

**SOUTHERN GULF ISLANDS HARBOURS COMMISSION**  
Notice of Meeting on **Thursday, February 27, 2025 at 9:30 a.m.**  
Saanich Peninsula Wastewater Treatment Plant Meeting Room,  
9055 Mainwaring Road, North Saanich, 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 (Chair), Mayne Island        | P. Brent, Electoral Area Director   |
| B. Mabberley (V. Chair), Galiano Island | R. Fenton, North Pender Island      |
| A. Hol, South Pender Island             | R. Schnurr, Piers Island/Swartz Bay |
| M. Davis, Saturna Island                |                                     |

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**AGENDA**

- 1. TERRITORIAL ACKNOWLEDGEMENT**
- 2. APPROVAL OF AGENDA**
- 3. ADOPTION OF MINUTES .....3**
- 4. CHAIR'S REMARKS**
- 5. SENIOR MANAGER'S REMARKS**
- 6. PRESENTATIONS/DELEGATIONS**

*Recommendation: That the minutes of the December 4, 2024 meeting be adopted.*

*The public is 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 [achan@crd.bc.ca](mailto:achan@crd.bc.ca)*

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

**7. COMMISSION BUSINESS**

- 7.1. Southern Gulf Islands Harbours Projects and Operations Update February 2025 .....8**

*Recommendation: That the Southern Gulf Islands Harbours Commission receives the report for information.*

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*To ensure quorum, advise **Aggie Chan, [achan@crd.bc.ca](mailto:achan@crd.bc.ca)** if you cannot attend.*

**8. NEW BUSINESS**

**9. MOTION TO CLOSE THE MEETING**

That the meeting be closed for discussion in accordance with Section (90)(1)(a) of the Community Charter and that personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality.

**10. RISE AND REPORT**

**11. ADJOURNMENT**

**Next Meeting:** Thursday, May 29, 2025



Making a difference...together

**MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Wednesday, December 4, 2024 at 9:30 a.m., Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich, BC**

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**PRESENT: Commissioners:** B. Dearden (Chair), Mayne Island; B. Mabberley (Vice Chair) (EP), Galiano Island; J. Deschenes, North Pender Island (EP); M. Davis, Saturna Island; P. Brent, Electoral Area Director; R. Schnurr, Piers Island/Swartz Bay

**Staff:** Stephen Henderson, Senior Manager, Real Estate, SGI Administration and SSI LCC; Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Jared Kelly, Manager, Capital Projects, IWS CRD (EP); Lani O'Dwyer, Technical Services Technician 3, Infrastructure Engineering (EP); Lia Xu, Manager, Local Services and Corporate Grants; Aggie Chan, Senior Administrative Secretary (Recorder)

**REGRETS:** R. Fenton, South Pender Island

EP = Electronic Participation

The meeting was called to order at 9:33 am.

**1. TERRITORIAL ACKNOWLEDGEMENT**

**2. APPROVAL OF AGENDA**

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

**CARRIED**

**3. ADOPTION OF MINUTES**

**MOVED** by Commissioner Mabberley, **SECONDED** by Director Brent,  
That the minutes of the February 29, 2024 meeting be adopted.

**CARRIED**

**4. CHAIR'S REMARKS**

The Chair had no remarks.

**5. SENIOR MANAGER'S REMARKS**

The Senior Manager made the following remarks:

- The Harbours Service has had a good year. With thanks to everyone's contribution.

**6. PRESENTATIONS/DELEGATIONS**

There was no presentations or delegations.

## 7. COMMISSION BUSINESS

### 7.1. Bylaw No. 4655: Southern Gulf Islands Small Craft Harbours Regulation Amendment

\*Staff Jared Kelly joined the meeting electronically at 9:58 AM

Staff provided an overview of proposed changes:

- **Rate Structure Changes:** The changes include updates to the duration of free moorage (from 2 hours to 3 hours) and rate increases for short-term and overnight moorage.
- **Rationale:** The proposed bylaw amendment reflects current market conditions and ensures the financial sustainability of the harbours. The rates were rounded to the nearest convenient number to avoid using odd amounts, which are impractical due to the absence of pennies in circulation.

The Commission discussed and provided inputs on:

- **Electronic Payment Implementation:** The commission is concerned about revenue loss due to reliance on cash and cheque payments. Staff provided updates on efforts and challenges to facilitate electronic payment options and will pursue.
- **Emergency Services:** Staff is directed to communicate with RCMP that dedicated spots should not be “RCMP” only but include all emergency services. Signage(s) to be updated and changed.
- **Bylaw enforcement:** Western Canada Marine Rescue Corporation (WCMRC) at Horton Bay the barge taking up a portion of the dock, which results in loss of valuable transient moorage and thus loss of revenue to the wharfinger. Staff is directed to invoice WCMRC at the reserved moorage rate.

**MOVED** by Director Brent, **SECONDED** by Commissioner Mabblerley,

The Southern Gulf Islands Harbours Commission recommends the Electoral Areas Committee recommend to the Capital Regional District Board:

1. That Bylaw No. 4655, “Capital Regional District Southern Gulf Islands Harbours Regulation Bylaw No. 1, 2000, Amendment Bylaw No. 9, 2024”, be introduced and read a first, second, and a third time.
2. That Bylaw No. 4655 be adopted.

**CARRIED**

## 7.2. Southern Gulf Islands Harbours Service 2025 Operating and Capital Budget

Staff provided an overview of the Operating and Capital Budget:

- **Year-End Projection:** 2024 will be about \$40,000 under budget primarily due to lower repair and maintenance costs as dock replacement and improvement projects are completed. The projected surplus will be approximately \$25,000 after accounting for the lower-than-expected revenue.
- **Surplus Allocation:** An Operating Reserve Fund (ORF) has been newly created, to ensure financial stability and flexibility to address future capital and operational needs. First \$25,000 of the surplus will be allocated to the Capital Reserve Fund (CRF) with the remaining amount going into ORF.
- **Debt and Reserve Funds:** The discussion included details about the service's long-term debt and the importance of maintaining reserve funds. Balancing the surplus between the CRF and ORF will address both capital projects and operational emergencies.
- **Capital Projects:** The budget includes \$1,000,000 of capital works over the next five years, with specific projects identified for upgrades and renovations.

**MOVED by** Commissioner Mabberley, **SECONDED by** Director Brent,

The Southern Gulf Islands Harbours Commission:

1. Approve the 2025 operating and capital Budget as presented and that the 2024 actual operating surplus be balanced on the 2024 Capital Reserve Fund transfer, and
2. Recommends that the Electoral Areas Committee recommends that the CRD Board approve the 2025 Operating and Capital Budget and five-year Financial Plan for the Southern Gulf Islands Harbours Service as presented.

**CARRIED**

## 7.3. Southern Gulf Islands Harbours Projects and Operations Update December 2024

\*Staff Lani O'Dwyer joined electronically at 10:20 AM

\*Staff Lia Xu left the meeting at 10:22 AM

The Commission received the report for information. There is no recommendation.

**19-02 | Retreat Cove** – Funding budgeted for 2025.

**19-03 | Horton Bay** – Guarantee period expiring on February 6, 2025. Observation of rocks and materials washing down the top of the boards of the first 10 feet of the walkway (first approach), in the dock inspection report. Staff to work out

improvements to mitigate the issue.

**23-01 | Miners Bay Upgrades** – Removal of gas lines is expected to be completed before Christmas. The project is expected to be under budget, largely due to the contributions of volunteers.

**21-03 | Annual Provision** – Two additional projects are in action with expected completion at the end of January, including floatation billet replacements at Swartz Bay for \$4000 and at Lyall Harbour for \$14,000.

**21-05 | Piers Island Additional Float** – Contract with Pacific International Marine (PIM) signed. The project will be made of mini-mesh, a 30' connection to the existing dock. The installation is scheduled prior to February 15<sup>th</sup>, 2025.

#### **OPERATIONAL UPDATES**

- Lyall Harbour Gangway: The issue of gangway rollers coming off the railings to be addressed
- Crane at Hope Bay: Discussion on possible crane policy update, liability issues, and the need for operators to be certified for competency, the possibility of removing the crane, or restricting its use to reduce risks.
- Port Washington: The railing, bolt rail, and structural bullets tightening on the airplane dock are completed.
- Lyall Harbour: Waves were observed coming over the dock. Repair to Float B is needed. To be completed and funded with provisional funds.
- Rusted ladders: Remove any rusted or improperly maintained ladders from the docks, including the one at Spanish Hills.

#### **7.4. Public Correspondence**

Info provided to the commission – A property adjacent to Port Washington is on the market for sale.

#### **8. NEW BUSINESS**

There is no new business.

#### **9. MOTION TO CLOSE THE MEETING**

**MOVED** by Director Brent, **SECONDED** by Commissioner Schnurr,  
That the meeting be closed in accordance with the Community Charter, Part 4, Division 3,  
Personal Information Under Section 90 (1)(a) .

**CARRIED**

The Commission moved into closed session at 10:49 am.

#### **10. RISE AND REPORT**

The Commission rose from its closed session at 11:05 a.m. without report.

## 11. ADJOURNMENT

**MOVED** by Commissioner Mabberley, **SECONDED** by Commissioner Schnurr,  
That the December 4, 2024 meeting be adjourned at 11:10 a.m.

**CARRIED**

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**CHAIR**

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**SECRETARY**

DRAFT

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION  
MEETING OF THURSDAY, FEBRUARY 27, 2025**

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**SUBJECT**      **Southern Gulf Islands Harbours Projects and Operations Update – February 2025**

**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 thirteen dock facilities among six 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. The following is a summary of the projects that are active and recently completed.

**CAPITAL PROJECT UPDATE**

**19-02 | Retreat Cove Upgrades (Deferred to 2025)**

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

Project Rationale: This project includes works to maintain the current level of service as recommended with previous reports provided to the Commission in 2015, 2018 and the Underwater Inspection report January 2024. Recommended works include repairs to the approach/wharfhead piles and repairs to the floats.

Project Update and Milestones:

- Further investigation of the existing condition had staff decide to defer this project until after the 2023/24 inspections were completed.
- Funds were used in April 2022 for flotation repair, in the amount of \$4,869.50, with the remainder to be returned to the Capital Reserve Fund (CRF).
- Funding has been pushed to 2025 and this project will be initiated in 2025 and aligned with the priority of works that were outlined in the 2023/24 inspections.

| Milestone                   | Completion Date |
|-----------------------------|-----------------|
| Dock Repairs and Upgrades   | 2025            |
| Project Deferred until 2025 |                 |

**19-03 | Horton Bay Dock Revitalization**

Project Description: Horton Bay Dock Revitalization.

Project Update and Milestones:

- Guarantee period ended on February 6, 2025



### **23-01 | Miners Bay Upgrades**

**Project Description:** Project to replace decking, add benches and small shelter at Miners Bay as well as removing gas lines that are no longer in use.

**Project Rationale:** Current decking is failing and has been deemed a safety hazard.

**Project Update and Milestones:**

- The contract for the removal of the gas-lines is signed and we are awaiting the contractor to complete the works.
- The project will be closed once the gas-lines are removed and any residual capital funds allocated to the project will be returned to the CRF. All other works are completed.

### **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>Swartz Bay Floatation Billet Replacement: \$4,000</b>                             | <b>Complete January<br/>Carry forward item from 2024</b> |
| <b>Miners Bay, Port Washington, Port Browning Notice Board Replacement: \$15,000</b> | <b>April 2025</b>  |

### **2025 Provisional Budget**

|                                     |                 |
|-------------------------------------|-----------------|
| - Opening Budget                    | \$75,000        |
| - <u>Allocated amount (to-date)</u> | <u>\$19,000</u> |
| - Remaining Balance                 | \$56,000        |

Any remaining balance at the end of 2025 will remain in the Capital Reserve and be used for future projects.

### **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.

**Project Update and Milestones:** The new float was installed in mid-February, within the winter fish window, and the Certificate of Completion is posted.

## 25-01 | Miners Bay Repairs and Improvements

**Project Description:** Complete dock improvements consistent with the recently completed dock inspection reports.

**Project Rationale:** Improvements are required on both the fixed and floating portion of the dock, consistent with the dock inspections reports.

**Project Update and Milestones:** The project is being setup and planning is underway.

| Milestone   | Completion Date |
|---|-----------------|
| Project Scope being prepared in alignment with the previous dock inspection reports | 2025            |
| Project procurement and completion  | 2025            |

## 25-02 | Montague Road Parking Improvements

**Project Description:** Improve roadside parking at Montague Harbour

**Project Rationale:** Roadside parking was modified in 2024 and available parking was significantly reduced. This project will be completed in partnership with Ministry of Transportation and Transit to improve parking at Montague Harbour. Grant funding will be provided from Community Works Funds.

**Project Update and Milestones:** The project design was completed and provided by the Ministry of Transportation and Transit (MOTT). The CRD will apply for a License of Occupation to complete the works, however any ongoing maintenance and repair will be completed by the Provincial Ministry and at their cost.

| Milestone   | Completion Date      |
|---|----------------------|
| Project Design Completed                            | January 2025         |
| Permit Applied for                                  | January 2025         |
| Archaeology review completed                        | February 2025        |
| Procurement of Contractor and works to be completed | Spring – Summer 2025 |

## OPERATIONAL UPDATES

Operating and maintenance activities detail for the period December 2024 through January 2025:

- **Piers Island:**
  - No maintenance completed during this reporting period.
- **Swartz Bay:**
  - Installed additional floatation billet at the end of B float. This work was expended from the annual provisional dock improvements fund.
  - Power washing of floats completed.
  - Repairs to transition plate between A and B float.

- **Spanish Hills:**
  - No maintenance completed during this reporting period.
- **Horton Bay:**
  - No maintenance completed during this reporting period.
- **Hope Bay:**
  - Power washing of floats completed.
  - Removed and replaced two safety ladders to perform corrective maintenance.
  - Replaced two damaged safety ladders.
- **Sturdies Bay:**
  - Repairs to electrical box locking door.
  - Removed and replaced two safety ladders to perform corrective maintenance
  - Bull rail replacement corrective maintenance.
  - Power washing of floats completed
- **Montague Harbour:**
  - Dive Inspection of mooring buoy.
  - Removed and replaced two safety ladders to perform corrective maintenance.
  - Replaced several rub boards.
  - Power washing of floats completed.
- **Port Washington:**
  - Refastened bull rails in pile wells and on float B.
  - Removed and replaced five safety ladders to perform corrective maintenance
  - Replaced tires on float plane dock.
  - Power washing of floats A&B completed.
  - Commenced manufacturing of replacement notice board.
- **Port Browning:**
  - Commenced manufacturing of replacement notice board.
- **Retreat Cove:**
  - Power washing of approach, ramp and floats completed.
  - Serviced ramp roller.
  - Removed and replaced two safety ladders to perform corrective maintenance.
- **Miners Bay:**
  - Commenced manufacturing of replacement notice board.
  - Power washing of A&B floats completed.
  - Removed and replaced safety ladder B float to perform corrective maintenance.
- **Lyall Harbour:**
  - Completed installation of floatation billets to A dock. Dock A is now floating higher keeping the wood structure out of the water. This work was expended from the annual provisional dock improvements fund.
  - Power washing of floats completed.
  - Removed and replaced three safety ladders to perform corrective maintenance.
  - Replaced tires on float plane dock.

- **Anson Road:**
  - Installed notice board backing to make it easier for notices to be posted.
  - A bin was placed on the dock for persons to store life jackets for children
  - Inspection of flotation under ramp. Will continue to monitor.

**General**

RFP issued for Anson Road and Horton Bay Wharfinger Services.  
Moorage rate sheets updated at various sites.  
Sand and salt supplied for various sites.

Bi-monthly dock inspections were completed in December 2024/January2025, refer to Appendix A.

**RECOMMENDATION**

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

|                      |  |
|----------------------|--|
| <b>Submitted by:</b> | Jared Kelly, P.Eng., Manager, Capital Projects   |
| <b>Submitted by:</b> | Dan Robson, ASc.T, Manager, Saanich Peninsula and Gulf Islands Operations  |
| <b>Concurrence:</b>  | Stephen Henderson, BSc., PGDip. Eng., MBA, Senior Manager, Real Estate, SGI Administration, and the SSI Local Community Commission |

**ATTACHMENT:**

Appendix A: Dock Inspection Reports

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
 INSPECTOR: Peter Binner

DOCK FACILITY: Montague Harbour Galiano  
 WHARFINGER: Kiyoshi Okuda

|                 |   |
|-----------------|---|
| <b>APPROACH</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted |
|                 | The painted railings, bull rails and notice board are in good gcondion. No work is required but pressure washing is recommended.                        |

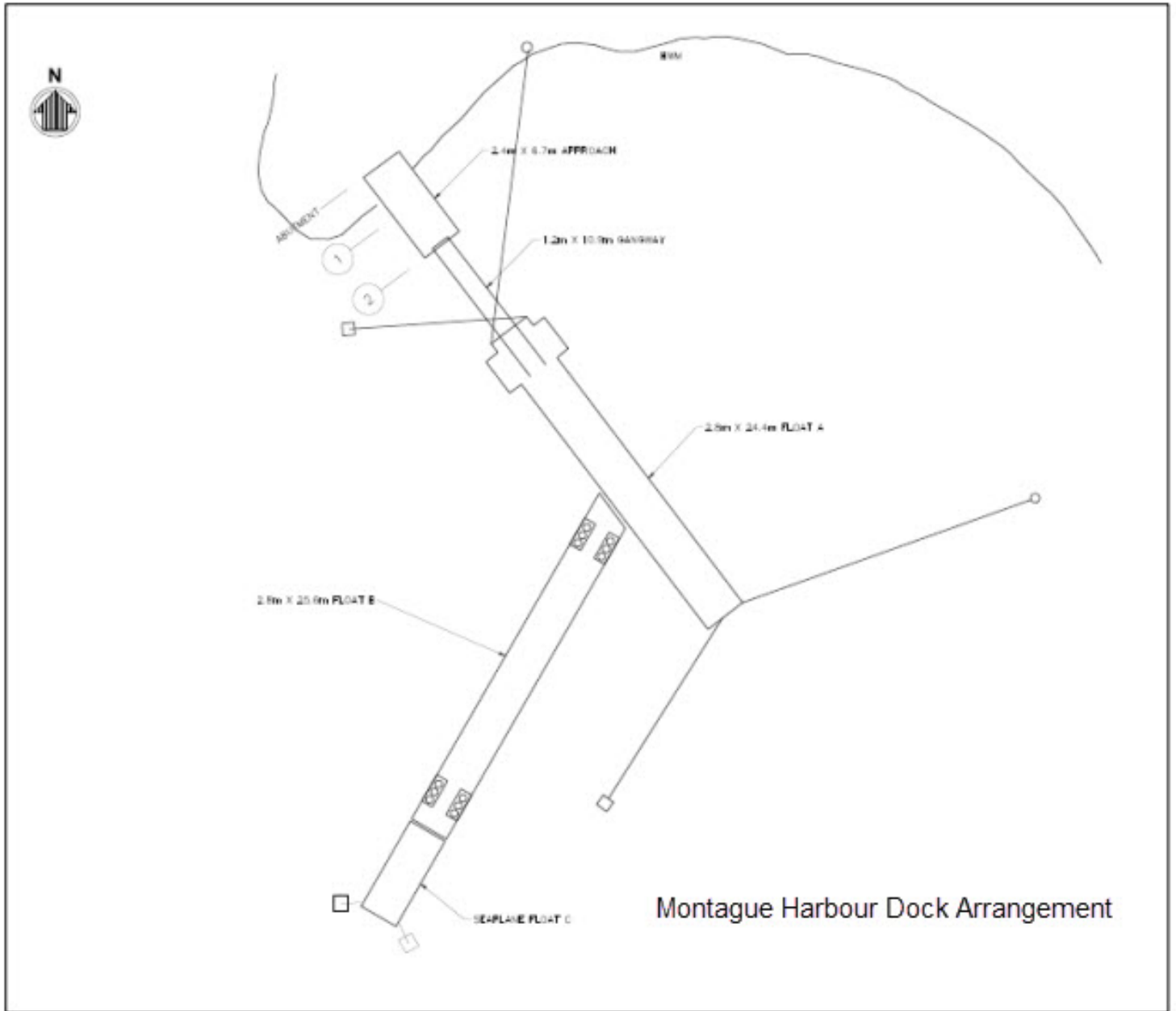
|                   |   |
|-------------------|---|
| <b>WHARF HEAD</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted |
|                   |   |

|                       |  |
|-----------------------|--|
| <b>GANGWAY FLOATS</b> | <p>The aluminum gangway with Mini Mesh decking is in good condition. A new aluminum transition plate with Mini Mesh decking has been installed at the bottom of the gangway replacing the slippery checker plate transition that was originally installed with the gangway. The steel guide rails and wheels are all in good condition.</p> <p>Float "A" is of wood construction and has wood bull rails, rub boards and decking that are all in fair condition for their age. The bull rail bolts are all tight. There is 1 steel pile in a closed well next to the gangway that is in good condition and has an anode that requires monitoring for replacement. There is a WCMRC float attached to this float and it is in good condition. There is a steel transition plate to Float B that requires new non-skid paint.</p> <p>Float "B" is of wood construction with wood bull rails rub boards and decking that are in fair condition for this older float. The bull rail bolts are all tight. There are 4 closed pile wells with 3 piles / well that are all in fair condition with minimal wear showing. The UHMW rub boards are all in very good condition in the 4 wells.</p> <p>Float "C" is of wood construction with wood bull rails, rub boards and decking that are in fair condition for this older float. Yellow paint is required for the loading zone. There is 1 steel pile in a closed well that is in good condition with an anode that requires monitoring for replacement.</p> <p>Float "D" is a smaller old wood float that is used as the Seaplane landing. It is in fair condition and new signage is recommended. All floats are showing good flotation levels. Pressure washing is required on Float C.</p> |
|-----------------------|--|

|                          |                                     |                              |  |                                     |                            |      |
|--------------------------|-------------------------------------|------------------------------|--|-------------------------------------|----------------------------|------|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> | Lighting                     | Good, Notice board & Float B           | <input checked="" type="checkbox"/> | Life Rings / Heaving Lines | good |
|                          | <input checked="" type="checkbox"/> | Extinguishers (expiry dates) | Dec '25 notice board, July '25 Float B | <input type="checkbox"/>            | Unpaid Moorage             |      |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> | <ul style="list-style-type: none"> <li>&gt; The steel transition plate between floats A&amp;B requires new non-skid paint.</li> <li>&gt; The safety ladders require inspection for corrosion and cleaning.</li> <li>&gt; New signage is recommended for the bull rails on the seaplane landing zone.</li> <li>&gt; Pressure washing is required on Float D (seaplane landing).</li> </ul> |
|------------------------------|---|

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



# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
INSPECTOR: Peter Binner

DOCK FACILITY: Retreat Cove Galiano  
WHARFINGER: Kiyoshi Okuda

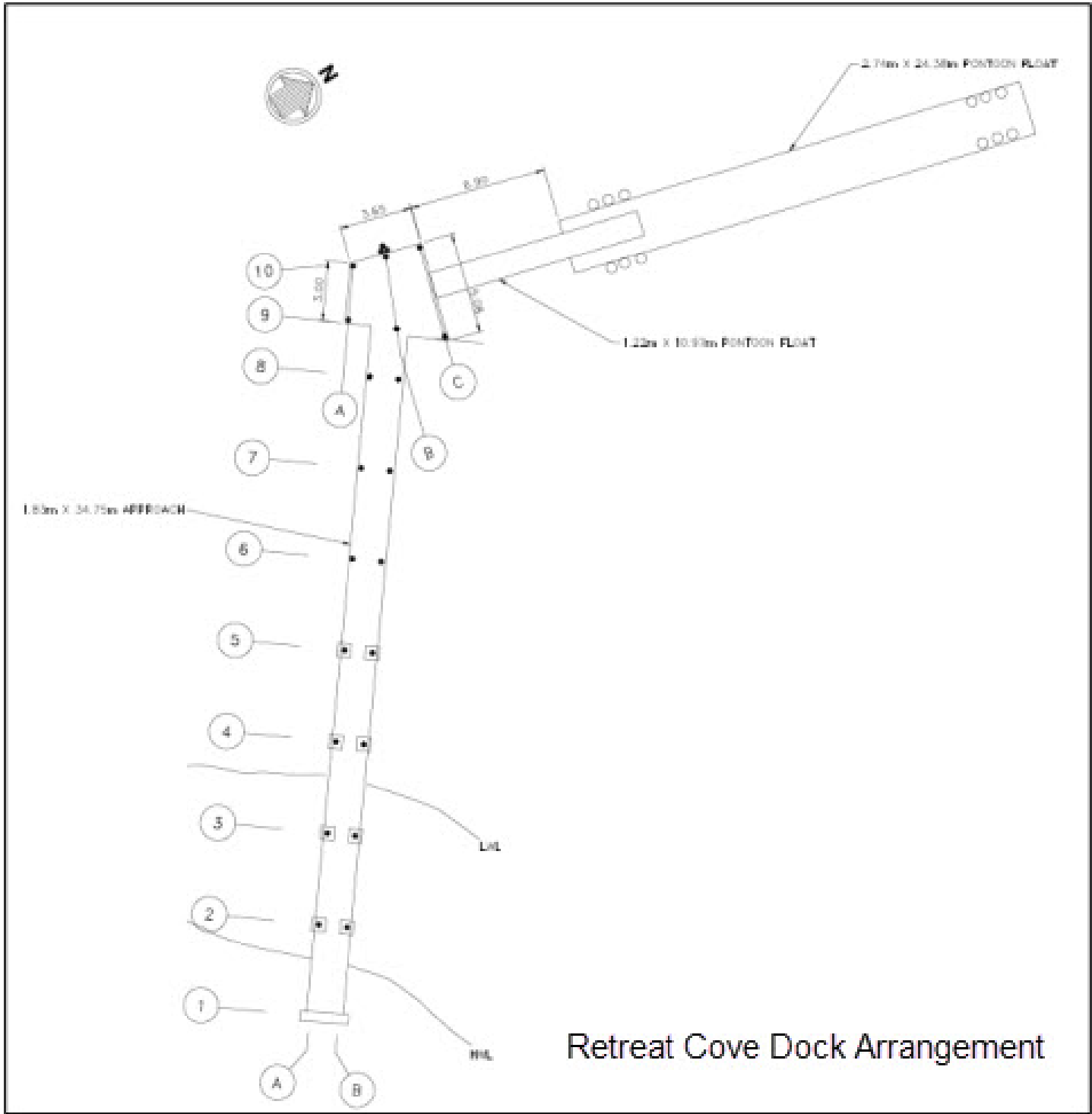
|                 |   |
|-----------------|---|
| <b>APPROACH</b> | <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted   |
|                 | <p>The approach is of wood construction with painted wood railings, unpainted bull rails and wood decking that are all in good condition. There is a painted wood notice board that is in good condition. Salt and sand has been provided. Some pressure washing 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 |
|                   |   |

|                       |   |
|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>There is an older painted steel gangway with wood decking and a bottom steel apron that are in fair condition. The steel roller, guide rails and pillow blocks are in fair condition, servicing the bearings is not required at this time. Replacing the wood decking with mini-mesh and a new bottom apron is recommended. The wood decking requires pressure washing.</p>  |
|                       | <p>The float is of wood construction and has good flotation. The wood bull rails, rub boards and decking are in good condition and the bull rail bolts are tight. There are 2 open (gangway) and 2 closed (float end) pile wells with 3 piles in each well. Two of the 3 piles at the gangway end on the NW side of the float are showing moderate to heavy wear (replacement is recommended) and the remaining piles all show minimal wear as viewed. The pile well condition is in fair to good condition overall.</p> <p>Pressure washing is required, decking, bull rails and in and around the pile wells.</p> |

|                          |   |
|--------------------------|---|
| <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)    May '25 <input type="checkbox"/> Unpaid Moorage |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> |   |
|                              | <ul style="list-style-type: none"> <li>&gt; Monitor worn piles for replacement.</li> <li>&gt; Pressure washing is required as described.</li> <li>&gt; The safety ladders have been renewed.</li> </ul> |





## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

|                 |  |
|-----------------|--|
| <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 structure is a wood build with unpainted railings, bull rails and along with the decking on the approach and small wharfhead, all are in good condition. Pressure washing is required.</p> <p>There is a new aluminum notice board that is in good condition.</p> |

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

|                       |  |
|-----------------------|--|
| <b>GANGWAY FLOATS</b> | <p>The new aluminum gangway is in good condition. The roller and guide rails finally seem to have found a stable working arrangement and the gangway has been staying in place for the past few months.</p> <p>The new float is in good condition with no issues to report.</p> <p>Salt and sand was provided.</p> |
|-----------------------|--|

|                          |                                     |                              |          |                                     |                            |      |
|--------------------------|-------------------------------------|------------------------------|----------|-------------------------------------|----------------------------|------|
| <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 '25 | <input type="checkbox"/>            | Unpaid Moorage             |      |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Minor pressure washing is required on the small wharfhead area.</p> |
|------------------------------|---|

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
INSPECTOR: Peter Binner

DOCK FACILITY: Sturdies Bay Galiano  
WHARFINGER: Kiyoshi Okuda

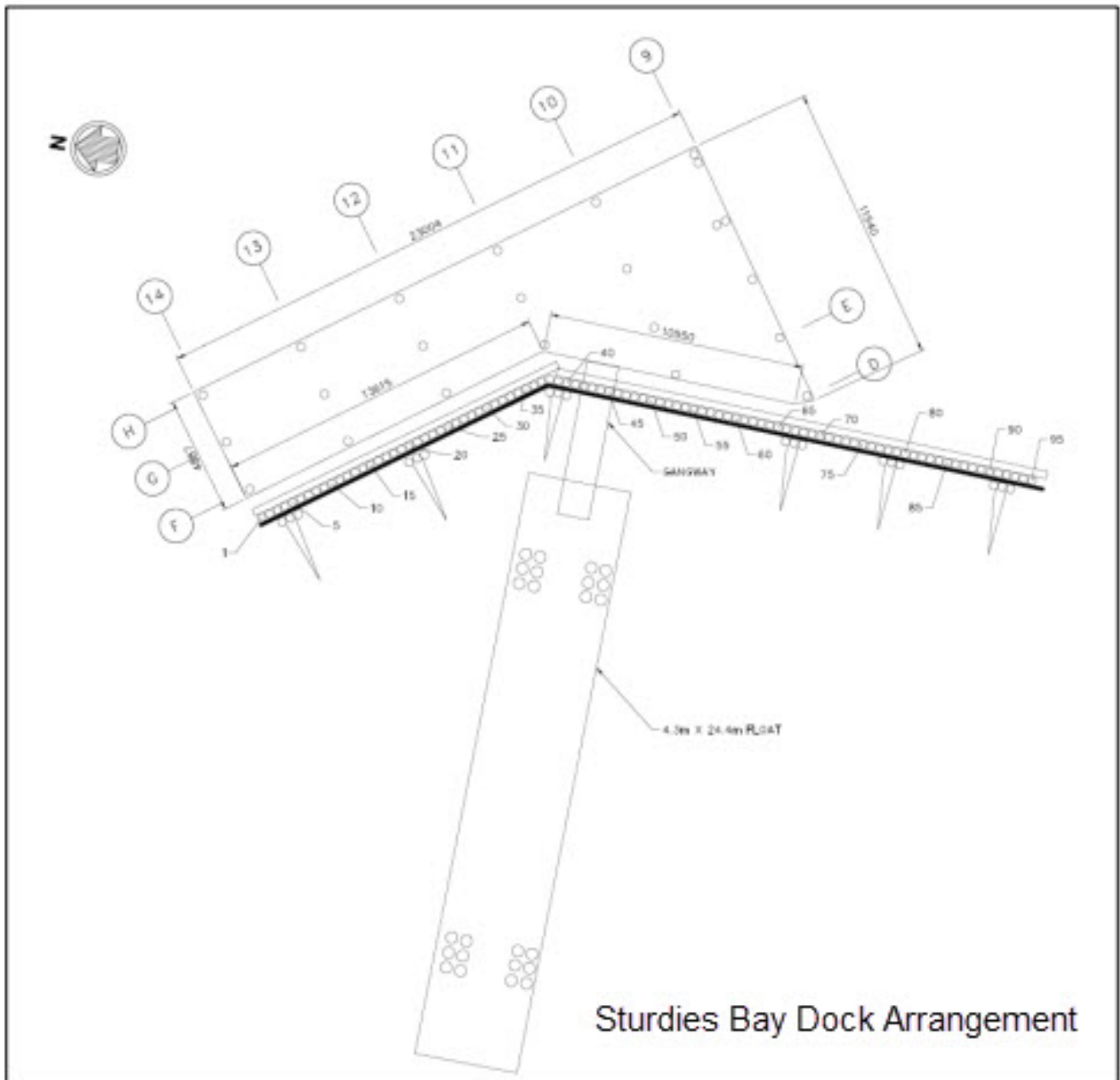
|                 |  |
|-----------------|--|
| <b>APPROACH</b> | <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted  |
|                 | <p>This is a wood structure that was part of a larger warhead in the past. The unpainted railings, bull rails and decking are in good condition for its age. There is a wood notice board that is in fair condition but requires painting. There is a stainless electrical panel door that has broken at the hinge and requires repair. Salt and sand was supplied. Minor pressure washing is required in this area.</p> |

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

|                       |   |
|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>The heavily built painted steel gangway has areas of rust but is in fair condition. The wood decking is in poor condition and requires replacement. There is potential for this becoming a serious safety hazard the longer it takes to replace the decking. The steel roller is difficult to access for servicing the pillow block bearings which appear to be in fair condition otherwise. The steel guide rails are in fair condition but the wood bed boards that the gangway rides on is in poor condition and requires replacement. The gangway decking requires pressure washing.</p>                                       |
|                       | <p>The float is of wood construction with wood bull rails, rub boards and decking. This is in fair condition with moderate wear and good flotation. There is one section of bull rail that has been broken and requires replacement. There are 4 closed pile wells with 6 pikes / well and all the UHMW rub boards are in good condition. There is moderate wear with only a few piles and the remaining are showing minimal wear. The bull rail bolts are reasonably tight considering the amount of movement this float is subject to. Pressure washing is required on the decking, along the bull rails and in the pile wells.</p> |

|                          |   |
|--------------------------|---|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting    good, approach & float <input checked="" type="checkbox"/> Life Rings / Heaving Lines    good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)    Dec 2025 <input type="checkbox"/> Unpaid Moorage                          |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Replace the decking on the gangway, service pillow blocks and replace roller bed boards.</p> <p>&gt; Replace the section of broken bull rail on the float.</p> <p>&gt; Pressure washing is required as described.</p> |
|                              |   |



## Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
INSPECTOR: Peter Binner

DOCK FACILITY: Anson Rd Mayne  
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>This is a new aluminum structure with an aluminum notice board that requires a backing that will allow notices to be pinned so that the notices can be removed.</p> <p>No apparent issues to report.</p> |

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

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|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>The new aluminum gangway is in very good condition as is the bottom apron, gangway wheels and guide rails. There are no issues to report.</p> <p>There is a main float with 6 fingers which are all constructed of wood with 1 finger decked with Mini Mesh instead of wood. There is a large steel pile at the end of each finger with 1 steel pile at either end of the main float. These are all in good condition and each pile has an anode that requires monitoring for loss of material.</p> <p>Salt and sand was provided and all floats are in very good condition. There is a slight difference of flotation at the end of the main float under the gangway otherwise the flotation is good on all floats.</p> |
|-----------------------|---|

|                          |                                     |                              |                       |                                     |                            |          |
|--------------------------|-------------------------------------|------------------------------|-----------------------|-------------------------------------|----------------------------|----------|
| <b>OTHER INSPECTIONS</b> | <input type="checkbox"/>            | Lighting                     | N/A                   | <input checked="" type="checkbox"/> | Life Rings / Heaving Lines | 4 X Good |
|                          | <input checked="" type="checkbox"/> | Extinguishers (expiry dates) | April, Feb., 2 X June | <input type="checkbox"/>            | Unpaid Moorage             |          |

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|------------------------------|--|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Main float is low in water under the gangway.</p> <p>&gt; Monitor anodes on steel piles.</p> |
|------------------------------|--|

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
INSPECTOR: Peter Binner

DOCK FACILITY: Horton Bay Mayne  
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>The new unpainted wood railings, bull rails and decking are all in very good condition. There is a problem at the entrance of the approach where the run-off from the dirt path is washing onto the wood decking. An 8' length of MiniMesh is recommended as a mud grate for this area of the approach. Pressure washing of this area is required unless the new mud grade is installed first.</p> <p>The notice board is a piece of plywood attached to the railing and is in the covered area of the approach and is adequate until a new notice board is supplied.</p> <p>Salt and sand was supplied.</p> |

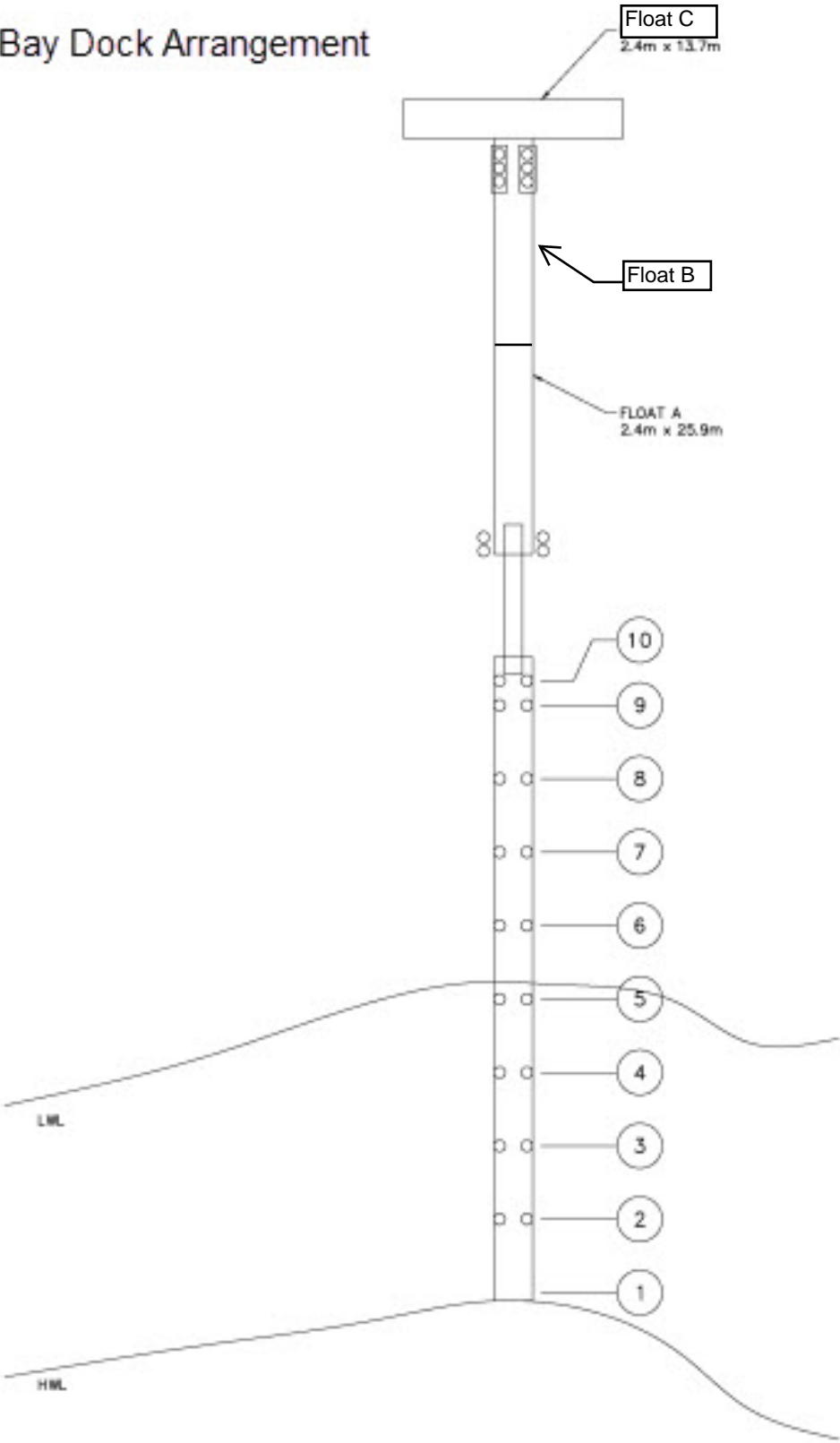
|                   |   |
|-------------------|---|
| <b>WHARF HEAD</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted |
|                   | N/A   |

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| <b>GANGWAY FLOATS</b> | <p>The old steel gangway has been refurbished and MiniMesh has been installed for the decking along with a new aluminum/MiniMesh bottom apron. There is an old steel roller, guide rails and pillow blocks that are all in good condition and no work is required.</p> <p>There is a new main float constructed of wood with bull rails, decking and rub boards, all in very good condition. The dinghy float is an older relocated wood constructed float that is in fair condition and is attached to the end of the main float under the gangway. The dinghy float requires pressure washing.</p> <p>There is also a new WCMRC float attached to the end of the main float that is in very good condition.</p> |
|-----------------------|---|

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|--------------------------|---|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting            Good, only on the approach <input checked="" type="checkbox"/> Life Rings / Heaving Lines            good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)            2 x March 2025 <input type="checkbox"/> Unpaid Moorage                                |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; A mud grate is required at the entrance of the approach.</p> <p>&gt; A new notice board is required.</p> <p>&gt; Pressure washing is required as described.</p> |
|------------------------------|---|

Horton Bay Dock Arrangement



# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 16-Dec-2024  
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>This is a long older wooden structure with painted bull rails, railings and decking that is fair condition. There is a long run of rubber traction mat to the entrance of Float B and this is in good condition. There are a few areas of developing rot in the deck boards and monitoring for replacement is recommended. Painting the railings and bull rails is recommended.</p> <p>The notice board is in poor condition and replacement is required.</p> |

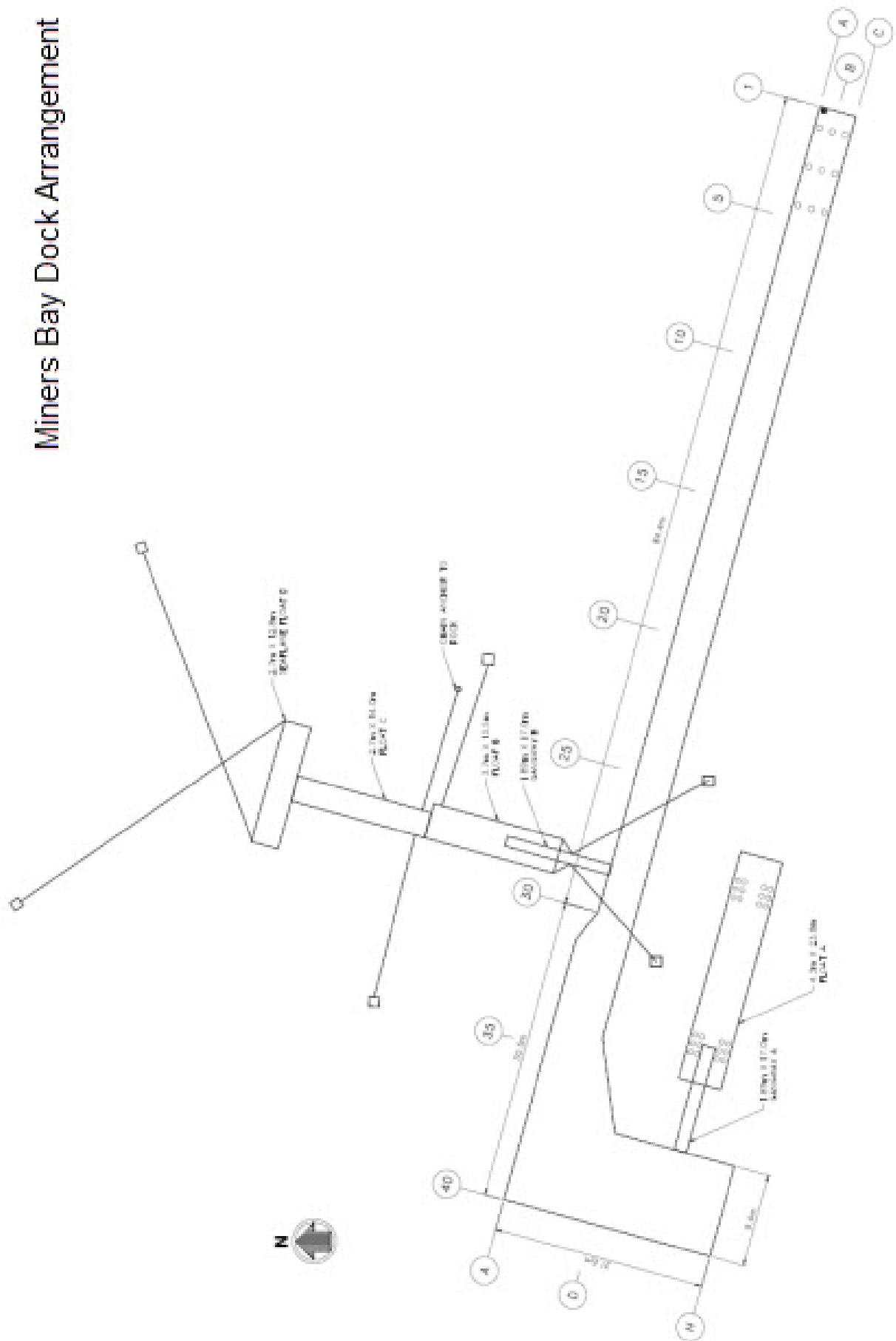
|                   |   |
|-------------------|---|
| <b>WHARF-HEAD</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted   |
|                   | <p>The large wharfhead has had roughly 80% of the wood decking replaced along with a new unpainted railing surrounding the whole wharfhead. There are still a few deck boards with minor rot that require monitoring for replacement.</p> <p>Continued from GANGWAY &amp; FLOATS:</p> <p>Float "B" is constructed of wood and has a concrete tile decking that is in stable condition considering this location. There are a few cracked tiles and the bull rail bolts are all tight. The sea plane landing area is a seagull resort and requires extensive pressure washing! The float has a slight bend to it and the flotation is lower at the gangway end. All safety ladders on both floats require inspection and cleaning. One ladder on float B is broken and requires replacement.</p> |

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| <b>GANGWAY FLOATS</b> | <p>Gangway "A" is an old painted steel structure with wood decking that has partial expanded metal grating for non-skid and old wooden "ladder rungs" that are in poor condition. The decking requires replacement (MiniMesh) as the old wood is deteriorating and close to becoming unsafe. The aluminum top and bottom transition plates are in good condition but the bottom roller bed boards are old and worn and require replacement along with a new skid plate for the apron. The steel roller, guide rails and pillow blocks are in fair condition and the bearings require service.</p> <p>Float "A" is an older wood float with bull rails, rub boards and decking in worn but fair condition. There is a section of bull rail that has broken off and the bull rail along this side is also in poor condition and replacement is recommended. The rub boards are also in a similar condition and replacement is recommended. There are 4 closed pile wells with 6 piles / well. The 2 wells next to the gangway have more wear with the UHMW rub boards and the piles also have more wear with the 3 piles in the inside of both wells. The 2 pile wells at the end of the float are in better condition as are the piles that show minimal wear and there is 1 pile with a boar hole showing at a low tide. The flotation is good and pressure washing is required: pile wells, bull rails and decking.</p> <p>Gangway "B" is an unpainted heavy steel structure with an open steel grating for the decking that is in good condition. Steel roller, steel guide rails and pillow blocks that are in good condition. Cont'd in "WHARFHEAD"</p> |
|-----------------------|---|

|                          |  |
|--------------------------|--|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting            All working, approach and floats <input checked="" type="checkbox"/> Life Rings / Heaving Lines            Floats A & B good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)            App. & Flt. B - Dec 2025, Flt. A - July '25 <input type="checkbox"/> Unpaid Moorage                      |

|                              |   |
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| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Gangway "A" requires new decking.</p> <p>&gt; The notice board requires replacement.</p> <p>&gt; Float "A" requires new roller bed boards, bottom apron skid plate and bull rails as described.</p> <p>&gt; Float "A" pile wells next to the gangway require repair to the wood and UHMW rub boards.</p> <p>&gt; Service pillow block bearings on gangway A.</p> <p>&gt; All safety ladders require inspection and cleaning, replace broken ladder.</p> <p>&gt; Painting the railings and bull rails on the approach is recommended.</p> <p>&gt; Monitor the wear with the pilings for float A and the developing rot with the deck boards on the approach and wharfhead.</p> <p>&gt; Pressure washing is required as described. &gt;&gt;&gt;&gt;&gt;A must do!!!&lt;&lt;&lt;&lt;&lt;</p> |
|------------------------------|---|

# Miners Bay Dock Arrangement





# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9-Jan-2025  
INSPECTOR: Peter Binner

DOCK FACILITY: Hope Bay Pender  
WHARFINGER: Peter Binner

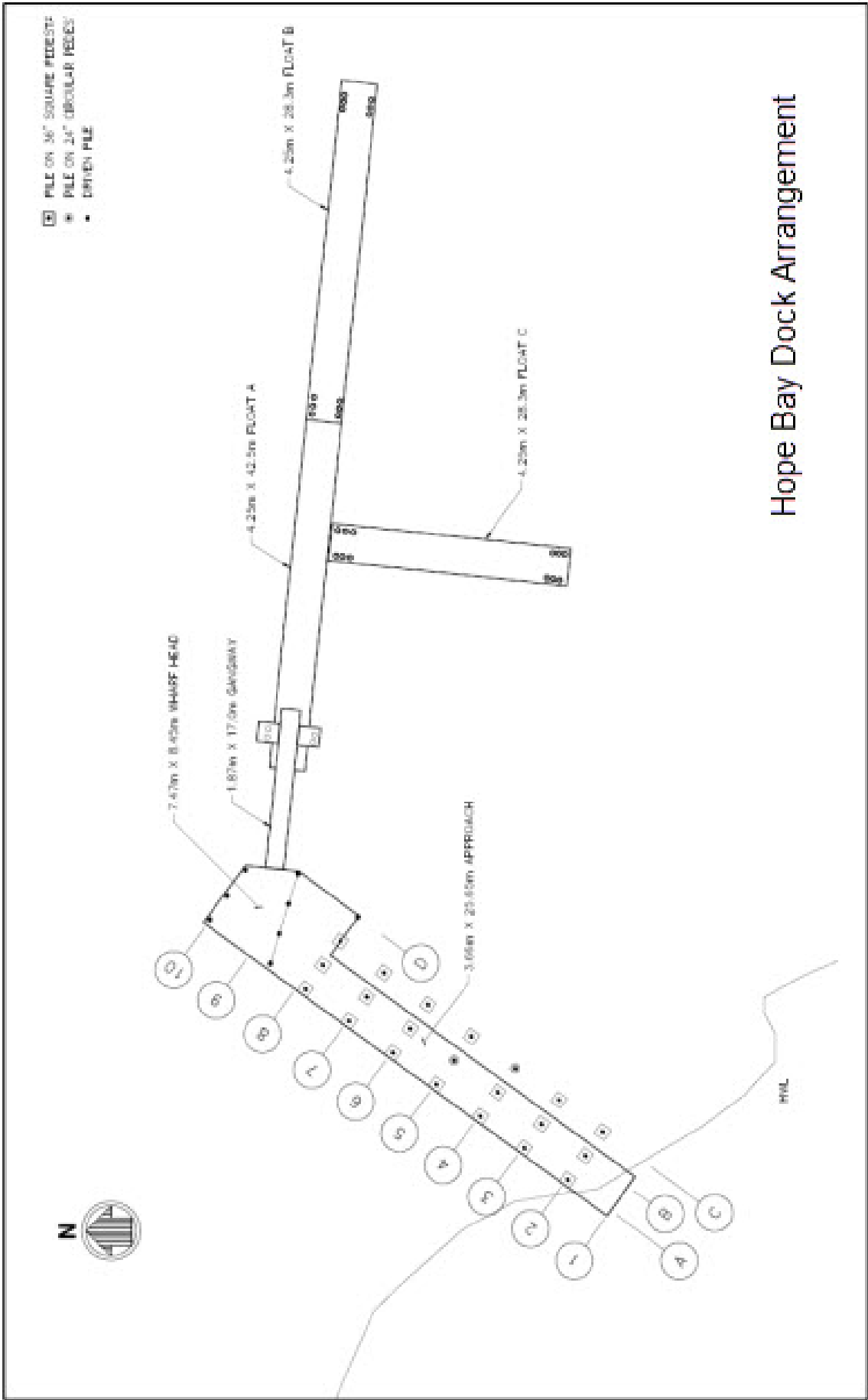
|                 |  |
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| <b>APPROACH</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted  |
|                 | <p>The faded and flaking painted railings and bull rails are in fair condition. The decking is in good condition but there are roughly 15 boards with developing rot that will require replacement, monitoring for replacement is recommended.</p> |

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| <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   |
|                   | <p>The railings and bull rails are in the same condition as the approach. The notice board is in fair condition, painting is recommended. The metal light standard requires painting. Pressure washing is required.</p> <p>&gt;&gt;&gt;&gt; The safety ladders on the floats have been cleaned and the broken ladder has been replaced.</p> |

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| <b>GANGWAY FLOATS</b> | <p>This is a painted steel gangway in good condition with wood decking, half is covered with expanded aluminum grating and half wood ladder rungs. There is a top aluminum transition plate and an aluminum bottom apron with expanded aluminum grating in fair condition. The steel roller is in very good condition and the steel guide rails are rusty and in fair condition. The pillow blocks are in good condition and the bearings do not require service. Float "A" is a new wood framed float with bull rails, rub boards and decking that are in very good condition, all bull rail bolts are tight. There is a missing steel transition plate (one of two) at the connection to Float C. A new transition plate is required that is better suited to this difficult transition. There are 2 outside closed pile wells with UHMW rub boards and 3 piles/well, that are in good condition. There is connecting hardware between floats A&amp;B and A&amp;C that is in very good condition. Pressure washing is required under the gangway. Float "B" is wood framed with bull rails, rub boards and decking that are in good condition, all bull rail bolts are tight. There is a rigid rubber mat used as the transition between float A that is in fair condition. There are 4 closed pile wells with 3 piles/well and UHMW rub boards that are in good condition with minimal wear showing as viewed. Float "C" is an older wood framed float with bull rails, rub boards and decking that is in good condition, all bull rail bolts are tight. There is some minor damage from the transition plate attached to Float A that requires repair. There are 4 pile wells with UHMW rub boards and 3 piles/well that are in good condition with minimal wear.</p> |
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| <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)    July 2025 <input type="checkbox"/> Unpaid Moorage       |

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| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; A new transition plate is required for the transition between floats A &amp; C.<br/>         &gt; Floats B &amp; C require pressure washing along with under the gangway on float A.<br/>         &gt; The light standard requires painting.<br/>         &gt; Yellow paint is required for the loading zone on float A.<br/>         &gt; Monitor the deck boards on the approach and wharfhead for replacement.</p> |
|------------------------------|---|



Hope Bay Dock Arrangement

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9-Jan-2025

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

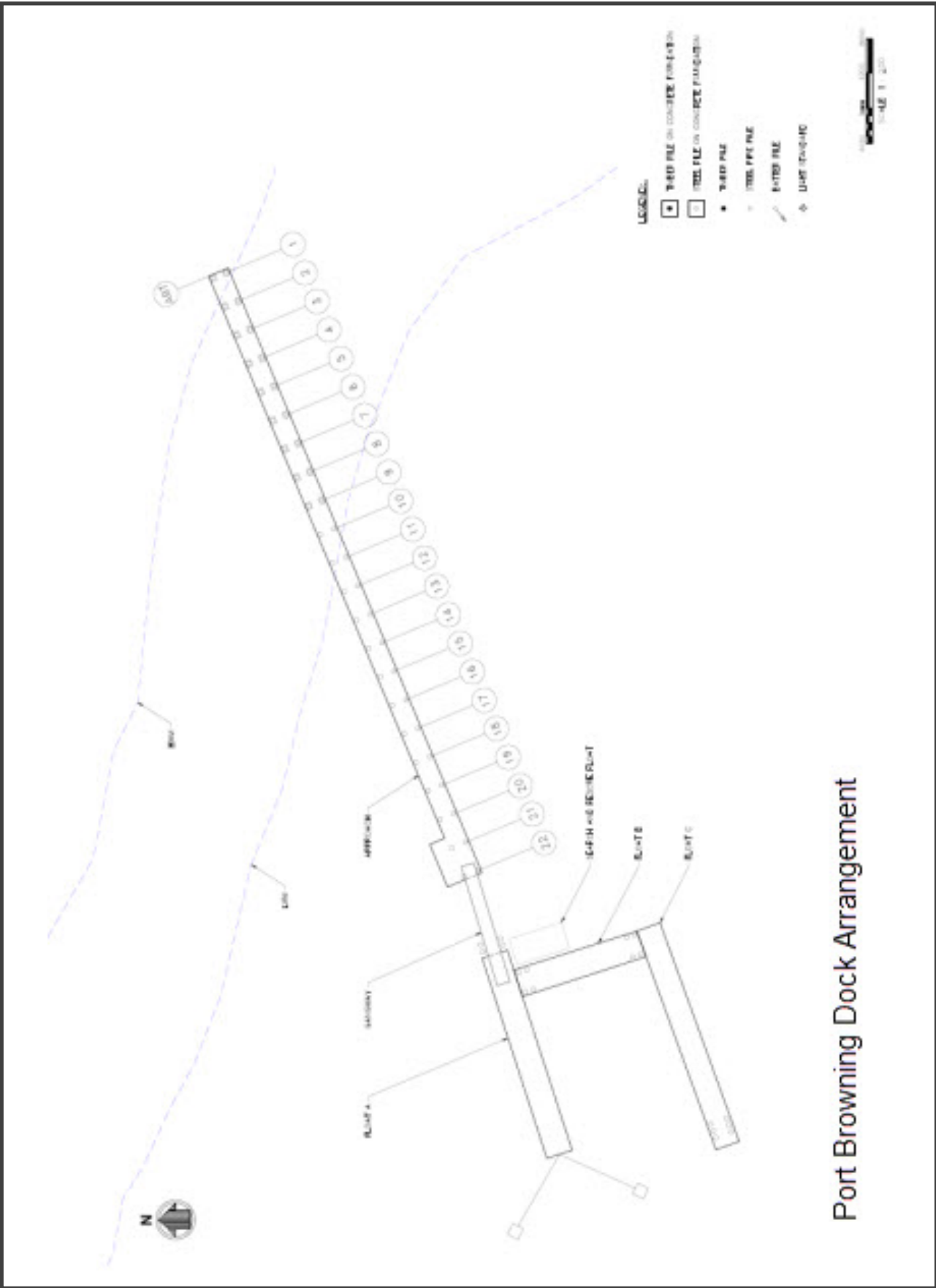
|                 |  |
|-----------------|--|
| <b>APPROACH</b> | <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted  |
|                 | <p>The flaking and faded painted railings and bull rails are in fair condition, painting is recommended. The new mud grate is working well and the decking is generally in good condition but there are roughly 30 or so boards with developing rot that will require replacing in the near future. The notice board requires replacement. There is a spill kit and salt and sand was supplied at this location.</p> |

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| <b>WHARF HEAD</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted   |
|                   | <p>FLOAT "C" CONTINUED:<br/>All bull rail bolts are tight. There are 2 safety ladders that require inspection and cleaning. The flotation is good and there is a slight dip at the end that connects to float B. There are 2 closed pile wells at the end of the float with 3 piles/well that are showing minimal wear and the wells and the UHMW are all in very good condition. The float was recently pressure washed.</p> |

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| <b>GANGWAY FLOATS</b> | <p>The painted steel gangway is in good condition and has wood decking with half expanded aluminum grating and half wooden ladder rungs in fair to good condition. There is a steel top transition plate in good condition and a bottom aluminum apron with expanded metal grating that is also in good condition. The steel roller and guide rails are rusty but in good condition. The pillow blocks are in good condition, no servicing is required. The decking was recently pressure washed.</p> <p>Float "A" is a wood framed float with bull rails, rub boards and decking in good condition and all bull rail bolts are tight. The float was recently pressure washed. There are 2 open pile wells at the end under the gangway with 2 piles/well. The wells and older UHMW rub boards are in fair condition and the pilings are showing minimal wear as viewed. The flotation is good and there is a slight dip at the end of the float. One of the 2 safety ladders requires inspection and cleaning. Float "B" is wood framed with bull rails, rub boards and decking in good condition. All bull rail bolts are tight and yellow paint is required on the bull rails for the dinghy landing zone. There are 4 closed pile wells with 2 piles/well at the connection of float A and 3 piles/well at the connection to float C. The pile wells and UHMW are all in good condition and all pilings except one (boar hole @ low tide) are showing minimal wear. The flotation is generally good but is lower at the connection of float C. The float was recently pressure washed. Float "C" is wood framed with bull rails, rub boards and decking in good condition. Cont'd in "WHARFHEAD"</p> |
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|--------------------------|--|
| <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)    Nov 2024 <input type="checkbox"/> Unpaid Moorage |

|                              |  |
|------------------------------|--|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Replace the notice board.</p> <p>&gt; Yellow paint is required on the bull rails in the dinghy landing zone.</p> <p>&gt; Clean and inspect the safety ladders as described.</p> <p>&gt; Monitor the deck boards on the approach for replacement.</p> |
|------------------------------|--|



Port Browning Dock Arrangement

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9-Jan-2025  
INSPECTOR: Peter Binner

DOCK FACILITY: Port Washington Pender  
WHARFINGER: Peter Binner

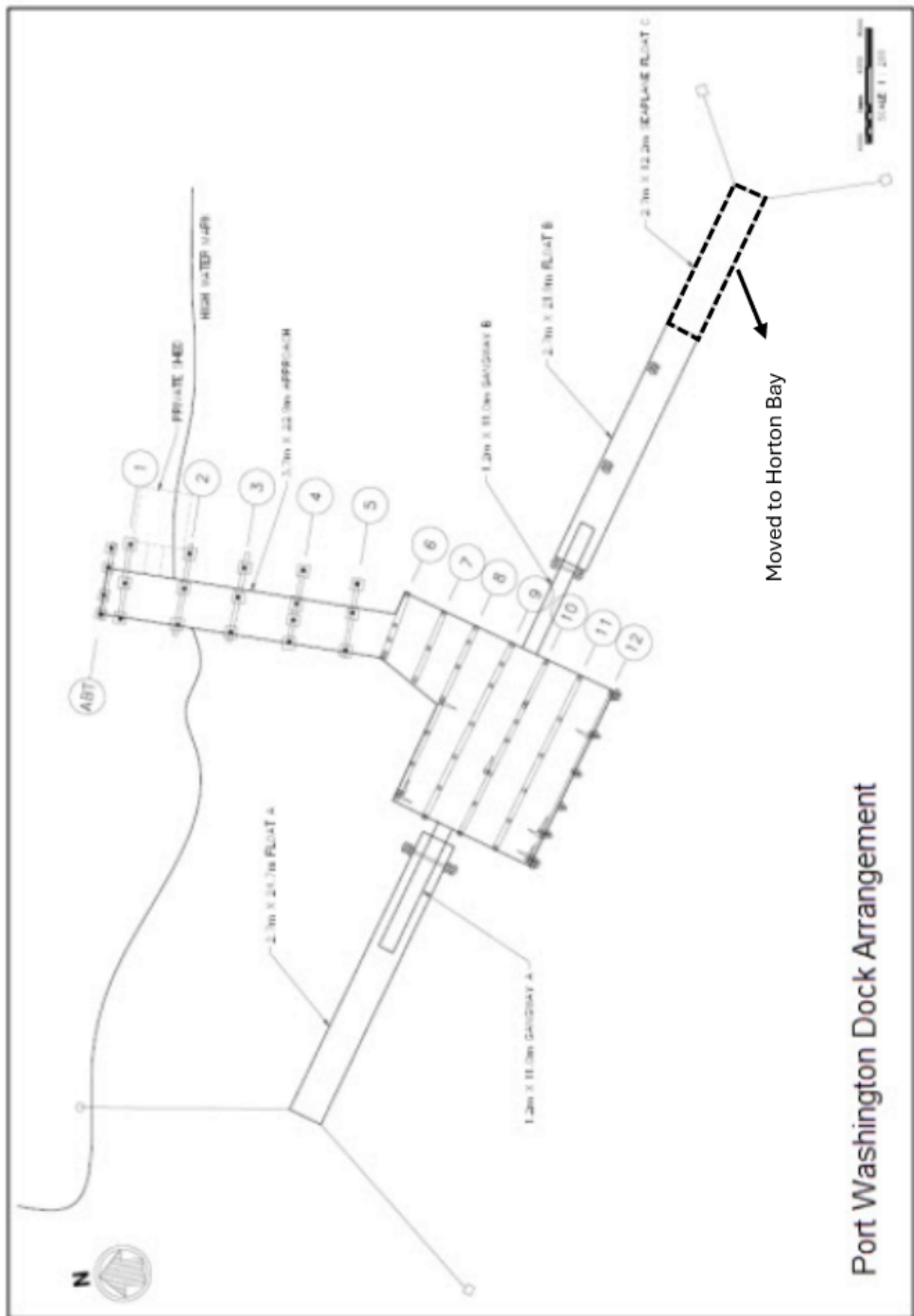
|                 |   |
|-----------------|---|
| <b>APPROACH</b> | <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted |
|                 | <p>The unpainted railings, bull rails and decking are in very good condition. The notice board requires replacement. Salt and sand was supplied at this location and on Float A.</p>                |

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| <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 new unpainted wood railings, older bull rails and mostly new decking are in very good condition. Minor pressure washing is recommended in some areas.</p> <p>Continued from Gangway &amp; Floats: GANGWAY "A" is painted steel with wood decking and half expanded metal grating and half wood ladder rungs that are in fair to good condition. There is a top aluminum transition plate and bottom aluminum apron with expanded aluminum grating, both are in good condition. The steel roller and guide rails are rusty but in fair condition and the pillow blocks are in good condition and do not require service.</p> |

|                       |   |
|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>Float "A" is wood framed with bull rails, rub boards and decking in good condition, all bull rail bolts are tight. There are 2 open pile wells at the end under the gangway that have 4 piles/well. All piles, wells and UHMW rub boards are in very good condition as viewed. The seaplane landing zone is missing 2 tires on the side and 2 at the end, replacement is required. The float has good flotation.</p> <p>Gangway "B" is painted steel with wood decking and half half expanded metal grating and half wood ladder rungs that are in fair to good condition. There is a top aluminum transition plate and bottom aluminum apron with expanded aluminum grating, both are in good condition. The steel roller and guide rails are rusty but in fair condition and the pillow blocks are in good condition and require servicing. The kick board has areas of rot, replacement is recommended.</p> <p>Float "B" is wood framed with bull rails, rub boards and decking in good condition, all bull rail bolts are tight. There are 2 open pile wells with 2 piles/well at the end under the gangway and 2 closed wells with 4 piles/well on the float. All piles are showing minimal to moderate wear and the wells with older UHMW are in fair condition. The bull rails around the wells require refastening or replacement. The flotation is good. Both floats require pressure washing. CONTINUED in "WHARFHEAD"</p> |
|-----------------------|---|

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|--------------------------|---|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting            approach, wharfhead & floats - good <input checked="" type="checkbox"/> Life Rings / Heaving Lines            Floats A & B - good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)            July 2025 <input type="checkbox"/> Unpaid Moorage   |

|                              |  |
|------------------------------|--|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; The large old "Aerodrome" symbol is looking pretty rough, is this still required?</p> <p>&gt; The notice board requires replacement.</p> <p>&gt; The bull rails around the 2 closed pile wells on float B require refastening or replacement.</p> <p>&gt; Pressure washing is required as described.</p> <p>&gt; 4 tires are required for the seaplane landing zone (2 on the side, 2 on the end).</p> |
|------------------------------|--|



Port Washington Dock Arrangement

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-Jan-2025  
INSPECTOR: Peter Binner

DOCK FACILITY: Piers Island  
WHARFINGER: Guy Plante

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|-----------------|---|
| <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 aluminum notice board and signage are on the float.</p> <p>The wood structure has unpainted railings, bull rails and decking that is in mostly good condition. There are just a few deck boards with minor developing rot and one section of bull rail that requires replacement due to advanced rot, monitoring is recommended.</p> |

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| <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   |

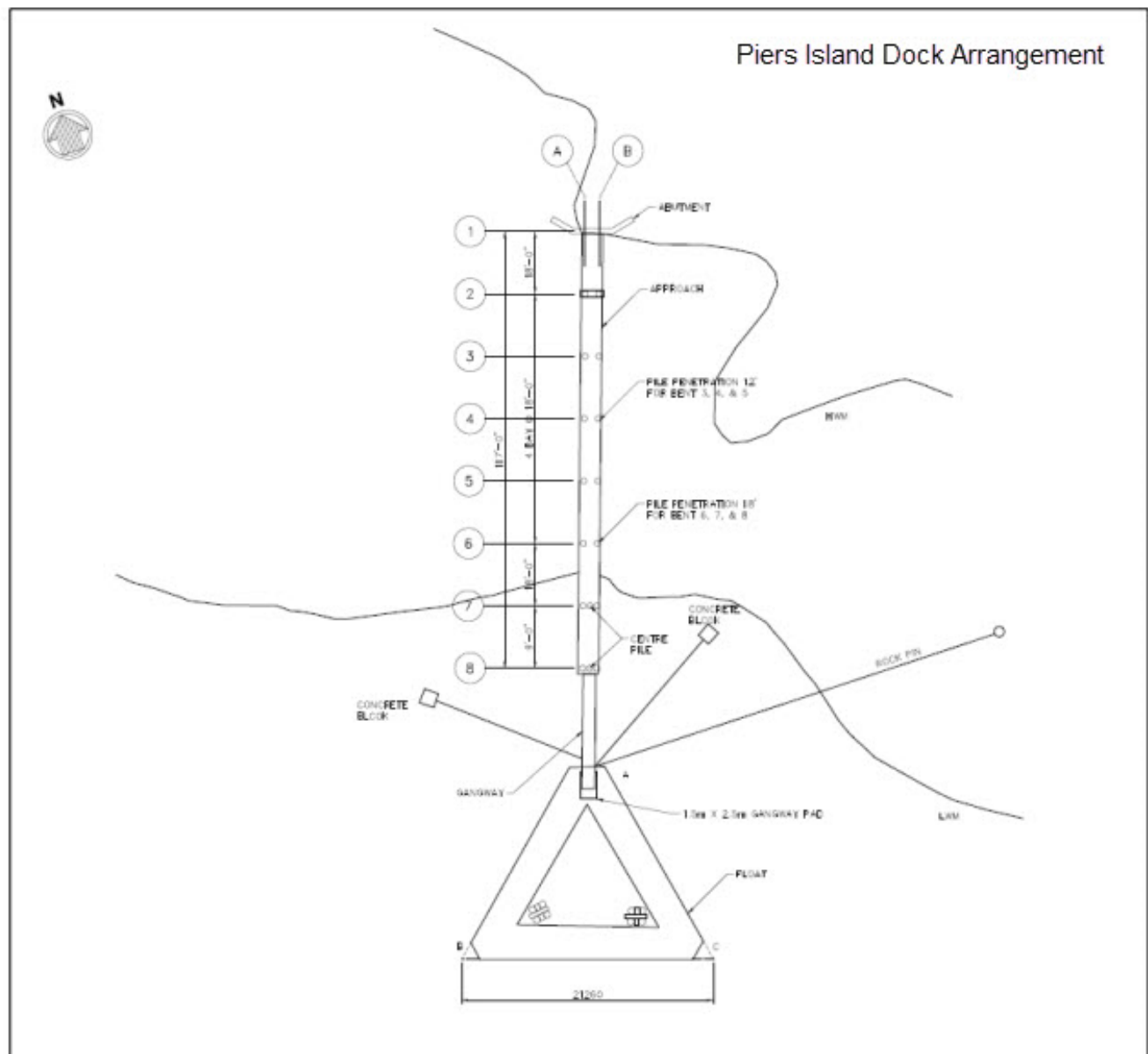
|                       |   |
|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>The old heavy painted steel gangway has had the old wood decking replaced with MiniMesh and is a huge improvement! There is an older expanded aluminum bottom apron that is in fair condition but the wood roller bed boards are in poor condition and replacement is recommended. The wood deck boards on the float in this location are also in poor condition and replacement is also recommended. The steel roller wheels and steel guide rails are in good condition and servicing or replacing the pillow block bearings requires lifting the gangway and removing the axle and wheels.</p>  |
|                       | <p>The old wooden float is in fair condition, the bull rails, rub boards and decking are showing its age and there are more than a few worn bull rails and rub boards along with deck boards with developing rot showing. The bull rail bolts are tight and the flotation is good. There is a path of expanded aluminum grating around the 3 sides of the float that is used as a non-skid but a number of these sections are deteriorating and require replacement or removal. At some point, a new float with MiniMesh decking is recommended. Pressure washing is recommended. There are 4 pilings each in 2 of the open inside corners of this 3 sided float and 2 pilings in the corner at the gangway. All piles have minimal wear showing, as do the UHMW rub boards. There are 3 safety ladders that require inspection and cleaning.</p> |

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| <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)    May 2025 | <input type="checkbox"/> Unpaid Moorage                                |

|                              |  |
|------------------------------|--|
| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; Inspect and clean safety ladders.</p> <p>&gt; Replacing the decking on the float and the roller bed boards is recommended.</p> <p>&gt; Pressure washing as described.</p> <p>&gt; Monitor developing rot as described.</p> |
|                              |  |

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







# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9-Jan-2025  
INSPECTOR: Peter Binner

DOCK FACILITY: Lyall Harbour Saturna  
WHARFINGER: Vanessa Verbitsky

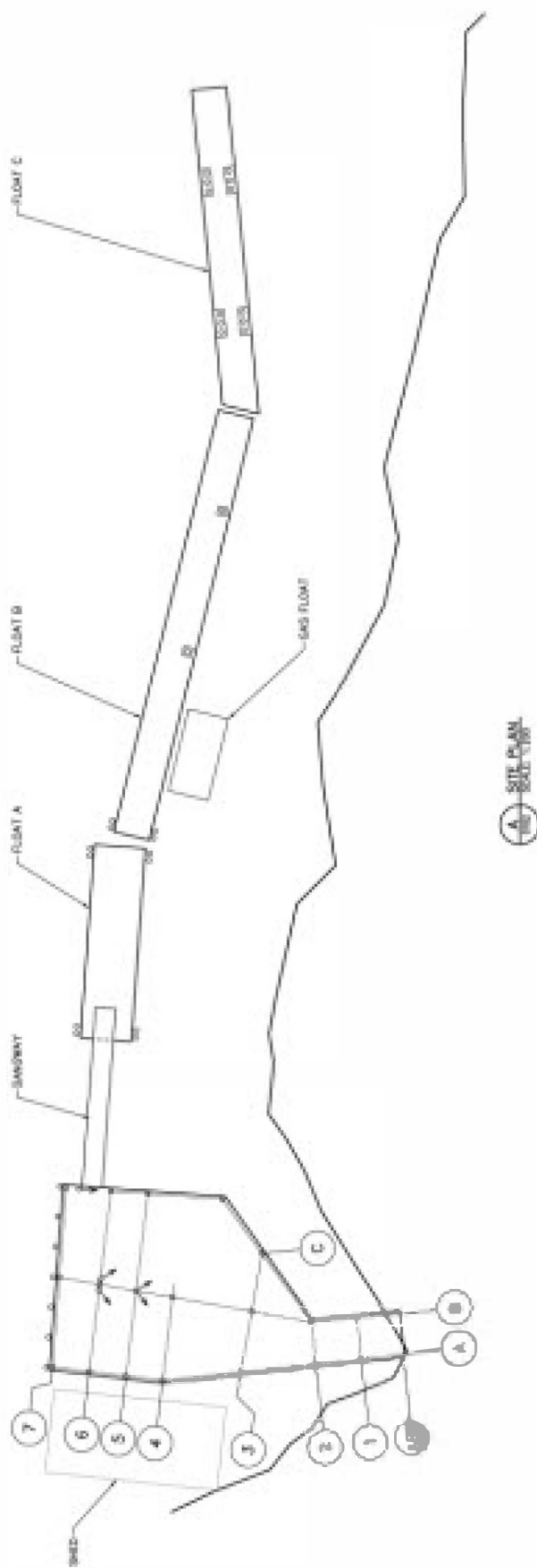
|                 |  |
|-----------------|--|
| <b>APPROACH</b> | <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted  |
|                 | Float "B" continued:<br>One of the 2 safety ladders requires inspection and cleaning. The float has been recently pressure washed.<br>Float "C" is a fairly new wood framed float with bull rails, rub boards and decking in good condition. The bull rails bolts are tight and there is a new aluminum transition between float B. The flotation is generally good with a slight hump to the float. The 3 safety ladders have some but minimal growth, cleaning and inspection is recommended.<br>The sea plane landing is located at the end of the float and requires yellow paint on the bull rails and replacement of 1 tire is required. |

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| <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   |
|                   | This is a concrete wharfhead with large wood bull rails and unpainted steel railings on both sides of the wharfhead. There are no issues to report for this area.<br>The notice board is located here and it is in fair condition. There is a large Spill Kit container located here too. Salt and sand was supplied. |

|                       |  |  |
|-----------------------|--|--|
| <b>GANGWAY FLOATS</b> | The aluminum gangway with MiniMesh decking is in very good condition as are the roller wheels and aluminum guide rails. There is an old rusty steel transition plate at the top that requires painting and an aluminum bottom apron with expanded metal grating for the non-skid surface that is in very good condition. There are hard rubber roller wheels and aluminum guide rails that are also in good condition.<br>Float "A" is an older wood framed float that is made of 2 sections. The smaller section supports the gangway and the WCMRC float is attached to this section and the longer section provides the short and long term moorage to the connection of float B. The bull rails, rub boards and decking are worn but in fair condition in this first section and in good condition in the longer section. All bull rail bolts are tight. There has been a recent addition of billets to improve the flotation. There are 2 open pile wells with 2 piles/well at the gangway end that are in good condition with minimal wear as viewed. There are 2 other open pile wells with 3 piles/well (the end of the first section) that are in good condition. There are 2 other steel piles in closed wells on the float.<br>Float "B" is an older wood framed float with bull rails, rub boards and decking in fair condition. The flotation is lower at the end that connects to float A and there is a new aluminum transition plate between these 2 floats. All bull rail bolts are tight. There are 4 closed pile wells with 3 piles/well that show minimal wear as viewed. The pile wells have old UHMW in fair condition and the wells are in good condition otherwise. Cont'd in "APPROACH" |  |
|-----------------------|--|--|

|                          |   |   |
|--------------------------|---|---|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting    wharfhead and 2 on floats, good | <input checked="" type="checkbox"/> Life Rings / Heaving Lines    2 on floats, good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)    June 2025   | <input type="checkbox"/> Unpaid Moorage   |

|                              |   |
|------------------------------|---|
| <b>COMMENTS/INSTRUCTIONS</b> | > The bull rails require yellow paint for the Emergency/Loading and seaplane landing zones.<br>> Replace 1 tire at the end of the float in the seaplane landing zone.<br>> Inspect and clean the safety ladders as described. |
|------------------------------|---|



- LEGEND:**
- THICK PILE ON CONCRETE FOUNDATION
  - STEEL PILE ON CONCRETE FOUNDATION
  - THICK PILE
  - STEEL PIPE PILE
  - ⚡ BATTERY PILE

## Lyall Harbour Dock Arrangement

# Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-Jan-2025  
INSPECTOR: Peter Binner

DOCK FACILITY: Swartz Bay  
WHARFINGER: Guy Plante

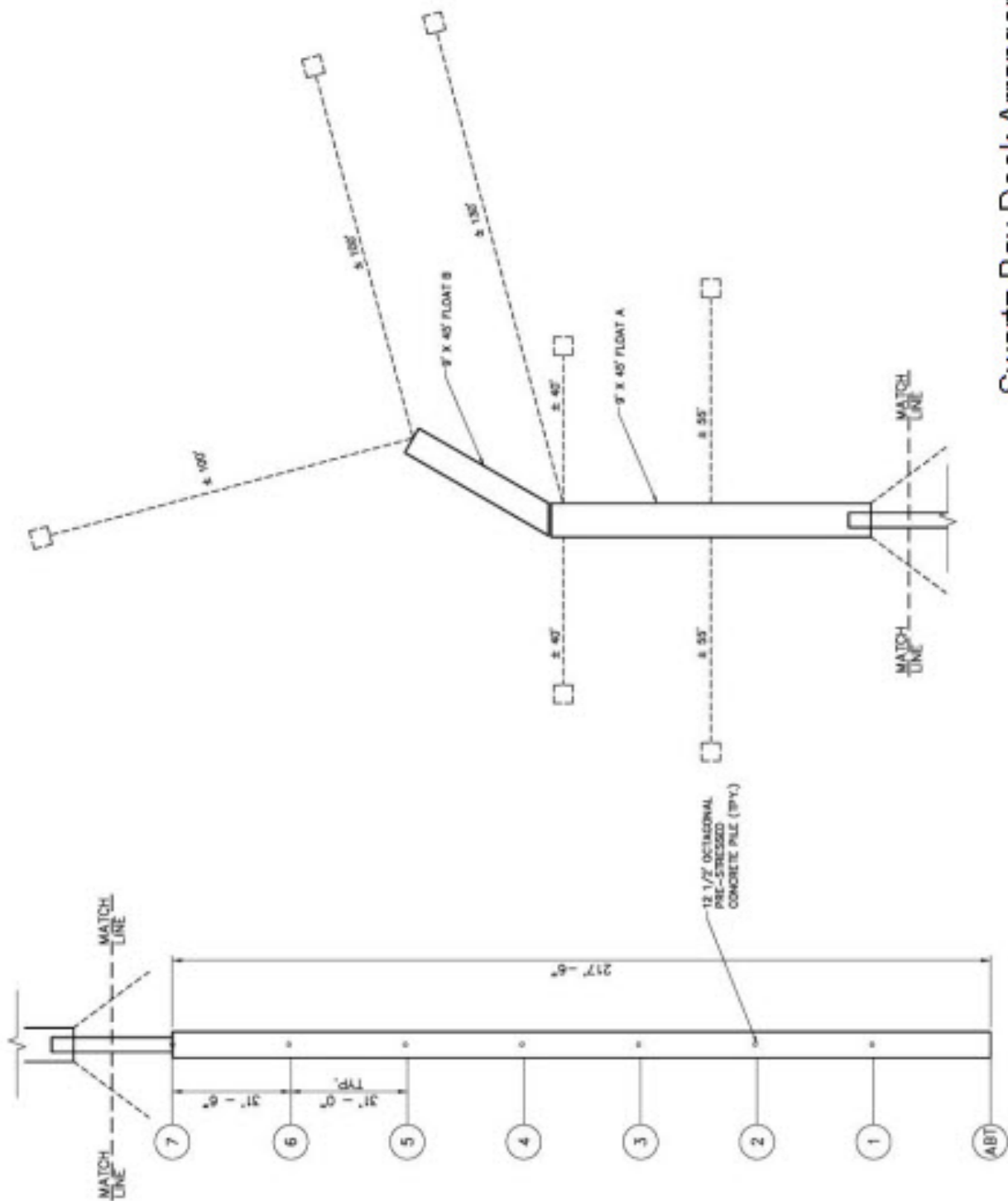
|                 |  |
|-----------------|--|
| <b>APPROACH</b> | <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted                            |
|                 | <p>This is a concrete structure with painted metal railings that is in good condition. The aluminum notice board is in good condition and salt and sand was supplied. There are 4 light standards with all lights working.</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>N/A</p>  |

|                       |   |
|-----------------------|---|
| <b>GANGWAY FLOATS</b> | <p>This is an older painted steel gangway in good condition with new MiniMesh decking. The expanded aluminum bottom apron is in poor condition with an area of broken grating and also an area of the frame has been torn due to the apron snagging on the steel guide rail due to the high tides. The roller bed boards for the apron may require extending but it is more likely the anchor chains require adjusting, to pull the floats back towards shore so there is more room for the apron to move before it makes contact with the guide rail (photo available).<br/>Float "A" is a new wooden float and all bull rails, rub boards and decking are in good condition and the bull rail bolts are tight and the flotation is good. Pressure washing is required and the safety ladder requires inspection and cleaning. There is an aluminum transition plate between float A &amp; B that is in good condition.</p> <p>Float "B" is a wooden float and the bull rails, rub boards and decking are in good condition and all bull rail bolts are tight. The flotation is good with the end of the float slightly lower in the water. The safety ladder is bent and requires inspection and cleaning. Pressure washing is also required.</p> |
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|--------------------------|--|
| <b>OTHER INSPECTIONS</b> | <input checked="" type="checkbox"/> Lighting    4 light standards on the approach, good <input checked="" type="checkbox"/> Life Rings / Heaving Lines    good |
|                          | <input checked="" type="checkbox"/> Extinguishers (expiry dates)    March 2025 <input type="checkbox"/> Unpaid Moorage   |

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| <b>COMMENTS/INSTRUCTIONS</b> | <p>&gt; The aluminum bottom gangway apron is in poor condition, replacement is recommended.</p> <p>&gt; The anchor chains may need adjustment to prevent the bottom gangway apron from snagging on the steel guide rail at high tide, inspection is required.</p> <p>&gt; Pressure washing the floats is required.</p> <p>&gt; Inspect and clean safety ladders.</p> |
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Swartz Bay Dock Arrangement