



Making a difference...together

**SOUTHERN GULF ISLANDS HARBOURS COMMISSION**  
 Notice of Meeting on **Friday, October 7, 2022 at 9:30 am**  
 Goldstream Conference 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	Southern Gulf Islands Electoral Area Director
J. Deschenes, North Pender Island	

**REVISED AGENDA**

**Please note the meeting date has changed from September 23 to October 7**

**1. APPROVAL OF AGENDA**

**2. ADOPTION OF MINUTES .....3**

*Recommendation: That the minutes of the May 27, 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](mailto: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 Operational Updates – September 2022 .....6**

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

*To ensure quorum, advise **Denise Dionne**, [ddionne@crd.bc.ca](mailto:ddionne@crd.bc.ca), if you cannot attend.*

**5.2. Anson Road Project Update [Verbal]**

**6. COMMISSION MEMBERSHIP**

**6.1. Expiring Terms – December 31, 2022**

***Commission Members – 2-year appointments***

- *Brian Dearden, Mayne Island (ending first term)*
- *Paul Brent, Saturna Island (ending second term)*
- *Jean Deschenes, North Pender Island (ending second term)*
- *Rob Fenton, South Pender Island (ending first term)*
- *John Hall, Piers Island / Swartz Bay (ending third term)*

**7. NEW BUSINESS**

**8. MOTION TO CLOSE THE MEETING**

That the meeting be closed in accordance with the Community Charter, Part 4, Division 3: 90 1) (j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*.

**9. RISE AND REPORT**

**10. ADJOURNMENT**

**Next Meeting:** Friday, November 25, 2022



Making a difference...together

**MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Friday, May 27, 2022 at 9:30 a.m., Goldstream Meeting Room, 479 Island Highway, Victoria, BC**

**PRESENT:** **Commissioners:** B. Mabberley (Vice Chair) (EP), Galiano Island; P. Brent (EP), Saturna Island; J. Hall (EP), Piers Island/Swartz Bay; D. Howe (EP)(10 am), Southern Gulf Island Electoral Area Director  
**Staff:** S. Henderson, Senior Manager, Real Estate & SGI Administration; D. Puskas, Manager, Capital Projects; D. Dionne, Administrative Coordinator (Recorder); A. Chan, Senior Administrative Assistant, Real Estate & SGI Administration  
**Also Present:** P. Binner, Wharfinger Coordinator

**REGRETS:** B. Dearden (Chair), Mayne Island; J. Deschenes, North Pender Island; R. Fenton, South Pender Island;

EP = Electronic Participation

The meeting was called to order at 9:45 am.

At the time the meeting was called to order, a quorum had not been reached. The Commission members present agreed to proceed as an information meeting and that they would return to Commission business if quorum was reached. The Commission moved directly to Item 3 on the agenda. Quorum was reached at 10 am and the Vice Chair proceeded with the business of the day.

**1. APPROVAL OF AGENDA**

**MOVED** by Commissioner Brent, **SECONDED** by Commissioner Hall,  
That the agenda be approved.

**CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** by Commissioner Brent, **SECONDED** by Commissioner Hall,  
That the minutes of the March 25, 2022 meeting be adopted.

**CARRIED**

**3. CHAIR'S REMARKS**

The Vice Chair made the following remarks:

- On April 13, 2022 the CRD Board approved a newly developed *Best Practices Guide for Meetings*. One new best practice is to no longer conduct a vote on recommendations to "receive for information". You will notice items on the agenda to be received for information that the recommendation has changed to read "*There is no recommendation. This report is for information only.*" Staff will respond to questions related to the item but no vote will be called. Following the 2022 General Local Election, the Best Practices Guide for Meetings will be incorporated into the new Board orientation on meeting procedures. Please connect with Staff to receive a copy.

#### 4. PRESENTATIONS/DELEGATIONS

There were presentations or delegations.

#### 5. COMMISSION BUSINESS

##### 5.1. Southern Gulf Islands Harbours Service Project and Operations Update – May 2022

Staff provided a summary of the project updates and noted the following additional information:

- **Spanish Hills:** site inspection with Pacific Industrial Marine (PIM) two days ago, scope has been adjusted and is within budget to get what is required out there.
- **Port Washington:** Work has been awarded to Salish Sea, site inspection scheduled for June 14.
- **Piers Island Additional Float:** out for tender. Some contractors have indicated that they already have floats made, so they will be able to make the summer fisheries window.
- **Swartz Bay:** construction inspection with PIM confirmed the length of the float is exactly the same length as a failing float at Hope Bay. PIM is willing to replace the float, within budget.
- **Hope Bay:** PIM was the successful proponent. Site inspection completed on Wednesday. The inspection revealed that the stringers on that float are failed. PIM has proposed that the float they are removing from Swartz Bay can be refurbished and then brought to Hope Bay to replace the failed float there, within budget.

#### D. Howe joined the meeting

- **Miners Bay:** a meeting with BC Ferries that was scheduled for earlier this week was postponed to next week and staff will prepare a written update on progress after that meeting.

#### Actions:

- Staff to coordinate a review of the 2016 Moffett & Nichol report regarding Miners Bay dock safety - the ambulance driver is reluctant to drive the ambulance out onto the dock until they have seen a safety report.
- Staff to coordinate replacement of rotten boards at Miners Bay.
- Staff to reassess the loads at Miners Bay and Port Washington in future assessment.
- Staff to review decking at Swartz Bay that needs replacing as part of maintenance program.

A summary of the operational updates:

- **Retreat Cove:** new floatation installed and completed, transition plate has been ordered and should be here this week and ready for modifications.
- **Lyall Harbour:** zinc anodes have been replaced

The Project and Operations update report was received for information.

## 5.2. Horton Road Alternative Uses – Discussion

Staff advised that discussions are ongoing, including not decommissioning the dock and reviewing whether there is another non-profit user that may be able to use it. Staff are expecting to have more information prior to the next meeting.

## 6. NEW BUSINESS

There was no new business.

## 7. MOTION TO CLOSE THE MEETING

The Commission moved into closed session at 10:17 am.

**MOVED** by Commissioner Brent, **SECONDED** by Commissioner Hall,  
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)

**CARRIED**

## 8. RISE AND REPORT

The Commission rose from its closed session at 10:50 am without report.

## 9. ADJOURNMENT

The Commission agreed to cancel its July 22, 2022 meeting and convene at its next regularly scheduled meeting on September, 23, 2022.

The Commission thanked D. Puskas for his work with the Commission over the years and wished him luck in his new role.

**MOVED** by Commissioner Brent, **SECONDED** by Commissioner Hall,  
That the May 27, 2022 meeting be adjourned at 10:50 am.

**CARRIED**

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CHAIR

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SECRETARY

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION  
MEETING OF FRIDAY, OCTOBER 07, 2022**

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**SUBJECT**     Capital Project Status Reports and Operational Updates – September 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 Ltd. (PIM) to complete installation during the summer fisheries window (ends October 1). Construction mobilization is complete and work will be completed by the end of September.

<b>Milestone</b>	<b>Completion Date</b>
<b>Archeological Overview Assessment</b>	<b>July 2019</b>
<b>Aquatic Effects Assessment</b>	<b>July 2019</b>
<b>Shoreline Stability Assessment</b>	<b>November 2019</b>
<b>Archeological Impact Assessment</b>	<b>January 2020</b>
<b>Onshore Development Permit</b>	<b>October 9, 2020</b>
<b>Onshore Substantial Completion</b>	<b>June 9, 2021</b>
<b>Start of Dock Construction – Offsite</b>	<b>July 2021</b>
<b>Islands Trust Development Variance Permit</b>	<b>November 29, 2021</b>
<b>Department of Fisheries and Oceans Approval</b>	<b>August 17, 2022</b>
<b>Construction mobilization commenced</b>	<b>September 13, 2022</b>
<b>Approach &amp; Dock Installation scheduled for</b>	<b>September, 2022</b>

## 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. Right of Way, have been replaced with larger culverts.
- Works were completed April 2022.

Milestone	Completion Date
Onshore Remediation by PIM Completed	April 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 2023 inspections. This has been confirmed with the Wharfinger Coordinator and Galiano Island's Commission member.
- Funds were used in April 2022 for flotation repair, in the amount of \$4,869.50 with remainder to be returned to the Capital Reserve Fund (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.

**Project Update and Milestones:**

- Discussion occurring regarding potential alternate users of the dock.
- 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.

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

**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 Department of fisheries (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 is required for staff to retain a contractor to carry out the works.

**Project Update and Milestones:**

- Scope of work has been confirmed with the Wharfinger Coordinator.
- A RFQ was 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 PIM, with the agreement being executed.
- Inspection with contractor May 25, 2022 to review the scope of work. Work alterations to tender include approach works eliminated and wharfhead works to include pedestrian railings around two sides. Float to be narrower as per DFO small docks specifications.
- Work can commence as soon as awarded.

<b>Milestone</b>	<b>Completion Date</b>
<b>RFQ Issued</b>	<b>March 18, 2022</b>
<b>RFQ Closed</b>	<b>April 19, 2022</b>
<b>Agreement Signed with Pacific Industrial Marine</b>	<b>May 25, 2022</b>
<b>Revised Scope of Work with Contractor</b>	<b>May 27, 2022</b>
<b>Construction (anticipated)</b>	<b>October/November 2022</b>



## **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, in consultation with Wharfinger Coordinator.
- The gas line work was deferred due to budget constraints.
- Initial discussions with Moffatt & Nichol on design considerations for the float realignment have commenced.
- Staff have had some initial discussions with BC Ferries.
- Contractors contacted to provide quotes for three scenarios:
  - replace the decking on the wharfhead and part of the approach with new decking;
  - replace part of the decking and place a barrier approximately ten feet into the wharfhead to stop people from entering onto the remaining wharfhead; or
  - replace part of the decking up to ten feet into the wharfhead and then demolition the rest of the wharfhead.
- No monies left in the capital project, so further assessment of funding source and prioritization will be required once quotes have been received.

<b>Milestone</b>	<b>Completion Date</b>
<b>Float Realignment Interim Report</b>	<b>June 2, 2022</b>
<b>ITT issued for gas line removal</b>	<b>Not issued</b>
<b>Request for Quotes for 3 Scenarios</b>	<b>September 2022</b>
<b>Request for Quotes Closes</b>	<b>September 2022</b>

## **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 handrail 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.

- Five 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.
- Inspection with contractor June 14, 2022 to review the scope of work. Work alterations to tender include approach pile work, wharfhead works, float works, gangway works and provisional items eliminated.
- Work will proceed during the 2022 Winter Fisheries December 1, 2022 to February 15, 2023.

<b>Milestone</b>	<b>Completion Date</b>
<b>ITT Issued</b>	<b>March 18, 2022</b>
<b>ITT Closed</b>	<b>April 19, 2022</b>
<b>Agreement Signed</b>	<b>July 15, 2022</b>
<b>Change Order for Scope Review Issued</b>	<b>July 28, 2022</b>
<b>Construction (anticipated) during winter fisheries window</b>	<b>December 2022</b>

### **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.

**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.

<b>Milestone</b>	<b>Completion Date</b>
<b>There are currently no milestones to report</b>	

### **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 (FLNRO) 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 7, 2022.
- ITT for Supply and Installation of new float issued on June 6, 2022.
- ITT for Supply and Installation of new float closed on July 14, 2022
- Recommendation to Award to PIM signed August 10, 2022
- Cowichan Tribes have raised concerns about heritage fishing grounds with FLNRO via an email dated August 23, 2022. Waiting to send contract to PIM until this issue is resolved.

<b>Milestone</b>	<b>Completion Date</b>
<b>Aquatic Effects Assessment</b>	<b>April 2019</b>
<b>Cowichan Tribes Comment on Project</b>	<b>June 2019</b>
<b>CRD Discussion with Cowichan Tribes on Project</b>	<b>July 2019</b>
<b>CRD Re-establishes Project Discussion with Cowichan Tribes</b>	<b>March 2022</b>
<b>CRD Letter Requesting Support</b>	<b>March 18, 2022</b>
<b>Feedback from Cowichan Tribes</b>	<b>April 7, 2022</b>
<b>Tender for Supply and Install</b>	<b>June 06, 2022</b>
<b>Tender for Supply and Install Closed</b>	<b>July 14, 2022</b>
<b>Agreement Signed (anticipated), waiting for First Nations Approval</b>	<b>September 2022</b>
<b>Installation (anticipated), for winter fisheries window</b>	<b>December 2022</b>

## **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:**

- Scope of work confirmed with the Wharfinger Coordinator, works include gangway repairs, bull rail and decking replacement, install ultra-high molecular weight polyethylene (UHMW) sheets in pile wells, replace rub boards, and install rub boards.
- A RFQ was 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 RFQ, both were over budget. Staff re-prioritized the work and the lowest proponent, PIM, was able to price the works within the available budget.
- Inspection with contractor May 25, 2022 to review the scope of work. Work alterations to tender include approach and wharhead works eliminated, installation of refurbished float from Swartz Bay, gangway works to remain and provisional items eliminated.
- Work timing depends on the construction of new float for Swartz Bay.

Milestone	Completion Date
RFQ Issued	March 24, 2022
RFQ Closes	April 21, 2022
Agreement Signed	June 15, 2022
Change Order for Scope Review Issued	May 27, 2022
Construction (anticipated)	October/November 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 handrail 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 was 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.
- PIM was the successful bidder, within budget.
- Inspection with contractor May 25, 2022 to review the scope of work. Work alterations to tender include float larger than on the drawings (increase in cost) and provisional works eliminated.
- Work can proceed as soon as awarded.

Milestone	Completion Date
RFQ Issued	March 29, 2022
RFQ Closes	April 25, 2022
Agreement Signed	June 15, 2022
Change Order for Scope Review Issued	May 27, 2022
Construction (anticipated)	October/November 2022

## OPERATIONAL UPDATES

- Montague Harbour, Galiano Island:
  - Replaced UHMW skid plate at the bottom apron of the gangway
  - Replaced UHMW rub boards in well pilings
  - Inspected anode on steel pile

- Retreat Cove, Galiano Island:
  - Inspected gangway roller bearings and servicing
- Sturdies Bay, Galiano Island:
  - Inspected gangway roller bearing and servicing
  - Installed anti-skid material on transition gangway
  - Bull rail bolts inspected and adjusted as required
- Port Browning, Pender Island:
  - Inspection of Float A and Float C flotation for pump out
  - Inspected gangway roller bearings and servicing
- Miners Bay, Mayne Island:
  - Emergency installation of plywood over deteriorated areas on the wharfhead to ensure public health and safety
  - Replacement of broken concrete tiles on Float B
  - Float A bull rail bolt adjustments
- Lyall Harbour, Saturna Island:
  - Installation of Float B to Float C transition completed
  - Replacement of several steel pile anodes (cathodic protection) completed
- Bimonthly dock inspections completed in August. Refer to Appendix A for dock reports.

### **RECOMMENDATION**

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

Submitted by:	Jared Kelly, PEng., Manager, Capital Projects
Submitted by:	Dan Robson, ASc.T, Manager, Saanich Peninsula and Gulf Islands Operations
Concurrence:	Stephen Henderson, BSc., P.G.Dip. Eng., MBA, Manager of Real Estate Services

### **ATTACHMENT:**

Appendix A: Dock Inspection Reports – August 2022



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022  
INSPECTOR: Peter Binner

DOCK FACILITY: Montague Harbour Galiano  
WHARFINGER: Kiyoshi Okuda



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The railings require painting, light pressure washing is required in this area in the fall. The notice board is in good condition, recently painted.

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

<b>GANGWAY FLOATS</b>	The gangway top transition plate and the bottom apron require new non-skid paint ( can be black or yellow paint). The aluminum guide channel is loose and requires refastening. The apron skid plate (UHMW) has broken off and a replacement is required.
	Float "A" is in reasonably good condition, the bull rails are loose but it is likely due to the hot dry weather as all the bull rails on all of the floats are in the same condition. Normally there are no issues apparent. Float "B" is in similar condition as "A". The transition plate between A & B requires new non-skid paint. The pilings and pile wells are in good condition, showing minimal wear. Replacing the thin strips of UHMW in the pile wells, where necessary, is recommended . A wider piece is required to handle the float on the pile well. Float "C" is similar to A & B as is float "D". Float "D" is reattached to "C". Pressure washing the floats and bull rails is recommended in the fall.

<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Life Rings / Heaving Lines
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)    Nov 2022, Aug 2023	<input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	The railings on the approach require painting. Pressure washing the bull rails and decking is recommended on the approach along with the floats.
	The aluminum transition plates on the gangway and on the floats along with the bottom gangway apron require new non-skid paint.  Replacing some of the narrow strips of UHMW with a wide / heavier piece is recommended. The NW side of the pile well seems to get more wear.



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	Pressure washing the railings, bull rails and the decking is recommended this fall. The railings and the notice board are painted, all looks good.

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

<b>GANGWAY FLOATS</b>	The gangway is in reasonable good condition, there is developing rust at the bottom end and the roller bearings are in fair condition. Painting the rusted areas is recommended.
	The float is in good condition, new flotation at the end under the gangway has improved the whole line of the float. Again, bull rails and decking are all somewhat loose due to the hot dry weather. Adjustments are not required until the weather changes.
	The first 2 (of 3) pilings (NW side) next to the gangway are showing moderate wear, the opposite side (group of 3) is minimal wear. The end 2 groups of 3 per pile are showing minimal wear.
	Pile observations are restricted by the height of tide.

<b>OTHER INSPECTIONS</b>	<input type="checkbox"/> Lighting           N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines           good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)           June 2023	<input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	Pressure washing is recommended as described.
	Painting the rusted areas on the gangway is recommended.





## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The railings and bull rails are unpainted and pressure washing in the fall is recommended.  A notice board is required.

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	Pressure washing is also recommended in the fall.

<b>GANGWAY FLOATS</b>	The gangway and float are slated for replacement and are still functioning although the float is close to being awash at the south end.

<b>OTHER INSPECTIONS</b>	<input type="checkbox"/> Lighting    N/A	<input type="checkbox"/> Life Rings / Heaving Lines    N/A
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)    Oct 2022	<input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	Pressure washing as described.
	A notice board and life ring are required.



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022

DOCK FACILITY: Sturdies Bay Galiano



INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The railings and bull rails are unpainted and require pressure washing this fall. The decking could be included depending on how things look as the weather gets wetter. The notice board requires painting. The metal bollard at the entrance of the approach has fresh paint.

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	Same condition as the approach. Pressure washing as required.

<b>GANGWAY FLOATS</b>	The top gangway transition plate requires new non-skid paint. The railings require painting and servicing the roller bearings is recommended if possible.
	The float requires pressure washing. The Otters are having a field day on this float and its become quite the mess!
	The float has structural issues, bull rail bolts are loose in the middle section, this is an on going problem.
	The lighting and a good non skid surface is required for when kids go back to school. The school boat uses this facility.
	The pilings and pile wells are showing minimal wear at the tide when observed.

<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting	good, recently upgraded	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	April 2023	<input type="checkbox"/> Unpaid Moorage	

<b>COMMENTS/INSTRUCTIONS</b>	Pressure washing as described.
	Non-skid painting is required on the gangway transition plate.
	The non-skid condition on the gangway and the float decking requires attention when the school kids go back to school. By November it will be wetter and darker and slippery conditions need to be avoided at this location.



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Richard Jarco



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>A section of railing bull rail has rotted away. There are several large holes in the rotten decking at the entrance to the approach. The first 30' is in rough condition.</p> <p>The notice board and railing are being held up by the lamp standard.</p>

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

<b>GANGWAY FLOATS</b>	<p>The gangway decking is in very poor condition, several patches have been installed. It is still operational considering the condition.</p> <p>The dinghy float has considerable rot along the side that connects to the main float. The main floats are all low in the water and are still usable.</p>
	<p>The pilings are mostly in fair condition, noticed one with visible rot at a low tide.</p>

<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting            seems to be working	<input type="checkbox"/> Life Rings / Heaving Lines            missing
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)            Dec 2022	<input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	<p>Things are slowly falling apart but the facility is still able to provide its intended service. Safety is going to be an issue in the next 6 months.</p>



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-Aug-2022  
INSPECTOR: Peter Binner

DOCK FACILITY: Miners Bay Mayne  
WHARFINGER: Nico Preston



<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails require pressure washing and painting is recommended.          The decking is in fair condition but begins to show numerous deck boards with developing to serious rot beginning at the entrance to "B" float. there are numerous plywood patches covering the larger holes.          The notice board is rotten and replacement is required.</p>

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>The decking on the wharfhead is deteriorating at a healthy rate. At some point this area will become unsafe and some serious thought is required to deal with this area.</p>

<b>GANGWAY FLOATS</b>	<p>Float "A" gangway requires pressure washing and railings painted. The decking is old and the "ladder rungs" are falling off as the wood they are fastened to are no longer able to hold a fastener. Removing the rungs and covering the area with expanded metal is recommended for a short term solution. The roller bearings require servicing and are in fair condition. The roller and guide rails are rusty but in fair condition.          The float requires pressure washing everywhere! This includes the pile wells. The pile wells are in fair condition and the pilings are showing minimal to moderate wear (both ends). There are just a couple of piles with small areas of rot showing at a low tide, monitoring is recommended.          Float "B" gangway is in good condition and the conveyor belt matting requires removal before the winter season begins. The Medics will not use the gangway with that matting in the winter. The existing metal grid decking requires expanded metal grating that provides a better non skid surface and allows the snow/ice to fall through. The top (checker plate) transition plate requires new non-skid paint.          The float movement has recently impacted the position of the gangway and modifications to the guide rails have been implemented. The safety ladder next to the gangway was severely bent and replacement is required. The issue with the movement has caused the bull rail bolts to become loose on both sides of the float and the loose area is roughly 1/3 of the float in the middle area. This is more than double than it was when I did the last inspection.</p>
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<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting            upgraded to LED <input checked="" type="checkbox"/> Life Rings / Heaving Lines            good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)            Feb 2023 x 2, April 2023, <input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	<p>Pressure washing as described is required.          The railings and bull rails require painting on the approach.          The rotten decking on the approach requires replacement.          The developing rot on the wharfhead requires some serious thought as to what the practical use of this area is.          The conveyor belt matting on the gangway requires replacement with expanded metal grating before the winter season begins. The Medic service WILL NOT use this gangway with the existing rubber mat in place.          The safety ladder on float B requires replacement.          Modifications to the guide rails on Float B are required (Georgeson has been notified).          The movement of the float (B) has rapidly increased the looseness of the bull rail bolts over an area more than double that of 2 months ago. This may be more of a problem than just tightening the bolts.</p>
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## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-08

DOCK FACILITY: Hope Bay, Pender Island

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	The railings and bull rails require pressure and the railings require painting. The decking may require pressure washing in the Fall/Winter season.			
WHARF HEAD	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	Pressure washing/painting is required, same as the approach. The light standard requires painting.			
GANGWAY FLOATS	<p>A small transition plate is required at the top of the gangway. No aluminum checker plate or other metal without a non-skid surface is to be installed. The gangway has areas of considerable rust and requires descaling and painting.</p> <p>Replacing the wooden decking on the gangway with an expanded metal grating is recommended.</p> <p>The roller bearings require servicing or replacing. The guide rails are also rusty, monitor for future replacement.</p> <p>Float 'A' pilings and pile wells (under the gangway) are in fair condition. The float has lost the bottom stringer where float 'C' connects to 'A', it was determined that the float requires replacement.</p> <p>The connecting hardware between floats A,B &amp; C require replacement where needed (chain, shackles and eye bolts or pads)</p> <p>Float 'B' is missing a section of the bottom flange beam, this is the same problem as with float "A". There are a few lose bull rail bolts, and a rub board that is warped and requires replacement (above the section of missing flange beam). The pile wells and pilings are all in good condition showing minimal wear.</p> <p>Pressure washing is recommended for the Fall/Winter season. There are no noticeable flotation issues.</p> <p>Float 'C' is in fair condition. The pile wells and pilings are all showing minimal wear. The emergency ladder at the end of the float has lost all of the rungs and requires replacement. Pressure washing is also recommended this coming Fall/Winter. There are no flotation issues at this time.</p>			
OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	new LED head	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Sept 2022	<input type="checkbox"/> Unpaid Moorage	
COMMENTS/INSTRUCTIONS	<p>Pressure washing and painting as described.</p> <p>Monitor the decking on the approach and wharfhead for future replacement.</p> <p>Install a transition plate at the top of the gangway.</p> <p>Replacing the wooden decking on the gangway with an expanded metal grating is recommended.</p> <p>Replace float connecting hardware where worn.</p> <p>Tighten lose bull rail bolts on B float and replace missing rub board.</p> <p>Float "B" is also missing a section of flange beam, replacement of the float may be required.</p>			



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-08

DOCK FACILITY: Port Browning, Pender Island

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	<p>The mud grate requires modification to provide proper drainage.</p> <p>The railings, bull rails and decking require pressure washing and the railings require scraping and painting. There is developing rot with some of the deck boards and monitoring for future replacement is recommended.</p> <p>The notice board is rotten and replacement is required.</p>			
WHARF HEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	N/A			
GANGWAY FLOATS	<p>The gangway is painted and in fair condition. The roller bearings require servicing, the roller is rusty and the guide rails are in good condition.</p> <p>Float 'A' requires a flotation inspection, there is a developing hump in the middle of the float. Pressure washing the bull rails, pile wells and decking is recommended for the Fall/Winter season. The pilings and pile wells next to the gangway are in fair condition.</p> <p>Float 'B' is in good condition. The pilings and pile wells are all showing minimal wear. Yellow paint is required for the dinghy landing area.</p> <p>Float 'C' has a slight dip at the connection to 'B' and a flotation inspection is recommended. Pressure washing the bull rails, pile wells and decking is recommended for the Fall/Winter season.</p> <p>There is an abandoned sail boat tied to the dock, no moorage has ever been paid.</p>			
OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	12 volt motion sensor	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Oct 2022	<input checked="" type="checkbox"/> Unpaid Moorage	abandoned sailboat
COMMENTS/INSTRUCTIONS	<p>Pressure washing as described</p> <p>Modify the drainage for the mud grate at the entrance of the approach.</p> <p>Monitor the developing rot on the decking.</p> <p>Replace the rotten notice board.</p> <p>Inspect flotation as described.</p> <p>Service the roller bearings.</p> <p>Yellow paint is required for the dinghy landing.</p>			





## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-08

DOCK FACILITY: Port Washington, Pender Island

INSPECTOR: Peter Binner

WHARFINGER: Rod MacLean

<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails are unpainted and pressure washing is required. The notice board is rotten and requires replacement. The Spill Kit locking ring is rusted and quickly becoming useless, replacement is required.</p>			

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>There are a number of deck boards that have developing rot and replacement is recommended while others can be monitored for future replacement. Pressure washing the bull rails and other areas is recommended.</p>			

<b>GANGWAY FLOATS</b>	<p>Gangway 'A' requires painting. There are areas of major rust at the bottom of the gangway, the frame has been bent and future replacement is recommended. There are new roller bearings and the guide rails are in fair condition.</p> <p>Float 'A' is in reasonably good condition but there are issues with the internal structure that require inspection. The bull rail bolts are loose in the middle of the float and there is a missing rub board that requires replacement. One tire is missing at the seaplane landing area. Pilings and pile wells are in good condition with minimal wear.</p> <p>Float 'B' gangway requires painting and a section of kick board requires replacement. Replacing the wooden decking with an expanded metal grating is recommended.</p> <p>Float 'B' has broken bull rails in the area under the gangway that require replacement. There are other sections of bull rail that are worn and replacement is recommended. There is a section of rub board that is missing and replacement is required. Pressure washing the bull rails, the pile wells and the decking is recommended for the Fall/Winter season.</p> <p>The pilings and pile wells are in fair condition and new UHMW is recommended to replace the old material in the 2 wells.</p> <p>There is a serious flotation issue at the end of the float that connects with 'C' float and an inspection and a solution to raise the float to the level of 'C' float is required. The hardware that is connecting B to C requires replacement.</p> <p>Float 'C' is in fair condition. An underwater inspection of the anchor chains and adjustment is required for both A &amp; B floats.</p>			
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<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting	New LED light heads	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Dec 2022	<input type="checkbox"/> Unpaid Moorage	

<b>COMMENTS/INSTRUCTIONS</b>	<p>Pressure washing as described. Replace rotten notice board.</p> <p>Replace some rotten decking on the wharfhead and monitor other boards for future replacement.</p> <p>Gangway 'A' requires painting with attention to the rusted areas, future replacement is recommended.</p> <p>Inspection of the float structure with float A and tightening of the bull rail bolts is required. Replace missing rub board and tire at the seaplane landing. Underwater inspection of the anchor and chains is required.</p> <p>Gangway B requires painting and a new section of kick board. The gangway is in fair condition and replacing the wooden decking with an expanded metal grating is recommended. Replace the broken and worn bull rails sections.</p> <p>Replace the old pile well liners with new UHMW sections. Inspect the flotation issue and bring B float up to the level of float C.</p> <p>Replace the connection hardware for floats B &amp; C.</p> <p>An underwater inspection of the anchor and chains for float C and an adjustment of the chains is required.</p> <p>Repair the broken electrical lighting wire on float B (next to the gangway).</p>			
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## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-07

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

<b>APPROACH</b>	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

<b>WHARF HEAD</b>	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The bull rails require pressure washing and the notice board requires painting. The concrete deck is in good condition.

<b>GANGWAY FLOATS</b>	<p>The transition plate at the top of the gangway requires wire brushing &amp; painting.</p> <p>The gangway is in good condition but the "U" channel guide rails are cutting into the wheel brackets. The "U" channel is not required as a "L" shaped guide rail is sufficient. The gangway apron is in good condition.</p> <p>Float 'A' pilings at the gangway (2 / side) are showing moderate to minimal wear. There are no pile wells, only UHMW rub boards. The 2nd and 3rd group (2 piles / side) are showing minimal wear and pile wells are in good condition. The float is low in the water and the flotation requires inspection. The decking and bull rails are in good condition. Pressure washing this coming Fall/Winter season is recommended. The Zinc's have been replaced on the 2 steel pilings.</p> <p>Float 'B' now has a new transition plate. The float is low in the water in this area and there may be a flotation issue. Inspection is recommended.</p> <p>The first 2 pile wells (3 piles each side) are showing minimal wear and the 2nd pile well (3 piles each side) are also showing minimal wear. Pressure washing of the bull rails, pile wells and the decking is recommended for the Fall/Winter.</p> <p>Float "C" is now low in the water at each end, inspection is required.</p>
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<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting <input type="checkbox"/> Requires upgrading to LED lights <input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> 2 rings, one requires a new grab line
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) <input type="checkbox"/> April 2023 <input type="checkbox"/> Unpaid Moorage

<b>COMMENTS/INSTRUCTIONS</b>	<p>Replace the worn out transition plate between A &amp; B floats.</p> <p>Pressure washing as described. Notice board requires painting.</p> <p>The steel transition plate at the top of the gangway requires wire brushing and painting.</p> <p>Replacing the gangway guide rails is recommended.</p> <p>Floats A &amp; B are low in the water, a flotation inspection is recommended.</p> <p>Float "C" requires flotation inspection as the ends are now low in the water.</p> <p>Upgrade lighting to LED lights.</p>
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## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-09

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

<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails are unpainted and require pressure washing along with the decking. There is a small section of bull rail near the gangway that is rotten and requires replacement.</p> <p>The notice board is located on the float.</p>			

<b>WHARF HEAD</b>	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	N/A			

<b>GANGWAY FLOATS</b>	Replacing the wooden decking on the gangway with an expanded metal grating is recommended. The steel roller wheels are rusty and the bearings require servicing. As the axle for both wheels is welded to the outside of the frame, I'm not sure how you would easily replace the inboard bearings?			
	The floats are in fair condition, there are no flotation issues. The decking is old but remains serviceable and the expanded aluminum grating that is used for a non skid surface requires upgrading in some sections.			
	The pilings and UHMW rub boards are in good condition.			
	Pressure washing in the Fall is recommended.			

<b>OTHER INSPECTIONS</b>	<input type="checkbox"/> Lighting	N?A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Aug 2023	<input type="checkbox"/> Unpaid Moorage	

<b>COMMENTS/INSTRUCTIONS</b>	Pressure washing as described.
	Replace rotten section of bull rail on the approach.
	Replacement of the wooden decking on the gangway with an expanded metal grating is recommended.
	Service the roller wheels bearings.
	Upgrade/replace sections of expanded aluminum grating that have broken areas on the float.





## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2022-08-09

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

<b>APPROACH</b>	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	<p>The concrete approach requires minor pressure washing at the entrance. The metal railings are painted red and painting is recommended.</p> <p>There is an electrical conduit coming from shore to the electrical panel at the first light standard. There are areas of rust that may be of concern and inspection by an electrician is recommended.</p>			
<b>WHARF HEAD</b>	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	N/A			
<b>GANGWAY FLOATS</b>	<p>Replacement of the wooden decking on the gangway with an expanded metal grating is recommended. The roller bearings and guide rails are in fair condition.</p> <p>Float "A" is slated for replacement this summer.</p> <p>Float "B" is in good condition. Pressure washing this Fall/Winter is recommended. The flotation at the end requires inspection.</p>			
<b>OTHER INSPECTIONS</b>	<input checked="" type="checkbox"/> Lighting	good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Aug 2023	<input type="checkbox"/> Unpaid Moorage	
<b>COMMENTS/INSTRUCTIONS</b>	<p>Pressure washing as described.</p> <p>Inspect rusty electrical conduit at entrance of the approach.</p> <p>Painting the metal railings is recommended.</p> <p>Replacing the wooden decking on the gangway with expanded metal grating is recommended.</p> <p>Inspect flotation at the end of "B" float.</p>			