

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

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



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

