use and development*

### Other Documents:

- Denman Island Community Profile 2011
- Denman Island Community Heritage Register
- Resolution regarding Home Based Guest Accommodations
- Policy review on housing needs
- Development Permit and Siting and Use Permit brochures
- Greenshores, and eelgrass mapping
- Shellfish aquaculture practices
- Denman Island Farm Plan

### Ferry Service:

- 1.2 nautical mile ferry route takes approximately 10 minutes between Vancouver Island (Buckley Bay) and Denman Island (Denman West)
- 1977 "Quinitsa" Ferry capacity: 50 vehicles, 300 passengers
- New cable ferry service begins in 2015

Associated islands/islets are accessed by boat  
 Seaplane service to/from Denman Island is provided by a few Charter companies.

91 km of roads  
 6 km of Heritage-Designated roads



## The Transportation

# GABRIOLA ISLAND LOCAL TRUST AREA

Relevant land use planning information for Gabriola, DeCourcy, Mudge, and 17 Associated Islands



- 58 square kilometers in area
- 98 km of coastline over three islands and several islets
- Garry oak ecosystems
- Species at Risk: Peregrine Falcon, Red-legged frog, Poison oak etc. *\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 2,033 hectares of Sensitive Ecosystems (35% of the Local Trust Area) including wetlands, woodlands, and mature forest

- 3 streams applicable to the Riparian Area Regulations: Castell Brook, McClay Creek, and Dick Brook
- Zoned land: 46% residential, 9% community, 44% resource, 1% commercial/industrial
- 535 hectares protected (9.8 % of the Local Trust Area)

## Registered Covenants

- 3 Nature Reserves
- 2 NAPTEP Covenants
- 1 Conservation Covenant

Population: 4,050 (in 2006) and 4,045 (in 2011)

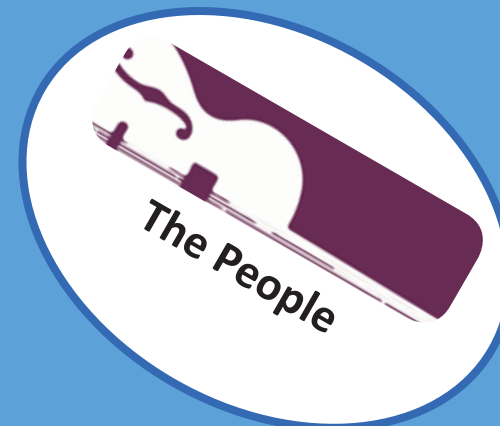
Total number of persons in private households: 4,025  
Total number of persons aged 65 years and over in private households: 1,070

*\*Source: 2011 Census Data*

34% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the Snuneymuxw First Nation



- Within Electoral Area B of the Regional District of Nanaimo (RDN)
- Home occupations regulated for Gabriola and Mudge Islands (in the Land Use Bylaws)
- 158 parcels within the Agricultural Land Reserve
- 10 farms with status (2013)
- Business licenses not required in the Gabriola Island Local Trust Area
- Often referred to as the “Isle of the Arts” because of its higher-than-average number of artists (5.8% of the labour force vs. 0.8% national average)



2,075 occupied private dwellings (93% single-detached homes)

- 1-person households = 35%
- 2-person households = 48%
- 3+ person households = 17%

Secondary suites not allowed, but accessory cottages are permitted on some properties  
Vacation Rentals are allowed with a Temporary Use Permit  
Bed & Breakfast accommodations are permitted as a Home Occupation  
Building Permits and inspections by the Regional District of Nanaimo (RDN)



The Housing



Key Documents

### **Bylaws:**

#### **Gabriola Island**

Official Community Plan (No. 166)

*\*Includes Development Permit Areas for Steep Slopes, Natural Areas Protection, and Seniors/ Special Needs Housing, Commercial, and Industrial Developments*

Land Use Bylaw (No. 177)

#### **Mudge Island**

Official Community Plan (No. 227)

Land Use Bylaw (No. 228)

#### **DeCourcy Island**

Official Community Plan (No. 16)

Zoning Bylaw (No. 44)

Subdivision Bylaw (No. 18)

### **Other Documents:**

- Gabriola Island Community Profile 2009
- Gabriola Island Bald Eagle Nest Inventory 2014

Gabriola Island has its own local, community bus service (called GERTIE)

### **Ferry Service:**

- 3.7 nautical mile ferry route takes approximately 20 minutes between Gabriola and Nanaimo
- 1982 "Quinsam" Ferry capacity: 70 vehicles, 400 passengers

Gulf Island Seaplanes offers daily floatplane service between Silva Bay on Gabriola Island and Vancouver Airport near South Terminal

156 km of roads

5 km of Heritage-Designated roads



The Transportation

# GAMBIER ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Gambier Island and 36 associated islands including: Keats, Anvil, Bowyer, Passage, and North and South Thormanby Islands



- 98 square kilometers in area
- 202 km of coastline over Gambier Island and 36 associated islands
- Species at Risk: Slimleaf onion, Double- crested cormorant, Stellar sea lions etc. *\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 5,108 hectares of Sensitive Ecosystems (52% of the Local Trust Area), especially mature forest ecosystems
- Zoned land: 35.6% residential, 47% community, 17% resource, 0.4% commercial/ industrial
- 1612 hectares protected (16.6% of the Local Trust Area)

**Registered Covenants**  
 3 Nature Reserves  
 0 NAPTEP Covenants  
 0 Conservation Covenants

Population: 274 (in 2006) and 250 (in 2011)

Total number of persons in private households: 245  
 Total number of persons aged 65 years and over in private households: 60  
 Total number of children under 15: 15

*\*Source: 2011 Census Data*

73% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the Squamish, Shíshálh, and Tsleil-Waututh First Nations



- Within the Sunshine Coast Regional District (SCRD)
- Business licenses not required in the Gambier Island Local Trust Area
- 21 parcels within the Agricultural Land Reserve
- # of Building permits issued in:
 

2014: 20	2013: 31
2012: 31	2011: 42
- Tourism opportunities related to: kayaking, recreation trails, hunting etc.
- There are 5 youth camps in the LTA:
 

Gambier Island:	Latona, Fircom, and Artaban
Keats Island:	Keats Camp, Barnabas

# GAMBIER ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Gambier Island and 36 associated islands including: Keats, Anvil, Bowyer, Passage, and North and South Thormanby Islands



## The Housing

130 occupied private dwellings (96% single-detached homes)

- 1-person households = 36%
- 2-person households = 46%
- 3+ person households = 18%

Associated secondary dwellings, sleeping cabins, accessory cottages, commercial visitor accommodation, bed & breakfasts, temporary overnight accommodations, and specific home occupations **may or may not be permitted** - refer to the appropriate Land Use Bylaw for the specific island in question

Building Permits and inspections by the Sunshine Coast Regional District (SCRD)



## Key Documents

### Bylaws:

#### Gambier Island

Official Community Plan (No. 73)

*\*Includes Development Permit Areas for Watershed and Streamside Protection, Shoreline Protection (Brigade Bay Area), and other Enhancement Areas*  
Land Use Bylaw (No. 86)

#### Keats Island

Official Community Plan (No. 77)  
Land Use Bylaw (No. 78)

#### Associated Islands

Official Community Plan (No. 109)  
Land Use Bylaw (No. 120)  
SCRD Subdivision Regulations (No. 103)

#### Bowyer & Passage Island

Land Use Bylaw (No. 114)

### Other Documents:

- Greenshores / Shore Stewardship
- Community and Shared Docks Case Studies
- Building Sustainability Guide



## The Transportation

### Ferry (Water Taxi) Service:

- Independently operated by Kona Winds Yacht Charters Ltd. on behalf of BC Ferries
- Runs to Gambier Island (New Brighton) and Keats Island (Keats Landing and Eastbourne)
- 40-passenger Service, and 12-passenger service - no vehicles!

86 km of roads

0.7 km Heritage-Designated roads

Public docks: **Keats Island:** Eastbourne, Keats Landing    **Thormanby Island:** Vaucroft  
**Gambier Island:** New Brighton, Gambier Harbour, Halkett Bay, West Bay, Port Graves

# THETIS ISLAND - LOCAL TRUST AREA

Relevant land use planning information for Thetis Island and 21 associated islands and islets, including: Valdes, Ruxton, Reid, and Pylades Islands



- 32 square kilometers in area
- 131 km of coastline over Thetis Island and 21 associated islands and islets
- Species at Risk: Peregrine Falcon, Townsend big-eared bat, Surf scoter etc.  
*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*
- 2,131 hectares of Sensitive Ecosystems (44% of the Local Trust Area), especially mature forest ecosystems
- 155 hectares protected (3.2 % of the Local Trust Area)

- Zoned land: 58.68% residential, 38% community, 3% resource, 0.32% commercial/industrial

### Registered Covenants

- 0 Nature Reserves
- 0 NAPTEP Covenants
- 1 Conservation Covenant

Ongoing campaign to create a Nature Reserve at Lower Burchell Hill

Population: 345 (330 in private households)  
 Total number of persons aged 65 years and over in private households: 105  
 Total number of children under the age of 15: 35

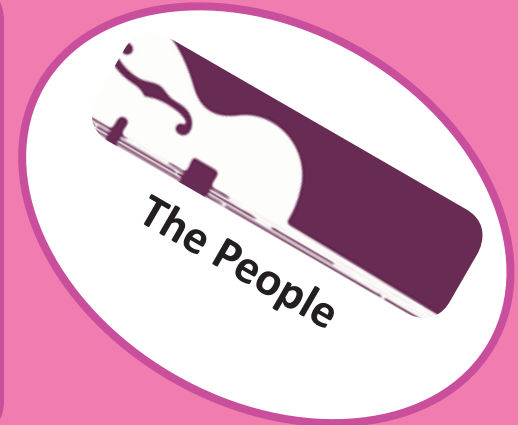
*\*Source: 2011 Census Data*

72% of private land owned by non-resident property owners (2009)

*\*Source: Islands Trust Fund Regional Conservation Plan 2011-2015*

Traditional territory of the Cowichan Tribes, Lyackson, Penelakut, Stz'uminus First Nations

Community facilities: Forbes Hall Community Centre, Thetis Island School, 2 Fire Halls, and St. Margaret's Cemetery



- Within the Cowichan Valley Regional District (CVRD)
- 10 parcels within the Agricultural Land Reserve
- Shellfish tenures around Thetis, Dunsmuir, Scott, and Dayman Islands
- # of Building permits issued in:
 

2014: 10	2013: 3
2012: 13	2011: 8
- Business licenses not required in the Thetis Island Local Trust Area
- Retail and business services are limited, and there is limited accommodation for tourists



## The Housing

165 occupied private dwellings (97% single-detached homes)

- 1-person households = 33%
- 2-person households = 49%
- 3+ person households = 18%

Cottages, (accessory) guest cottages, commercial visitor accommodation, bed & breakfasts, and specific home occupations **may or may not be permitted** - refer to the appropriate Land Use Bylaw for the specific island in question

Building Permits and inspections by the Cowichan Valley Regional District (CVRD)

2 institutional camps on Thetis Island: Capernwray Harbour & Pioneer Pacific



## Key Documents

### **Bylaws:**

#### **Thetis Island**

Official Community Plan (No. 88)  
Land Use Bylaw (No. 89)

#### **Valdes Island**

Rural Land Use Bylaw (No. 42)

#### **Ruxton Island**

Zoning Bylaw (No. 13)

### **Proposed Bylaws:**

#### **Associated Islands**

(Serving Ruxton, Reid, Pylades, Hudson, Scott, Dayman, Tree, and Whaleboat)  
Official Community Plan (No. 93)  
Land Use Bylaw (No. 94)

### **Other Documents:**

- Thetis Island Community Profile 2011
- Thetis Island Sustainability Guide
- Associated Islands Community Profile 2012

### **Ferry Service:**

- 4 nautical mile ferry route takes approximately 30 minutes between Vancouver Island (Chemainus) and Thetis Island
- 1985 "Kuper" Ferry capacity: 32 vehicles, 269 passengers

Seair Seaplanes offers floatplane service between Telegraph Harbour on Thetis Island and the Vancouver Airport South Terminal in Richmond.

There is a public dock at Preedy Harbour and Water Taxi service to the Associated Islands

26 km of roads

0 km Heritage-Designated roads



## The Transportation



# BALLENAS-WINCHELSEA - LOCAL TRUST AREA

Relevant land use planning information for the 19 islands, islets, and rocks that make up the Ballenas-Winchelsea archipelago



- 1.2 square kilometers in area
- 29 km of coastline in the archipelago
- 23 hectares protected (13% of the LTA)
- First settled by the Coast Salish people and the archipelago is within the traditional territories of the Nanoose, Cowichan, Halalt, Lake Cowichan, Lyackson, Penelakut, Qualicum, Chemainus, We Wai Kai and K'omoks First Nations

*\*Note: No Census Data exists for this Local Trust Area...*

## **Proposed Bylaws:**

Official Community Plan (No. 27)  
*\*Includes a Shoreline Development Permit Area and Land Use Bylaw (No. 28) currently in approval stage*

Proposed zoning:  
35% residential, 65% community,  
0% resource, 0% commercial/industrial

The Archipelago is made up of:

- Ada Islands (East, North, & West)
- Amelia Island
- Ballenas Island (West & South)
- Douglas Island
- Gerald Island
- Maude Island
- Mistaken Island
- Ruth Island
- Southey Island
- Wallis Island
- Winchelsea Islands (A,B,C & D)
- Yeo Island (East & West)

Several occurrences of endangered species and ecosystems exist in the Archipelago:

- Many Garry oak-Arbutus communities
- Shore Pine – Cladina – Kinnikinnick plants
- The very rare Water-plantain buttercup has also been identified on East Ballenas Island



- Within Electoral Area A of the Regional District of Nanaimo (RDN)
- There are currently no Building Permits or inspections
- Accessed via private boat, water taxi, or float plane only
- Residential buildings exist on inhabited Mistaken Island, and there is a cabin on South Winchelsea, owned by the Land Conservancy of British Columbia
- A portion of the LTA is crown land leased to the Department of National Defence for the Experimental and Test Ranges known as "Whiskey Golf"
- Business licenses not required in Ballenas-Winchelsea Local Trust Area
- Registered Covenants:
  - 0 Nature Reserves, 0 NAPTEP Covenants, and 1 Conservation Covenant



