**Denman Island Community Dock Committee**

**Mandate: To obtain and build a community dock at Lot 257 which includes day to day management of the site (M/S/C July 11,2011)**

**Early History:** For over one hundred years, Denman Island was home to the typical, red-railed DFO built Small Craft Harbour Wharf (Located at Lot 257 West Denman current dock site).

Then in 1980 & 90’s DFO drastically changed how Canadian Government Docks were managed, implementing a **‘Divestiture Program’** requiring local communities to take over day-to-day management of community dock facilities. All Coastal Communities were required to create a ‘Harbour Authority’ or manage the site with an existing Non-Profit Organization such as DIRA.

As part of the program DFO provided a start-up ‘Divestiture Grant’ to allow the community managers the funds for expenses or repairs at the time of take-over. Then each year the community could make application to DFO for ongoing funding for expansions or repairs. Most BC coastal communities accepted the new program. Hornby’s Ford Cove is a prime example of this successful program.

**Unfortunately, there was no organization on Denman willing to take on the management of the old wharf, nor any group interested in creating a ‘Harbour Authority’**. Apparently the old Wharfinger was fed up and no one was interested in carrying on. The dock fell into disrepair, so eventually DFO removed the facility around 1995 leaving the old concrete buttresses from the original breakwater.

**2005 Community Interest & Action:** Realizing the Islands need to have a dock for boats as well as emergency access. A new DIRA Wharf Committee was formed, led by resident John Johnston. DIRA approved the new committee’s mandate: **“To acquire Denman Water Lot 257 “.**

**2006:** The Committee investigated many possibilities including the water lot being held on behalf of DIRA by CVRD or Island’s Trust (like Bill Mee Park) Both CVRD & Island’s Trust declined interest, so the next approach was to apply to ‘DFO’s Divesture Program’. The option of being a tax supported DFO Dock (like Hornby) was no longer available as there were no commercial fishing boats left on Denman and DFO does not support recreational or emergency dock sites. DIRA’s (only) option was to negotiate a divestiture pkg from DFO to manage a dock site as a ‘nontax supported private tenure’.

**2007 Creating a Management Plan & Community Survey:** To comply and make application for DFO Divestiture program, the Committee was required to create a ‘Management Plan’. The committee created a Denman survey which showed overwhelming community support **The Dock Committee prepared a ‘Management Plan’ to be presented and passed by the DIRA Membership June 2007 .**

**2008: DFO Environmental Assessment & Searching for Funding:** The Committee continued with negotiations with DFO & Integrated land Management for transfer of Water Lot 257. DFO required an

environmental assessment of the site which required inspection by a biologist to create a habitat protection plan for both the intertidal as well as the upper area of the site. The committee applied to Comox Valley Foundation, receiving a grant of $ 8,500.00 but continued looking for major funding sources. Local fundraising on the island included a community raffle, selling loads of firewood etc.

**2009: Official DFO announcement of ‘Divestiture of Lot 257’** with a onetime grant payment of $75000 (Aug 2009). DFO also issued an ‘Authorization for works for Undertaking Affecting Fish Habitat’ which required DIRA provide a $15,000. environmental bond to be held in the bank as well as undertake a habitat monitoring program with annual site inspections. DFO also required a letter from DIRA confirming responsibility for the site and adherence to the DIRA Management Plan. **Integrated Land Management** issued DIRA a ‘Temporary Use Permit‘ for Water Lot 257 further to approval and issue of all permits (TELUS, Dept of Highways, Islands Trust, Navigable Waters, FNs DF. All permits were approved with Crown Land issuing a ‘temporary permit’ to be replaced with a long-term tenure after project completion.

**2010: Funding Applications & Expanded Management Plan including Construction Planning:** The committee became aware that none of the primary funders (Federal or Provincial) would provide funding for an ‘emergency dock project ’. All funders required economic benefit aspects for the community in the application. The Committee presented DIRA and the community with a notice of motion re intent to expand the management plan to include recreational & economic aspects to the project. **The motion was approved at the DIRA AGM, April 2010.** Applications for funding were then made to WestCapp & Island Coastal Economic Trust (ICT) including construction plans / budget.

**2011: Both ICT & WestCCapp applications were approved!** With a total project budget of $381,00 (shared between three primary sources) (WestCCAP $124,188) (ICT $124,188) (DIRA $134,623), with smaller grants from CVRD, Community Futures, as well as the DFO Divestiture funds ($75,000). After 5 years of planning the dock project was completed in two phases from April to August 2011. There were over 70 Denman volunteers assisting with over 30 donations for materials (fill, timber, machine time, etc) . **Phase #1:** Parking stalls, green space and posted ‘no parking zone’ for emergency services, Carved sign installation. **Phase #2** Dock Approach, Ramp and Emergency Dock and Breakwater with all plans were approved by a qualified engineer. **The Official Community Dock Opening Event was held Aug 20, 2011 with r**ibbon cutting by Andrew Scruton, attended by over 150 Denman Island residents.

**New Committee Mandate & Regulations: Passed on July 11, 2011, DIRA General**

**Motion:** That the membership of the Denman Island Residents Association approve a change in mandate for the Dock committee (water lot 257) to include day to day management of the site. M/S/C **Motion:** That the membership of the Denman Island Residents Association approve the first draft of Possible/Regulations and Rational for Community Dock Site. (as shown below) M/S/C

**2012 Policy, Regulations and Community Dock Committee Terms of Reference :**

DIRA approved Policy and Regulation for the site. The Policy & Regulations for both the dock and the parking area at the facility are posted at the site and posted on the DIRA Website.

**2014** Mooring Buoys were installed to provide longer term moorage opportunities

**2015 Boat Launch Ramp** planning including amalgamation with a small Water Lot adjacent to Lot 257 at the west. The boat launch ramp was finally completed 2017.

**2016 Camera System installed:** After recurring ‘nonpayment of moorage’ as well as some vandalism and theft, a camera was installed at the site. This was done further to rigorous consultation with DIRA Executive and DIRA membership A camera policy was created, amended and passed by the DIRA membership. A copy of the cameral policy is posted at the DIRA website.

**2016 Renewal of Tenure for Water Lot 257 by Forestry Lands & Natural Resources (Crown Land)**. The tenure renewal caused community conflict. During renewal referral requirements, TELUS decided that DIRA was not upholding its requirement to protect the TELUS fiberoptic cables ( telecommunications cable to Denman & Hornby buried at the south end of Water lot 257). Telus demanded that DIRA install a locked gate to prevent vehicles from driving over the buried cables, with access keys only for emergency or authorized vehicles only. Prior to this, the dock committee had left the gate open with a sign ‘Emergency authorized vehicles only’. The locked gate upset some community members, and the gate was vandalized. TELUS relented & DIRA has left the gate open. Driving on shoreline creates marine habitat degradation and is contrary to Island Trust bylaws.

**2016 Sailing Club**  The sailing club built a small dock and partnered up with Dock Site to provide community sailing lessons. The small dock was installed at the south end of the community dock for the summers months. This was a great recreation program for youth and adults, creating a lot of family fun! The sailing club folded in approx. 2020 and gave the small dock to the DIRA Community Dock, which is now installed seasonally as a ‘Dingy Dock’.

**2021 -2024** A replacement for the failing breakwater with a new anchorage system was purchased and installed as the old one was failing (originally an old culvert salvaged off a beach and filled with floatation). Fall of 2023 saw a cleanup of site, garden & expanded parking, plus replacement of signs and camera that had been previously vandalized. The Boat Launch Committee (which was separate from the Dock Committee) amalgamated with the Dock Committee. A new decal system was set up for local boat ramp clients to display on their windshields. $25 for a year, vs the regular rate of $5. per launch. This is the same price and system use by the East side DIRA Bill Mee Boat Launch.

**2024: BC Ferries announced that they will no longer call ferry & crew out for emergencies after operating hour. The Denman Dock is now the only emergency facility for egress/ ingress overnight.**

**Current Concerns:** **The committee is currently investigating the possibility of CVRD taking over the tenure site, as it can no longer generate enough revenue to repair, or manage the site. The funds originally set aside for the facility in 2011 have almost been depleted and there is no source of annual funding available at this time other than moorage and boat launch fees or yearly grants.**

**2024 Current Dock Committee Members:** Chair: John Johnston, Dean Heyland, Doug Wright,

Dave Pick, Chris Ormiston, Peter Karsten , Volunteer Wharfinger: Edi Johnston,

Denman Community Dock (Regulations & Policy)

This facility is administered by the Denman Island Residents Association and operated by the Denman Island Dock Committee.

**Community Dock Policy**

By use of the Dock and facilities the Operator of a vessel agrees to all Terms and Conditions (effective June 23, 2022 and provided on a sign at the dock):

* First 6 hours free. NOTE: Vessels must be away from the Dock no less than 24 hrs. for this to apply.
* 5 Day moorage limit for any vessel. After 24 hours away from the dock the 5 Day limit again applies.
* Summer Rates: June 1st to September 30th – $1.00 per measured foot including bowsprit and outboard motor or any other extensions to the overall length.
* Off Season Rates: October 1st to May 31st – $.50 per measured foot including bowsprit and outboard motor or any other extensions to the overall length.
* Buoy Moorage when available: $10.00 per day NOTE: users do so at their own risk and accept all liability.
* If you stay longer than 6 hrs. Please complete the vessel and operators form with payment and seal in an envelope/baggie provided next to the lock box at the top of the ramp from the Dock.
* If envelopes/baggies or forms are not available the vessel operator must provide their own. It should include Name, Description, and Length of the vessel, Dates and Times of Arrival and intended Departure with payment enclosed. Payment may be made by cash, cheque to Denman Island Residents Association or eTransfer to dira.residents@gmail.com. Without this information payments cannot be validated or refunded. Unidentified cash will be considered as a donation and be used for Dock repairs.
* Please leave Emergency Contact information clearly visible on the vessel.
* No tools, equipment, boat gear, or dinghies to be left on dock or in parking lot. No garbage or waste disposal on site.
* No unattended volatile fuels, solvents, or paint on the dock, walkway, or parking lot otherwise they will be removed at the owners expense.
* No Reservations. First Come, First Serve basis.
* No Rafting of vessels is permitted at the Dock or on the moorings buoys.
* Non-complying vessels or any deemed a threat may be subject to removal and towing at their operators/owners expense. By tying to the Dock boat operators agree to the waiver of all liability and damage claims against the Denman Island Residents Association and its operators.
* The Wharfinger has the authority granted by the Denman Island Residents Association to deny or withdraw docking or mooring privileges to any vessel or person and have the vessel removed from the dock and towed as per previous condition 12).
* Users must adhere to any conditions set out by DFO, Transport Canada, Min. of Forests, Lands, Natural Resource Ops., CVRD and Local Islands Trust.
* All enquiries should be directed to the Wharfinger 250-898-4145.
* All other enquiries can be addressed to the Denman Island Residents Association at [dira@denmanresidents.com](about:blank)or the Denman Dock Committee at [dockcommittee525@gmail.com](about:blank)
* ALL PERSONS ENTERING UPON OR USING THESE FACILITIES DO SO AT THEIR OWN RISK.

[**Community Dock Policy**](about:blank)**– dated October 1, 2015**

[**DIRA Community Dock Security Camera Policy**](about:blank)**– dated June 9, 2016**