



SOUTHERN GULF ISLANDS HARBOURS COMMISSION
 Notice of Meeting on **Friday, May 27, 2022 at 9:30 a.m.**
 Goldstream Meeting Room, 479 Island Highway, Victoria, BC

For members of the **public who wish to listen to the meeting** via telephone please call **1-833-353-8610** and enter the **Participant Code 1911461 followed by #**. You will not be heard in the meeting room but will be able to listen to the proceedings.

B. Dearden, Mayne Island (Chair)	R. Fenton, South Pender Island
B. Mabberley, Galiano Island (Vice Chair)	J. Hall, Piers Island/Swartz Bay
P. Brent, Saturna Island	D. Howe, Electoral Area Director
J. Deschenes, North Pender Island	

AGENDA

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES3

Recommendation: That the minutes of the March 25, 2022 meeting be adopted.

3. CHAIR'S REMARKS

4. PRESENTATIONS/DELEGATIONS

The public are welcome to attend Commission meetings in-person.

Delegations will have the option to participate electronically. Please complete the [online](#) application for "Addressing the Board" on our website and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Southern Gulf Islands Harbours Commission at iwsadministration@crd.bc.ca.

Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

5. COMMISSION BUSINESS

5.1. Southern Gulf Islands Harbours Service Project and Operations Update – May 20227

Recommendation: That the Southern Gulf Islands Harbours Service Project and Operations Update report be received for information.

5.2. Horton Road Alternative Uses – Discussion

*To ensure quorum, advise **Denise Dionne, ddionne@crd.bc.ca** if you cannot attend.*

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6. NEW BUSINESS

7. MOTION TO CLOSE THE MEETING

That the meeting be closed in accordance with the Community Charter, Part 4, Division 3:

1. Labour or Employee Relations under Section 90 (1)(c); and
2. Land Acquisition/Disposition/Expropriation or Improvements under Section 90 (1)(e)

8. RISE AND REPORT

9. ADJOURNMENT

Next Meeting: Friday, July 22, 2022



MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Friday, March 25, 2022 at 9:30 a.m., Goldstream Meeting Room, 479 Island Highway, Victoria, BC

PRESENT: Commissioners: B. Dearden (Chair) (EP), Mayne Island; B. Mabberley (Vice Chair) (EP), Galiano Island; P. Brent (EP), Saturna Island; J. Deschenes (EP), North Pender Island; R. Fenton, South Pender Island; J. Hall (EP), Piers Island/Swartz Bay

Staff: S. Henderson, Senior Manager, Real Estate & SGI Administration; D. Puskas, Manager, Capital Projects; D. Robson, Manager, Saanich Peninsula and Gulf Islands Operations; D. Dionne, Administrative Coordinator (Recorder)

REGRETS: D. Howe, Southern Gulf Island Electoral Area Director

EP = Electronic Participation

The meeting was called to order at 9:30 am.

1. ELECTION OF CHAIR

Election conducted by Senior Manager, Real Estate and SGI Administration.

The Senior Manager called for nominations for the position of Chair of the Southern Gulf Islands Harbours Commission for 2022.

Commissioner Mabberley nominated Commissioner Dearden. Commissioner Dearden accepted the nomination.

The Senior Manager called for nominations a second time.

The Senior Manager called for nominations a third and final time.

Hearing no further nominations, the Senior Manager declared Commissioner Dearden Chair of the Southern Gulf Island Harbours Commission for 2022.

2. ELECTION OF VICE CHAIR

Election conducted by Senior Manager, Real Estate and SGI Administration.

The Senior Manager called for nominations for the position of Vice Chair of the Southern Gulf Islands Harbours Commission for 2022.

Commissioner Brent nominated Commissioner Mabberley. Commissioner Mabberley accepted the nomination.

The Senior Manager called for nominations a second time.

The Senior Manager called for nominations a third and final time.

Hearing no further nominations, the Senior Manager declared Commissioner Mabberley Vice Chair of the Southern Gulf Island Harbours Commission for 2022.

Commissioner Dearden assumed the Chair.

3. APPROVAL OF AGENDA

The following items were added to the agenda under New Business:

1. BC Ferries Proposed Upgrades at Lyall Harbour
2. Wharfingers Meeting

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Brent,
That the agenda be approved as amended.

CARRIED

4. ADOPTION OF MINUTES

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Brent,
That the minutes of the January 28, 2022 meeting be adopted.

CARRIED

5. CHAIR'S REMARKS

The Chair thanked the Commission for his re-election.

6. PRESENTATIONS/DELEGATIONS

6.1. Presentation: Integrated Transportation Study: Justine Starke, Manager, Service Delivery, SGI, Capital Regional District

J. Starke presented information on the Southern Gulf Island, Integrated Transportation Study (presentation on file). The presentation covered the following areas:

- Information about the Project
- Why Consider a CRD Transportation Service
- Feedback received from Islanders
- Options considered

Discussion ensued and staff responded to questions from the Commission with the following additional information provided:

- Since Piers Island does not have a public roadway, its tax payers would not benefit from public transit.
- Water Taxis have expressed interest.
- The public transit piece proposes building on granting funds to support the community bus societies; public transit is the backbone of the project.
- The Commission would need to provide dock services at the islands, ensuring there are reserved spots and adequate receptive docks without jeopardizing existing services.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Mabblerley,
The Southern Gulf Islands Harbours Commission supports the establishment of a
transportation service to further integrate transportation on and between our islands.

CARRIED

7. COMMISSION BUSINESS

7.1. Southern Gulf Islands Harbours Service Project and Operations Update – March 2022

Staff spoke to the report.

Discussion ensued and the following further information was provided:

- Miners Bay: Discussions are occurring with Moffatt & Nichol on options to improve dock performance. Staff will provide a report in April.
- Anson Road Remediation: Staff advised that Pacific Industrial Marine (PIM) will begin work in April and can address the culvert at that time. The road approach is within PIMs scope of work and they will be addressing this as well.
- Swartz Bay: Due to the safety issues, staff will issue the work as a Request for Quote (RFQ) in conjunction with Piers Island RFQ.
- The cost for replacing gangways with aluminum is in the range of \$30-\$40,000 and should be considered when repair costs are reaching to about half that cost.
- Replacement of floats A and B at Lyall Harbour will be conducted in 2022.

MOVED by Commissioner Mabblerley, **SECONDED** by Commissioner Brent,
That the Southern Gulf Islands Harbours Commission receives this report for
information.

CARRIED

8. NEW BUSINESS

8.1. BC Ferries Proposed Upgrades at Lyall Harbour

Staff reported that BC Ferries are replacing their wastewater treatment plant which is on Capital Regional District property and is in proximity of the Lyall Harbour dock. BC Ferries is requesting permission to use the wharfhead for construction staging and the housing of a temporary storage tank. The work is scheduled between the end of July and September. Staff are reviewing the information and risk management. It is expected that there would be no impeded access for the public's use of the dock and that the ambulance would have priority access. Staff will update the Commission once the details have been worked out with BC Ferries.

8.2. Wharfingers Meeting

The Chair stated that it would be a good idea to have a meeting of the wharfingers to discuss roles and dock issues. Staff concurred and stated that they have had a successful meeting in the past with all the wharfingers and that now would be a good time to do this again. Commissioner Fenton noted that it would be beneficial and productive to have them meet in person. Staff will look into coordinating a meeting and communicate out to the Commission.

8.3. Horton Bay Alternative Uses

The Chair asked staff to add this as a topic for discussion on the next agenda.

9. ADJOURNMENT

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Brent,
That the March 25, 2022 meeting be adjourned at 11 am.

CARRIED

CHAIR

SECRETARY

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, MAY 27, 2022**

SUBJECT Capital Project Status Reports and Operational Updates – May 2022

ISSUE SUMMARY

To provide the Southern Gulf Islands Harbours Commission with capital project status reports and operational updates.

BACKGROUND

The Southern Gulf Islands Harbours (SGIH) service area is comprised of 12 dock facilities among five islands within the Southern Gulf Islands. Through the service's five-year capital plan, the Capital Regional District (CRD) executes capital projects to maintain the level of service, improve service, and conduct major repairs.

CAPITAL PROJECT UPDATE

19-01 | Anson Road

Project Description: Construction of the Anson Road facility - gravel roadway, approach, main float and approximately 720 feet (ft.) of moorage.

Project Rationale: This project is for construction of the Anson Road facility, including gravel parking lot, retaining wall, dock approach, main floats and approximately 720 ft. of moorage. Funding is a combination of Capital Reserves, funding from Department of Fisheries and Oceans (DFO) and debt borrowing.

Project Update and Milestones:

- Pacific Industrial Marine (PIM) have sent photos of completed floats
- PIM to complete installation until the summer fisheries window.

Milestone	Completion Date
Archeological Overview Assessment	July 2019
Aquatic Effects Assessment	July 2019
Shoreline Stability Assessment	November 2019
Archeological Impact Assessment	January 2020
Onshore Development Permit	October 9, 2020
Onshore Substantial Completion	June 9, 2021
Start of Dock Construction – Offsite	July 2021
Islands Trust Development Variance Permit	November 29, 2021
Approach & Dock Installation	July – September 2022

22-03 | Anson Road Remediation

Project Description: Remediation Costs, Disaster Financial Assistance (DFA) eligible portion

Project Rationale: This project is for remediation on the Anson Road retaining wall and parking lot due to the November 14 and 15, 2021 storm event. Funds are required for engineering assessment, project management, and construction remediation. Funding will be a combination of Capital Reserves and insurance/provincial disaster remediation relief funding if approved.

Project Update and Milestones:

- PIM has been engaged under their existing contract to conduct the remediation works, they have supplied a quote less than budgeted.
- Two culverts upstream of works, but on Anson Rd ROW, have been replaced with larger culverts.
- Works were substantially completed May 10, 2022.

Milestone	Completion Date
Onshore Remediation by PIM	May 10, 2022

19-02 | Retreat Cove

Project Description: Upgrades to the Retreat Cove Dock Facility to maintain level of service.

Project Rationale: This project includes works to maintain the current level of service as recommended in the Moffatt & Nichol Summary Report for Southern Gulf Islands Harbours Commission (Commission) Facilities December 11, 2015 and Stantec's 2018 top-side inspection. Recommended works include repairs to the approach piles, and repairs to the floats.

Project Update and Milestones:

- Further investigation in the existing condition has staff determining that this project can be deferred until after the 2024 inspections. This has been confirmed with the Wharfinger Coordinator and Galiano Island's Commission member.
- Funds were used in April 2022 for flotation repair, with remainder to returned to the CRF until 2024.

Milestone	Completion Date
Flotation Repair	April 2022
Project Deferred until 2024	

19-03 | Horton Bay

Project Description: Decommission the Horton Bay dock after construction of the Anson Road facility.

Project Rationale: This project is for decommissioning of the Horton Bay facility after construction of the Anson Road dock. Funds are required to carry out the required archeological investigation and retain a contractor to remove the infrastructure.

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Project Update and Milestones:

- Environmental and archeological assessments have been previously carried out.
- Facility to remain in place until Anson Road facility is fully on board and will be decommissioned during the first available fisheries construction window.
- A Request for Quote (RFQ) for the decommissioning will be issued once the Anson Road facility is complete.

Milestone	Completion Date
Archeological Overview Assessment	July 2019
Aquatic Effects Assessment	July 2019
Decommission Site	First Quarter (Q1) 2023

20-02 | Spanish Hills

Project Description: Upgrades to the Spanish Hills Dock Facility to maintain level of service.

Project Rationale: This project includes works to maintain the current level of service as recommended in DFO-commissioned assessment. Recommended works include preventative maintenance works on piles to extend service life, replace broken pile footing and replacement of the gangway and float. Funding are required for staff to retain a contractor to carry out the works.

Project Update and Milestones: Mi

- Scope of work has been confirmed with the Wharfinger Coordinator.
- A RFQ is to be issued the week of March 14, 2022 to three qualified contractors as per CRD's procurement policy.
- Upon RFQ award, an on-site meeting will be conducted with the successful proponent, wharfinger, Wharfinger Coordinator, and local Commission member to review scope in the event conditions changed from scope development.
- Work has been awarded to Pacific Industrial Marine, with the agreement being executed.

Milestone	Completion Date
RFQ Issued	March 18, 2022
RFQ Closed	April 19, 2022
Agreement Signed (anticipated)	May 24, 2022
Possible Mobilization	May 31, 2022

20-04 | Miners Bay Upgrades

Project Description: Upgrades to the Miners Bay wharfhead and approach upgrades.

Project Rationale: Additional works were highlighted during the completion of the 2018 upgrade works including the requirement to replace the wharfhead decking, need to replace the electrical system and lighting, repairs and replacements for rails on the approach and additional piles requiring replacement. A grant application was submitted and unsuccessful in 2020, funding through borrowing is required.

Project Update and Milestones:

- Scope of works in development for improvements, with consultation of Wharfinger Coordinator.

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- The gas line removal and safety items are priority.
- An Invitation to Tender (ITT) will be issued April 2022 as per CRD's procurement policy.
- Upon ITT award, an on-site meeting will be conducted with the successful proponent, wharfinger, Wharfinger Coordinator, and local Commission member to review scope in the event conditions changed from scope development.
- Work can proceed as soon as awarded.
- Initial discussions with Moffatt & Nichol on design considerations for the float realignment have commenced.
- Staff have had some initial discussions with BC Ferries.

Milestone	Completion Date
Float Realignment Interim Report	June 2, 2022
ITT Issued	June 21, 2022
ITT Closes	July 20, 2022
Agreement Signed (anticipated)	August 17, 2022

21-01 | Port Washington

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Recommended works include approach decking, bull rail, and hand rail repair and replacements, float and gangway repairs. Funds are required for staff to retain a contractor to carry out the works.

Project Update and Milestones:

- A scope of work has been developed with the Wharfinger Coordinator.
- The works include: replacing eight piles, replace a stringer, replace some approach and float decking, replace approach and float bull rails, paint the approach guardrail and gangway, and replace roller bearings and hinges.
- Upon ITT award, an on-site meeting will be conducted with the successful proponent, wharfinger, Wharfinger Coordinator, and local Commission member to review scope in the event conditions changed from scope development.
- 5 tenders received over budget, discussions with the lowest bidder with a re-prioritized list of works has resulted in a revised submission that is within budget.

Milestone	Completion Date
ITT Issued	April 7, 2022
ITT Closed	May 5, 2022
Agreement Signed (anticipated)	May 24, 2022

21-03 | ANNUAL PROVISIONAL: Dock Improvements

Project Description: An annual provisional fund is required to address unplanned dock safety issues.

Project Rationale: Funds are required for unplanned and minor repairs such as minor board replacement, painting, emergency repairs, and electrical repairs.

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Project Update and Milestones:

- This is an “as and when needed” project, funds will be utilized when required at each dock facility.
- The Wharfinger Coordinator and Operations Manager are prioritizing small works not covered under existing capital projects for action.

Milestone	Completion Date
There are currently no milestones to report	

21-05 | Piers Island Additional Float

Project Description: Installation of an additional float at the Piers Island dock.

Project Rationale: This project is to complete the Piers Island Additional Float replacement. Design, environmental assessment and majority of permitting is complete. Funds are required to retain a contractor to supply and install an additional float.

Project Update and Milestones:

- Design and DFO approval complete.
- Ministry of Forests, Lands, Natural Resource Operations and Rural Development, and Transport Canada First Nation condition is required for the water lease amendment and for Transport Canada approval.
- Cowichan Tribes previously rejected support for the project, in 2019, based on proximity to traditional harvesting area.
- Letter requesting support sent to Cowichan Tribes March 18, 2022.
- Feedback in support received April 7th, 2022.

Milestone	Completion Date
Aquatic Effects Assessment	April 2019
Cowichan Tribes Comment on Project	June 2019
CRD Discussion with Cowichan Tribes on Project	July 2019
CRD Re-establishes Project Discussion with Cowichan Tribes	March 2022
CRD Letter Requesting Support	March 18, 2022
Feedback from Cowichan Tribes	April 7, 2022
Tender for Supply and Install	May 13, 2022
Installation	September 2022

22-01 | Hope Bay

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Recommended works include approach decking, bull rail, and hand rail repair and replacements, float and gangway repairs. Funds are required for staff to retain a contractor to carry out the works.

Project Update and Milestones:

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- Scope of work confirmed with the Wharfinger Coordinator, works include gangway repairs, bull rail and decking replacement, install UHMW (ultra high molecular weight polyethylene) sheets in pile wells, replace rub boards, and install rub boards.
- A RFQ is to be issued the week of March 21, 2022 to three qualified contractors as per CRD's procurement policy.
- Upon RFQ award, an on-site meeting will be conducted with the successful proponent, wharfinger, Wharfinger Coordinator, and local Commission member to review scope in the event conditions changed from scope development.
- Two submissions received from the Request for Quote, both were over budget. Staff re-prioritized the work and the lowest proponent, Pacific Industrial Marine, was able to price the works within the available budget.

Milestone	Completion Date
RFQ Issued	March 28, 2022
RFQ Closes	April 26, 2022
Agreement Signed	May 24, 2022

22-02 | Swartz Bay Improvements & Dock Replacement

Project Description: Dock improvements outlined from the 18-01 Inspection project with dock replacement happening in 2022.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Recommended works include approach decking, bull rail, and hand rail repair and replacements, float and gangway repairs. Funds are required for staff to retain a contractor to carry out the works. In 2020 it was noted that Float B had rotting frame indicating requirement to replace the float.

Project Update and Milestones:

- Scope of work confirmed with the Wharfinger Coordinator, works to include float replacement, gangway repairs including painting, add transition plate, replace roller bearings and hinges, and paint approach guardrail.
- A RFQ is to be issued for replacement of the float in March 2022.
- Upon RFQ award, an on-site meeting will be conducted with the successful proponent, wharfinger, Wharfinger Coordinator, and local Commission member to review scope in the event conditions changed from scope development.
- Pacific Industrial Marine was the successful bidder, within budget.

Milestone	Completion Date
RFQ Issued	March 25, 2022
RFQ Closes	April 21, 2022
Agreement Signed	May 24, 2022

OPERATIONAL UPDATE

- Retreat Cove dock float: a section of failed floats were removed and replaced with encapsulated floatation.
- Lyall Harbour dock float: float B to float transition procurement started. Replacement of several anodes (cathodic protection) have been identified and are currently being sourced for installation.
- Hope Bay dock light fixture replacements to LED lighting. The existing lights are no longer serviceable.
- Bimonthly dock inspections completed in April. Refer to Appendix B for dock reports.

RECOMMENDATION

There is no recommendation. This report is for information only.

Submitted by:	Dale Puskas, P.Eng., Manager, Capital Projects
Submitted by:	Dan Robson, Manager A.Sc.T., Saanich Peninsula and Gulf Islands Operations
Concurrence:	Ted Robbins, B.Sc., C.Tech., General Manager, Integrated Water Services

ATTACHMENT:

Appendix A: Dock Inspection Reports



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-06

DOCK FACILITY: **Montague Harbour, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Kiyoshi Okuda**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☐ Rates Posted
	The railings, bull rails and the notice board require pressure washing. Painting is then recommended.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The aluminum gangway is in good condition.
	Float A is in good condition. All the modifications have been made to the oil spill container float and signage has been installed.
	Float B is in generally good condition. Pressure washing in and around the pile wells is required. Replacing the small strips of UHMW with pieces with a larger dimension is recommended for the pile wells.
	Float C is in generally good condition and pressure washing is required where necessary.

OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	good ☐ Unpaid Moorage	1 / good
	☒ Extinguishers (expiry dates)	Sept. & Nov., 2022	

COMMENTS/INSTRUCTIONS	Overall, things are in reasonably good condition with this facility. Pressure washing as described and some painting are required. Replacement of the undersized UHMW chaffing material in the pile wells is recommended.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-06

DOCK FACILITY: **Retreat Cove, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Kiyoshi Okuda**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	Pressure washing the railings and bull rails is recommended. The notice board is painted and clean.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway is in good condition but there is rust developing at the bottom end and is typical of these old steel gangways. The guide rails are in good condition and servicing the roller bearings is recommended. There is a flotation issue with the first billet under the gangway. Repairs are being planned. The float requires pressure washing under the gangway, in and around the pile wells, the decking where needed as well as the bull rails. If possible, the cross brace timbers between the pilings also require pressure washing. This was done before and was a huge improvement but there are still some areas that require cleaning. This is not an easy job! The first group of pilings next to the gangway (3 piles, West end, no pile well), the first pile has roughly 25% wear and the other 2 are minimal to 10% wear. The other group of 3 on the other side of the gangway show minimal wear. The other 2 pile wells and pilings (3 piles / well) at the East end of the float are in good condition and show minimal wear. There is no apparent rot at a very low tide with any of the 12 pilings. A rub board and a piece of bull rail is required the the West end of the float under the gangway.
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OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	1, good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Aug 2022	

COMMENTS/INSTRUCTIONS	The flotation issue will need to be resolved. Pressure washing as described is required. Service the roller bearings is recommended.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-06

DOCK FACILITY: **Spanish Hills, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Dan White**

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	The railings and bull rails are unpainted and along with the decking, everything is in good condition.			

WHARF HEAD	☒ Signage	☐ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The bull rails, railings and decking are in good condition. The pile caps are all covered. A notice board is required but there is very minimal moorage activity at this location.			

GANGWAY FLOATS	The gangway is painted but it is old and has considerable rust at the lower end. The guide rails are in very poor condition as well as the bed for the roller.			
	The float is almost awash, the timing of replacement is urgent as the float could be awash by the end of the summer.			
	A transition plate is required at the bottom of the gangway.			

OTHER INSPECTIONS	☐ Lighting	N/A	☐ Life Rings / Heaving Lines	N/A
	☒ Extinguishers (expiry dates)	Oct 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Replacement of the gangway and the float are becoming urgent. Both are in poor condition and fast tracking this project is critical.
	Consideration of the extremely busy summer season (June - September) at this location, any proposed capital work should occur before or after this time frame. There are roughly 60 families that use this dock for access to their summer homes on a daily basis. Planning any work during the summer season is critical!

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-06

DOCK FACILITY: **Sturdies Bay, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Kiyoshi Okuda**

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	N/A			

WHARF HEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The steel bollard requires yellow paint. The railings and bull rails are unpainted and require pressure washing, include the notice board and then painting is recommended once it is cleaned.			

GANGWAY FLOATS	The gangway is heavily built and servicing the roller bearings is impossible without lifting it up for access. The roller bed is showing signs of age but still serviceable. The guide rails are in fair condition along with the wooden decking on the gangway. There are some small areas of rot with no serious issues at this time. The float is low in the water under the gangway, checking the flotation (or it is just the weight of the gangway) is recommended. There are obvious structural issues with the float as there is considerable flexing occurring in the middle of the float. The bull rail bolts are loose along with the rub boards breaking the nails fixing them to the float. Tightening the bull rail bolts (this was done 2 or 3 years ago) may help but there is likely more that is required to repair this reoccurring problem. The pilings (6 piles/well) and pile wells at the end next to the gangway are showing moderate wear and there is no UHMW fixed at one end (shore side) of the well and installation is required. The pilings and pile wells at the opposite end are in good condition with minimal wear. Pressure washing the bull rails, in and around the pile wells as well as the area of decking under the gangway is required.			
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OTHER INSPECTIONS	☒ Lighting	good	☒ Life Rings / Heaving Lines	good
	☒ Extinguishers (expiry dates)	June 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing is required as described. UHMW is required in the pile well next to the gangway on the shore side. There is a structural issue occurring in the middle of this float and an investigation is required. It is apparent that tightening the bull rail bolts is only a temporary solution. The bollard at the entrance to the wharf head requires yellow paint.			
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-05

DOCK FACILITY: Hope Bay, Pender Island

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	The railings require pressure washing for painting. The bull rails and the decking around them require pressure washing where needed. There are a number of deck boards with developing rot and they are being monitored for future replacement.			
WHARF HEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The railings require the same work as the approach, pressure washing and painting etc.. The notice board requires painting. The spill kits collect water in the top lid.			
GANGWAY FLOATS	The gangway requires a small transition plate at the top of the wharf head. The gangway is in fair condition with rust developing at the lower end. Sandblasting and painting is recommended. The roller bearings require servicing, the guide rails are rusty but in good condition. Float "A" pilings and pile wells are in fair condition with minor wear. There is one loose bull rail bolt that requires tightening and there are several sections of rub board that require replacement. Due to the amount of flexing in the float in rough weather, the rub boards will soon fall off. The float is also low in the water and an inspection of the structure is recommended. Float "B" requires new connecting hardware and replacement of the immediate decking, (both A & B floats, 2 boards at each end) and any worn wood that is possible to replace. The rubber transition mat requires replacement exactly as it is and no rubber tires are to be used between the 2 floats. As bad as this looks, it works for this location, other things have been tried and they don't work. The pilings and pile wells are all in good condition with minimal wear showing. Pressure washing is required in and around the pile wells and on the decking where needed. There is 1 loose bull rail bolt that requires tightening. Float "C" requires new pad eyes for the connecting chains from "A" float, the chains and shackles are still good. The pilings and pile wells are in good condition with minimal wear showing. The ladder at the end of Float "C" no longer has any rungs. The 2 side pieces are still attached to the float, just hanging there.			
OTHER INSPECTIONS	☒ Lighting	new light	☒ Life Rings / Heaving Lines	good
	☒ Extinguishers (expiry dates)	Sept 2022	☐ Unpaid Moorage	
COMMENTS/INSTRUCTIONS	Pressure washing the railings on the approach and wharf head for painting is required. Pressure washing around the bull rails and in the pile wells is recommended. Monitor the deck boards with developing rot on the approach and wharf head is recommended for future replacement. The notice board requires painting. A small transition plate is required on the wharf head for the top of the gangway. Sandblasting and painting the gangway is recommended. Servicing the roller bearings is required. New connecting chains are required between A & B float. The first 2 deck boards at the connecting ends of both floats require replacement along with the chaffing boards under the chains. The pad eyes on float "C" used for the connecting chains to float "A" require replacement. There is more than 50% loss of metal. Some bull rail bolts require tightening. Pressure washing the floats is required but not until the Fall.			

If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-05

DOCK FACILITY: **Port Browning, Pender Island**INSPECTOR: **Peter Binner**WHARFINGER: **Claude Kennedy**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☐ Rates Posted
	The mud grate requires modification to provide proper drainage. The railings and bull rails require pressure washing and painting. There are a number of deck boards that have developing rot and monitoring for replacement is recommended. The notice board is rotten and replacement is required.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway is in good condition as are the roller bearings and guide rails. Float "A" still has some flotation issues under the gangway and there is a noticeable hump and twist to the float. Pressure washing all floats, along and under the bull rails, in the pile wells and the decking is required in the fall. Float "B" is in fair condition, the pilings and pile wells are showing minimal wear except there is a small area of rot showing in 1 piling (lower down, pile well next to float A) Float "C" is low in the water where it connects to float B, inspection and pumping is recommended. The pilings and pile wells are in good condition and showing minimal wear. The anchor chains on float A require an underwater inspection and adjustment if needed.
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OTHER INSPECTIONS	☒ Lighting ☒ Life Rings / Heaving Lines	12volt motion sensor ☐ Unpaid Moorage	good
	☒ Extinguishers (expiry dates)	Oct 2022	

COMMENTS/INSTRUCTIONS	Modify the mud grate to provide drainage. Pressure wash the railings and bull rails on the approach for painting. Inspect flotation on float A & C and pump out or replace billets as required. Pressure along and under the bull rails, the decking and in the pile wells on all floats, this coming fall. An underwater inspection of the anchor chains on float "A" is recommended.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-03-29

DOCK FACILITY: **Port Washington, Pender Island**INSPECTOR: **Peter Binner**WHARFINGER: **Rod MacLean**

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The railings and bull rails are unpainted and are in good condition. The decking in this area is also in good condition. The notice board is rotten and replacement is required.			

WHARF HEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	The 9"X12" bull rails are in good condition, pressure washing around the bull rails in the Fall is recommended. The decking on the wharf head is in mostly fair condition but there are numerous boards with developing rot and monitoring for future replacement is recommended.			

GANGWAY FLOATS	Gangway "A" requires sandblasting and paint. This is an older steel gangway with rust issues underneath and at the bottom end. The option of replacement is recommended, otherwise a serious upgrade is required. The guide rails are good and the roller bearings were recently replaced. Float "A" is in fair condition except for the loose bull rails in the middle section of the float. Inspection and repair is required. The 4 pilings on each side of the gangway (no pile well) are showing minimal wear. An underwater survey of the anchor chains and possible adjustment is required. Gangway "B" requires painting. A new kick board is required. The roller is worn but it only makes contact with the guide rails which are in good condition. the roller bearings require servicing. Float "B" is in fair condition with minor issues that require attention. The bull rails under the gangway were damaged 3 years ago in a storm and require replacement. Two sections of rub board are missing on the South side of the float and require replacement. The pile wells have an older UHMW type o material in them and replacement is recommended. There is minimal wear with the pilings and the pile wells. There is a major difference in height between float B & C, the end of B is considerable lower in the water and inspection of the flotation is required. The connecting chains and hardware between these floats requires replacement along with replacing any worn timber that helps improve the 2 ends of the float. New tires are also required. If the 2 floats can be stabilized in height, a metal transition plate is recommended. Float "C" is generally in good condition except in the end that connects to float B.			
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OTHER INSPECTIONS	☒ Lighting	recently upgraded	☒ Life Rings / Heaving Lines	
	☒ Extinguishers (expiry dates)	Dec 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing in the Fall is recommended. Monitor the deck boards on the wharf head. A new notice board is required. Gangway A is old, has rust issues, requires new decking and painting. Otherwise consideration for replacement is recommended. The loose bull rail bolts and the severe flexing in the middle of float "A" require inspection and repair. Underwater inspection of the anchor chains and possible adjustment on both "A" & "C" floats is recommended. Service the roller bearings on gangway B. Replace the damaged bull rails under gangway B Replacement of the UHMW in the pile wells on float B is recommended. Inspect the flotation at the end of float B and bring the height up to match float C. Replace all the connecting hardware between B & C, any worn timber and install new tires. If the height of these 2 floats can be stabilized, a new metal transition plate is recommended.
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If more comments are required, additional page will be attached.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-06

DOCK FACILITY: **Horton Bay, Mayne Island**INSPECTOR: **Peter Binner**WHARFINGER: **Richard Jarco**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is an 8 foot section of bull rail that has disintegrated at the beginning of the approach, the first post is fixed in the ground and is holding the rest of the railing together. The decking in this area is covered with mud and debris and it is impossible to determine if there are any issues with rotten planking, the expanded metal mesh is holding everything together. The railings are still in reasonable condition with minor rot in some areas.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway decking is in poor condition and becoming a safety issue. Replacing the deck boards is recommended. There has been some patching but the rot is progressing faster.
	The floats are all low in the water. The dinghy float under the gangway has considerable rot issues but is still functioning and safe.
	Yellow paint is required for the LOADING ZONE.

OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	STILL WORKING MISSING
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Dec 2022

COMMENTS/INSTRUCTIONS	There is considerable deterioration occurring at this facility with potential safety issues. The deck boards on the gangway are the most serious. Repair is highly recommended.
	Yellow paint is required for the loading zone.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 4/6/22

DOCK FACILITY: **Miners Bay, Mayne Island**INSPECTOR: **Peter Binner**WHARFINGER: **Nico Preston**

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	Pressure washing and painting of the bull rails and railings is required. The notice board requires replacement. There are 10 to 12 deck boards (3 1/2"x12"x12") in the area of the entrance to "B" float and the bollard on the wharf head that require replacement.			

WHARF HEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	Pressure washing is recommended. There are numerous deck boards that have developing rot, replacement is recommended. There is a deck board under the light standard next to gangway "A" that is severely rotten and replacement is required.			

GANGWAY FLOATS	Gangway "A" is in fair condition. Replacement of the kick board and the ladder rungs on the decking is recommended. The roller and guide rails are in fair condition and the roller bearings require servicing. The 4 pile wells on the float are in fair condition. Pressure washing in and around the wells and the bull rails and the decking, where necessary is required. Of the 24 pilings, 4 have roughly 20% wear and the other 20 show 10% or less wear. Gangway "B" is in good condition. Removal of the conveyor belt mating and replacement of expanded metal grating is required. The float has lose bull rail bolts in the middle area due to the extreme flexing from the ferry wake. It seemed to me that the float has stabilized to some degree as no new defects have occurred. There is 1 cracked tile that will be replaced when it finally breaks (easier to remove and replace).			
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OTHER INSPECTIONS	☒ Lighting	all good	☒ Life Rings / Heaving Lines	2 x good
	☒ Extinguishers (expiry dates)	Feb 2023 x 2, June 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing as described is required. Replacement of the rotten planking (10-12 boards) on the approach in the area of the notice board is required. Replacing the rotten planking on the wharf head is recommended. The notice board replacement is required. The wooden "ladder rungs" on gangway "A" require replacement along with the kick board. Removal of the conveyor belt matting and replacing with expanded metal grating (aluminum or steel) is recommended. This is an ongoing request from the local paramedics.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-08

DOCK FACILITY: **Swartz Bay**INSPECTOR: **Peter Binner**WHARFINGER: **Mike Smart**

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	Minor pressure washing at the beginning of the approach is recommended. The metal railings are painted red and painting these blue is recommended. The aluminum notice board is in good condition.			

WHARF HEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	N/A			

GANGWAY FLOATS	The gangway is in fair condition but the wooden "ladder rungs" require replacement. The roller and the bearings are rusted and servicing the roller bearings is required. Sandblasting and painting the rusted areas on the gangway is recommended. The roller guide rails are in good condition. The aluminum apron (transition plate) requires repair and modification to allow it to ride on the guide rails without damaging the apron. Float "A" is slated for replacement, otherwise in stable condition. Float "B" is in good condition.
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OTHER INSPECTIONS	☒ Lighting	working	☒ Life Rings / Heaving Lines	good
	☒ Extinguishers (expiry dates)	Aug 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Minor pressure washing as described. Painting the metal railings blue on the approach is recommended. Replacing the wooden "rungs" on the gangway decking and repairing the aluminum apron is required. Sandblasting the rusted areas on the gangway and the roller, servicing the roller bearings and painting is recommended.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-08

DOCK FACILITY: **Piers Island**INSPECTOR: **Peter Binner**WHARFINGER: **Mike Smart**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The railings and bull rails are unpainted and pressure washing is recommended. There is a rotten deck board at the beginning of the approach and mud covering several of the first few boards that require cleaning. There is a small area of rot in a section of bull rail near the gangway.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The steel gangway is in fair condition. The wooden "ladder rungs" on the decking require replacement. This is a heavy steel gangway with steel wheels on an axle and bearings that are difficult to access.
	The float is in fair condition and floating well in the water. Pilings are in good condition.
	The notice board is located here and is good condition.

OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Aug 2022	

COMMENTS/INSTRUCTIONS	Pressure washing as described and cleaning of the collected dirt at the beginning of the approach is required.
	Replacing the rungs on the gangway decking is required. New expanded aluminum grating is recommended for the gangway.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-04-09

DOCK FACILITY: **Lyall Harbour, Saturna Island**INSPECTOR: **Peter Binner**WHARFINGER: **Veronica Voss, Jeremiah Sylvester**

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	N/A			

WHARF HEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The concrete wharf head is in good order, clear of debris and gravel. Pressure washing of the bull rails is recommended. The notice board requires painting.			

GANGWAY FLOATS	The aluminum gangway is in good condition. There is wear occurring on the inside of the wheel brackets that are contacting the inside edge of the guide rail. The aluminum "C" channel installed for the guide rail is the wrong product and is causing problems in this case. Replace with 2' angle steel or aluminum. Float "A" requires pressure washing under the gangway, along and under the bull rails and in and around the pile wells. Anything green should be cleaned. The first group of pilings, 2 per side next to the gangway, the North side shows minimal wear and the 2 on the other side have aggressive wear where the previous kayak float was located (no pile wells). The second group of 3 pilings per side (no pile well) are showing minimal wear. The 2 steel pilings both have Zinc anodes that require replacement. This float is low in the water. The WCMRC float is nicely attached to the float with very stylish fenders! The old steel transition plate between float "A" & "B" requires replacement. It is a potential tripping hazard! Float "B" is also low in the water at this end but is floating normally at the end that connects to "C". The pilings and pile wells are in fair condition and pressure washing is required along the bull rails, pile wells and decking. Float "C" is lower in the water where it connects to "B" and the other end of "C" is also lower than the middle. All bull rail bolts are tight on all floats.			

OTHER INSPECTIONS	☒ Lighting	Requires inspection	☒ Life Rings / Heaving Lines	good
	☒ Extinguishers (expiry dates)	April 2023	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Pressure washing is required as described.
	The notice board requires painting. The gangway roller wheels are being damaged by the guide rails, modification is recommended. The 2 steel pilings require replacement Zinc anodes. Replacement of the old steel transition plate is required. Inspect flotation on all floats.