

# 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

