



Islands Trust

HORNBY ISLAND

VACANT CROWN LAND

PROFILES

July 15, 2004
Trust Area Services
Islands Trust

HORNBY ISLAND VACANT CROWN LAND PROFILE - July 15, 2004
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INTRODUCTION

Background

In 1999, the Public Lands Strategy was initiated to provide a comprehensive data source of information to all agencies and the public for future local decisions for land use of Crown lands in the Trust Area. The process was co-ordinated through the Vancouver Island Interagency Management Committee. Provincial agencies participated in the study of the parcels and in the community meetings.

The process produced accurate inventory and mapping of vacant Crown land in the Trust Area, a collation of existing data for each parcel and a technical analysis of future land use potential. Following community meetings, the Islands Trust made a commitment to return to island communities with more detailed profiles that incorporated agency information, additional information from published reports and local knowledge presented during the consultation process.

Crown Land Process

The Island Crown Land Process was initiated by Trust Council in 2001. The process includes the following:

- Islands Trust's Principles for decision making,
- Protocol Agreement framework for the Islands Trust and the Province and
- Crown land profiles for each island.

Community input will be received on the Principles and the Profiles on an island by island basis. The initial focus is to prepare Profiles for Crown land on Hornby, Denman, Lasqueti and Galiano Islands with subsequent island profiles as resources are available.

Purpose of Crown Land Profiles

The purpose of the Crown Land Profile is to represent the most complete collation of current knowledge regarding vacant Crown land parcels in the Islands Trust Area. The profiles may be used as a starting point for the compilation of more detailed information as it becomes available through further studies.

The information included in the profiles, the maps or the referenced material may not be complete. In particular, the information and mapping on ecosystems may be preliminary and uncertain. It should only be regarded as providing flagging of possible features requiring further investigation. In many cases, more detailed inventories and mapping will be required to provide an accurate understanding of the ecological values of a parcel. This information will be updated when more accurate mapping based on recent air photos is complete.

PARCEL A - MOUNT GEOFFREY CROWN LAND

Note:

- In order to provide a framework for more detailed information as it becomes available, Parcel A has been divided into eight sub-areas (A1 to A8). The boundaries of these sub areas are generally defined by watersheds or roadways.
- The information provided is based on the Public Land Strategy Review Process Report, 2000, unless specifically referenced.
- A complete list of references is given at the end of the document. Three key references for Parcel A are:
 - “Heart of Hornby – a Forest, a Watershed: Phase 1 Report: Basic Mapping, Ecological Studies and Tenure Options” (Hornby Island Resident’s and Ratepayer’s Association, Upland Crown Land Committee, 2000);
 - “The Heart of the Island: The Central Crown Land of Hornby Island” (Advisory Crown Land Committee of the Hornby Island Local Trust Committee July, 2000) and
 - “Eco Survey of the 400 ha Crown Land Parcel on Hornby Island – Phase I” (Cascadia Natural Resource Consultants, 2000)

Location and Setting

Parcel A is located on the lower eastern slopes of Mount Geoffrey, the central upland area of Hornby Island (see Map No.1). Parcel A straddles Strachan Valley and lies between Mount Geoffrey Regional Nature Park and the most heavily settled areas of Hornby Island.

- Sub areas A1, A4, A5 and A6 are located adjacent to Mount Geoffrey Regional Nature Park.
- Sub area A2 is located south-west of Central Road adjacent to public service areas including the recycling depot, fire hall, highways yard and the cemetery.
- Sub area A3 is located on the north-east side of Central Road between the community hall and the ballpark.
- Sub area A7 is located south of Strachan Road on the southern slopes of Strachan Valley and adjoins the former Link-Parsons land, recently created as a Class A Provincial Park.
- Sub area A8 is located between Euston Road and Strachan Road in the south-east corner of the parcel.

Legal Descriptions and Sub- Area Sizes

The legal descriptions and sub-area sizes that make up Parcel A are outlined below:

Sub Area	Map Location	Sub-Area Size
A1	E ½ of NE ¼ SEC 12 EX PLS 29804 31933; L1 PL 31933	24.1 ha
A2	REM NW ¼ SEC 11	31.62ha
A3	BK B OF NW ¼ SEC 11	2.39 ha
A4	REM SW ¼ SEC 11;REM SE ¼ SEC 12 ; NE ¼ SEC 4 EX PLS 29804 31933; REM W ½ OF NW ¼ SEC 5	119.38 ha
A5	E ½ OF NW ¼ SEC 5; REM N1/2 SW ¼ SEC 5	54.4 ha
A6	REM SE ¼ SEC 5 N½ OF W½ OF NE¼ SEC 2; E½ OF NE¼ SEC 2	68.66 ha
A7	S½ OF NW¼ SEC 2; S½ OF W½ OF NE¼ SEC 2	64.73 ha
A8	Portion of S½ OF W½ OF NE¼ SEC 2	3.90 ha

Geographic Relationship to other Public Land

- Parcel A is in the central portion of the island. The western side of the parcel (sub areas A1, A4, A5 and A6) is adjacent to the Mount Geoffrey Regional Nature Park. Sub area A7 is adjacent to an approximately 430 acre parcel that is in the process of being acquired for a proposed Class A Provincial Park.
- Parcel A is adjacent to and lies within an existing groundwater reserve established by the Water Management Division of the Ministry of Water, Land and Air Protection. The entire parcel (with the exception of sub area A3) and a portion of the adjacent Regional Park has a Notation of Interest placed upon the land by the Water Management Division of the Ministry of Water, Land and Air Protection in order to protect the groundwater resource.
- The northeast part of Parcel A (sub areas A1, A2 and A3) is in, or adjacent to, the institutional and public service centre of the Island. Central Road separates sub area A3 from the rest of the vacant Crown land. In this area there are a number of contiguous parcels of tenured Crown land being used by government agencies or community organizations for public services. Active interest has been shown in this land for community infrastructure such as a Fire Hall and public parking.
- Portions of the eastern part of the parcel (sub areas A2, A4 and A6) are adjacent to Agricultural Reserve Land.
- A Ministry of Transportation tenured gravel pit is located in an area on the south side of Strachan Road, adjoining sub area A7.

Biophysical Description

Physiography

- The dominant slope of Parcel A is less than 30%. (see Map No.2)
- Steep slopes occur in sub area A7, some sloping towards Strachan Valley and others towards the south –west shore of the island. Similar areas of Steep slopes occur elsewhere in Parcel A.¹²

Geology

- Parcel A is underlain by sedimentary bedrock formations of Upper Cretaceous Age that are composed mainly of coarse conglomerate with minor sandstone¹ (see Map No. 3)
- Geologically important sites have not been recorded.

Surface drainage

- Parcel A is drained by many small, mostly seasonal, streams that originate in the parcel or in the Regional Nature Park up slope from the parcel. These streams continue through settled lowland areas, with outlets ranging from Collishaw Point in the north-west to Downes Point in the south-east. In some places, old logging roads, now used as recreational trails, have diverted the natural surface drainage² (see Map No.4).
- In the northern part of sub Area A6, Oak Creek flows seasonally and intermittently from marshy areas and reaches the sea at Little Tribune Bay.¹²
- The Public Land Strategy Community Submissions, 2001, stated the following:
 - The parcel contains many watersheds.

¹ A Preliminary Assessment of a Crown Land Parcel on Hornby Island, W.S. Hodge, Water Management Division, The Ministry of Environment Lands and Parks , 1993

² Heart of Hornby – a Forest, a Watershed: Phase 1 Report: Basic Mapping , Initial Ecological Studies and Tenure Options, Hornby Island Resident’s and Ratepayer’s Association, Upland Crown Land Committee, 2000

¹² Crown Land Committees (Hornby Island Residents and Ratepayers Association and the Advisory Local Trust Committee) comments on the “January 2003 Working Draft of the Vacant Crown Land Profile for Hornby Island”, March 2003

- Sub area A1 is part of the Parnell Watershed. Parnell Creek flows through a gully in the northwest area of the parcel and enters the sea near Savoie Road on the north-west side of the island.
- Sub area A2 and A4 is part of the Beulah Watershed. Beulah Creek has its main source in parcel A (sub area A1), feeder streams originating in Mount Geoffrey Regional Park, and its outlet in Little Tribune Bay. It is one of only two fish-bearing creeks on the island.
- Sub areas A2, and A3, are part of Galleon Watershed. The drainage flow is to the north and enters the sea at Galleon Beach.
- Sub area A5 is part of the Maude Watershed. Waterfall and Maude Creeks are seasonal streams flowing from Mount Geoffrey Regional Park to Little Tribune Bay.
- Sub areas A6, A7 and A8 are part of the Ford Creek Watershed that drains the lake in Strachan Valley. A beaver dam on the parcel has re-established a lake in the Valley, part of which is in the Crown land. The lake sustains the flow in Ford Creek which is the only year-round fish-bearing stream on the Island. Ford Creek enters the sea south-west of Downes Point.
- The south-west corner of sub area A7 laps over a ridge and drains towards the south-west shore of the island, through the Link-Parsons Land.

Groundwater Resource

- Parcel A is within the upland portion of an area containing the largest aquifer on Hornby Island. This upland area, including a significant part of the Crown land, is an important natural groundwater catchment and storage area providing recharge to wells located within the surrounding lowlands of the island, including the main subdivisions at Sandpiper and Galleon Beach. The unconfined nature of the fractured bedrock aquifer offers very little protection against contamination introduced at the land surface^{1 and 3.}
- The Ministry has given each aquifer a classification based on two components: the level of development and the level vulnerable to contamination. The aquifer in the vicinity of Parcel A (#438-Mount Geoffrey) is classified as IIA which means moderately developed and highly vulnerable^{4.} (see Map No. 5)
- Parcel A contains the area with the greatest recharge potential and has a high value for water supply⁵
- All of Parcel A, with the exception of sub area A3, has a Notation of interest placed upon the land by the Water Management Division of the Ministry of Water, Land and Air Protection to protect the groundwater resource. The Notation of Interest was established following the provincial government publication of "A Preliminary Groundwater Assessment of Crown Land Parcel on Hornby Island October 1993".¹
- The recharge function of the Crown lands, because of its importance in maintaining water supply to wells in the settled areas of the Island, has a vital role in the physical, social and economic well being of the community.¹²
- The Public Land Strategy Community Submissions, 2001, state the following:
 - The primary value of this land is as a groundwater recharge area and the Hodge report uses several methodologies to determine this function.
 - The community is heavily dependent on groundwater and is already experiencing problems with respect to quality and quantity.

³ Results of the Groundwater Geochemistry Study on Hornby Island, D.M. Allen and G.P. Matsuo, Department of Earth Sciences, Simon Fraser University, February 2001

⁴ Bedrock Aquifers on Hornby Island – Aquifer Classification Worksheet - Aquifer No. 438, Water Management Division, Ministry of Water, Land and Air Protection, 2001

⁵ The Hornby Island Groundwater Pilot Project Final Report, The Ministry of Environment Lands and Parks, 1994

¹² Crown Land Committees (Hornby Island Residents and Ratepayers Association and the Advisory Local Trust Committee) comments on the "January 2003 Working Draft of the Vacant Crown Land Profile for Hornby Island", March 2003.

Soils

- The dominant soils on Parcel A are classified by provincial data as well drained, with bedrock encountered within one metre.
- The Canadian Department of Agriculture identifies the most common soil type on Parcel A as Rough Mountainous (see Map No. 6)

Native Vegetation

- Parcel A is forested and is within the Coastal Douglas-fir (CDF) moist maritime biogeoclimatic subzone.
- The forest cover is dominated in most areas by CDF, with Western Redcedar, Western hemlock and Grand fir co-dominating in some areas.
- The land has been logged and is in various stages of second growth including both multiple canopy layers in mixed-age class stands and areas of crowded even-age stems. Old growth features are also found throughout the parcel^{6 and 7}.
- The Sensitive Ecosystem Inventory of East Vancouver Island and the Gulf Islands has mapped stands of 'older forest' in sub areas A1, A2, A4, A5, A6 and A7. Older forests are conifer-dominated forests with an average tree age of 100 years or greater.⁸ This information will be updated when more accurate mapping based on recent air photos is complete.(see Map No. 7)
- Stands of 'older second growth forest' have been mapped in sub areas A1, A2, A3 and A6. Older second growth forests are conifer-dominated forests with an average tree age of 60 - 100 years.⁸
- Within the CDF subzone, a number of site series (plant species communities) have been classified by the Conservation Data Centre as "red listed" indicating the presence of provincially endangered species on a parcel⁸. No individual red listed plants have been officially recorded on the parcel; however, a thorough professional inventory has not been conducted. According to local knowledge, red-listed Garry oaks are present on the property.¹¹
- The south-west corner of sub area A7 has been identified as a location requiring further investigation for rare plants^{6 and 7}
- The presence of one or more plant communities considered rare on a national or internal basis and red listed provincially are regarded by the Public Land Strategy Provincial Working Group as "threshold communities". Professional biologists, in preliminary inventory work, have recorded threshold communities in sub areas A1, A4, A5, A6 and A7 and recommend additional field inventory work to document vegetation communities^{6 and 7}.
- Threshold Plant communities of Douglas fir/Salal have been identified in sub areas A1, A6 and A7. Grand fir/ Dull Oregon Grape community has been identified in sub area A5.⁷
- The Public Land Strategy Community Submissions, 2001, state that there is occurrence of red listed Garry Oak in sub areas A6 and A7 and red listed forest communities including a grove of mature trees in sub areas A1, A4 and A5.
- Site diversity is a measure of the complexity of a site based upon its physical and ecological considerations such as ecosystem variety, slope, topography and aspect⁹ Based upon recorded information, including professional reports and local knowledge, sub areas A1, A5, A6 and A7 can be regarded as having high diversity.

⁶Ecological Inventory of Proposed Wood lot #0032, Hornby Island Triton Environmental Consultants, 1998

⁷Eco Survey of the 400 ha Crown Land Parcel on Hornby Island – Phase I Cascadia Natural Resource Consultants, 2000

⁸Sensitive Ecosystems Inventory : East Vancouver Island and Gulf Islands 1993-1997 - Volume 1 Methodology, Ecological Descriptions and Results, Technical Report Series No. 320, Canadian Wildlife Service, Pacific and Yukon Region, 1998

⁹ Technical Report Provincial/Islands Trust Working Group Public Land Strategy, 2000

¹¹ The Heart of the Island: The Central Crown Land on Hornby Island – Report of the Advisory Crown Land Committee of the Hornby Island Local Trust Committee July, 2000.

Terrestrial wildlife and habitat

- A number of red listed (provincially endangered) and blue listed (provincially threatened) species of birds, mammals, amphibians and reptiles have the potential to occur in the habitat found on this parcel, but no wildlife inventory work has been carried out⁷
- The red listed Townsend's Big-eared bats have been positively identified very near to sub areas A6 and A7. Recording of the voice of this bat a "with 90% surety" at a pond in sub area A6 (*personal communication Vanessa Craig to Jan Bevan 06/27/01*).
- The riparian corridors of Beulah, Parnell and Ford Creeks- and the wetlands and smaller creeks that feed them - sustain important wildlife values in sub areas A1, A4, A6 and A7. (see Map No. 4)
- Specific wildlife habitat features have only been recorded on sub areas A4 and A6.
- Potential species include Marbled Murrelet, a variety of bats, Harlequin Ducks and song birds.⁷
- The Public Land Strategy Community Submissions, 2001, state the following:
 - Beaver activity has re-established a large shallow lake in Strachan Valley (sub area A7).
 - There is a high probability of red listed Townsend's Big-eared bats in sub areas A6 and A7.
 - The native black-tail deer gather during mating season and raise their fawns in sub areas A6, A7 and A8.

Aquatic habitat and fish

- Beulah Creek and Ford Creek are the only two creeks on Hornby Island that have been recorded as fish-bearing. Their feeder creeks run through the Parcel A.²
- Beulah Creek (in sub area A4) has been the subject of a long-standing salmon enhancement project that is now bearing results. This Creek is intermittent in the summer and its flow is dependent upon maintaining and restoring the wetlands and natural drainage pattern that feeds it.²
- Ford Creek (sub areas A6 and A7) is probably not accessible to fish from the sea without artificial aid, but its year-round flow sustains fresh-water fish. The lake in Strachan Valley (partially in sub area A7) feeds into Ford Creek and provides significant habitat for fish, mammals, and amphibians and particularly for waterfowl and other birds. This lake is the only sizable body of freshwater on the Island² (see Map No. 4)
- The lake is of particular interest to the bald eagles which congregate in early spring during the herring spawning season. Eagles congregate at the lake to drink, rest, and rinse the salt water off of their plumage.¹¹

Land Use

Official Community Plan Designation:

- The Hornby Island Local Trust Committee adopted the Official Community Plan (OCP) in June 2003. The OCP designates the sub areas A1, A4, A5, A6, A7 and A8 as "Groundwater Protection – Sustainable Ecosystem Management Area"; and sub area A2 and A3 as "Public Use". The proposed OCP establishes a development permit area covering land within the Public Use and Public Utilities and Services designations to protect the groundwater resource.¹³ (see Map No. 8).

² Heart of Hornby – a Forest, a Watershed: Phase 1 Report: Basic Mapping, Initial Ecological Studies and Tenure Options, Hornby Island Resident's and Ratepayer's Association, Upland Crown Land Committee, 2000

⁷ Eco Survey of the 400 ha Crown Land Parcel on Hornby Island – Phase I Cascadia Natural Resource Consultants, 2000

¹¹ The Heart of the Island: The Central Crown Land on Hornby Island – Report of the Advisory Crown Land Committee of the Hornby Island Local Trust Committee July, 2000.

¹³ The Hornby Island Official Community Plan Bylaw No. 104, 2003.

Zoning and Permitted Land Uses:

- Under the Hornby Island Zoning Bylaw (1993), sub areas A1, A4, A5, A6, A7, A8 and part of A2 are zoned "Groundwater Recharge Area / Sustainable Ecosystem Management Area." The permitted uses are groundwater recharge, sustainable ecosystem management, low impact recreation and silviculture. No further subdivision is permitted. No buildings or structures of any kind may be erected.¹⁴ (see Map No. 9)
- Part of sub area A2 is zoned "Rural Residential". The permitted uses are residential, agriculture, silviculture, home occupation, bed and breakfast and accessory uses.
- Part of sub area A2 is zoned "Light Industrial". The permitted uses are light industry and accessory uses.
- Part of sub area A2 is zoned "Service Light Industrial". The permitted uses are highways maintenance yard, recycling depot, fire hall, public utility storage yard, cemetery, and accessory uses including secondary residential.
- Sub area A3 is zoned "Institutional". The permitted uses are community hall, school, health clinic, elders' activity centre, office of a non-profit society, government office, museum, library, police station, public recreation facility, church, and accessory uses including accessory residential.

Existing Land Uses

- Parcel A is vacant and contains no structures or developments except for a water license and accompanying permit over Crown land.
- A network of logging roads and trails exist throughout the parcel (except in sub area A8) and are used for cross island travel, for access to the Regional Nature Park and for recreation² as well as for emergency access and fire suppression.¹²

Surrounding Land Use Zoning Designations:

Lands surrounding Parcel A are zoned as follows:

- Institutional (adjacent to sub areas A2 and A3)
- Service light industrial (adjacent to sub areas A2 and A3)
- Park (adjacent to sub areas A1, A4, A5, A6, and A7)
- Residential (adjacent to sub areas A1, A2, A5, A6, and A8)
- Agriculture (adjacent to sub areas A4, A6 and A7)¹⁴.

Land Use Interests

- Parcel A (with the exception of A3) has a Notation of Interest from the Ministry of Water, Land and Air Protection, Water Management Branch.
- The Islands Trust Fund has expressed interest in the parcel.
- The Regional District of Comox Strathcona has expressed an interest in applying for a Licence of Occupation over the trail system on Parcel A. The purpose of the License would be to maintain the roads and trails for fire safety and emergency access.
- There have been indications of interest in the land from First Nations; research is being conducted with respect to future Treaty Settlement negotiations.
- The Ministry of Transportation and Highways has a gravel tenure on the south side of Strachan Road.¹²

¹² Crown Land Committees (Hornby Island Residents and Ratepayers Association and the Advisory Local Trust Committee) comments on the "January 2003 Working Draft of the Vacant Crown Land Profile for Hornby Island", March 2003.

¹⁴ The Hornby Island Land Use Bylaw No. 86, 1993

Resource Use

Agriculture Resources and Potential

- No portion of Parcel A is within the Agricultural Land Reserve (ALR).
- The whole of the parcel is forested and most of it has moderate to steep slopes broken by gullies.

Forestry Resources and Potential

- No portion of Parcel A is within the Forest Land Reserve (FLR) or the Provincial Forest.
- The Hornby Island OCP 2003 designate sub areas A1, A4, A5, A6, A7 and A8 as “Groundwater Protection - Sustainable Ecosystem Management Area”.
- The parcels size of sub areas A1, A2, A3 and A8 are all less than 50 ha; sub areas A5, A6, A7 and A8 are larger than 50 ha but smaller than 100 ha; and sub area A4 is larger than 100 ha but smaller than 400 ha.
- The age of the larger dominant trees over most of the land is under 60 years. There are some areas of forest 60-100 years old and small pockets of older forest with dominant trees over 100 years old.
- The forest cover database (FC1) indicates that the lead species over the entire parcel is Douglas-fir / Western Redcedar, which has high forestry values.
- The FC1 also provides a rating for site productivity which reflects the capability of the land for growing timber. According to this inventory: sub areas A5, A7, A8 are rated as having high productivity, sub areas A1, A2, A4 and A6 are rated as having medium productivity, and sub area A3 has not been included in the FCI.
- Although all sub areas are considered physically operable using established timber harvesting technology, the parcel has high harvesting constraints. Constraints include factors that would limit the economic viability of timber harvesting (such as access), or non-forestry values that would have to be taken into account (such as the presence of environmentally sensitive areas, public recreation use, visual quality concerns and water recharge value).
- With regards to legal access – sub areas A2, A3, A5, A6, A7 and A8 are adjacent to public roads. Sub areas A1 and A4 do not have direct road access.
- The Ministry of Forests has undertaken field studies, reports and fire prevention work with respect to possible future forest management within the parcel. There have been expressions of interest in possible forest management activities on this land.

Fisheries Resources and Potential

- No fisheries resources have been identified by provincial data and are not expected on Parcel A.
- The water in Beulah Creek in the Crown land parcel is vital to the salmon restoration project downstream.
- The lake in Strachan Valley has been stocked with trout and is used for recreational fishing.¹¹

Mineral and Granular Resources and Potential

- Parcel A has no existing mineral development and there has been no exploration interest recorded.
- There are no known mineral resources. Metallic mineral potential is low.
- The Ministry of Energy and Mines records a high potential for stone and rocks that might be of use in construction. However, local input states that it is highly unlikely that the stone and rocks might be useful in construction, other than as gravel. The stone is conglomerate, mudstone, and low grade sandstone unsuitable for building.

¹¹ The Heart of the Island: The Central Crown Land on Hornby Island – Report of the Advisory Crown Land Committee of the Hornby Island Local Trust Committee July, 2000.

- The Ministry of Energy and Mines identifies lands, such as Parcel A, that are underlain by sedimentary formations as having the potential for oil and gas resources.

Water Resources

- There is a water licence present in sub area A6.
- Parcel A is not within a formally recognized community water supply area. However, as noted above, this parcel is significant for providing groundwater recharge to a bedrock aquifer that is the water resource for most of the settled areas of the community (including the two largest subdivisions). This function is formally recognized through the Notation of Interest held by the Ministry of Water, Land and Air Protection and is regarded by the community as the most important resource value of the parcel^{1 and 3}.
- This parcel is vital for providing groundwater recharge to a bedrock aquifer that is the water resource for most of the settled areas of the community.¹²
- The Public Land Strategy Community Submissions, 2001, includes the following comments:
 - All of Hornby Island's fresh water supply comes from rain water and Parcel A serves as the main water catchment area for the island;
 - Hornby Island has no community water source. Except for farm land flooded due to beaver activity, there are no reservoirs or lakes. Most houses derive domestic water from wells fed from groundwater. Groundwater is replenished by precipitation that falls on the island and hence the parcel forms the major part of the island's water catchment area.
 - The value of Parcel A to Hornby Island's water supply has been recognized by the provincial government in at least four initiatives between 1993 and 2002.
 - The overriding community objective for Parcel A is to protect its groundwater recharge and water catchment values.

Community Infrastructure and Settlement Potential

- Under the present zoning, subdivision and structures are not permitted on most of Parcel A.
- There are no existing septic field or sewer services on Parcel A. There is potential for such services although local conditions may prove to have low suitability for septic systems due to lack of soil or low suitability for septic effluent percolation.
- Road, telephone and electrical access to Parcel A exists as follows: sub areas A2 and A3 have frontage on Central Road; A5 can be accessed from Slade Road; A6 is adjacent to Strachan Road; and A7 and A8 can be accessed from Strachan Road and Marylebone Road. These sub areas all have ready access to electrical and phone services. Sub area 4 has good potential for road, electrical and telephone access; however, this would be very difficult for sub areas A1.
- Parcel A has no potential for a communication site.
- The Public Land Strategy Community Submissions, 2001, state the following:
 - The increasing summer population is already putting heavy pressure upon water resources, the environment, community infrastructure and transportation systems.
 - This parcel is part of the heart of Hornby and should not be cut up.
 - Sub area A3 would be suitable for community uses.

¹ A Preliminary Assessment of a Crown Land Parcel on Hornby Island, W.S. Hodge, Water Management Division, The Ministry of Environment Lands and Parks , 1993

² Heart of Hornby – a Forest, a Watershed: Phase 1 Report: Basic Mapping , Initial Ecological Studies and Tenure Options, Hornby Island Resident's and Ratepayer's Association, Upland Crown Land Committee, 2000

³ Results of the Groundwater Geochemistry Study on Hornby Island, D.M. Allen and G.P. Matsuo, Department of Earth Sciences, Simon Fraser University, February 2001

¹² Crown Land Committees (Hornby Island Residents and Ratepayers Association and the Advisory Local Trust Committee) comments on the "January 2003 Working Draft of the Vacant Crown Land Profile for Hornby Island", March 2003.

Recreational Resources and Potential

- The moderate terrain and the presence of a network of old logging roads provide opportunities for hiking, mountain biking and trail riding.²
- The absence of cliffs or rock outcrops means that there is no potential for rock climbing or hang gliding.
- The Public Land Strategy Community Submissions, 2001, state the following:
 - The importance of low impact activities such as walking, nature study, photography, meditation must be acknowledged as thousands of tourists from all over the world visit each year.
 - This parcel should be made in to a Community Forest Park with local control and stewardship.
 - This parcel should be saved as an Ecological Reserve and all watersheds should be protected.

Aesthetic Resources

- Parcel A has a central upland location and hence is part of the view scape from much of the island and from the surrounding water.

Heritage Resources

- There are no known archaeological resources on Parcel A.

PARCEL B - SANDPIPER SUBDIVISION CROWN LAND

Note:

- The information provided is based on the Public Land Strategy Review Process Report, 2000, unless specifically referenced.

Location and Setting

- Parcel B consists of a small lot in the lower area of the Sandpiper subdivision (between #5040 and #5110 De Pape Road and opposite the bottom of McLeod Road) that has reverted to the Crown (see Map No. 1).
- Parcel B is within the largest subdivision on Hornby Island and is surrounded by many small lots with residential dwellings.

Legal Description and Parcel Size

- Legal Description Sec 1, L181, PL24327
- Parcel size 0.21 ha

Relationship to Island and Other Public Lands

- There are no other public lands adjacent to Parcel B. The public foreshore at Sandpiper Beach is near by.

Biophysical Description

Physiography

- Parcel B is level.

Geology

- Parcel B is within the Spray formation composed of massive, olive-grey mudstone (65%) intercalated with thin to locally thick-bedded, light olive grey, massive parallel and current ripple laminated sandstone (feldspathic litharenite to lithic arkose arenite, 35%) containing 5-7% detritical mica.¹ (see Map No. 3)

Surface drainage

- Parcel B is generally swampy and is crossed by a small watercourse that runs for most of the year.

Groundwater

- Parcel B is in a groundwater discharge area.

Soils

- The dominant soil on Parcel B is Parksville, a sandy loam, poorly drained, dark grey gleisolic. (See Map No. 6)

Native Vegetation

- There are no records regarding native vegetation.

Terrestrial wildlife and habitat

- There are no records regarding terrestrial wildlife and habitat.

¹ A Preliminary Assessment of a Crown Land Parcel on Hornby Island, W.S. Hodge, Water Management Division, The Ministry of Environment Lands and Parks , 1993

- This lot is likely habitat for amphibians and birds because of its swampy nature.¹²

Aquatic habitat and fish

- There are no records regarding aquatic habitat.

Land Use

- Hornby Island Official Community Plan Designation: Small Lot Residential.¹³ (see Map No. 9)
- Zoning and Permitted Uses: Small Lot Residential (see Map No 9)¹⁴
- Existing land uses: vacant lot providing neighbourhood greenspace and wildlife habitat in a heavily settled area.
- Surrounding land use designations: Small Lot Residential
- Surrounding land uses: Residential
- Land use interests: none known

Resource Use

Agricultural Resources and Potential

- None known

Forestry Resources and Potential

- None known

Fisheries Resources and Potential

- None known

Mineral and Granular Resources and Potential

- None known

Water Resources

- Well data from the Groundwater Management Division of the Ministry of Water, Land and Air Protection identifies well #092F05722111 on Parcel B.

Community Infrastructure and Settlement Potential

- There are no existing septic field or sewage services on Parcel B. The potential for a septic field would depend on site-specific conditions. Very poorly drained soils on the parcel are expected to have a low suitability for septic effluent percolation.
- The parcel is not serviced and does not contain a septic system for waste treatment.
- There is an existing public road, electrical and phone service utilities adjacent to Parcel B.
- The Public Land Strategy Community Submissions, 2001, state the following:
 - Because of intense settlement in this unserviced area, there is a very high potential for health problems and environmental degradation. Local monitoring of water quality for the past few years has given cause for concern. Every opportunity should be taken to reduce development potential in this subdivision
 - There are sewage, water and high density problems in this over developed area.
 - It should be turned over to the Regional District as an undeveloped park or green zone
 - Keep it out of development. Sandpiper subdivision is already over crowded with regards to water and sanitation. Keep this parcel vacant, protected and undeveloped.
 - Keep this parcel as park

¹² Crown Land Committees (Hornby Island Residents and Ratepayers Association and the Advisory Local Trust Committee) comments on the "January 2003 Working Draft of the Vacant Crown Land Profile for Hornby Island", March 2003.

¹³ The Hornby Island Official Community Plan Bylaw No. 104, 2003.

¹⁴ The Hornby Island Land Use Bylaw No. 86, 1993

Recreational Resources and Potential

- None known

Aesthetic Resources:

- Neighbourhood greenspace

Heritage Resources

- None known

GLOSSARY

Blue Listed - those indigenous species or subspecies considered provincially vulnerable.¹⁰

Old Growth Forest - The age and structure of old- growth forest vary considerably by forest type. On the pacific coast of North America, old growth characteristics begin to appear in unmanaged forests at 175-250 years of age.⁸

Older Forest – Forested ecosystem with dominant age class greater than 100 years.⁸

Older Second Growth Forest – Forested ecosystem with dominant age class 60-100 years.⁸

Provincially vulnerable - Indigenous species that are not threatened but are particularly at risk because of low or declining numbers. These species are considered “blue listed” by the B.C. Conservation Data Centre.¹⁰

Red listed - those indigenous species or subspecies considered provincially rare. Threatened and endangered species are considered “red listed” by the B.C. Conservation Data Centre.¹⁰

Threatened and endangered species - An indigenous species of flora or fauna that is likely to become endangered if the factors affecting its vulnerability do not become reversed. Threatened and endangered species are referred to as “red listed” by the B.C. Conservation Data Centre.¹⁰

Threshold Community – The presence of one or more plant communities considered rare on a national or international basis and red listed provincially within a bioclimatic subzone.⁹

Vulnerable / Sensitive Species - Indigenous species that are not threatened but are particularly at risk because of low or declining numbers. The species are identified as “blue listed” by the B.C. Conservation Data Centre. ¹⁰

⁸ Sensitive Ecosystems Inventory : East Vancouver Island and Gulf Islands 1993-1997 - Volume 1 Methodology, Ecological Descriptions and Results, Technical Report Series No. 320, Canadian Wildlife Service, Pacific and Yukon Region, 1998

⁹ Technical Report Provincial/Islands Trust Working Group Public Land Strategy, 2000

¹⁰ Sensitive Ecosystems Inventory : East Vancouver Island and Gulf Islands 1993-1997- Volume 2 - Conservation Manual , Technical Report Series No. 345, Canadian Wildlife Service, Pacific and Yukon Region, 2000

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