



Making a difference...together

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Notice of Meeting on **Friday, April 24, 2026 at 9:30 am**
Saanich Peninsula Wastewater Treatment Plant Meeting Room,
9055 Mainwaring Road, North Saanich, BC

Members of the Public can view the live meeting via MS Teams: [Click Here](#).
Alternatively, to hear the meeting via telephone: call 1-877-567-6843 and enter the
Participant Code 413 863 111#

- | | |
|---|-------------------------------------|
| B. Dearden (Chair), Mayne Island | P. Brent, Electoral Area Director |
| B. Mabberley (V. Chair), Galiano Island | R. Fenton, South Pender Island |
| B. Hol, South Pender Island | R. Schnurr, Piers Island/Swartz Bay |
| M. Davis, Saturna Island | |
-

AGENDA

- 1. TERRITORIAL ACKNOWLEDGEMENT**
- 2. APPROVAL OF AGENDA**
- 3. ADOPTION OF MINUTES**

Recommendation: That the minutes of the December 4, 2025 meeting be adopted.

- 4. CHAIR'S REMARKS**
- 5. GENERAL MANAGER'S REMARKS**
- 6. PRESENTATIONS/DELEGATIONS**

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 achambers@crd.bc.ca

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

7. COMMISSION BUSINESS

- 7.1. Staff Report: Electrical Installation at Anson Road Dock Feasibility Study - Update**
..... **[26-0428]**
Page 6

Recommendation: That the Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee to recommend to the Capital Regional District Board: That staff amend the 1.235 Southern Gulf Island Small Craft Harbour Facilities Five-Year

*To ensure quorum, advise **Allison Chambers**, achambers@crd.bc.ca if you cannot attend.*

Financial Plan 2026-2030 by adding a capital project in 2026 for the electrification of the Anson Road dock for total budget of \$130,000, funded by \$85,000 donations and \$45,000 Capital Reserve Fund.

**7.2. Staff Report: Southern Gulf Islands Harbours Projects and Operations Update – April 2026 [26-0447]
Page 48**

Recommendation:

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

8. NEW BUSINESS

9. MOTION TO CLOSE THE MEETING

Recommendation: That the meeting be closed for discussion regarding acquisition, disposition or expropriation of land or improvements in accordance with Section 90(1)(e) of the Community Charter.

10. RISE AND REPORT

11. ADJOURNMENT

Next Meetings: Friday, June 5, 2026
Friday, October 9, 2026
Friday, December 4, 2026



DRAFT MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Thursday, December 4, 2025 at 9:30 am, Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich, BC

PRESENT: Commissioners: B. Dearden (Chair), Mayne Island B. Maberley (Vice Chair), Galiano Island; B. Hol, South Pender Island; M. Davis, Saturna Island; P. Brent, Electoral Area Director; R. Schnurr, Piers Island/Swartz Bay

Staff: Stephen Henderson, General Manager, Electoral Area Services; Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Lani O'Dwyer, Engineering Technician, Infrastructure Planning and Engineering (EP); Allison Chambers, Administrative Officer, Electoral Area Services (Recorder); Jared Kelly, Manager, Capital Projects (EP); Liz Xu, Manager, Local Services & Grants

REGRETS: R. Fenton, South Pender Island; Peter Binner, Wharfinger Coordinator; Justine Starke, Senior Manager, Southern Gulf Islands Administration

EP = Electronic Participation

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

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

MOVED by Director Brent, **SECONDED** by Commissioner Maberly
That the agenda be approved as circulated with the addition of New Pump-outs added to new business.

CARRIED

3. ADOPTION OF MINUTES

MOVED by Commissioner Hol, **SECONDED** by Commissioner Davis,
That the minutes of the October 2, 2025 meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

5. GENERAL MANAGER'S REMARKS

The General Manager made the following remarks:

6. PRESENTATIONS/DELEGATIONS

None

7. COMMISSION BUSINESS

7.1. Staff Report: Southern Gulf Islands Harbours Service 2026 Operating and Capital Budget

[25-1272]

MOVED by Commissioner Hol, **SECONDED** by Commissioner Davis,
The Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee to recommend to the Capital Regional District Board:
That the 2026 Operating and Capital Budget and the Five-Year Financial Plan for the Southern Gulf Islands Harbours Service be approved as amended.

MOVED by Commissioner Hol, **SECONDED** by Commissioner Davis,
That Project Number 27.01 - Retreat Cove Upgrades be removed from the Five-Year Capital Budget, and that Project 21-03 is increased by \$50,000 in year 2027.

CARRIED

7.2. Staff Report: Electrical Installation at Anson Road Dock Feasibility Study

[25-1300]

MOVED by Director Brent, **SECONDED** by Commissioner Maberley,
The Southern Gulf Islands Harbours Commission recommends:
That staff commission a detailed design and cost estimate and provide a business case analysis that forecasts ongoing operational costs and revenue options, and report back with options for an amendment to the 2026 Capital Plan and the 2027 fees and charges bylaw.

MOVED by Director Brent, **SECONDED** by Commissioner Hol,
That the main motion be amended by adding pending confirmation of \$85,000 in pledges.

CARRIED

7.3. Staff Report: Southern Gulf Islands Harbours Projects and Operations Update December 2025

[25-1301]

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

8. NEW BUSINESS

Commissioner Maberley updated the group on a conversation with Central Saanich and Adam Olsen regarding a new pump out service with Tsartlip First Nation being involved. Central Saanich will run a pilot program. Director Brent discussed a possibility to give Grants-in-Aid and will discuss with CRD Finance.

9. RISE AND REPORT

None

10. ADJOURNMENT

MOVED by Commissioner Hol **SECONDED** by Director Brent
That the December 4, 2025 meeting be adjourned at 11:20 am.

CARRIED

CHAIR

SECRETARY



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REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION MEETING OF FRIDAY, APRIL 24, 2026

SUBJECT **Electrical Installation at Anson Road Dock Feasibility Study - Update**

ISSUE SUMMARY

To consider installing electrical connections on the Anson Road Dock on Mayne Island.

BACKGROUND

At its October 2, 2025 meeting, the Southern Gulf Islands Harbours Commission (SGIHC), received an unsolicited business plan for electrification of the Anson Road Dock (Appendix A) from the Association of Mayne Island Boaters (AMIB).

The project scope includes the installation of a new BC Hydro service with the associated electrical poles and overhead wiring, a dock head distribution box and 12 marine power receptacles and electrical connections (Appendix B). This project also includes the installation of a dock webcam to allow the wharfinger to monitor dock usage remotely.

The SGIHC approved the project in principle and requested the proponent to secure \$85,000 in pledges prior to progressing further analysis of the project. Since the October meeting, the Capital Regional District (CRD) has received 18 pledges totaling \$85,000 and staff are reporting back on a path forward to deliver the project and address the financials.

ALTERNATIVES

Alternative 1

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

That staff amend the 1.235 Southern Gulf Island Small Craft Harbour Facilities Five-Year Financial Plan 2026-2030 by adding a capital project in 2026 for the electrification of the Anson Road dock for total budget of \$130,000, funded by \$85,000 donations and \$45,000 Capital Reserve Fund.

Alternative 2

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

That the electrification of the Anson Road dock does not proceed at this time.

IMPLICATIONS

Procurement and Project delivery

This project will be tendered as a competitive design-build in accordance with the CRD's procurement policy. CRD staff will complete the amendments to the Federal and Provincial tenures and any adjustments to the land-use approvals, as well as administer project oversight.

Additional CRD capital projects engineering support will be required to be consistent with CRD practices and permitting requirements.

The project will be initiated after the financial plan amendment is approved by the CRD Board and the donations totalling \$85,000 are received.

Financial Implications

The AMIB proposal anticipated a construction budget of approximately \$90,000 to complete the contract and would be partially funded through \$85,000 in donations (refer to Appendix A).

The AMIB project budget did not include costs associated with amending the land and foreshore tenures, engineering review, cost of permits, overhead and administration. The revised project costs include an additional 10% for detailed project design and approvals from agencies including the Provincial Government, 5% for project administration, and 25% as a contingency. If a construction budget of \$90,000 is confirmed as adequate, a total project budget of \$130,000 needs to be added to the CRD's financial plan as a capital project.

The project budget of \$130,000 will be funded by \$85,000 in donations and \$45,000 Capital Reserve Fund (CRF). With the additional \$45,000 amendment, the estimated 2026 ending balance of the CRF is about \$337,000.

When the dock has electricity, each boat connected to an outlet will be charged \$75 per month in addition to the moorage fee. This is anticipated to cover the monthly cost of electricity. The amount may need to be adjusted if actual costs are different than forecasted. If a boat does not use electricity, they will not be charged this fee.

Currently, the dock has about 77% occupancy during the off-season. With electrification of the dock, the wharfinger expects to increase occupancy to 100%. The increased occupancy is expected to increase the annual revenue by about \$6,000 per year.

The recovery of increased operating and maintenance costs will also be enabled by amending the monthly and annual moorage fees on Anson Road Dock. The intent is to increase the rates at Anson Road dock by about 10%, greater than the rates on the other CRD docks in the service commencing in 2027. This can be justified by providing a higher level of service on the dock. This increase in moorage fees should generate an additional \$5,000 per year.

The increased winter occupancy and increased moorage fees are anticipated to generate approximately \$11,000 additional gross revenue each year. The additional revenue is expected to cover potential increased costs of operating and maintaining the improved dock facilities, resulting in net neutral cost to the service.

The new fees will be implemented through a Regulation Bylaw Amendment in the year the project is scheduled for completion.

Service Delivery Implications

The dock is currently managed by an on-island wharfinger. Some additional work will be required to track the boats that are using the electrical service once it is installed. This would be part of the regular application for moorage. If cameras can be installed at the dock, the effort to monitor the dock should be reduced if the wharfinger can monitor dock usage remotely.

The addition of electrical equipment to the dock will add assets that require ongoing maintenance and repair. This added cost to operate the dock is expected to be recovered through increased dock revenues.

CONCLUSION

At its October 2, 2025 meeting, the Southern Gulf Islands Harbours Commission received a proposal from the Association of Mayne Island Boaters regarding the installation of electrical connections at the Anson Road Dock on Mayne Island and directed staff to assess the feasibility of the project. Staff reviewed the proposed scope of work, confirmed donation pledges, and evaluated procurement, permitting, financial, and operational considerations associated with the project. Based on this review, staff recommend that the Five-Year Financial Plan (2026–2030) be amended to add a \$130,000 capital project for the electrification of the Anson Road Dock. If supported by the Southern Gulf Islands Harbours Commission, and approved by the Capital Regional District Board, the project would proceed after receiving the donations of \$85,000 through design, permitting, and procurement, with construction potentially starting in 2026, depending on approvals and project scheduling.

RECOMMENDATION

That the Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee to recommend to the Capital Regional District Board:
That staff amend the 1.235 Southern Gulf Island Small Craft Harbour Facilities Five-Year Financial Plan 2026-2030 by adding a capital project in 2026 for the electrification of the Anson Road dock for total budget of \$130,000, funded by \$85,000 donations and \$45,000 Capital Reserve Fund.

Submitted by:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services
Concurrence:	Varinia Somosan, CPA, CGA, Acting Chief Financial Officer and General Manager of Finance & Technology
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Association of Mayne Island Boaters Business Plan for Anson Road Dock Electrification
- Appendix B: Draft Design of Dock Electrification Proposal



Association of Mayne Island Boaters

Business plan: electricity installation Anson Road Dock

Contact Information

Peter McComb

Martin Renaud

Greg Martin

604-3290428

pmccomb@mail.ubc.ca

Prepared

2025-08-25

Business Address

Mayne Island

Table of Contents

- Executive summary 5**
 - Project objectives 4
 - Business description 4
 - Products and services 5
 - Financing needs 5
 - Key people 5
 - Risk assessment and contingency plan 5

- Business overview 6**
 - Business description 6
 - Mission, vision, values 6
 - Industry overview and trends 6
 - Government regulations 7
 - The market 7
 - Overview of market trends 7
 - Target market 7
 - The competition 7
 - Competitors and types of competition 7

- Sales and marketing 8**
 - Customers 8
 - Suppliers 9
 - Advertising and promotion 9
 - Pricing and distribution 9
 - Customer service policy and warranties 10

- Operating plan 11**

Business location.....	11
Equipment.....	11
Technology requirements and investment needs.....	11
Environmental compliance.....	11
People.....	12
Description of the management team.....	12
Description of advisory team.....	12
Key employees.....	12
Action plan.....	13
Project objectives.....	13
Resources required.....	13
Action plan.....	15
Risk assessment and contingencies.....	15
Appendices 1-11.....	17

Executive summary

This project is to install electricity to serve mariners who use the Anson Road Dock, Horton Bay Mayne Island. This will optimise the dock facilities for year-round moorage.

Project objectives

- The Association of Boaters of Mayne Island (AMIB) wishes to partner with The Southern Gulf Island Harbours' Commission and Capital Regional District (SGI/CRD) to install electricity to Anson Road Dock, Mayne Island (the Dock).
- Supply of electricity to the Dock will increase the use of the Dock, especially over winter. Electrical supply will broaden the functionality of the Dock for all boaters.
- The timelines *are*: reaching a Memorandum of Understanding with SGI/CRD in the fall of 2025, raising a pre-requisite capital fund by March 31st. 2026, and the physical installation of the electrical supply through 2026 to finish by the fall of that year.
- AMIB's contribution will be to fund-raise an agreed amount (**\$85,000**) from public sources to be deposited into a specifically designated SGI/CRD account. The SGI/CRD contribution will be of the remainder of capital/installation costs (if any) plus the project management of the installation. Contribution of public funds to be tax deductible as structured by an SGI/CRD accountant.
- Thereafter, all revenues yielded from the supply of electricity to boaters will be paid to SGI/CRD, following a similar contract as for moorage fees.
- Maintenance of the infrastructure and running costs of the electrical supply to the Dock will be the responsibility of SGI/CRD.

Business description

- AMIB is a formally constituted non-profit association that serves the interests of boaters of Mayne Island. In doing so, it may also serve the interests of other boaters from Canada and the USA. AMIB was founded in 2001 and currently has 148 paid memberships.
- AMIB meets physically on Mayne Island. It is a community-based organization. In general, its fiscal mandate consists of enhancing year-round activities of benefit to its members.

Products and services

- Annual membership fees (for individuals (30%) and families (70%)) fund AMIB activities.

Financing need

- Total funds of \$88,986.76 (to \$124,697.53 CAD with alternative options) will be required for the capital expenditure. AMIB will undertake to raise a fixed amount (\$85,000), of this capital; SGI/CRD to fund the remainder.
- This will fund the electrical pole installation, the overhead wiring, the dock head distribution box, the dock wiring and the marine power receptacles. There may be additional miscellaneous costs including possible excavator work related to power pole installation.

Key people

- The key advisors in AMIB are the members of the board. Most have a business background.
- President – Greg Martin
Vice President – Aaron Reith
Treasurer – Martin Renaud
Secretary – Jachym Rudolf
Directors: Brian Dearden, Alex Flowers, Peter McComb, Keith Stewart, Chrysta Wallin
- The Southern Gulf Island Harbours Commission and Capital Regional District (SGI/CRD)
- Director – Paul Brent and appointed key advisors.

Risk assessment and contingency plan

- It is envisaged that the greatest threat to this Business Plan will be the cost containment related to project management. For this reason, AMIB will raise an agreed upon fixed amount of capital. SGI/CRD will be responsible for the balance and for any cost overruns.
- The quotations obtained to support the Plan are limited by the availability of skilled on-island workers.
- There is no other dock on Mayne Island that provides electricity, thus ensuring the demand for this service.

01.

Business overview

Business description

- AMIB will serve as a vehicle to fund-raise for this project, to include, but not to be limited to, the AMIB membership.
- This project is consistent with the community services provided by AMIB.

Mission, vision, values

The mission statement(s) for AMIB are:

- 1. Promote facilities, services and conditions for boating activities on and /or around Mayne Island for public use.
- 2. Promote existing services, facilities and conditions that are conducive to the enjoyment of boating activities on Mayne Island.
- 3. Promote boating safety, education and training for the benefit of all boaters on Mayne Island.

Industry overview and trends

- Recreational boating is a stable 'industry' in British Columbia.
- The aging population will continue to provide more boaters as they retire.
- Power and sailboats are larger in size than a decade ago. And consume more energy, including electricity.
- Demand for electricity at the Dock is predicted to increase.
- AMIB conducted a survey of AMIB members with respect to potential use of electricity in July 2025 (**Appendix 9**). The questions and responses are listed in **Appendix 10**.

In summary, of the 18 people who don't have moorage, 1/3 would get moorage if electricity were available and 1/3 would use electricity if it were available. These numbers from AMIB boaters suggest a high demand for electricity.

- Systems to supply electricity to boaters at dock are becoming more sophisticated. Internet-based applications identify individual boaters, meter use of electricity and bill monthly for this electricity.
- Some feature magnetic plugs/receptacles that are corrosion resistant.
- Anson Road Dock services boats less than 25 feet in summer. These have modest needs for electricity. From October to June, larger vessels require heating and dehumidification. Metering may not be necessary. Rather, a fixed monthly fee may suffice.
- There do not appear to be any foreseeable changes in technology that would influence supply of electricity to Anson Road Dock.

Government regulations

There are no known government regulations that would influence the supply of electricity to the Dock.

The market

Overview of market trends

Demand for electrical service is predicted to be stable or increase (see also **Appendix 9**).

Target market

Boaters who use the Dock overwinter will predictably use the most electricity. Demand is already shown by several boaters who use fossil fuel generators to heat their boats.

The competition

Competitors and types of competition

Currently, there are no competitors.

Competition would most likely come from a private marina. However, there are no private marinas on Mayne Island.

02.

Sales and marketing

Customers

	Service	Location	Period	Revenue
1	Long term moorage, overnight/transient and dinghy moorage receipts in 2025	Anson Road Dock	January to March 2025	\$2,564
2			April 2025	\$10,750
3			May 2025	\$6,348
4			June to July 2025	\$6,471
5	October annual renewals		2025-6	\$1,060
				\$10,000-15,000
Additional information				

Suppliers

	Name	Address	Terms	Product/Service
1	BC Hydro		Small General Service	13.46 cents/kWh (as per Reed Point Marina)
2	Webcam Logitech Brio 500	Best Buy	\$229.98	Surveillance Anson Road
3				
4				
Additional information				

Advertising and promotion

- The CRD website provides links to the Anson Road Dock. The electrical supply would be listed.
- Facebook Mayne Island often refers to marina facilities; this could now reference the provision of electricity.

Pricing and distribution

- Electricity would be supplied by turning on a breaker at the dock head distribution box that is specific to each outlet. The current would be limited by size of breaker (20 A breaker for a 30 A receptacle).
- A fixed rate of \$75 would be charged monthly to each boater who connects to electricity. This conforms with 30 A service charges in other marinas. Typically, \$55-86/month or \$6.56/day (Ganges Marina, Ucluelet Small Craft Harbour).
- Total monthly electricity usage for the entire Dock to be monitored at the main distribution box meter to ensure that this is the correct billing rate.
- All moorage customers will pay an additional moorage rate of \$15 per month to reflect the provision by the Dock of access to electricity.

- The agreement of SGI/CRD to supply electricity to a specific boater will form part of the signed moorage contract.

Customer service policy and warranties

If electricity is unavailable for a protracted period (more than the usual hours/days of a Mayne Island power outage), then charges for an appropriate portion of the monthly fixed rate usage may be reversed.

03.

Operating plan

Business location

SGI/CRD will continue to fund the Anson Road Dock wharfinger for about the same number of hours weekly.

Equipment

- Overall metering of the total use of electricity at the main dock head distribution box is required.
- There will be modest attrition of electrical receptacles and breakers at the pedestal. Leviton receptacles (replacement cost \$122 each) are required to show endurance of 5,000 insertions (10-15 years of typical use) and the breakers (Schneider SQD: replacement cost \$13 each) to show endurance of 10,000 mechanical operations (15-30 years of typical use).
- Installation of a Dock webcam to allow the wharfinger remote monitoring of use of Dock amenities. This will also ensure that moorage fees are collected from transient boaters.

Technology requirements and investment needs

If technology of pedestals changes over time, in keeping with the basic requirements of boaters moored at the Dock, pedestals/receptacle boxes can be swapped out, either individually or collectively.

Environmental compliance

Compliance with environmental regulations will be established at installation. Given that electricity is a clean energy source it is anticipated that no, or little, environmental infringement will transpire.

04.

People

Description of the management team

SGI/CRD appointee wharfinger Chris Redsell.

Description of advisory team

- An advisory team appointed by the Southern Gulf Island Harbours Commission and CRD. A **project manager** to be appointed. This person to liaise with AMIB appointed representative(s).
- **Legal.** It is hoped that the SGI/CRD Harbours Commission will approve this Business Plan. Immediately thereafter, legal advice will be sought from the Advisory Team to formalise a 'Memorandum of Understanding' between SGI/CRD and AMIB. This memorandum to include a description of the agreed process of the electrical installation. It will also include consequences invoked by cost overruns time delays to installation.
- **Accounting.** Accounting advice will also be sought from the Advisory Team. The priority will be to set up the tax-deductible account to expedite fund-raising for the project.

Key employees

	Name or title	Key responsibilities	Qualifications
1			
2			
3			
4			
Additional information			

05.

Action plan

Project objectives

- Submission of AMIB business plan by **September 2025**. The projected date of the SGI/CRD Harbours' Commission fall meeting is not listed. The last meeting was May 29, 2025. In 2024 the fall meeting date was September 26th.
- Upon acceptance of the Business Plan, the Project Manager will be appointed, the Memorandum of Understanding will be created, and the tax-deductible account set up by **October 2025**.
- Fundraising by AMIB will commence and guarantees of funding will be completed by **March 31st 2026**. An agreed fixed amount of funds (\$85,000) will trigger the following:
- Quotations for installation the poles and overhead wiring, the dock wiring and the installation of power outlets will be reviewed and approved by SGI/CRD by **April 2026**.
- Physical installation of the full electrical supply will occur into the **fall of 2026**.

Resources required

- The total budget is \$88,986.76 to \$124,697.48 depending upon which option is adopted for type and number of dock power outlets. **The board of AMIB recommends installation of the 12 pedestal 2x30A receptacle Leviton system at a total cost of \$88,986.76(*).**
- This amount is comprised of 3 main sections of installation:
- Installation of 4 electrical poles from Horton Bay Road to the head of the Dock. See quote from Gridcon Powerline (subcontracted by SGI Electrical Services Inc.) **Appendix 1**. Amount: **\$25,147.5** including GST.
- Installation of 2 x 200A overhead service wiring from Horton Bay Rd to 400A meter base. Plus, coordination of permit approvals and BC Hydro connection for supply to the head of Dock. See quote from SGI Electrical Services Inc. **Appendix 2**. Amount: **\$11,870.24** including GST.
- Installation of Dock wiring. There are 4 quotations from SGI Electrical Services Inc. for each of 4 different pedestal/box configurations. All quotations include GST. These options reflect present and potential future electrical requirements.

Appendix 3: wiring for 18 pedestal/boxes with 2 x 30A receptacles. Amount: \$36,735.26

Appendix 4: wiring for 12 pedestal/boxes with 2 x 50A receptacles. Amount: \$34,172.81

Appendix 5: wiring for 12 pedestal/boxes with 2 x 30A receptacles. Amount: **\$30,472.29 (*)**

Appendix 6: wiring for 18 pedestal/boxes with 2 x 50A receptacles. Amount: \$43,580.63

- Installation of pedestals. There are 2 different quotations. One from Leviton and the other from Voltsafe. The Leviton box has 2 x 30A receptacles that are not metered, nor do they have internet connectivity. The Voltsafe pedestal has 2 x 30A receptacles that are individually metered. Internet connectivity allows metering and billing for each individual receptacle with the use of the Voltsafe marine app (application).

Appendix 7: Leviton quotation: 12 boxes with 2 x 30A receptacles. Amount including GST: **\$21,496.73 (*)**. Timeline for delivery: 8 weeks.

Appendix 8: Voltsafe quotation: 12 pedestals with 2 x 30A receptacles with internet connectivity.

Amount including GST: \$44,099.16

Action plan

Action	Key milestone/metrics	Person responsible
1 Survey AMIB Membership for Power Usage and Anson Road Dock Moorage	July 2025 (COMPLETED: Appendix 9)	Martin Renaud and Peter McComb Directors AMIB
2 Submission AMIB Business Plan	September 2025	Peter McComb Martin Renaud Greg Martin
3 Possible approval Business Plan	September 2025	SGI/CRD Harbours Commission
4 Project Manager appointed	October 2025	SGI/CRD Advisory Team
5 Memorandum of Understanding created	October/November 2025	SGI/CRD Legal Advisor
6 Tax-deductible account set up	November 2025	SGI/CRD Tax Accountant
7 Fund-raising and Guarantees of Financing	March 31 st . 2026	AMIB representatives
8 Quotations Reviewed/approved	April 2026	SGI/CRD Advisory Team
9 Physical Installation of Electrical Power	To Be Completed Fall 2026	Project Manager

Additional information

Risk assessment and contingencies

- **Events that may alter the timetable:**
 - Failure to obtain SGI/CRD Harbour’s Commission approval for Business Plan
 - Delay in fund raising
 - Delay in obtaining legal or accounting advice

- Delay in appointment of a Project Manager
- Delay in obtaining quotations for installation
- Delay in supply of dock pedestals/outlet boxes
- **Mitigation of these risks:**
 - To address any difficulty with fund raising, an overarching guarantee of financing from private individual(s) will be sought.
- **Risks of negative cash flow after installation**
 - It is feasible that the empiric monthly payment of \$75 may not cover the cost of supply of electricity. In this instance, adjustment upwards of the fee will be necessary.
 - There will be some predictable attrition of 30 A receptacles and associated breakers. This will be taken into account when establishing the flat-rate monthly fee for potential and actual use of electricity.
 - Insurance of the Dock by CRD will need to include coverage for the electrical infrastructure, and for risk of electrocution. Any increase in premium to be covered by the monthly fee.

Appendices: Overview of Site extending from Horton Bay Road to head of Dock ramp (upper right).



Appendix 1:

Gridcon Powerline Ltd.
5281 Winchester Rd,
Duncan, B.C V9L6E9
Phone (250) 252-9220
evan@gridconpowerline.ca

DATE: March 5, 2025

RECIPIENT: SGI Electrical Services

EMAIL: crystal@sgielectrical.com matt@sgielectrical.com

PHONE: Crystal 778-533-0784

RE: Horton Bay rd. Dock Power Line

QUOTE:

Supply and Install:

- **1 x 30' class 4 ACC cedar pole**
- **1 x 45' class 3 ACC cedar pole**
- **2 x 50' class 3 ACC cedar pole**
- **4 x Plate anchor with downhaul guywires**
- **4 x polymer dead-end bells with shoes**
- **3 spans of #2 ACSR primary and neutral conductor to Approx 112M**

This quote is to supply and install, comes with all other necessary hardware, insulators and connections to complete job to current BC Hydro standards ready for BC Hydro takeover and connection. This quote subject to change pending BC Hydro approval.

Note customer to provide excavation and backfill for pole holes.

\$23,950.00 plus 5% GST

TOTAL: \$25,147.50

Quote number GCP-25-31

Please Note:

This quote does not include any Tree services, rock excavation, drilling/ blasting or hydrovac excavation services or BC Hydro charges. If any of the above work is required, the customer will be notified prior to any additional charges.

Property owner/representative is obligated to discuss the following concerns, if any are present.

-Environmental and or archaeological hazards.

- Any relevant permits or drawings associated with the project shall be supplied by customer.

- BC One Call required prior to any excavation work, or all services to be marked out clearly for construction crew to reference.

Page 2

Note: Gridcon Powerline owns all material provided for the project until payment is made, or a deposit is placed for

the material

Appendix 2:

Sgi Electrical Services Inc
1678 Bisley Place
Victoria BC V8N 4M7
info@sgielectrical.com
GST/HST Registration No.:
723692604RT0001
Business Number 723692604BC0001

Estimate

ADDRESS

Big Decks Contracting Ltd

ESTIMATE # 1270

DATE 11/03/2025

EXPIRATION DATE 11/04/2025

ACTIVITY DESCRIPTION QTY RATE AMOUNT

Material 1 8,498.99 8,498.99

Labour 8 115.00 920.00

Permit 1 1,886.00 1,886.00

SCOPE OF WORK at Anson Dock, Horton Bay Rd, MI:

- 1) Supply & install new 400amp meter base with 2 x 200amp overhead services on private pole**
- 2) Coordinate all permit approvals and BC Hydro connection**

SUBTOTAL 11,304.99

GST @ 5% 565.25 **TOTAL \$11,870.24**

Overview of dock from head of dock along the solid ramp, then hinged ramp, to the 6 fingered dock.



Appendix 3:

EITHER:

Sgi Electrical Services Inc
1678 Bisley Place
Victoria BC V8N 4M7
info@sgielectrical.com
GST/HST Registration No.:
723692604RT0001
Business Number 723692604BC0001

Estimate

ADDRESS

Association of Mayne Island
Boaters

655 Horton Bay Road
Mayne Island BC V0N 2J2

ESTIMATE # 1303

DATE 13/08/2025

EXPIRATION DATE 13/09/2025

ACTIVITY DESCRIPTION QTY RATE AMOUNT

Material 1 20,398.36 20,398.36

Labour 130 100.00 13,000.00

Permit 1 1,587.60 1,587.60

SCOPE OF WORK @ Anson Road Dock:

1) Supply and install all necessary wiring for 18 x marine pedestals with 2 x 30amp receptacles per pedestal.

2) Coordinate permit approvals

NOTE: This estimate is for the wiring only and does not include material such as marine pedestals, receptacles, etc.

SUBTOTAL 34,985.96

GST @ 5% 1,749.30

TOTAL 36,735.26

OR....

Appendix 4:

Sgi Electrical Services Inc
1678 Bisley Place
Victoria BC V8N 4M7
info@sgielectrical.com
GST/HST Registration No.:
723692604RT0001
Business Number 723692604BC0001

Estimate

ADDRESS

Association of Mayne Island
Boaters
655 Horton Bay Road
Mayne Island BC V0N 2J2

ESTIMATE # 1304

DATE 13/08/2025

EXPIRATION DATE 13/09/2025

ACTIVITY DESCRIPTION QTY RATE AMOUNT

Material 1 17,957.93 17,957.93

Labour 130 100.00 13,000.00

Permit 1 1,587.60 1,587.60

SCOPE OF WORK @ Anson Road Dock:

1) Supply and install all necessary wiring for 12 x marine pedestals with 2 x 50amp receptacles per pedestal.

2) Coordinate permit approvals

NOTE: This estimate is for the wiring only and does not include material such as marine pedestals, receptacles, etc.

Does not include marine pedestals or receptacles. Only wiring

SUBTOTAL 32,545.53

GST @ 5% 1,627.28

TOTAL \$34,172.81

OR...

Appendix 5:

SGI Electrical Services Inc
1678 Bisley Place
Victoria BC V8N 4M7
info@sgielectrical.com
GST/HST Registration No.:
723692604RT0001
Business Number 723692604BC0001

Estimate

ADDRESS

Association of Mayne Island
Boaters

655 Horton Bay Road
Mayne Island BC V0N 2J2

ESTIMATE # 1305

DATE 13/08/2025

EXPIRATION DATE 13/09/2025

ACTIVITY DESCRIPTION QTY RATE AMOUNT

Material 1 14,433.63 14,433.63

Labour 130 100.00 13,000.00

Permit 1 1,587.60 1,587.60

SCOPE OF WORK @ Anson Road Dock:

**1) Supply and install all necessary wiring for 12 x marine pedestals
with 2 x 30amp receptacles per pedestal.**

2) Coordinate permit approvals

NOTE: This estimate is for the wiring only and does not include
material such as marine pedestals, receptacles, etc.

SUBTOTAL 29,021.23

GST @ 5% 1,451.06

TOTAL \$30,472.29 (*)

OR...

Appendix 6:

Sgi Electrical Services Inc
1678 Bisley Place
Victoria BC V8N 4M7
info@sgielectrical.com
GST/HST Registration No.:
723692604RT0001
Business Number 723692604BC0001

Estimate

ADDRESS

Association of Mayne Island
Boaters

655 Horton Bay Road
Mayne Island BC V0N 2J2

ESTIMATE # 1302

DATE 13/08/2025

EXPIRATION DATE 13/09/2025

ACTIVITY DESCRIPTION QTY RATE AMOUNT

Material 1 26,917.76 26,917.76

Labour 130 100.00 13,000.00

Permit 1 1,587.60 1,587.60

SCOPE OF WORK @ Anson Road Dock:

**1) Supply and install all necessary wiring for 18 x marine pedestals
with 2 x 50amp receptacles per pedestal.**

2) Coordinate permit approvals

NOTE: This estimate is for the wiring only and does not include
material such as marine pedestals, receptacles, etc.

SUBTOTAL 41,505.36

GST @ 5% 2,075.27

TOTAL \$43,580.63

Anson Road Dock. Six fingers. This view depicts the type of boat with summer moorage. ■ = 12 x PEDESTALS LOCATION



Appendix 7:

8/21/25, 7:44 AM

Customer Quotation



500 KELVIN ROAD
VICTORIA, BC
V8Z 1C4
Phone: 250 475 7578
Fax: 250 475 7579

Customer Quotation

From: **Chris Martin**
Sales & Client Services
500 Kelvin Road, Victoria, BC V8Z 1C4
O:(250)475-7578 C:(250)880-7842
www.eecol.com

Thu, Aug 21, 2025

For: **Capital Regional District**
GOVMGV

Reference:

Mayne Island Dock Power

Quote # 2188301

Total: \$ 20,473.08

Quantity	Part Number	Description	Price/Per	Extended
12	LEV 000-HL323-000 Water, LBB	M BOX L 30/20- 30,LED, NOSTAND	\$ 1706.09 / 1	\$ 20473.08

Total: \$ 20,473.08

indicates product sold by cut lengths

Prices do not include applicable taxes

QUOTATION TERMS

EECOL RESERVES THE RIGHT TO ADJUST ITS PRICING FOR GOODS AFFECTED DIRECTLY OR INDIRECTLY BY CHANGING DUTIES/TARIFFS/TRADE AGREEMENTS/ RAW MATERIALS AND SIGNIFICANT CURRENCY FLUCTUATIONS.

UNLESS THERE ARE DIFFERENT OR ADDITIONAL TERMS AND CONDITIONS CONTAINED IN A MASTER AGREEMENT THAT MODIFY EECOL'S STANDARD TERMS, BUYER AGREES THAT THIS QUOTE AND ANY RESULTING PURCHASE ORDER WILL BE GOVERNED BY EECOL'S TERMS AND CONDITIONS AVAILABLE AT [HTTPS://WWW.EECOL.COM/TERMS_AND_CONDITIONS_OF_SALE.PDF](https://www.eecol.com/terms_and_conditions_of_sale.pdf) AS SUCH TERMS MAY BE UPDATED FROM TIME TO TIME, WHICH TERMS ARE INCORPORATED HEREIN BY REFERENCE AND MADE PART HEREOF. PLEASE CONTACT THE SELLER IDENTIFIED ON THIS QUOTE IF YOU REQUIRE A PRINTED COPY.

DUE TO UNFORESEEN RAW MATERIAL FLUCTUATIONS, UNLESS OTHERWISE STATED, THIS QUOTE IS VALID FOR A PERIOD OF 10 DAYS FROM SUBMISSION, EXCLUDING WIRE & CABLE, WHICH IS VALID FOR 24HRS FROM SUBMISSION. ALL ORDERS ARE SUBJECT TO THE APPROVAL OF THE CREDIT MANAGER.

<https://service.eecol.com/run/crm/Main?session=202508210754e1Y1cf12e5&appid=43&job=PrintForCustomer&id=2188301>

Entitlement number: \$8.10 10% \$2,333
TBD
Licensed to:

Leviton Quotation

TOTAL with GST

\$21,496.73 (*)

Appendix 8:

Voltsafe Quotation

PRO FORMA INVOICE

410 - 1444 Alberni Street, Vancouver
BC, Canada, V6G 2Z4
P: +1 833 999 6960
E: accounting@voltsafe.com
VoltSafe Marina Solution
Attention: Peter McComb INVOICE#: 2064-M
Anson Road Dock - Mayne Island DATE: Aug-20-2025
*Quotation valid for: 30 days
Mayne Island, BC PAYMENT TERMS: 15% to secure order
E: pmccomb@mail.ubc.ca 45% to begin order
P: 40% to ship order

Hardware (one time)
1 VoltSafe Marine Pedestals Including: 12 \$1,299.00
\$15,588.00
1 x 20A GFCI outlet \$1,169 10% **\$14,029.20**
2 x Hose bibs
Circuit Breakers included
LED module with fuse and photosensitive cells
2 VoltSafe Marine 30A Smart Outlet 24 \$999.00
\$23,976.00
\$899.10 10% \$21,578.40
3 LTE Mesh Node (at cost) 12 \$250.00 **\$3,000.00**
4 Additional Adapters (optional) 12 \$70.99 \$851.83
\$63.89 10% \$766.65
SUBTOTAL (ONE TIME) **\$39,374.25**
Software (recurring) - all values in CAD
5 Web Dashboard Monthly Cost/Outlet (CAD) Discount
Site Address: First 3 months: \$0 FREE
marine.voltsafe.com After, Monthly: \$10.00 \$240
Billing Period: **\$9.00 10% \$216**
TBD - TBD Or, Annually \$9.00 \$2,592

1/1

Anson Road Dock - Mayne Island
SUBTOTAL (CAD) \$39,374.25
TAX RATE (GST+PST) \$4,724.91
SHIPPING TBD TBD

TOTAL (CAD) \$44,099.16

Due (15%) (CAD) \$6,614.87

Appendix 9:

Survey Brochure with Questions:



Questionnaire to assess the potential use of electrical power at CRD Anson Road Dock

The regional CRD Director for the Southern Gulf Islands Harbour Commission has requested the submission of a business plan from the association of Mayne Island boaters for the installation of electrical power to the CRD Anson Road Dock, Horton Bay. Your responses to this questionnaire will help us fulfill that request.

[Sign in to Google](#) to save your progress. [Learn more](#)

* Indicates required question

Email *

Your email

1. Do you have an existing moorage contract? *

- Yes - Year Round
- Yes - Summer Months (May-September):
- Yes - Winter Months (October-April)
- No

2. If electricity were available would you apply for (or maintain) a moorage contract? *

- Yes - Year Round
- Yes - Summer Months only
- Yes - Winter Months only
- No electricity would not affect my decision about mooring at Anson Dock

3. Would you use electricity if it was available at Anson Dock? *

- Yes
- No

4. If you have any questions for us about this initiative to bring electricity to Anson Dock, please leave them here in the space provided.

Your answer

Appendix 10:
Survey Results:

Timestamp	1. Do you have an existing moorage contract?	2. If electricity were available would you apply for (or maintain) a moorage contract?	3. Would you use electricity if it was available at Anson Dock?
26/06/2025 13:18:11	No	Yes - Winter Months only	Yes
16/07/2025 12:48:11	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 13:01:48	No	Yes - Year-Round	Yes
16/07/2025 13:12:08	No	Yes - Summer Months only	Yes
16/07/2025 13:24:18	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 13:35:15	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 13:39:14	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 13:47:16	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 14:22:17	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 14:49:32	No	Yes - Year-Round	Yes
16/07/2025 17:00:40	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 19:43:54	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 21:05:26	No	Yes - Year-Round	Yes
16/07/2025 21:07:18	No	Yes - Year-Round	Yes
17/07/2025 06:51:11	No	No electricity would not affect my decision about mooring at Anson Dock	

17/07/2025 08:34:47	No	No electricity would not affect my decision about mooring at Anson Dock	
17/07/2025 12:01:45	No	No electricity would not affect my decision about mooring at Anson Dock	
18/07/2025 09:58:09	No	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 19:43:26	Yes - Summer Months (May-September):	No electricity would not affect my decision about mooring at Anson Dock	
20/07/2025 16:03:07	Yes - Summer Months (May-September):	No electricity would not affect my decision about mooring at Anson Dock	
16/07/2025 13:08:01	Yes - Winter Months (October-April)	Yes - Winter Months only	Yes
16/07/2025 13:50:08	Yes - Winter Months (October-April)	Yes - Winter Months only	Yes
16/07/2025 12:57:49	Yes - Year Round	Yes - Year-Round	Yes
16/07/2025 17:56:50	Yes - Year Round	Yes - Year-Round	Yes
18/07/2025 07:27:25	Yes - Year Round	No electricity would not affect my decision about mooring at Anson Dock	

Results

Of the 18 people who don't have moorage:

One third would get moorage if electricity was available
One third would use electricity if it was available

Concerns mentioned:

“Don't want CRD to pay for it; don't want lights on at night; would be better if there were other amenities like a restaurant or pub nearby”

Appendix 11:

Procedure for retrofitting dock wiring:

- 1. Metal strapping will be draped down between boards onto top of flotation.**
- 2. Conduit will be slid through horizontal gap at Dock ends beneath planks, above strapping.**
- 3. Raising the strapping elevates conduit.**
- 4. Strapping is secured (stainless steel lag bolt) to dock joist.**



Drop strapping between dock planks



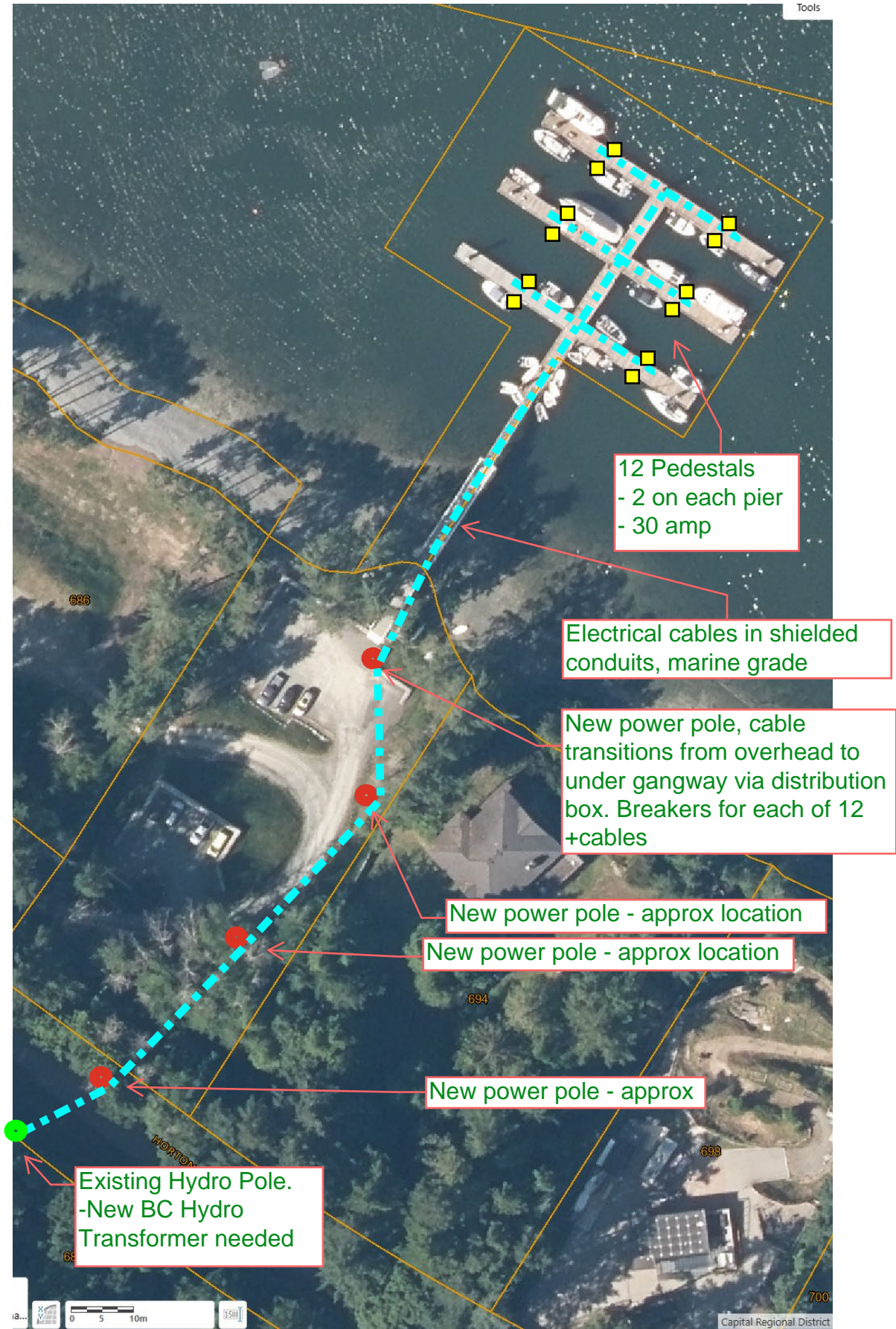
Horizontal gap beneath planks for conduit access



Association of Mayne Island Boaters

Business Plan: electricity installation Anson Road Dock

ANSON ROAD - DRAFT DESIGN OF DOCK ELECTRIFICATION PROPOSAL



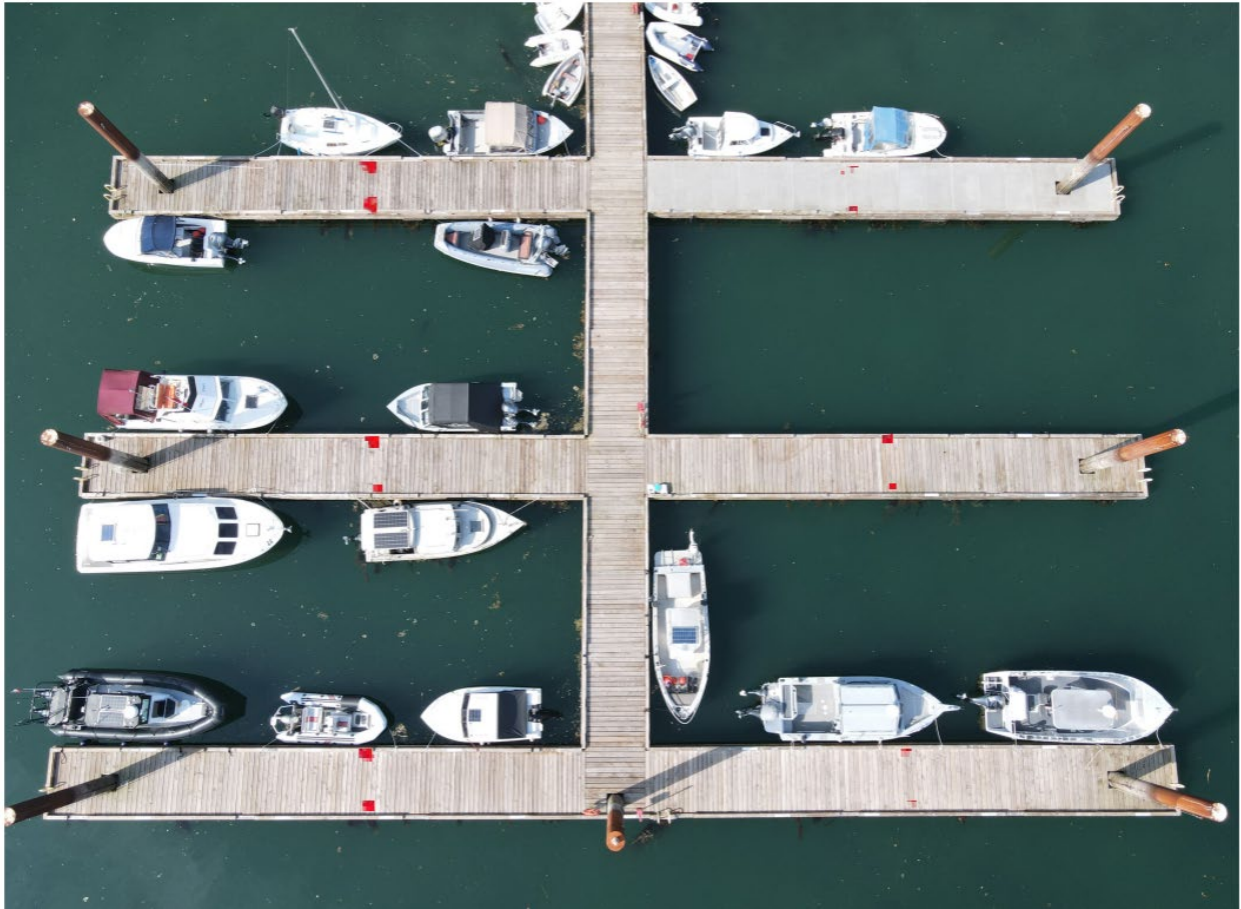


Photograph: end of dock showing structural detail



Photograph: View between deck planks. Floatation and beams beneath.

Anson Road Dock. Six fingers. This view depicts the type of boat with summer moorage. ■ = 12 x PEDESTALS LOCATION



Aerial view of dock - 2 pedestals per finger at mid-points - (total of 12 pedestals)

- Individual dedicated power supply from distribution box (at least 12 cables).
- Extensive Conduit,
- Attach Conduit beneath dock plants, to beams
- For each individual pedestal, electrical breakers to be housed in distribution box at dockhead



Making a difference...together

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, APRIL 24, 2026**

SUBJECT Southern Gulf Islands Harbours Projects and Operations Update – April 2026

ISSUE SUMMARY

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

BACKGROUND

The Southern Gulf Islands Harbours 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

Project Description: Replacement of four piles on the float and approach and approximately six deck boards on the float at Retreat Cove. Work completed.

Guarantee Period: Valid until October 2026.

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.

Milestone	Completion Date
No funds spent to date	

2026 Provisional Budget	
Opening Budget	\$50,000
Allocated amount (to-date)	\$0
Remaining Balance	\$50,000

Any remaining balance at the end of 2026 will remain in the Capital Reserve and be used for future projects.

25-01 | Miners Bay Repairs and Improvements

Project Description: Replacement of nine piles on the float and approach and installed Purple Martin nesting boxes at Miners Bay. Work completed.

Guarantee Period: Valid until October 2026.

2026 | CAPITAL PROJECTS

26-01 Hope Bay Upgrades

- Hope Bay underwater inspection will be completed to confirm work that needs to be progressed

26-02 Swartz Bay Improvements

- Replace mooring chains
- Install sacrificial anodes for chains
- Possible install a new chain mooring system
- Concrete piles showing cracks with rust stains at 0.9 to 1.8 metre levels, possible concrete repairs Row A 1 to 7 pile.

The electrification of the Anson Road dock is a pending project that is not currently in the 2026 project queue. The project is awaiting approval from the Commission and the CRD Board.

OPERATIONAL UPDATES

Operating and maintenance activity details for the period of January through March 2026 include the following:

- **Piers Island:**
 - No significant maintenance completed during this reporting period.
- **Swartz Bay:**
 - Derelict boat removed from the facility and taken away for disposal.
- **Spanish Hills:**
 - No significant maintenance completed during this reporting period.
- **Horton Bay:**
 - No significant maintenance completed during this reporting period.
- **Hope Bay:**
 - Repaired approach damaged cross bracing.
- **Sturdies Bay:**
 - Power washing of dock floats.
- **Montague Harbour:**
 - Abandoned sailboat relocated to temporary mooring buoy while impoundment is considered.
- **Port Washington:**
 - Power washing of dock floats.
 - Emergency ladders replaced (preventative maintenance).

- Electrical cable servicing the dock float was reconnected.
- **Port Browning:**
 - Power washing of dock floats.
 - Minor painting completed of the bull rail yellow zone.
- **Retreat Cove:**
 - Gangway roller rails replaced.
- **Miners Bay:**
 - Power washing of dock floats.
 - Electrical service panel and mast replaced by contractor Emery Electric. This work was related to the motor vehicle incident that occurred in early 2025. Temporary railing work installed last year was also replaced. All work was funded through an insurance claim. In addition, Emery Electric also cleaned up abandoned electrical equipment on the approach while insurance work was undertaken.
- **Lyll Harbour:**
 - Power washing of dock floats.
- **Anson Road:**
 - No significant maintenance completed during this reporting period.

General

Bi-monthly dock inspections were completed in January 2026 (attached as Appendix A) and March 2026 (attached as Appendix B).

RECOMMENDATION

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

Submitted by:	Dan Robson, ASc.T, Acting Senior Manager, Wastewater Infrastructure Operations
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services

ATTACHMENTS:

- Appendix A: Dock Inspection Reports for January 2026
- Appendix B: Dock Inspection Reports for March 2026



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	<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 very small area, the decking, painted wood railings and bull rails are old but in good condition. The wood notice board is old, has been painted and along with the railings, could use fresh paint.

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

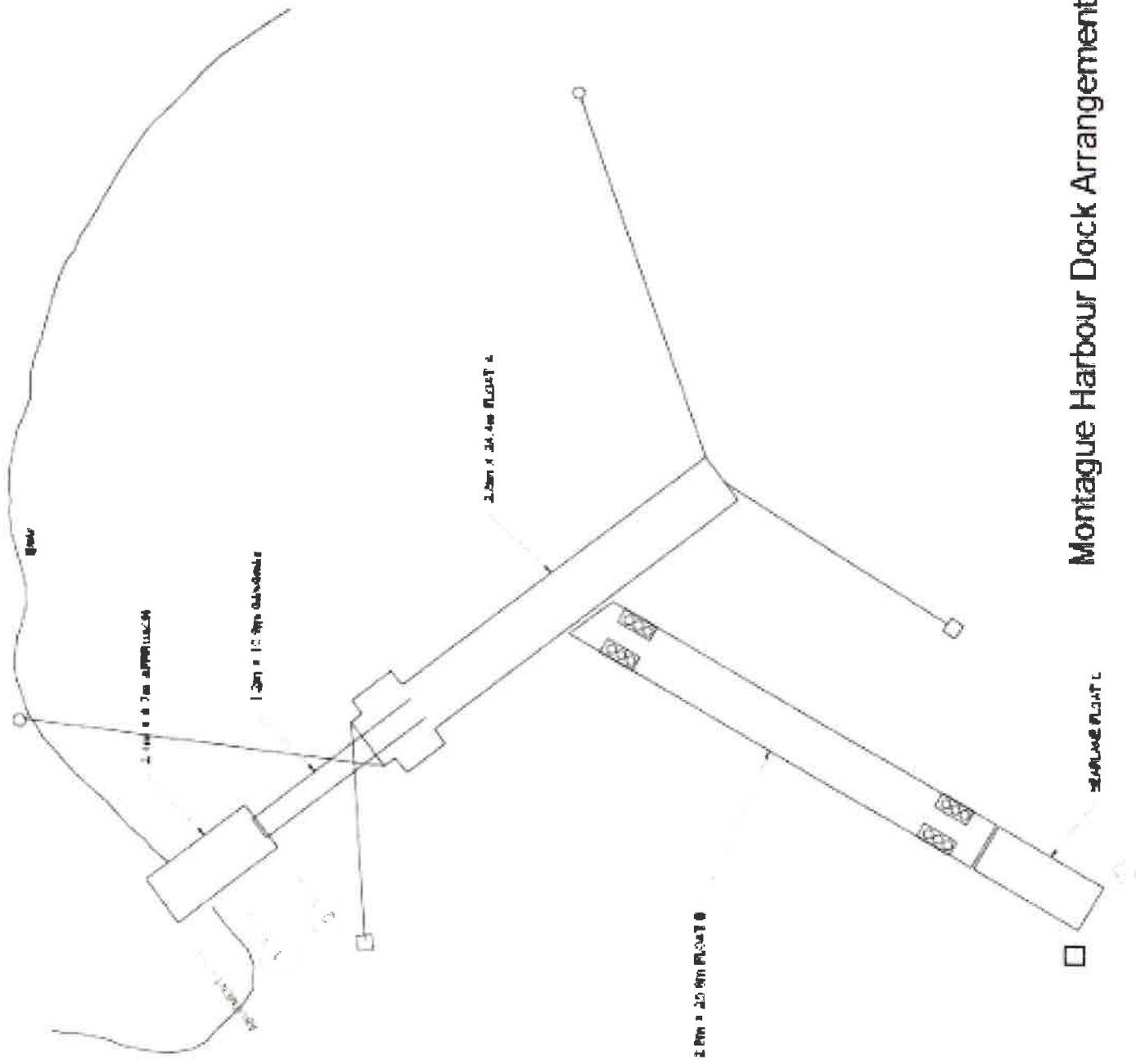
GANGWAY FLOATS	The aluminum gangway with Mini Mesh decking is in good condition. There is a floating top aluminum transition plate with painted non-skid and a bottom aluminum apron with Mini Mesh for decking that are in good condition. The hard rubber wheels run on steel guide rails and these are also in good condition. Float A is an older wood float with decking, rub boards and bull rails with tight bolts that are worn but in good condition. There is a single steel piling (good anode) in a closed well next to the gangway that is also in good condition. The 2 safety ladders here and the one on the sea plane float, are in good condition. The flotation is low at the end of the float and inspection is recommended. Float B is an older wood float with decking, rub boards and bull rails with tight bolts, that are worn but in good condition. There is a large steel transition plate between floats A & B that has been recently painted with new non-slip. The connection hardware is old and rusty with 50% wear on one shackle, inspection is recommended. There are 4 closed pile wells with 3 piles/well. There is minimal wear on all of these pilings and the wells are in good condition with new UHMW rub boards. Float C is an older wood float with decking, rub boards and bull rails with a few loose bolts. The bull rails are worn but in fair condition. There is a single steel pile in a closed well in good condition and has a good anode. Float D looks to be the oldest float. This has wood decking, rub boards and bull rails with tight bolts and is worn but still in fair condition.
	All of the floats have good flotation except for Float A. The WCMRC is connected to Float A and is in good condition.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Good, notice board & floats <input checked="" type="checkbox"/> Life Rings / Heaving Lines Good, on Float
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Nov. & July 2026 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	> Inspect the flotation at the end of Float A.
	> Monitor the wear on the connecting hardware for floats A & B.

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

Montague Harbour Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

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>There is a steel mud grate at the head of the approach. There is a steady flow of rock and gravel being washed down the dirt road. Is there a way to divert the flow of water and mud off to the side of the road instead of down the middle on to the approach?</p> <p>The painted (slightly faded) wood railings, unpainted bull rails and decking are in good condition. The painted wood notice board is in fair condition. There were 4 new steel piles installed under the approach.</p>			

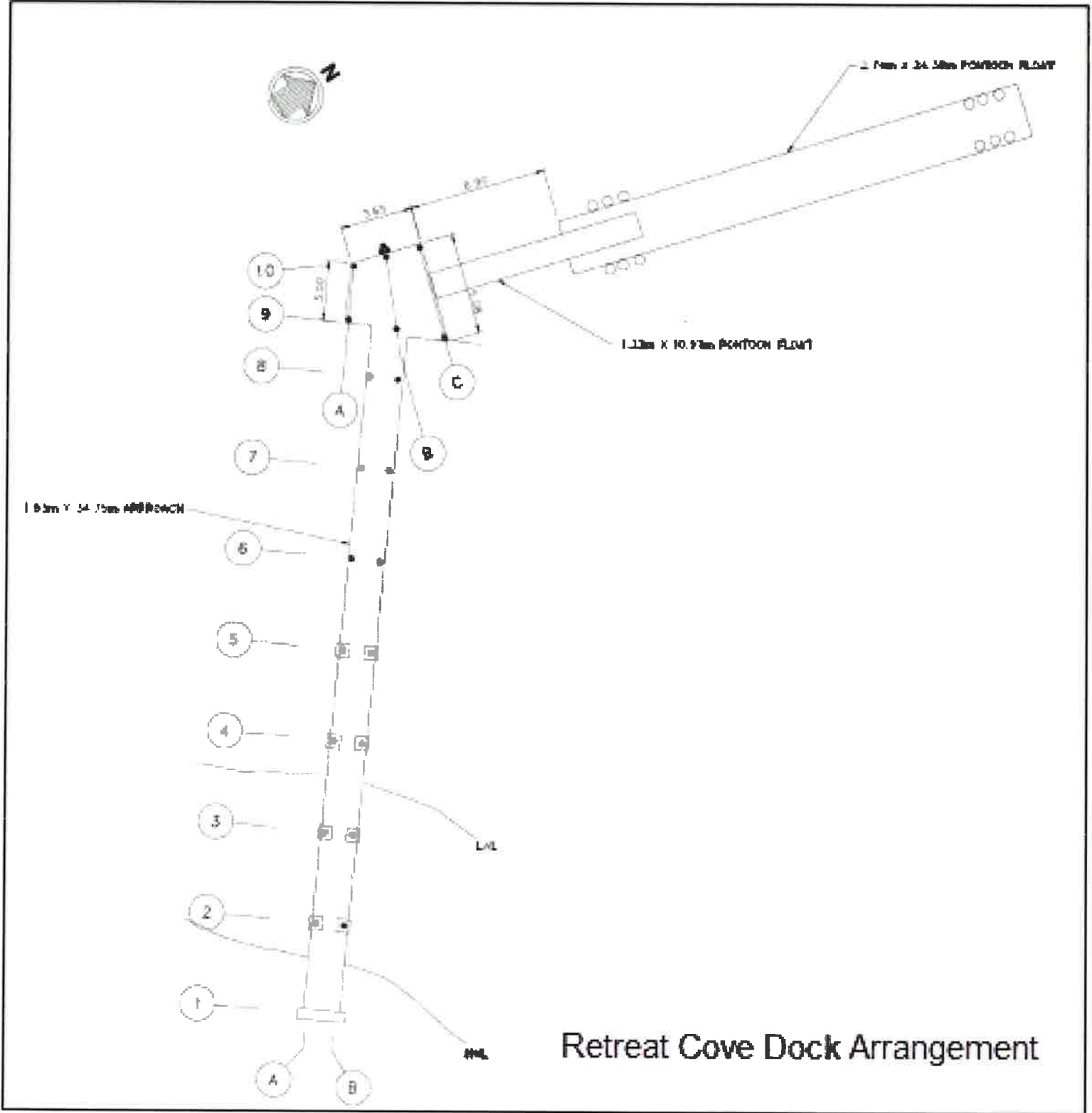
WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>N/A</p>			

GANGWAY FLOATS	<p>The gangway is an older steel structure with the usual amount of rust. Wood decking that has half expanded metal grating and half wood rungs providing a non slip surface which is in fair condition. The top and bottom steel transition plates have a non skid surface and along with new UHMW bottom runners, are in good condition. The old steel roller, guide rails and pillow blocks are in fair condition and the bearings do not require service at this time. Painting the steel railings is recommended.</p>			
	<p>The older wood float with decking, rub boards and bull rails with tight bolts are in good condition. The 2 safety ladders are in good condition. The flotation is good.</p> <p>At the gangway end there are 2 open pile wells on either side of the float with 3 wood piles/well. The 1st NW pile has roughly 30% wear and the 2nd pile has roughly 20% wear showing. The remaining piles have minimal wear. The open well has UHMW rub boards that are in good condition. The 2 closed pile wells at the end of the float have 3 wood piles/well with UHMW rub boards that are all in good condition with minimal wear showing.</p> <p>Two new steel piles were replaced in the shore side end well. The 2 replaced wood piles had minimal wear showing and provide minimal support compared to the 2 worn piles at the gangway end that take the brunt of the wear on this float. Future replacement will be required.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Float, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	May 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> The steel gangway requires painting.</p> <p>> Monitor the wear of the 2 worn piles in the open well next to the gangway.</p> <p>> A solution to divert the flow of runoff water onto the approach is recommended.</p>			

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



Retreat Cove Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26
INSPECTOR: Peter Binner

DOCK FACILITY: Spanish Hills Galiano
WHARFINGER: Dan White

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>There is a large painted steel bollard at the head of the approach preventing any vehicle traffic on the structure. The unpainted wood railings, bull rails and decking are in good condition. The new aluminum notice board is located next to the gangway to the float. There are no issues to report.</p>			

WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The wharfhead is in the same condition as the approach. The new aluminum notice board is located next to the gangway to the float. The lock box has been replaced.</p>			

GANGWAY FLOATS	<p>The new aluminum gangway has aluminum top and bottom transition plates with a non skid surface, mini mesh decking and a new larger steel roller and pillow blocks. There are steel guide rails and 3 steel runners for the roller that are all in good condition but the steel runners appear to be roughly 3' to 4' too short as the roller is coming off the back end of the runners at a very low tide.</p>			
	<p>The new wood float has good flotation and is in good condition, no issues to report.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Notice board, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	April 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Monitor the steel runners at the back end of the gangway roller, add extra length if required.</p>			

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Sturdies Bay Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

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

WHARFHEAD	<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 large painted steel bollard restricts any vehicle traffic to this wood decked structure with unpainted railings and bull rails that are in good condition for its age. There are some small areas of decking with minor developing rot. The painted wood notice board is in fair condition and fresh paint or replacement with an aluminum notice board is recommended.</p> <p>The fire extinguisher case is broken and requires replacement.</p>			

GANGWAY FLOATS	<p>The heavy old painted steel gangway has NEW mini mesh decking. There is a steel transition plate with fresh non skid paint at the top and an expanded metal grating apron at the bottom that are in good condition. There is very poor access to the steel roller and pillow blocks and the rusty steel guide rails are in fair condition. The roller bed boards are in poor condition and replacement is recommended.</p> <p>The single wood float with decking, rub boards and bull rails with tight bolts has good flotation is heavily built and in fair condition for its age. There is a fair amount of flexing happening in the middle of this float. There are 2 safety ladders at each end of the float that are in good condition. There is new yellow paint on the bull rails in the emergency/loading zone. There are 4 large pile wells with 6 wood piles / well. The piles generally have minimum wear except for a few in each corner that have roughly 20% wear. The closed wells are in good condition along with the UHMW rub boards. The flotation is good.</p> <p>The float has been pressure washed.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Wharfhead & float, good.	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Float, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Float, July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Replace fire extinguisher case.</p>
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Anson Rd Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

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>There is a generous aluminum approach with mini mesh decking, a large aluminum transition plate connecting the parking lot to the approach and an aluminum notice board that are all in very fine condition.</p>			

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

GANGWAY FLOATS	<p>There is an aluminum non-skid top transition plate for the aluminum gangway with mini mesh decking and an aluminum bottom apron also with non-skid that is in very good condition. There are hard rubber wheels running on aluminum guide rails and UHMW runners for the bottom apron which are also in very good condition.</p>			
	<p>The main float is of wood construction with decking, rub boards and bull rails and all with tight bolts. There is one finger close to shore that has mini mesh decking instead of wood decking. There are a total of 6 fingers, all built the same as the main float and all floats are in very good condition. All floats have good flotation except the main float is slightly lower in the water under the gangway. There are 7 safety ladders that are all in good condition.</p> <p>There are 7 steel piles in closed wells with UHMW rub boards that are in very good condition and one outside pile well at the end of the main float next to the gangway, also with a steel pile, all in good condition. All anodes appear to be in good condition.</p>			
	<p>The floats require pressure washing.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	4, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	2xMay 2026, Jan & Feb 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> The floats require pressure washing. }</p> <p>> Monitor the steel pile anodes.</p>
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

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>There is a NEW mini mesh mud grate at the entrance. The wood railings at the entrance are painted and the newer section, after the covered area, has railings and bull rails that are unpainted and are in good condition. The wood decking at the entrance is new and covered with expanded metal grating. New decking and bull rails that continue from the covered area to the gangway are in good condition. There is a piece of plywood attached to the railing in the covered area for the notice board and this works well.</p> <p>The decking after the covered area to the gangway requires pressure washing.</p>				

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

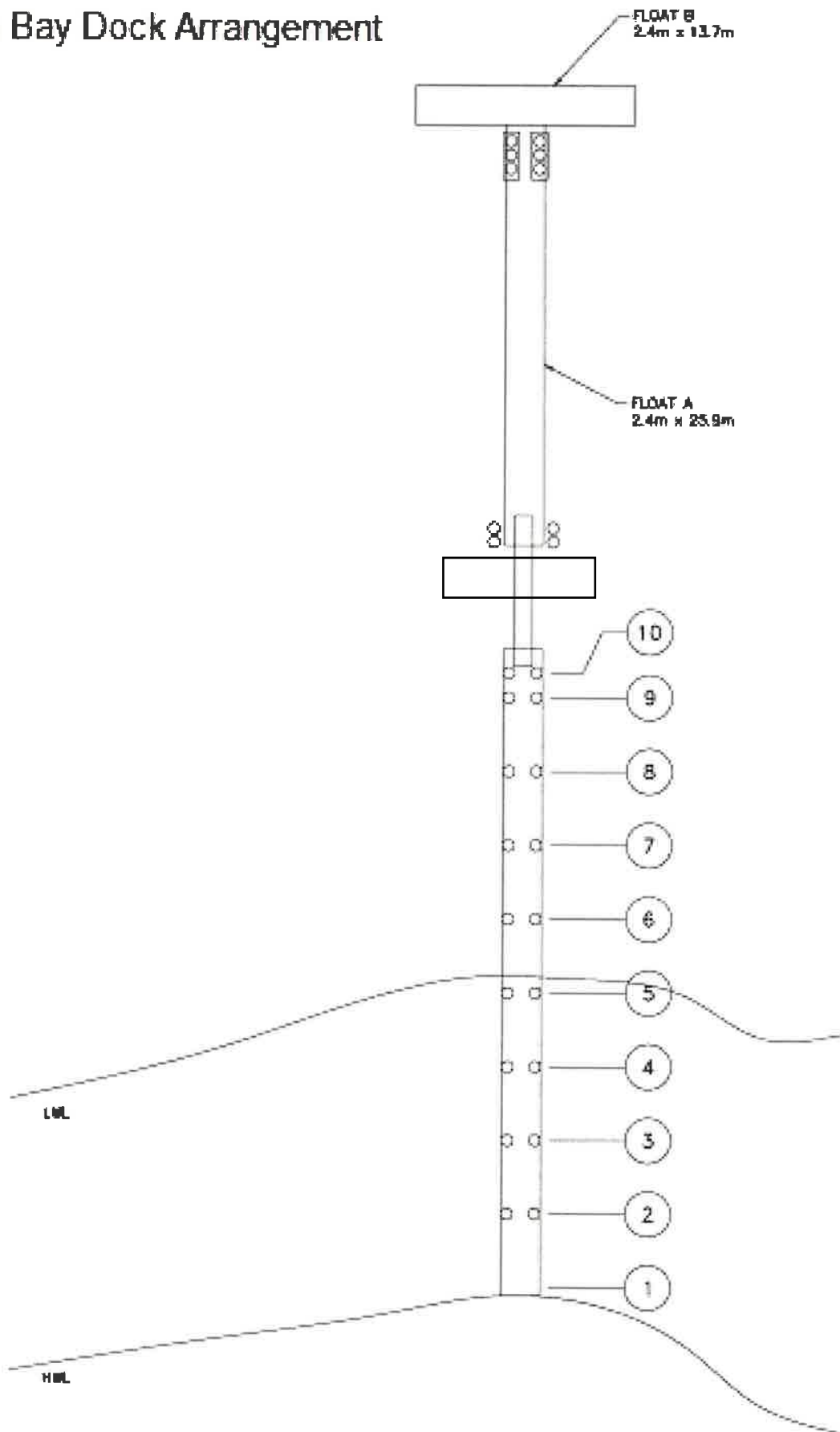
GANGWAY FLOATS	<p>The old painted steel gangway is in good condition and has new mini mesh decking. There is an aluminum top transition plate with non-skid and an aluminum bottom apron with mini mesh decking in very good condition. The older steel roller and steel guide rails are rusty but in fair condition along with the pillow blocks that are in good condition.</p> <p>The new wood float has mini mesh decking, wood rub boards and bull rails with all bolts that are tight. The float is in very good condition with good flotation. There are 2 safety ladders in good condition. The WCMRC float is attached to the end of this float and is in good condition. Either side of the gangway, there are 2 new outside steel pipe pile wells that contain the 2 older wood piles/well that are in fair condition. There is a new single closed pile well at the end of the float with 6 older wood piles in good condition as viewed and the UHMW rub boards are in new condition.</p> <p>There is an older wood float being used as a dinghy float attached to the new main float. The flotation is good and the wood decking, rub boards and bull rails are in fair condition. There is a hard rubber mat as a transition between the floats and the connecting hardware is in good condition. A safety ladder is recommended for the shore side of the float.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Approach x 2, 1 not working	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	On float, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	1x10lb Jan 2027, 1x20lb Apr 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Pressure washing is required on the approach. > Monitor the dock lines for chafe on the WCMRC barge. > Is a safety ladder required for the dinghy float?
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If more comments are required, additional page will be attached.

Horton Bay Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/8/26

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

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>This is an old long wood structure with painted (faded) railings and bull rails that are in fair condition. The wood decking is in fair condition with several boards that have developing rot that require monitoring for replacement. There is a conveyor belt mat that runs from the top to the entrance of Float B. Pressure washing the railings and bull rails is recommended. There is a new aluminum notice board that looks great. There is a new unpainted wood shelter next to the notice board. There have been a number of new steel piles installed on the approach. The damaged light standard and electrical panel along with the railing in this area, has been replaced. We are waiting for the Hydro to be hooked up.</p>			

WHARFHEAD	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>This is a large area with large wood bull rails and new unpainted wood railings surrounding the wharfhead. Most of the wood decking has been replaced but there are still a number of boards that require monitoring for developing rot and future replacement. This area is in generally good condition. There are a few new steel piles that have been installed.</p>			

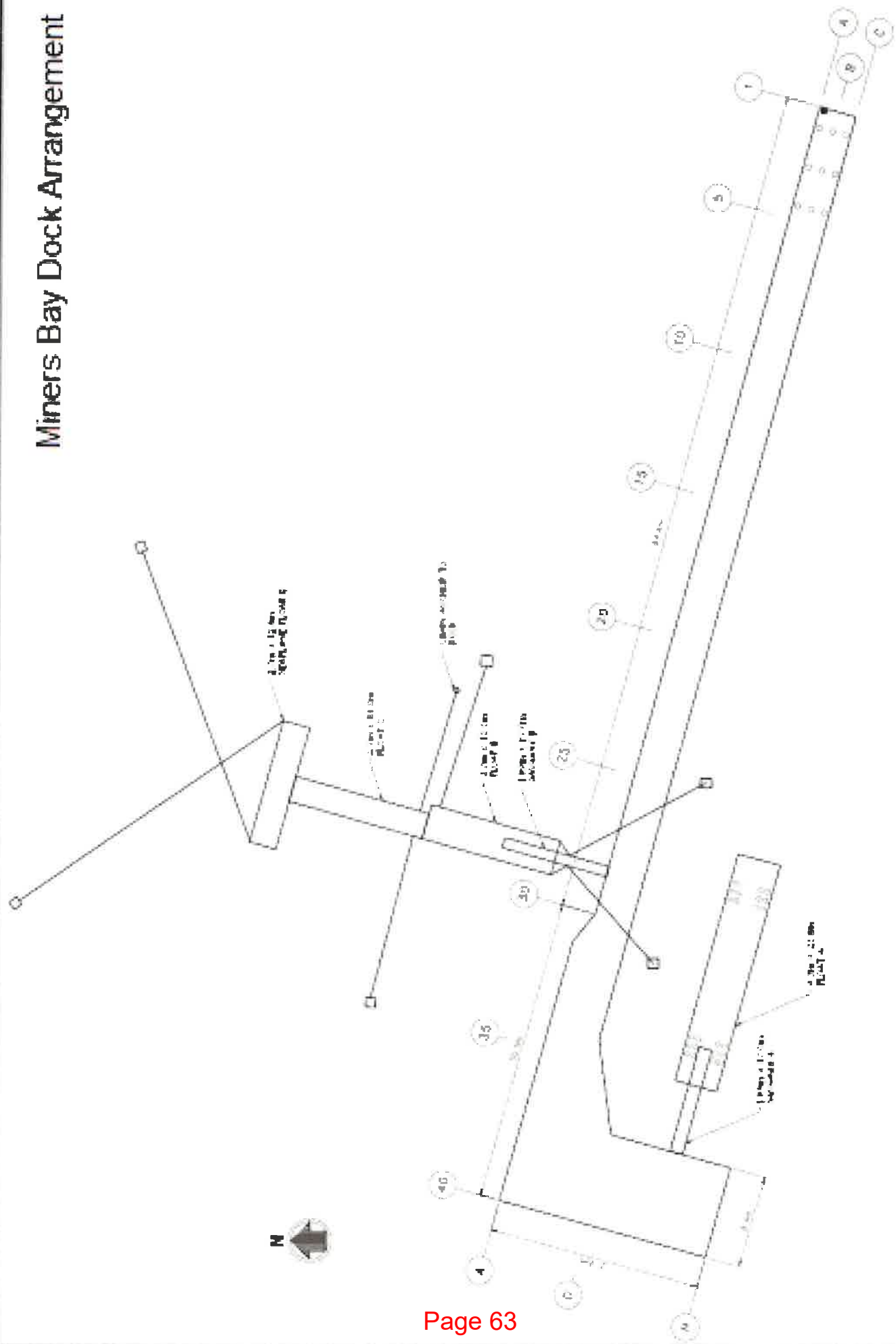
GANGWAY FLOATS	<p>Gangway A is an older painted (faded) steel structure with areas of rust. There is new mini mesh decking which is a huge improvement. The old painted kick boards have some areas of rot at each end. The top and bottom transition plates are steel with non slip and in good condition but the bottom plate requires a new UHMW skid shoe. Painting is recommended. The steel roller, guide rails and pillow blocks are in good condition and service is not required at this time.</p> <p>Float A is an older wood float with decking, rub boards and worn bull rails with some loose bolts on the south side. Replacing the bull rails on this side is recommended. The flotation is in fair condition but the bottom stringers are completely underwater. The safety ladders require cleaning. There are 4 closed pile wells with 6 wood piles/well that are in good to fair condition with 2 very worn in the wells next to the gangway and 2 defective piles in the 2 wells at the end of the float, observed at low, low tide. There are 2 new steel piles replacing the 2 defective piles on this float. The pile wells and the UHMW rub boards are in mostly good to fair condition.</p> <p>Gangway B is an older heavily built unpainted steel structure with an open steel grating in good condition. There is a floating steel top transition plate with non skid. The bottom apron is constructed the same as the gangway decking and is in good condition. There is a steel roller and guide rails and pillow blocks that are in good condition. The broken wood guide rail extensions have been replaced.</p> <p>Float B is a newer float constructed of wood with concrete square tiles for the decking. There are 3 tiles with cracks showing but are stable as viewed. The wood bull rails are in good condition, the bull rail bolts are mostly tight. The float is anchored and the flotation is good. Painting the bull rails is required for the seaplane landing zone and pressure washing the tiles in this area is recommended. Long & short term moorage signs are deteriorating and replacement is recommended. A tire is missing in the float plane landing area, replacement is required.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	A & B floats, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	2 x Aug 2026, July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Replace UHMW skid shoe on gangway (Float A) bottom apron. > Replace bull rails on Float A (worn/broken and loose rail bolts). > Safety ladders require cleaning on Float A. > The seaplane landing zone requires yellow paint on the bull rails and 1 tire is required. > The Long & Short Term Moorage signs require replacement on float B. > Monitor the developing rot on the approach, wharfhead and wear of the wood piles of float A. > The floats have been pressure washed. > The damaged light standard & electrical panel along with the railing have been replaced.
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If more comments are required, additional page will be attached.

Miners Bay Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/4/26

DOCK FACILITY: Hope Bay Pender

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
	<p>There is a mix of old and new wood railings and bull rails, some with old faded paint and unpainted for the new sections that are all generally in good to fair condition. The wood decking is generally in good condition and most of the rotten decking has been replaced, leaving just a few that require monitoring due to minor rot.</p>			

WHARFHEAD	<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 wharfhead is in good to fair condition and a number of rotten deck boards have been replaced. The wood railings and bull rails are in roughly the same condition as the approach. The painted wood notice board is located here and is in good/fair condition. There is a single light standard next to the notice board that requires painting. There is a broken pile brace that requires repair.</p>			

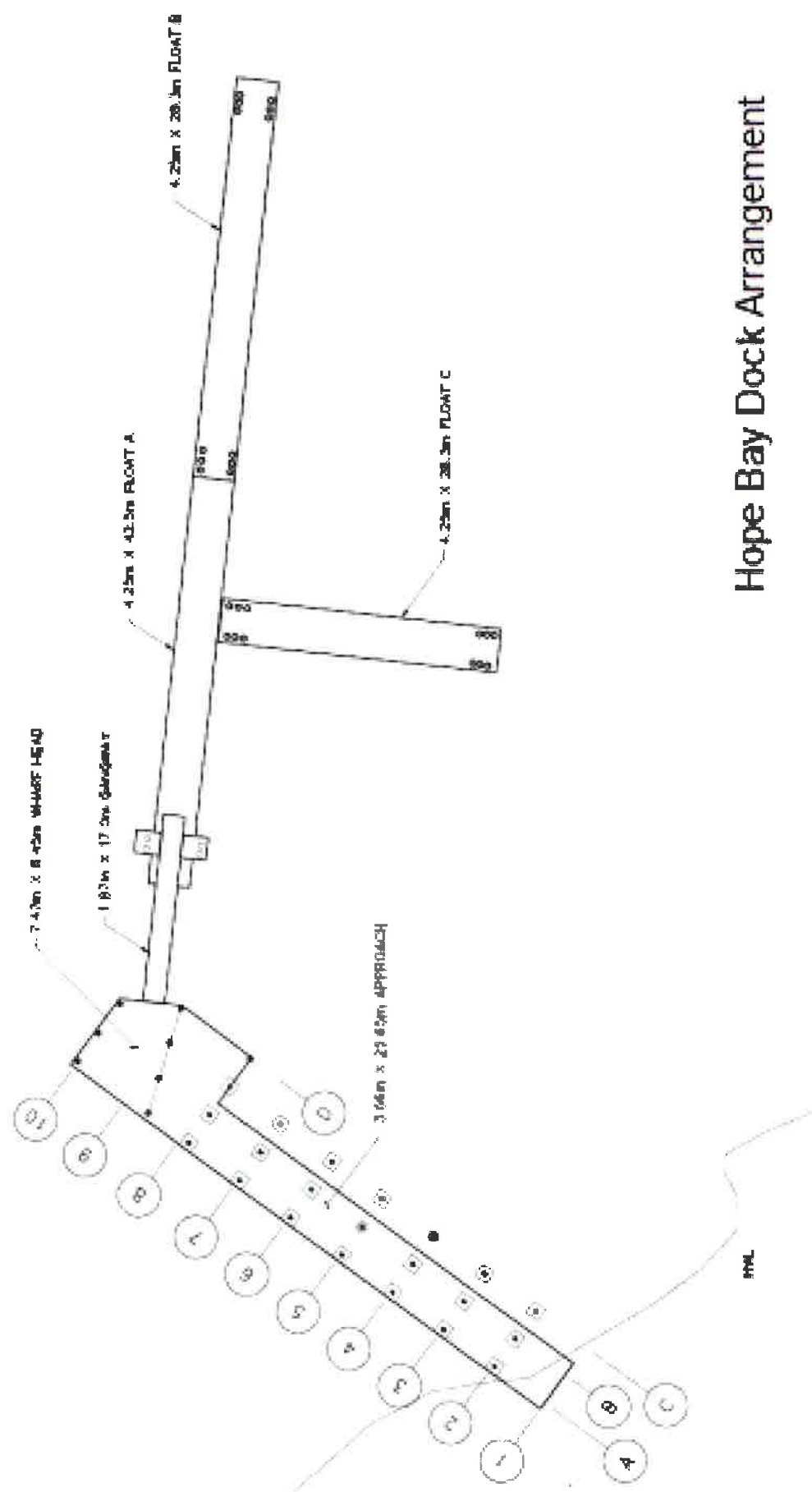
GANGWAY FLOATS	<p>The old painted steel gangway is in fair condition with the usual amount of rust at the bottom end and on the cross bracing. Painting is recommended. The wood decking, half expanded metal for non-skid and half wood rungs is in good condition. There is a new top aluminum transition plate with non-skid and a bottom aluminum apron with expanded metal grating that is in good condition. The steel roller is new along with the pillow blocks but the steel guide rails are coming to the end of their service life and will require replacement in the near future.</p>			
	<p>Float A is a newer wood float, the decking, rub boards and bull rails are in good condition. The loose bull rail bolts have now tightened up. There are 2 outside closed pile wells with 3 wood piles/well that are in good condition with minimal wear and all UHMW rub boards are in good condition. The flotation is good.</p>			
	<p>Float B is connected to Float A with a hard rubber mat and connecting hardware that is in good condition. This is an older but updated wood float with decking, rub boards and bull rails with mostly tight bolts. There are 4 closed pile wells with 3 wood piles/well that are in good condition with minimal wear showing. The UHMW rub boards are also in good condition. The flotation is good.</p>			
	<p>Float C is an older wood float with decking, rub boards and bull rails and tight bolts that are all in good condition for its age and the flotation is good. There is a new floating aluminum transition plate and hardware that connects this float to Float A, all in good condition. There are 4 closed pile wells with 3 wood piles/well and UHMW rub boards that are all in good condition with minimal wear showing. The 3 safety ladders on the floats have been cleaned and are in good condition.</p>			

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	On wharfhead, good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	On gangway
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Paint (blue) is required for the light standard. > Repair the broken pile brace under the wharfhead. > Painting the railings would help improve the overall look of this facility.
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If more comments are required, additional page will be attached.

- ☐ PILE ON 36" SQUARE PILES
- PILE ON 24" DIAMETER PILES
- PILE ON PILE



Hope Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/5/26

DOCK FACILITY: Port Browning Pender

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 long narrow approach has many wood deck boards with developing rot and a number of them are now marked for replacement. The faded and flaking painted railings require painting and the bull rails with minor rot that require monitoring for replacement but are otherwise in fair condition. There is a large mini mesh mud grate at the entrance that is working very well.</p> <p>There is a new aluminum notice board, life ring and a spill kit located here. Salt, sand and a shovel are provided.</p>				

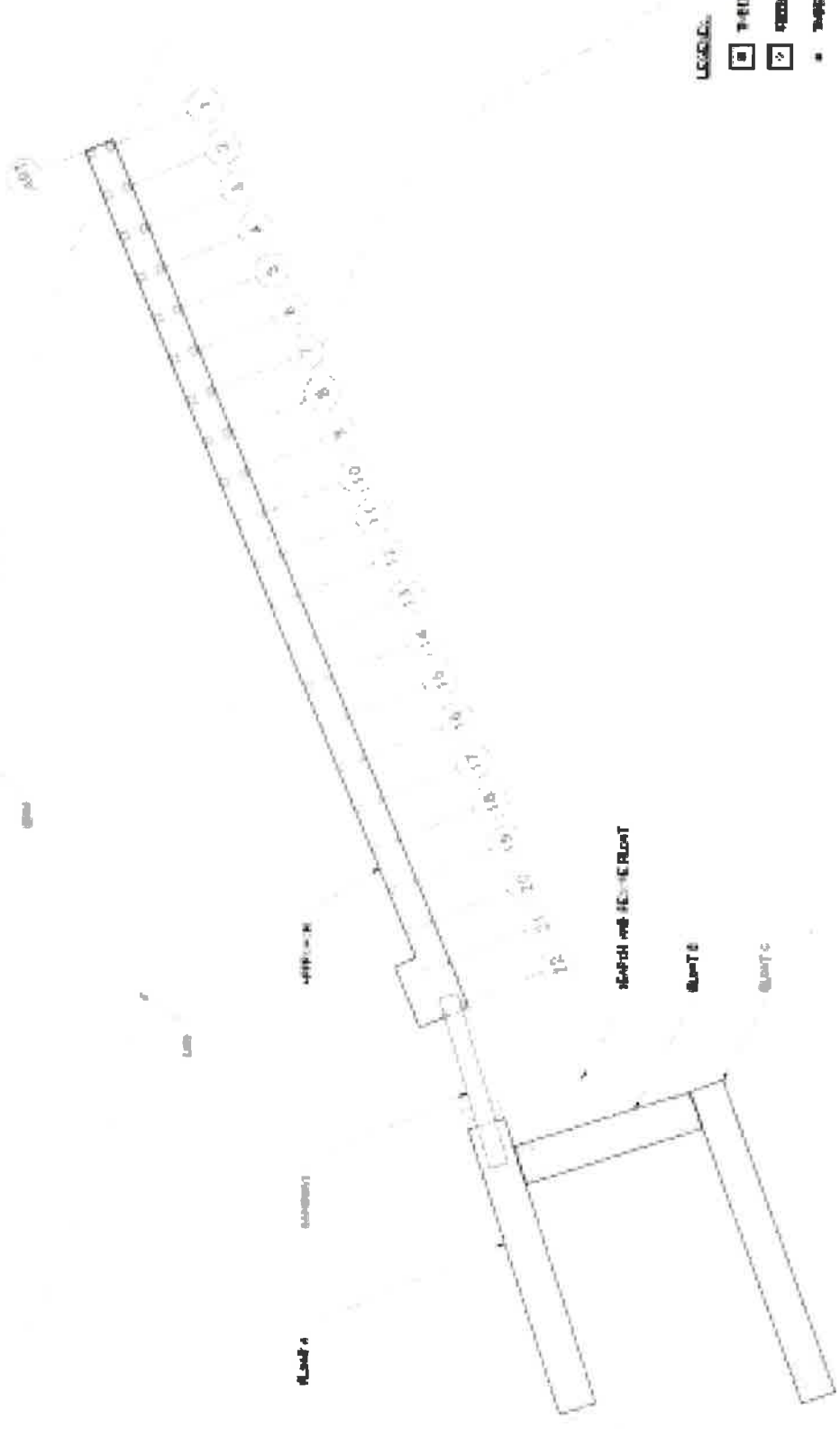
WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
<p>N/A</p>				

GANGWAY FLOATS	<p>The older painted steel gangway has wood decking, half covered with expanded metal grating for non-skid and half wood ladder rungs that are in good to fair condition. Replacing the old decking with mini mesh decking is highly recommended. There is a steel top transition plate with non-slip and a bottom aluminum apron with expanded metal grating that is running on the wood decking of the float. The older steel roller, guide rails and pillow blocks are rusty but in good condition.</p> <p>Float A is an older wood float with decking, rub boards, bull rails with tight bolts, is in good condition and has fairly good flotation for its age. There are 2 open pile wells (next to the gangway) with 2 wood piles/well in good condition and UHMW rub boards that are in fair condition. The float is anchored at the end opposite the gangway.</p> <p>Float B is connected to Float A, has good connecting hardware and is another older wood float with decking, rub boards and bull rails with mostly tight bolts, is in good condition and this is used as a "Dinghy Only" float. There are 4 closed pile wells with 2 wood piles/well at the Float A end and 3 wood piles/well at the connection to Float C end. All piles are in good condition except for 1 pile with a large boar hole visible at a low tide, in the well next to Float A. All UHMW rub boards are in good condition. The flotation is good.</p> <p>Float C is connected to Float B with good hardware. It is an older wood float with decking, rub boards and bull rails with tight bolts that is in good to fair condition and also has good flotation with the end connected to float B slightly lower in the water. There are 2 closed pile wells at the end of the float with 3 wood piles/well in good condition along with UHMW rub boards in good condition, all with minimal wear showing. The safety ladders are cleaned and in good condition. Pressure washing is required on the floats.</p>
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OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Good, notice board
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Monitor the rot in the decking on the approach for replacement. Boards are marked for replacement. > Monitor the rot in the wood pile on Float B. > Replacing the old wood decking on the gangway with mini mesh decking, is recommended. > Inspect the flotation on Float C.
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If more comments are required, additional page will be attached.



- LEGEND:**
- TRAIL FILE OR CONCEPT PLAN FILE
 - REB. FILE OR COMPLETE PACKAGE
 - TRAIL FILE
 - TRAIL FILE FILE
 - REB. FILE
 - LIGHT TYPING

SCALE 1" = 20'

Port Browning Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/4/26

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	The unpainted wood railings, bull rails and deck boards are in good condition. The new aluminum notice board is in fine condition.			

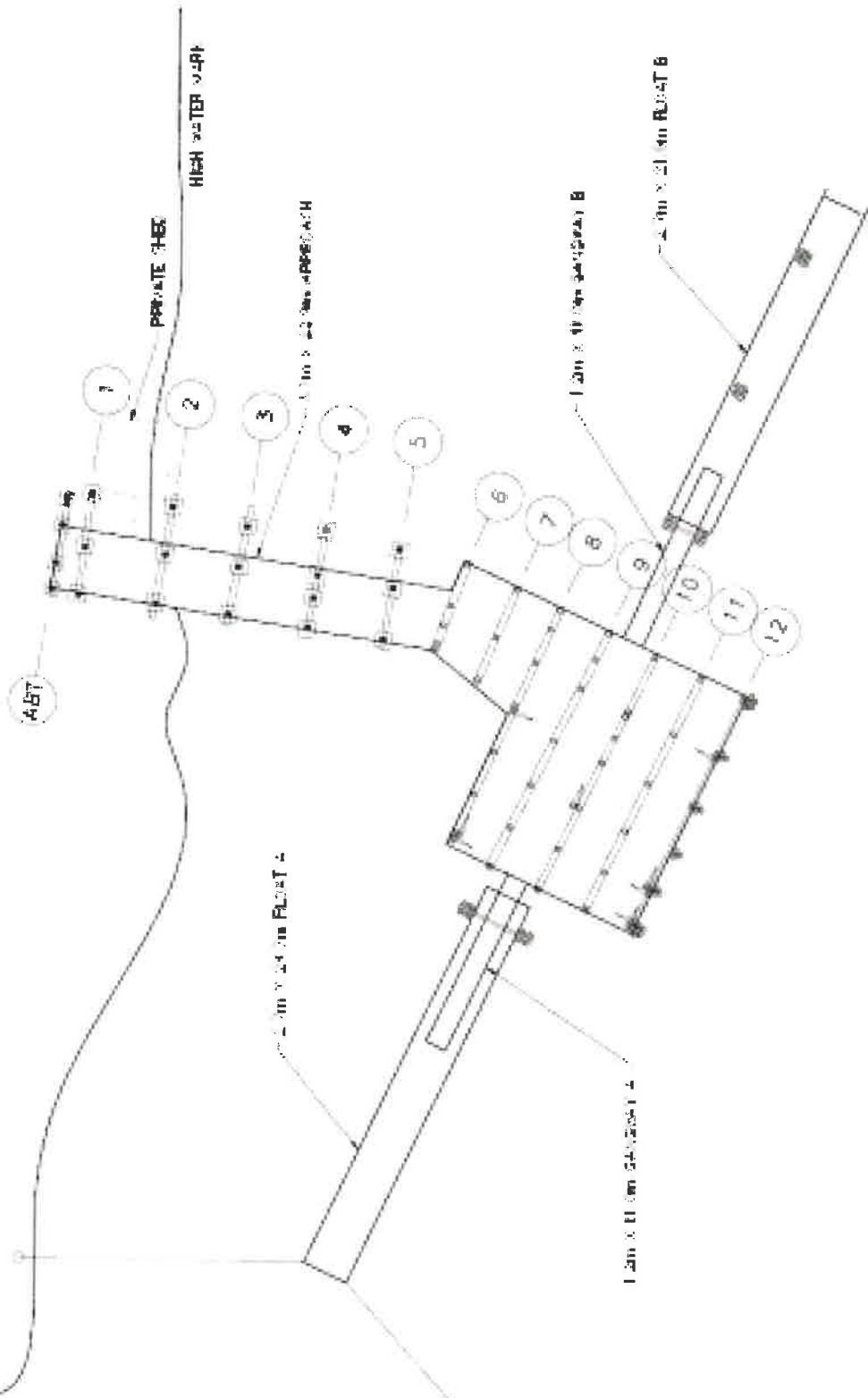
WHARFHEAD	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	The 80% of the wood decking has been replaced along with new unpainted railings, fully around the whole wharfhead. The large bull rails are also in good condition.			

GANGWAY FLOATS	<p>Gangway A is an older painted steel structure in fair condition, has typical rust at the bottom and on the under side steel supports. There is wood decking with half expanded metal grating for non-slip and wooden ladder rungs on the other half, this is in fair condition and replacement with mini mesh decking is recommended. The top aluminum transition plate with non-slip and the bottom aluminum apron with expanded metal grating are in good condition. This apron is running on the wood decking and UHMW runners are recommended. There is an older steel roller with newer pillow blocks and rusty guide rails in fair condition.</p> <p>Float A is an older wood float with decking, rub boards and bull rails with mostly tight bolts. There are 2 open pile wells with 4 wood piles/well that are in good condition, showing minimal wear on the piles and the UHMW rub boards. The seaplane landing bull rails have new yellow paint. The 2 safety ladders are in good condition. The flotation is good.</p>			
	<p>Gangway B is also an older painted steel structure in roughly the same condition and with the same wood decking and non-slip arrangement as Gangway A. The older steel roller and guide rails are rusty and in fair condition. The pillow blocks are also in fair condition. There is the same top transition plate with bottom apron as on Gangway A that are in good condition.</p> <p>Float B is an older wood float with decking, rub boards and new bull rails with tight bolts on the shore side. Worn and broken sections with loose bolts on the south side. Replacement of the bull rails on the south side is recommended. The flotation is also good with this float. There are 2 open pile wells under the gangway with 2 wood piles/well and 2 closed wells with 4 older wood piles/well, all in fair condition with minimal wear showing. There is older UHMW (?) in the wells that show checking but are in fair condition. The 3 safety ladders are in good condition and the flotation is good.</p> <p>The electrical cable on the gangway has been safely relocated. The floats have been pressure washed.</p>			

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Good-approach, wharfhead, floats	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Good, A & B floats
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	May 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Replacing the bull rails on Float B is recommended. > Replacing the decking on the 2 gangways with mini mesh decking is recommended. > UHMW runners or a shoe are recommended for gangway A's bottom apron.
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If more comments are required, additional page will be attached.



Port Washington Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/6/26

DOCK FACILITY: Piers Island

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The approach has a steel mud grate at the head and is too small for the flow of debris. A larger mud grate is required. The unpainted wood railings, bull rails and decking are in mostly good condition with a few areas of developing rot in the bull rails. The rotten deck boards have been replaced.</p>			

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

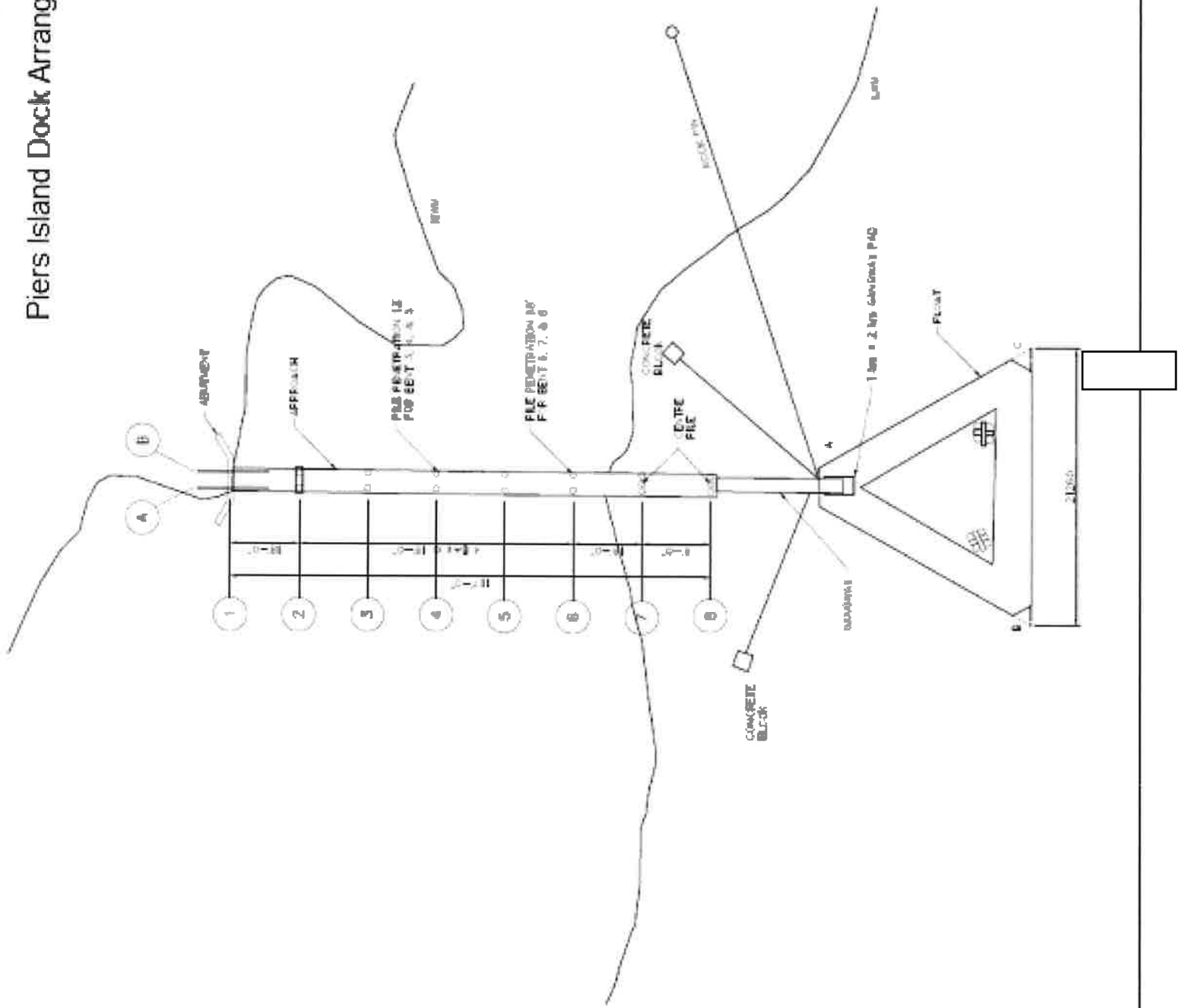
GANGWAY FLOATS	<p>The old painted (faded) steel gangway has new mini mesh decking and is in fair condition. There is an aluminum top transition plate with a non skid surface in good condition and a bottom aluminum expanded metal grating apron also in good condition. The old roller bed boards are in poor condition and replacement is recommended. There are large steel wheels running on large steel guide rails that are in good condition but the pillow blocks and axle arrangement make replacing the pillow blocks challenging. Servicing the bearings is recommended. The bottom gangway transition plate bed boards require replacement.</p>			
	<p>THE NOTICE BOARD IS LOCATED ON THE MAIN FLOAT, all notices etc. and life ring are on it.</p>			
	<p>The main float is an old wood triangular structure with good flotation, wood decking, rub boards and bull rails with fairly tight bolts that are in fair condition for its age. There are areas of developing rot on the decking and the aluminum expanded metal grating (non skid) that runs along the 3 sides of the float is at the end of its serviceable life and removal is recommended. There are too many areas that continue to break and these are becoming tripping hazards. There are 3 cleaned safety ladders that are in good condition. There is new yellow paint on the loading zone bull rails. There are 3 open pile wells with 3 wood piles in 2 of the wells and 2 wood piles in the one open well at the gangway end. These piles and the UHMW rub boards are in good condition with minimal wear showing. Float B is a new HPDE pontoon type float with mini mesh decking and wood bull rails that are in very good condition and has good flotation. There is a safety ladder at the end of the float that is in good condition. There is a large steel pile in a closed well at the end of the float. All is good with this float.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	good, notice board
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	April 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The mud grate on the approach requires Mini Mesh upgrading, lengthen to 4 feet. > Replace the bed boards that the gangway bottom transition plate runs on. > Monitor for replacement, areas of developing rot on the main float. > Removal of the expanded metal grating on the main float is recommended.
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If more comments are required, additional page will be attached.

Piers Island Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/10/26

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Vanessa Verbitsky

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

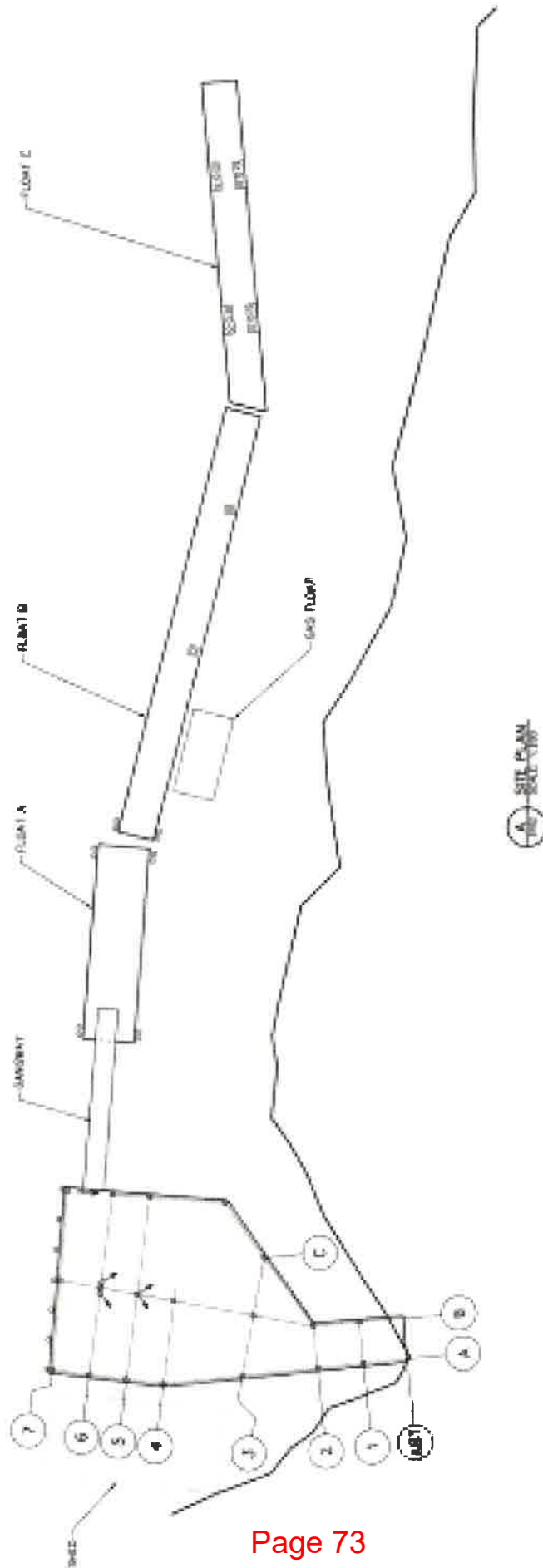
WHARFHEAD	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	This is a concrete structure with large unpainted wood bull rails and galvanized steel railings that are all in good condition. The older painted wood notice board is in fair condition. A spill kit is located here.			

GANGWAY FLOATS	<p>The aluminum gangway has mini mesh decking, hard rubber wheels running on aluminum guide rails that are all in good condition. There is an old steel top transition plate that requires painting and the bottom aluminum with expanded metal grating apron is in very good condition.</p> <p>Float A is an older wood framed float with fair flotation, wood decking, rub boards and bull rails with tight bolts that are in good to fair condition. The WCMRC float is located next to the gangway and is in good condition. There are 2 open pile wells either side of the gangway with 2 wood piles/well that are in good condition with minimal wear showing. The next 2 open pile wells have 3 wood piles/well and are also in good condition with minimal wear showing. The UHMW rub boards are in good condition in all of these pile wells. There are 2 closed pile wells further along the float that have a single steel pile/well that are in good condition along with the UHMW rub boards and anodes. The safety ladders are in good condition.</p> <p>Float B is an older wood framed float with wood decking, rub boards and bull rails with mostly tight bolts that are all in good to fair condition. New flotation has been added at this end connecting to float along with replacing the connecting hardware. The aluminum transition plate is in good condition. There are 4 closed pile wells with 3 wood piles/well in good condition with minimal wear showing. The wells and the older UHMW (?) are in fair condition. No safety ladders on the float.</p> <p>Float C is a newer wood constructed float with decking, rub boards and bull rails with tight bolts that is in good condition. The flotation is in good condition with both ends slightly lower in the water. There are 3 safety ladders on the float that are all in good condition. Someone tried to reposition one ladder, it has been reinstalled and as a result, there is a gap in the bull rail. There is a large aluminum transition plate between floats B & C that is in good condition. The bull rails for the seaplane landing area require painting.</p> <p>All floats have been pressure washed.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	2 x good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The bull rails in the float plane landing area require painting. > Repair the bull rail on float C. 			
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If more comments are required, additional page will be attached.



LEGEND:

- THICK PILE ON CONCRETE FOUNDATION
- THIN PILE ON CONCRETE FOUNDATION
- THICK PILE
- THIN PILE
- ▲ BATTER PILE

Lyall Harbour Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 1/6/26

DOCK FACILITY: Swartz Bay

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

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 approach is a concrete structure with painted (faded red) steel railings that are in good condition for their age. There are 4 light standards that are also in good condition. The aluminum notice board is in good condition but the lock box has been vandalized and the door is slightly bent. This has been repaired before and a more secure lock box is recommended for replacement. The fire extinguisher case is broken and requires replacement.</p>			

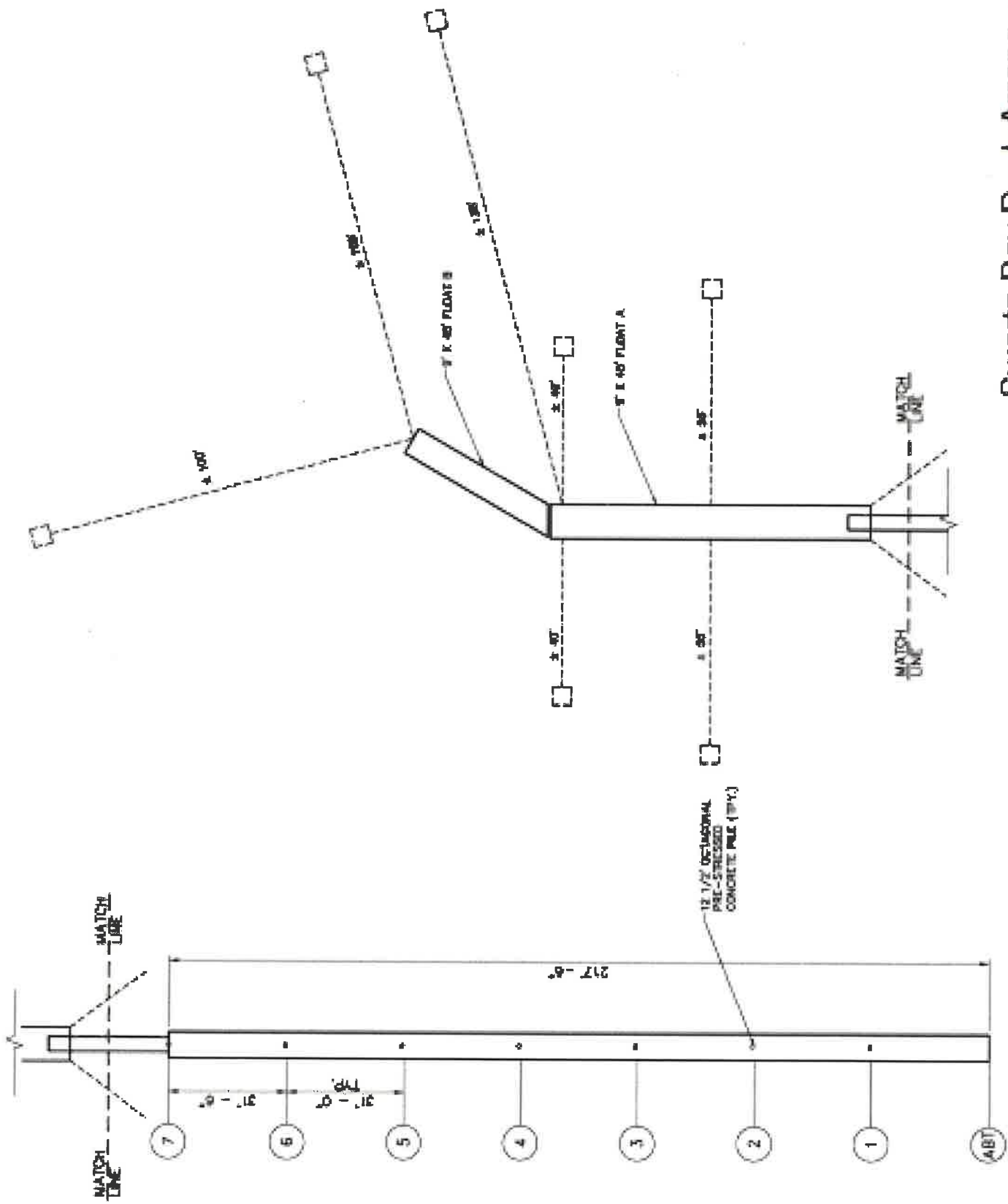
WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>N/A</p>			

GANGWAY FLOATS	<p>The old painted steel gangway is in good condition and has new mini mesh decking and is a huge improvement. The bottom expanded aluminum apron is in fair condition but there is a small area that has broken and also part of the aluminum frame has been damaged. While this is not a safety issue, repair or replacement is recommended. There is an old rusty steel roller with pillow blocks and steel guide rails that are in fair condition. The bearings require service and extending the length of the apron's runners by 3 feet is recommended.</p>			
	<p>Float A is a newer wood float with decking, rub boards and bull rails with mostly tight bolts except for 1 bolt on the East side, just before the middle of the float, tightening is required. The flotation is good. One section of rub board is missing on this side and a 12' 2" length is required.</p>			
	<p>Float B is a newer wood float with decking, rub boards and bull rails with all bolts tight and is in good condition. There is an aluminum transition plate between the floats and the applied non skid is in good condition. The loading zone bull rails have fresh yellow paint. The safety ladders on both floats have been cleaned and are in good condition. The float has a slight hump to it but the flotation is good.</p>			

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	On the approach, good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Notice board, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Nov 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Tighten the loose bull rail bolt on Float A. > Replace rub board on east side of float A (12' 2" length) > Replace the broken fire extinguisher case. > Repair or replace the damaged lock box. > Repair or replace the damaged gangway apron & extending the wooden runners (3 feet) is recommended.
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If more comments are required, additional page will be attached.



Swartz Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/4/26

DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	<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 very small area. The decking, painted wood railings and bull rails are old but in good condition. The wood notice board and railings are old and have been painted. They could use cleaning or fresh paint.

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

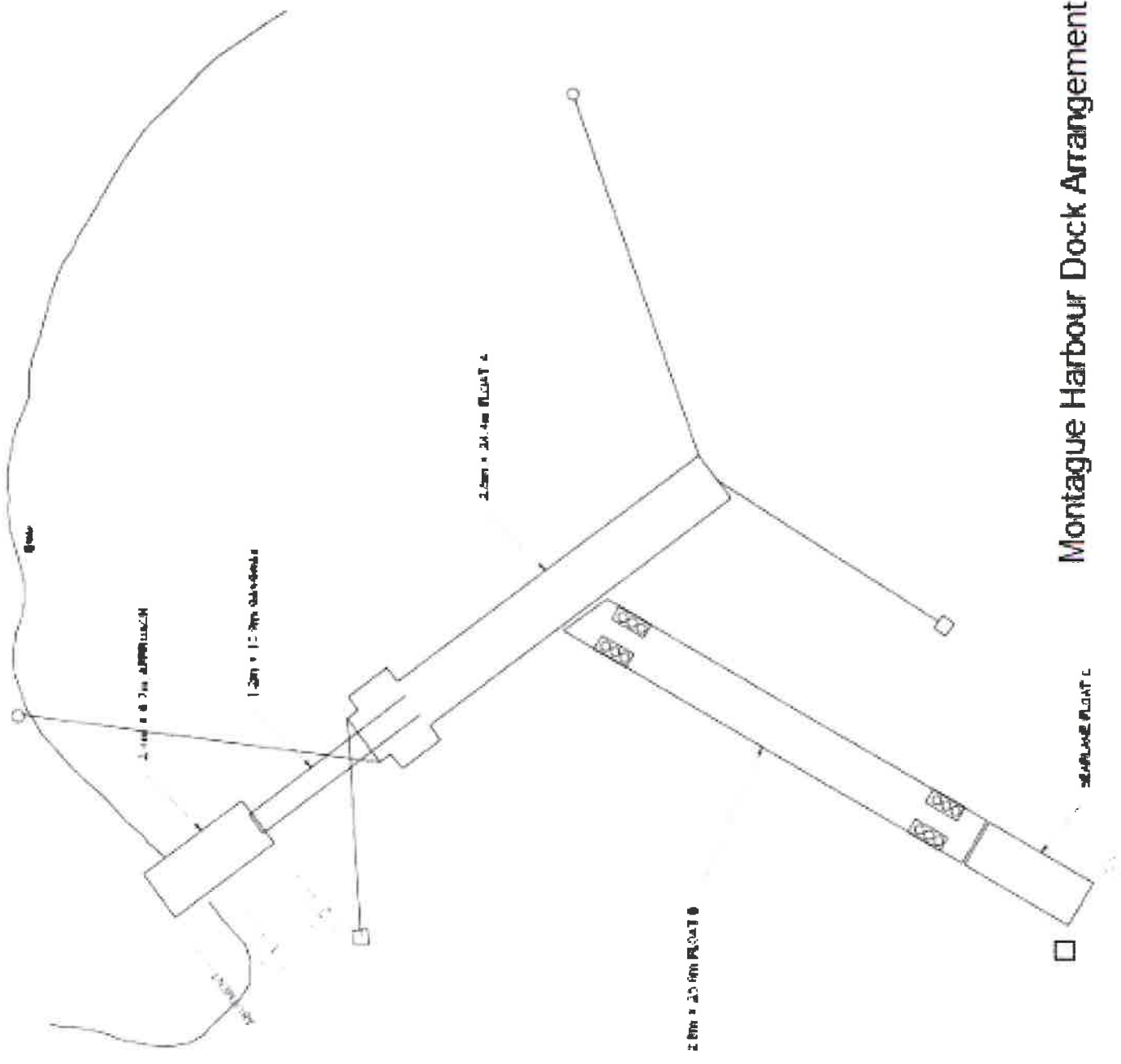
GANGWAY FLOATS	The aluminum gangway with mini mesh decking is in good condition. There is a floating top aluminum transition plate with painted non-skid and a bottom aluminum apron with mini mesh for decking that are in good condition. The hard rubber wheels run on steel guide rails and these are also in good condition.
	Float A is an older wood float with decking, rub boards and bull rails with tight bolts that are in worn but good condition. There is a single steel piling (good anode) in a closed well next to the gangway that is also in good condition. The 2 safety ladders here and one on the sea plane float, in good condition. The flotation is low at the end of the float and inspection is recommended. Pressure washing in the dinghy area around the gangway is recommended.
	Float B is an older wood float with decking, rub boards and bull rails with tight bolts, that are worn but in good condition. There is a large steel transition plate between floats A & B that has been recently painted with new non-slip. The connection hardware is old and rusty with 50% wear on one shackle, inspection is recommended. There are 4 closed pile wells with 3 piles/well. There is minimal wear on all of these pilings and the wells are in good condition with new UHMW rub boards.
	Float C is an older wood float with decking, rub boards and bull rails with a few loose bolts, the bull rails are worn but in fair condition. There is a single steel pile in a closed well in good condition and has a good anode. Float D looks to be the oldest float. This has wood decking, rub boards and bull rails with tight bolts and is in worn but still in fair condition.
	All of the floats have good flotation except for float A being lower at the far end.
	The WCMRC is connected to float A and is in good condition.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Good <input checked="" type="checkbox"/> Life Rings / Heaving Lines Float A, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) July '26 & Nov '26 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	> Inspect the flotation at the end of float A.
	> Monitor the wear on the connecting hardware for floats A & B.
	> Pressure washing is recommended on float A, in the area next to the gangway.

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

Montague Harbour Dock Arrangement



DATE: 3/4/26

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

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>There is a steel mud grate at the head of the approach and there is a steady flow of rock and gravel being washed down the dirt road. Is there a way to divert the flow of water and mud off to the side of the road instead of down the middle on to the approach?</p> <p>The painted (slightly faded) wood railings, unpainted bull rails and decking are in good condition. The painted wood notice board is in fair condition.</p>

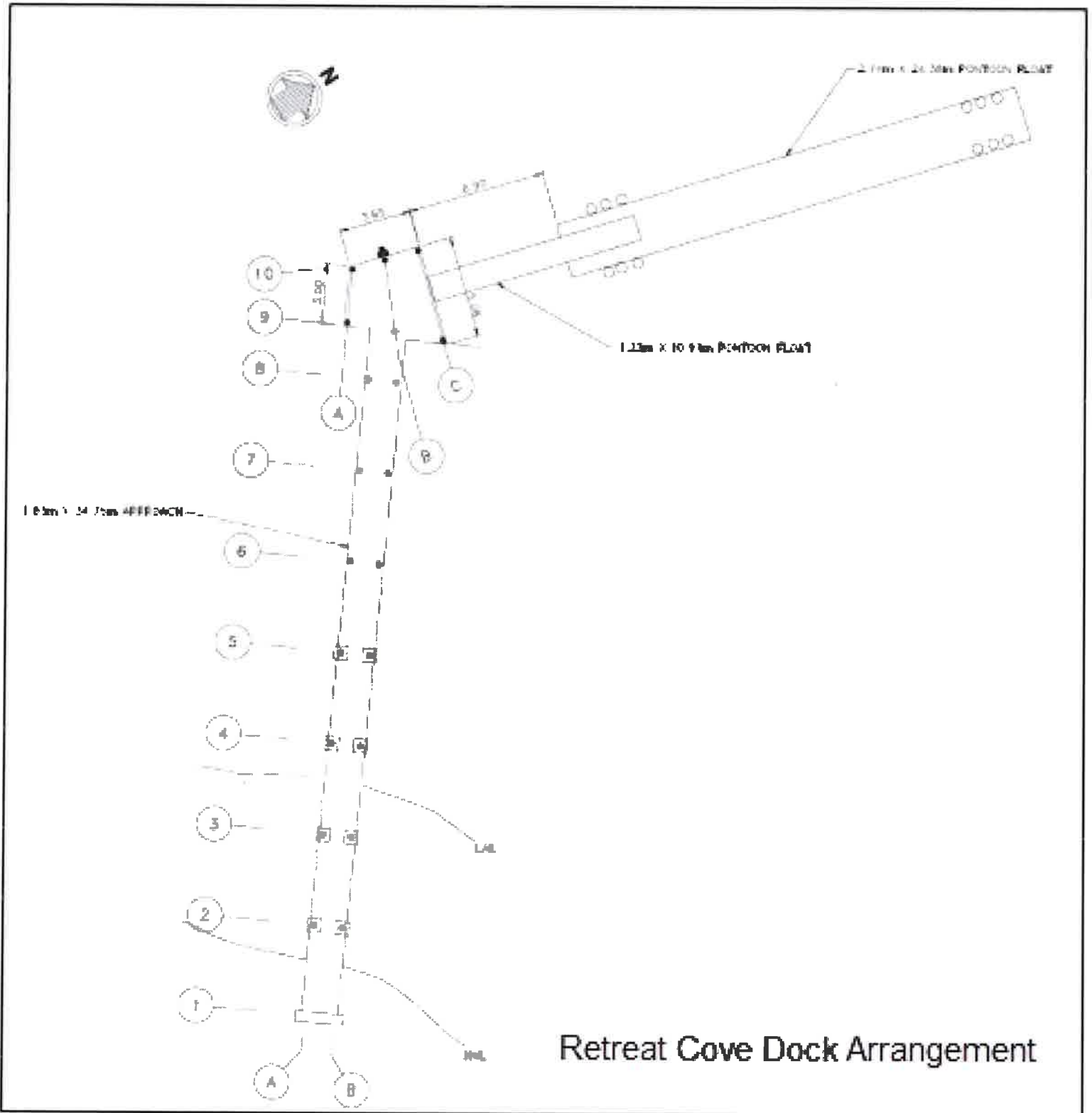
WHARFHEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	<p>The gangway is an older steel structure with the usual amount of rust, wood decking that has half expanded metal grating and half wood rungs providing a non-slip surface which is in fair condition. The top and bottom steel transition plates have a non skid surface and along with new UHMW bottom runners, are in good condition. The old steel roller, guide rails and pillow blocks are in fair condition and the bearings do not require service at this time. Painting the steel railings is recommended.</p>
	<p>The older wood float with decking, rub boards and bull rails with tight bolts are in good condition. The 2 safety ladders are in good condition and the flotation is good.</p> <p>At the gangway end there are 2 open pile wells on either side of the float with 3 wood piles/well. The 1st NW pile has roughly 30% wear and the 2nd pile has roughly 20% wear showing. The remaining piles have minimal wear. The open well has UHMW rub boards that are in good condition. The 2 closed pile wells at the end of the float have 3 wood piles/well with UHMW rub boards that are all in good condition with minimal wear showing.</p> <p>Two new steel piles were replaced in the shore side end well. The 2 replaced wood piles have minimal wear showing and provide minimal support compared to the 2 worn piles at the gangway end that take the brunt of the wear on this float. Future replacement will be required.</p>

OTHER INSPECTIONS	<input type="checkbox"/> Lighting N/A <input checked="" type="checkbox"/> Life Rings / Heaving Lines Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) May 2026 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> The steel gangway requires painting.</p> <p>> Monitor the wear of the 2 worn piles in the open well next to the gangway.</p> <p>> A solution to divert the flow of runoff water onto the approach is recommended.</p>

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



Retreat Cove Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/4/26

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

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>There is a large painted steel bollard at the head of the approach preventing any vehicle traffic on the structure. The unpainted wood railings, bull rails and decking are in good condition. The new aluminum notice board is located next to the gangway to the float. There are no issues to report.</p>				

WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
<p>The wharfhead is in the same condition as the approach. The new aluminum notice board is located next to the gangway to the float. The lock box has been replaced.</p>				

GANGWAY FLOATS	<p>The new aluminum gangway has aluminum top and bottom transition plates with a non-skid surface, mini mesh decking and a new larger steel roller and pillow blocks. There are steel guide rails and 3 steel runners for the roller that are all in good condition. The steel runners appear to be roughly 3' to 4' too short as the roller is coming off the back end of the runners at a very low tide.</p> <p>The new wood float has good flotation and is in good condition, no issues to report.</p>			
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OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	March 2027	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Monitor the steel runners at the back end of the gangway roller, add extra length if required.</p>
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/4/26

DOCK FACILITY: Sturdies Bay Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

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

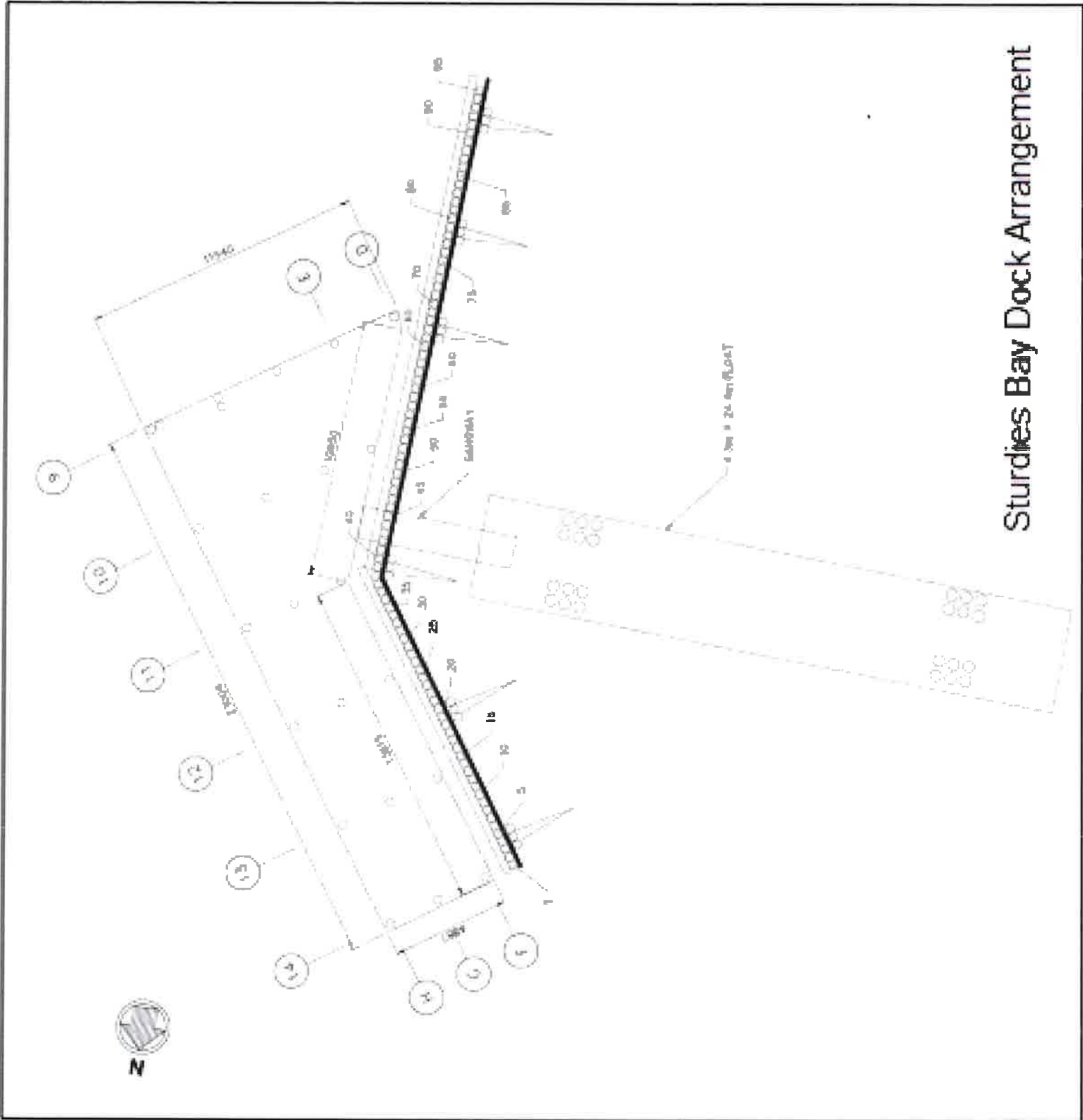
WHARFHEAD	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The large painted steel bollard restricts any vehicle traffic to this wood decked structure with unpainted railings and bull rails that are in good condition for its age. There are some small areas of decking with minor developing rot. The painted wood notice board is in fair condition and fresh paint or replacement with an aluminum notice board is recommended.</p> <p>The fire extinguisher case is broken and requires replacement.</p>			

GANGWAY FLOATS	<p>The heavy old painted steel gangway has new mini mesh decking. There is a steel transition plate with fresh non-skid paint at the top and an expanded metal grating apron at the bottom that are in good condition. There is very poor access to the steel roller and pillow blocks and the rusty steel guide rails are in fair condition. The roller bed boards are in poor condition and replacement is recommended.</p> <p>The single wood float with decking, rub boards and bull rails with tight bolts. Good flotation, is heavily built and in fair condition for its age. There is a fair amount of flexing happening in the middle of this float but it is holding up well at the moment. There are 2 safety ladders at each end of the float that are in good condition. There is new yellow paint on the bull rails in the emergency/loading zone.</p> <p>There are 4 large pile wells with 6 wood piles / well. The piles generally have minimum wear except for a few piles in each corner that have roughly 20% wear. The closed wells are in good condition along with the UHMW rub boards.</p> <p>The flotation is good.</p> <p>The float has been pressure washed.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Float, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Replace fire extinguisher case.</p>
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If more comments are required, additional page will be attached.



Sturdies Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/4/26

DOCK FACILITY: Anson Rd Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

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>There is a generous aluminum approach with mini mesh decking. A large aluminum transition plate connecting the parking lot to the approach. An aluminum notice board. All in very fine condition.</p>			

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

GANGWAY FLOATS	<p>There is an aluminum non-skid top transition plate for the aluminum gangway with mini mesh decking and an aluminum bottom apron also with non-skid that is in very good condition. There are hard rubber wheels running on aluminum guide rails and UHMW runners for the bottom apron which are also in very good condition.</p>			
	<p>The main float is of wood construction with decking, rub boards and bull rails, all with tight bolts. There is one finger close to shore that has mini mesh decking instead of wood decking. There are a total of 6 fingers, all built the same as the main float and all floats are in very good condition. All floats have good flotation except the main float is slightly lower in the water under the gangway. There are 7 safety ladders that are all in good condition.</p> <p>There are 7 steel piles in closed wells with UHMW rub boards that are in very good condition and one outside pile well at the end of the main float next to the gangway, also with a steel pile, all in good condition. All anodes appear to be in good condition.</p>			
	<p>The floats require pressure washing.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	4 x good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	2 x May 2026, 2 x Jan 2027	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The floats require pressure washing. > Monitor the steel pile anodes. > There are a few generators on the floats and the moored boats have no identifying yellow moorage cards displayed.
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/4/26

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

APPROACH	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	<p>There is a new mini mesh mud grate at the entrance. The wood railings at the entrance are painted. The newer section, after the covered area, has railings and bull rails that are unpainted and are in good condition. The wood decking at the entrance is new and covered with expanded metal grating and new decking and bull rails that continue from the covered area to the gangway and are in good condition. There is a piece of plywood attached to the railing in the covered area and this works well for the notice board.</p>			

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

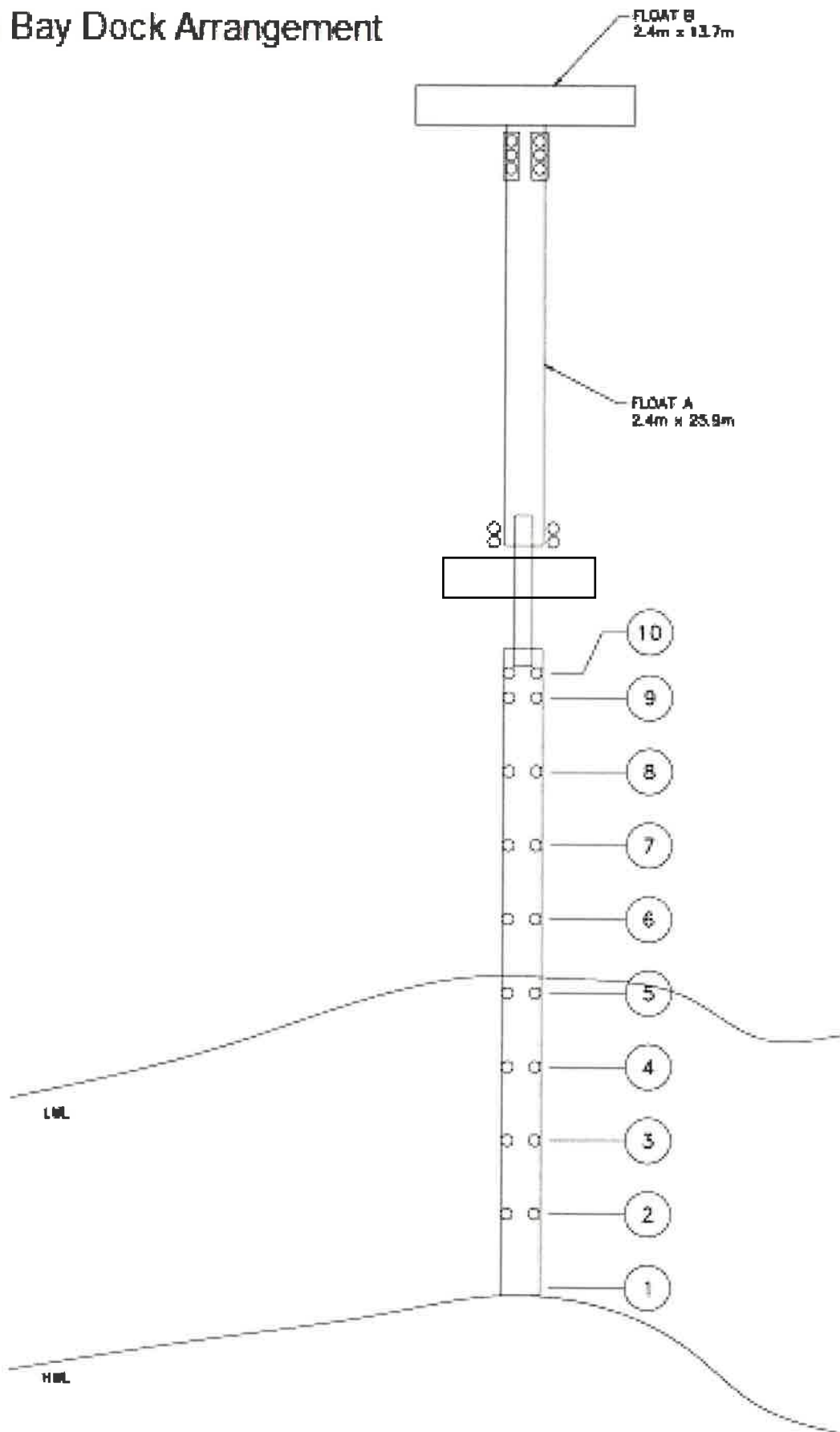
GANGWAY FLOATS	<p>The old painted steel gangway is in good condition and has new mini mesh decking. There is an aluminum top transition plate with non-skid and an aluminum bottom apron with mini mesh decking in very good condition. The older steel roller and steel guide rails are rusty but in fair condition along with the pillow blocks that are in good condition.</p>			
	<p>The new wood float has mini mesh decking, wood rub boards and bull rails. All with tight bolts. The float is in very good condition with good flotation. There are 2 safety ladders in good condition. The WCMRC float is attached to the end of this float and is in good condition. Either side of the gangway, there are 2 new outside steel pipe pile wells that contain the 2 older wood piles/well that are in fair condition. There is a new single closed pile well at the end of the float with 6 older wood piles in good condition as viewed and the UHMW rub boards are in new condition.</p>			
	<p>There is an older wood float being used as a dinghy float attached to the new main float. The flotation is good and the wood decking, rub boards and bull rails are in fair condition. There is a hard rubber mat as a transition between the floats and the connecting hardware is in good condition. A safety ladder is recommended for the shore side of the float.</p>			

OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	1 working, 1 waiting for service	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	Good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	2 x Jan 2027	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Pressure washing is required on the approach. > Monitor the dock lines for chafe on the WCMRC barge. > Is a safety ladder required for the dinghy float?
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If more comments are required, additional page will be attached.

Horton Bay Dock Arrangement



DATE: 3/4/26

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

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>This is an old long wood structure with painted (faded) railings and bull rails that are in fair condition. The wood decking is in fair condition with several boards that have developing rot that require monitoring for replacement. There is a conveyor belt mat that runs from the top to the entrance of float B. Pressure washing the railings and bull rails is recommended. There is a new aluminum notice board that looks great. There is a new unpainted wood shelter next to the notice board. There have been a number of new steel piles installed on the approach. The damaged light standard and electrical panel along with the railing in this area, have been replaced.</p>				

WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
<p>This is a large area with large wood bull rails and new unpainted wood railings surrounding the wharfhead. Most of the wood decking has been replaced but there are still a number of boards that require monitoring for developing rot and future replacement. This area is in generally good condition. There are a few new steel piles that have been installed.</p>				

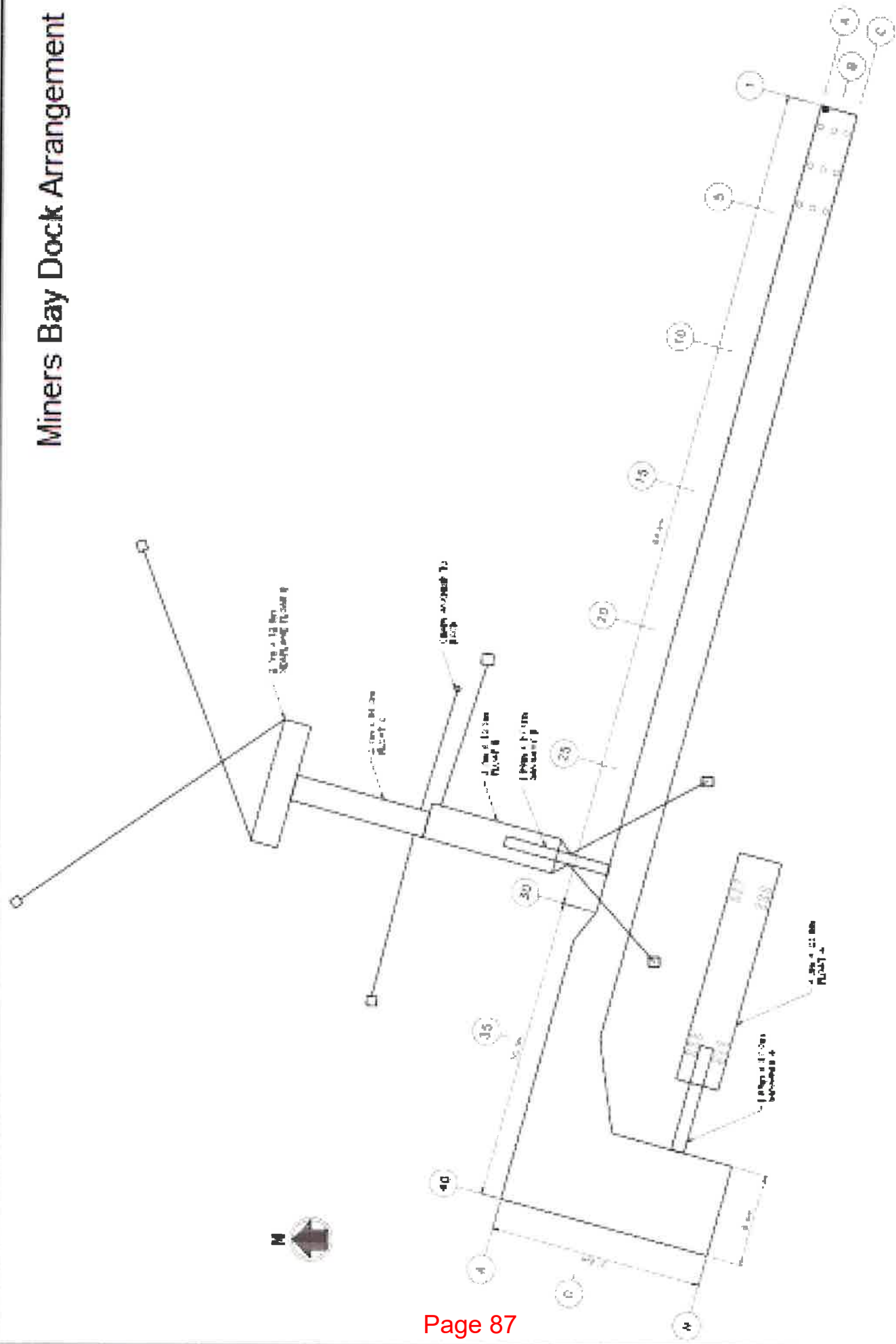
GANGWAY FLOATS	<p>Gangway A is an older painted (faded) steel structure with areas of rust. There is new mini mesh decking which is a huge improvement. The old painted kick boards have some areas of rot at each end. The top and bottom transition plates are steel with non-slip and in good condition but the bottom plate requires a new UHMW skid shoe. Painting is recommended. The steel roller, guide rails and pillow blocks are in good condition and service is not required at this time.</p> <p>Float A is an older wood float with decking, rub boards and worn bull rails with some loose bolts on the south side. Replacing the bull rails on this side is recommended. The flotation is in fair condition but the bottom stringers are completely underwater. The safety ladders require cleaning. There are 4 closed pile wells with 6 wood piles/well that are in good to fair condition with 2 very worn in the wells next to the gangway and 2 defective piles in the 2 wells at the end of the float, observed at low, low tide. There are 2 new steel piles replacing the 2 defective piles on this float. The pile wells and the UHMW rub boards are in mostly good to fair condition.</p> <p>Gangway B is an older heavily built unpainted steel structure with an open steel grating in good condition. There is a floating steel top transition plate with non skid. The bottom apron is constructed the same as the gangway decking and is in good condition. There is a steel roller and guide rails and pillow blocks that are in good condition. The broken wood guide rail extensions have been replaced.</p> <p>Float B is a newer float constructed of wood with concrete square tiles for the decking. There are 3 tiles with cracks showing but are stable as viewed. The wood bull rails are in good condition, the bull rail bolts are mostly tight. The float is anchored and the flotation is good. Painting the bull rails is required for the seaplane landing zone and pressure washing the tiles in this area is recommended. Long and short term moorage signs are deteriorating and replacement is recommended. A tire is missing in the float plane landing area, replacement is required.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Floats A & B, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	2xAug 2026, July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Replace UHMW skid shoe on gangway (float A) bottom apron. > Replace bull rails on float A (worn/broken and loose rail bolts). > Safety ladders require cleaning on float A. > The seaplane landing zone requires yellow paint on the bull rails and 1 tire is required. > Monitor the developing rot on the approach, wharfhead and wear of the wood piles of float A. > Replacement signs were supplied to the wharfinger.
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If more comments are required, additional page will be attached.

Miners Bay Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/3/26

DOCK FACILITY: Hope Bay Pender

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
<p>There is a mix of old and new wood railings and bull rails. Some with old faded paint and unpainted for the new sections that are all generally in good to fair condition. The wood decking is generally in good condition and most of the rotten decking has been replaced. Leaving just a few that require monitoring for replacement due to minor rot.</p>				

WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
<p>The wharfhead is in good to fair condition and a number of rotten deck boards have been replaced. The wood railings and bull rails are in roughly the same condition as the approach. The painted wood notice board is located here and is in good /fair condition. There is a single light standard next to the notice board that requires painting. There is a broken pile brace that has just been repaired.</p>				

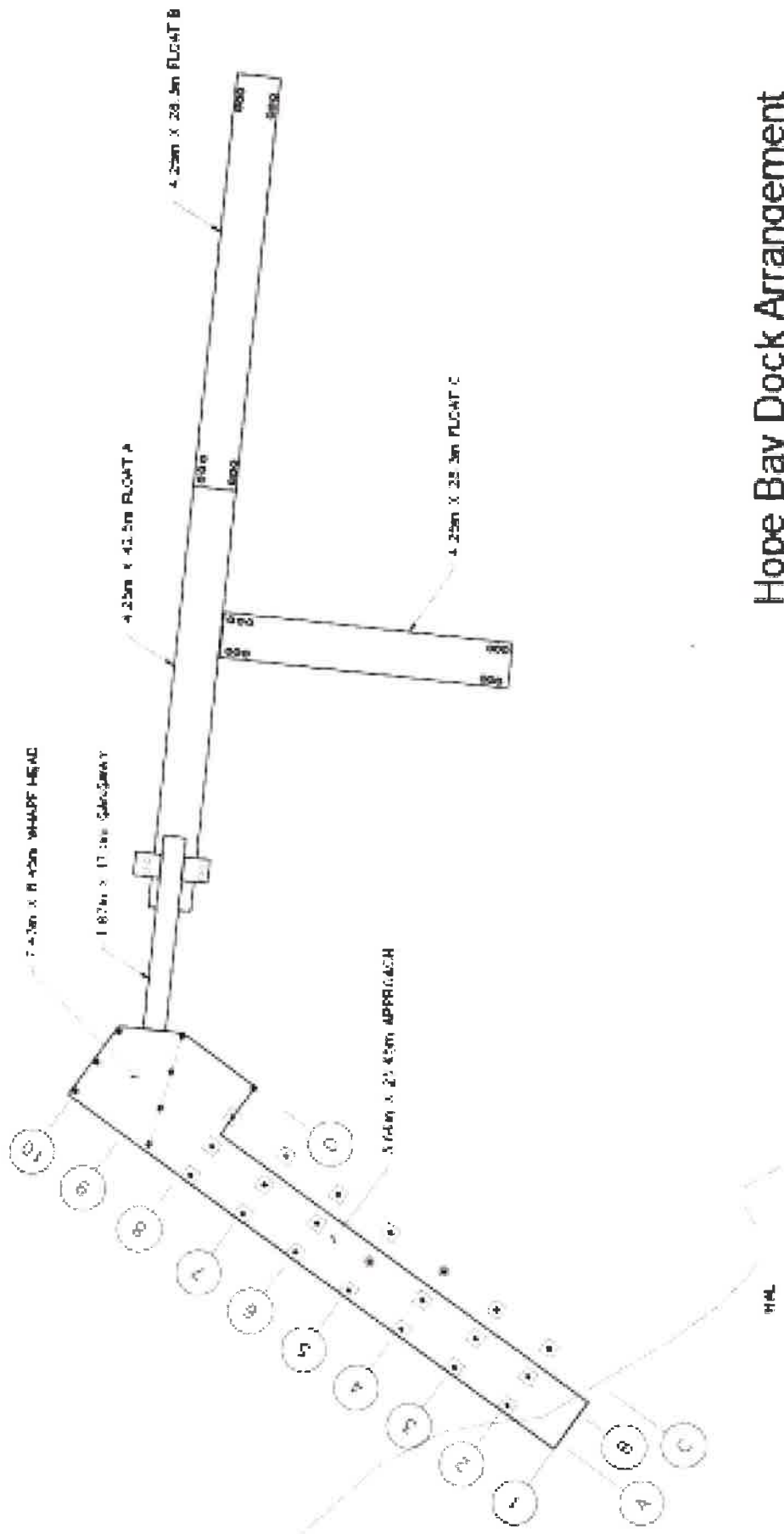
GANGWAY FLOATS	<p>The old painted steel gangway is in fair condition with the usual amount of rust at the bottom end and on the cross bracing. Painting is recommended. The wood decking, half expanded metal for non-skid and half wood rungs is in good condition. There is a new top aluminum transition plate with non-skid and a bottom aluminum apron with expanded metal grating that is in good condition. The steel roller is new along with the pillow blocks but the steel guide rails are coming to the end of their service life and will require replacement in the near future.</p> <p>Float A is a newer wood float. The decking, rub boards and bull rails are in good condition. The loose bull rail bolts have now been tightened up. There are 2 outside closed pile wells with 3 wood piles/well that are in good condition with minimal wear and all UHMW rub boards are in good condition. The flotation is good.</p> <p>Float B is connected to Float A with a hard rubber mat and connecting hardware that is in good condition. This is an older but updated wood float with decking, rub boards and bull rails with tight bolts. There are 4 closed pile wells with 3 wood piles/well that are in good condition with minimal wear showing. The UHMW rub boards are also in good condition. The flotation is good.</p> <p>Float C is an older wood float with decking, rub boards and bull rails and tight bolts that are all in good condition for its age and the flotation is good. There is a new floating aluminum transition plate and hardware that connects this float to Float A, all in good condition but it is chafing its own seat into the bull rails and decking, some protection is recommended. There are 4 closed pile wells with 3 wood piles/well and UHMW rub boards that are all in good condition with minimal wear showing. The 3 safety ladders on the floats have been cleaned and are in good condition.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Gangway, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Paint (blue) is required for the light standard. > Painting the railings would help improve the overall look of this facility. > Replacing the older wood decking on the gangway with mini mesh decking is recommended. > The metal transition plate between floats B & C requires some protection for the chafing that is occurring. > The broken pile brace under the wharfhead has been repaired.
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If more comments are required, additional page will be attached.

- ③ PILE ON 36" SQUARE PILES
- PILE ON 36" CIRCULAR PILES
- DRIVEH PILE



Hope Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/2/26

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	<input type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
<p>The long narrow approach has many wood deck boards with developing rot and a number of them are now marked for replacement. The faded and flaking painted railings require painting and the bull rails with minor rot that require monitoring for replacement but are otherwise in fair condition. There is a large mini mesh mud grate at the entrance that is working very well.</p> <p>There is a new aluminum notice board, life ring and a spill kit located here. Salt, sand and a shovel are provided.</p>				

WHARFHEAD	<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 older painted steel gangway has wood decking, half covered with expanded metal grating for non-skid and half wood ladder rungs that are in good to fair condition. Replacing the old decking with mini mesh decking is highly recommended. There is a steel top transition plate with non-slip and a bottom aluminum apron with expanded metal grating that is running on the wood decking of the float. The older steel roller and guide rails are rusty but in good condition as are the pillow blocks.</p> <p>Float A is an older wood float with decking, rub boards, bull rails with tight bolts, is in good condition and has fairly good flotation for its age. There are 2 open pile wells (next to the gangway) with 2 wood piles/well in good condition and UHMW rub boards that are in fair condition. The float is anchored at the end opposite the gangway.</p> <p>Float B is connected to float A, has good connecting hardware and is another older wood float with decking, rub boards and bull rails with mostly tight bolts, is in good condition and this is used as a "Dinghy Only" float. There are 4 closed pile wells with 2 wood piles/well at the float A end and 3 wood piles/well at the connection to float C end. All piles are in good condition except for 1 pile with a large boar hole visible at a low tide, in the well next to float A. All UHMW rub boards are in good condition. The flotation is good.</p> <p>Float C is connected to float B with good hardware, is an older wood float with decking, rub boards and bull rails with tight bolts that is in good to fair condition and also has good flotation with the end connected to float B slightly lower in the water. There are 2 closed pile wells at the end of the float with 3 wood piles/well in good condition along with UHMW rub boards in good condition, all with minimal wear showing. The safety ladders are cleaned and in good condition.</p>			
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OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Notice board, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July, 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Monitor the rot in the decking on the approach for replacement. Boards are marked for replacement. > Monitor the rot in the wood pile on float B. > Replacing the old wood decking on the gangway with mini mesh decking, is recommended. > Inspect the flotation on floats B & C as described above. > All floats have been pressure washed. 			
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/2/26

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
The unpainted wood railings, bull rails and deck boards are in good condition. The new aluminum notice board is in fine condition.				

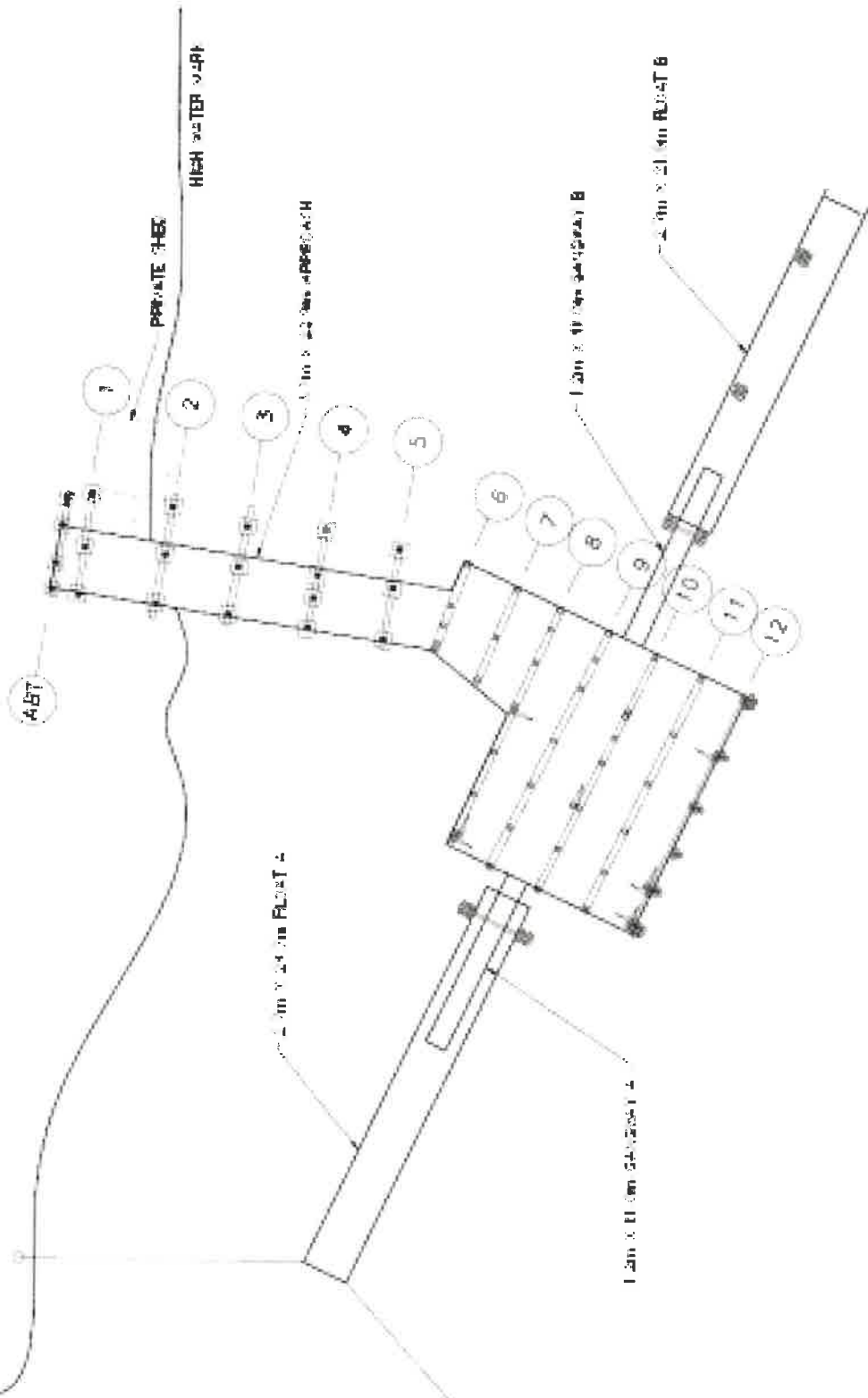
WHARFHEAD	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
Eighty percent of the wood decking has been replaced along with new unpainted railings, fully around the whole wharfhead. The large bull rails are also in good condition.				

GANGWAY FLOATS	<p>Gangway A is an older painted steel structure in fair condition, has typical rust at the bottom and on the under side steel frame. There is wood decking with half expanded metal grating for non-slip and wooden ladder rungs on the other half, this is in fair condition and replacement with mini mesh decking is recommended. The top aluminum transition plate with non-slip and the bottom aluminum apron with expanded metal grating are in good condition. This apron is running on the wood decking and UHMW runners are recommended. There is an older steel roller in fair condition with newer pillow blocks and rusty guide rails that are also in fair condition.</p> <p>Float A is an older wood float with decking, rub boards and bull rails with tight bolts. There are 2 open pile wells with 4 wood piles/well that are in good condition, showing minimal wear on the piles and the UHMW rub boards. The seaplane landing bull rails have new yellow paint. The 2 safety ladders are in good condition. The flotation is good.</p> <p>Gangway B is also an older painted steel structure in roughly the same condition and with the same wood decking and non-slip arrangement as gangway A. The older steel roller has developed a flat area that is worn right through the roller and requires replacement. The guide rails are rusty and in fair condition and the pillow blocks are also in fair condition. There is the same top transition plate with bottom apron as on gangway A that is in good condition.</p> <p>Float B is an older wood float with decking, rub boards and new bull rails (shore side) with tight bolts. The flotation is also good with this float. There are 2 open pile wells under the gangway with 2 wood piles/well and 2 closed wells with 4 older wood piles/well, all in fair condition with minimal wear showing. There is older UHMW (?) in the wells that show checking but are in fair condition. The 3 safety ladders are in good condition and the flotation is good. The floats have been pressure washed.</p>			
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OTHER INSPECTIONS	<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)	May 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Replacing the decking on the 2 gangways with mini mesh decking is recommended. > UHMW runners or a shoe are recommended for gangway A's bottom apron.
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If more comments are required, additional page will be attached.



Port Washington Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/3/26

DOCK FACILITY: Piers Island

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	<input type="checkbox"/> Signage	<input type="checkbox"/> Envelope Supply	<input type="checkbox"/> Notices Posted	<input type="checkbox"/> Rates Posted
	<p>The approach has a steel mud grate at the head and is too small for the flow of debris. A larger mud grate is required. The unpainted wood railings, bull rails and decking are in mostly good condition with a few areas of developing rot in the bull rails and the rotten deck boards have been replaced.</p>			

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

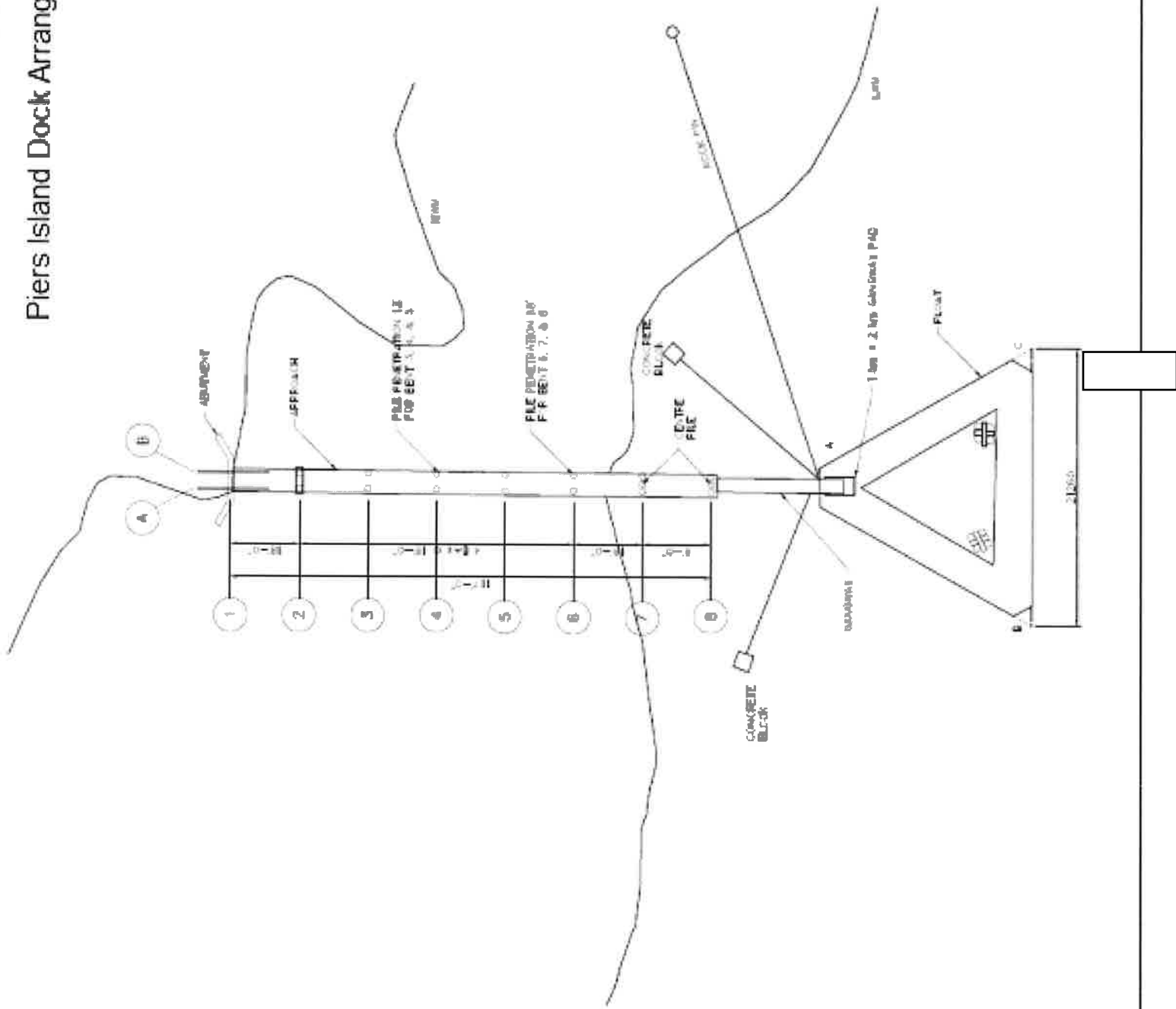
GANGWAY FLOATS	<p>The old painted (faded) steel gangway has new mini mesh decking and is in fair condition. There is an aluminum top transition plate with a non skid surface in good condition and a bottom aluminum expanded metal grating apron also in good condition. The old roller bed boards are in poor condition and replacement is recommended. There are large steel wheels running on large steel guide rails that are in good condition but the pillow blocks and axle arrangement make replacing the pillow blocks challenging. Servicing the bearings is recommended. The bottom gangway transition plate bed boards require replacement.</p>			
	<p>THE NOTICE BOARD IS LOCATED ON THE MAIN FLOAT, all notices etc. and life ring are on it.</p>			
	<p>The main float is an old wood triangular structure with good flotation, wood decking, rub boards and bull rails with fairly tight bolts that are in fair condition for its age. There are areas of developing rot on the decking and the aluminum expanded metal grating (non skid) that runs along the 3 sides of the float is at the end of its serviceable life and removal is recommended. There are 3 safety ladders that are in good condition. There is new yellow paint on the loading zone bull rails. There are 3 open pile wells with 3 wood piles in 2 of the wells and 2 wood piles in the one open well at the gangway end. These piles and the UHMW rub boards are in good condition with minimal wear showing. Replacing the old wood decking with mini mesh panels is recommended.</p> <p>Float B is a new HPDE pontoon type float with mini mesh decking and wood bull rails that are in very good condition and has good flotation. There is a safety ladder at the end of the float that is in good condition. There is a large steel pile with an anode attached, in a closed well at the end of the float. This float is in very good condition.</p>			

OTHER INSPECTIONS	<input type="checkbox"/> Lighting	N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Notice board, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	Feb 2027	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> The mud grate on the approach requires mini mesh upgrading, lengthen to 4 feet.			
	> Replace the bed boards that the gangway bottom transition plate runs on.			
	> Monitor for replacement, areas of developing rot on the main float or replace all decking with mini mesh decking.			
	> Removal of the expanded metal grating on the main float is recommended.			

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

Piers Island Dock Arrangement





Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/7/26

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Vanessa Verbitsky

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

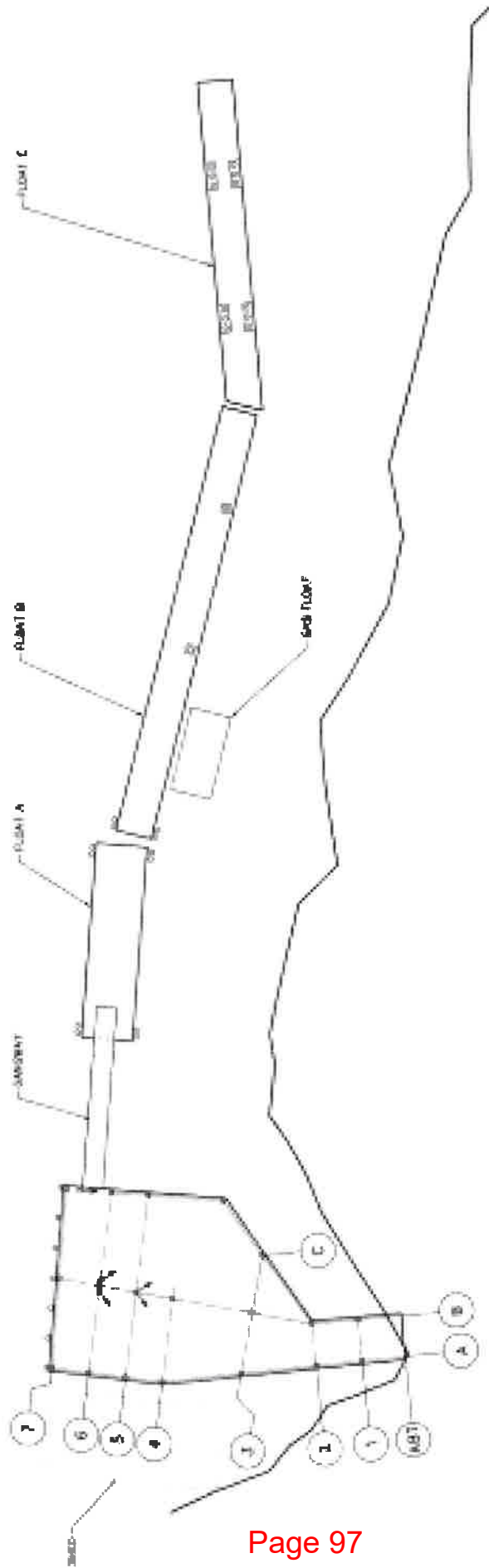
WHARFHEAD	<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Envelope Supply	<input checked="" type="checkbox"/> Notices Posted	<input checked="" type="checkbox"/> Rates Posted
	This is a concrete structure with large unpainted wood bull rails and galvanized steel railings that are all in good condition. The older painted wood notice board is in fair condition. A spill kit is located here.			

GANGWAY FLOATS	<p>The aluminum gangway has mini mesh decking, hard rubber wheels running on aluminum guide rails that are all in good condition. There is an old steel top transition plate that requires painting and the bottom aluminum with expanded metal grating apron is in very good condition.</p> <p>Float A is an older wood framed float with fair flotation. Wood decking, rub boards and bull rails with tight bolts that are in good to fair condition. The WCMRC float is located next to the gangway and is in good condition. There are 2 open pile wells either side of the gangway with 2 wood piles/well that are in good condition with minimal wear showing. The next 2 open pile wells have 3 wood piles/well and are also in good condition with minimal wear showing. The UHMW rub boards are in good condition in all of these pile wells. There are 2 closed pile wells further along the float that have a single steel pile/well that are in good condition along with the UHMW rub boards and anodes. The safety ladders are in good condition.</p> <p>Float B is an older wood framed float with wood decking, rub boards and bull rails with mostly tight bolts that are all in good to fair condition. New flotation has been added at this end connecting to float along with replacing the connecting hardware. The aluminum transition plate is in good condition but the leading edge is developing wear from the steel rails. There are 4 closed pile wells with 3 wood piles/well in good condition with minimal wear showing. The wells and the older UHMW (?) are in fair condition. No safety ladders on the float.</p> <p>Float C is a newer wood constructed float with decking, rub boards and bull rails with tight bolts that is in good condition. The flotation is in good condition with both ends slightly lower in the water. There are 3 safety ladders on the float that are all in good condition. Someone tried to reposition one ladder, it has been reinstalled and there is a gap in the bull rail as a result. There is a large aluminum transition plate between floats B & C that is in good condition with developing wear on the leading edge. The bull rails for the seaplane landing area require painting.</p> <p>All floats have been pressure washed.</p>			
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	Good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Floats A & B, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	July 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The bull rails in the float plane landing area require painting. > Repair the bull rail on float C. > Monitor the wear on the leading edge of the 2 aluminum transition plates. > The kayak float is sinking at one end and requires maintenance. 			
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If more comments are required, additional page will be attached.



LEGEND:

- ◻ THICK PILE ON CONCRETE PILING BOX
- ◻ STEEL PILE ON CONCRETE PILING BOX
- THICK PILE
- STEEL PIPE PILE
- BATTERY PILE

Lyall Harbour Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3/3/26

DOCK FACILITY: Swartz Bay

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

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 approach is a concrete structure with painted (faded red) steel railings that are in good condition for their age. There are 4 light standards that are also in good condition. The aluminum notice board is in good condition but the lock box has been vandalized and the door is slightly bent. This has been repaired before and a more secure lock box is recommended for replacement. The fire extinguisher case is broken and requires replacement.</p>

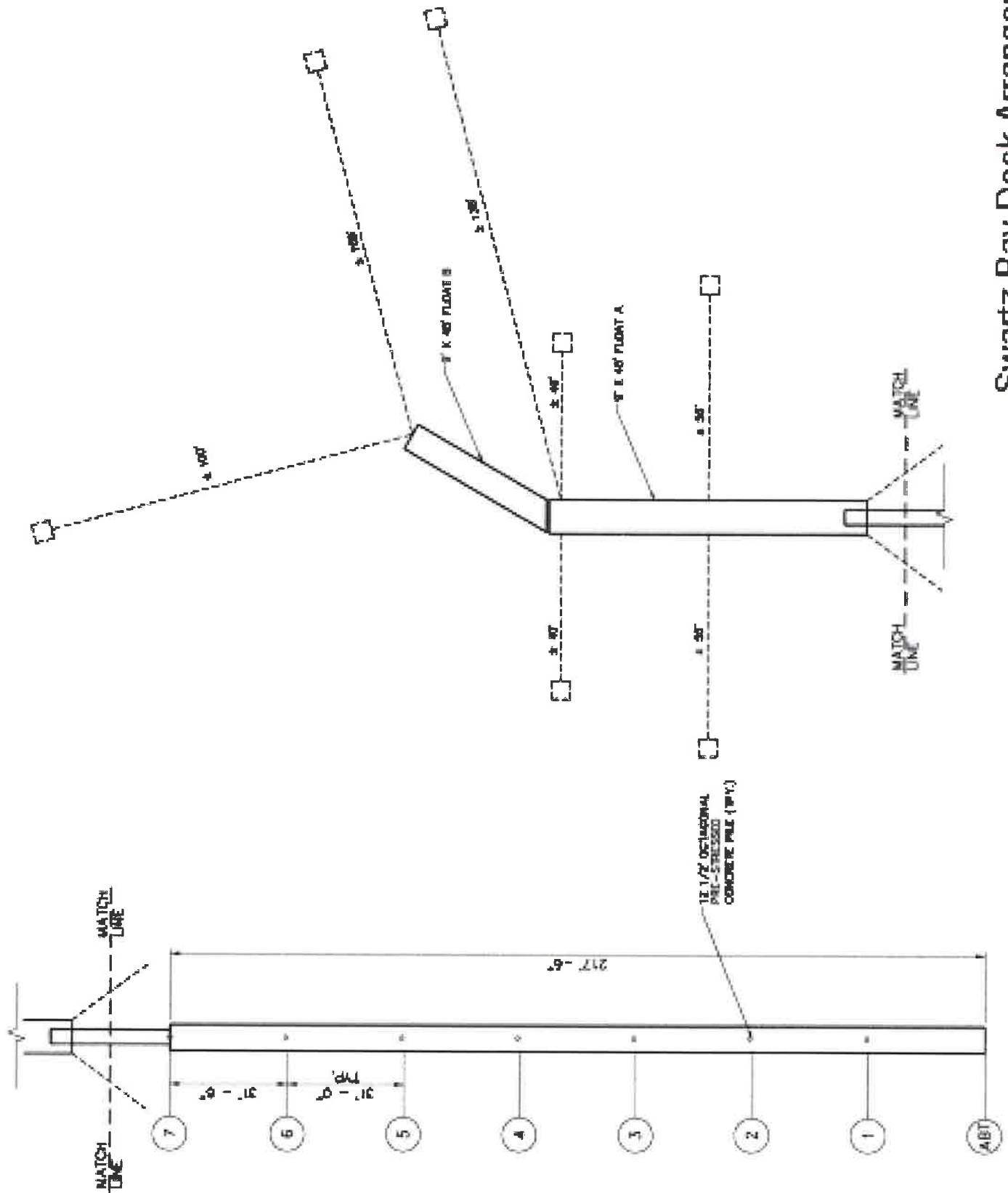
WHARFHEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>N/A</p>

GANGWAY FLOATS	<p>The old painted steel gangway is in good condition and has new mini mesh decking. The bottom expanded aluminum apron is in fair condition. There is a small area that has broken and also part of the aluminum frame has been damaged. While this is not a safety issue, repair or replacement is recommended. There is an old rusty steel roller with pillow blocks and steel guide rails that are in fair condition. The bearings require service and extending the length of the apron's runners by 3 feet is recommended.</p> <p>Float A is a newer wood float with decking, rub boards and bull rails with mostly tight bolts. Tightening is required for 1 bolt on the east side, just before the middle of the float. The flotation is good. One section of rub board is missing on this side and a 12' 2" length is required.</p> <p>Float B is a newer wood float with decking, rub boards and bull rails, all with tight bolts and is in good condition. There is an aluminum transition plate between the floats and the applied non-skid is in good condition. The loading zone bull rails have fresh yellow paint. The safety ladders on both floats have been cleaned and are in good condition. The float has a slight hump to it but the flotation is good.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Good <input checked="" type="checkbox"/> Life Rings / Heaving Lines Notice board, good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Nov. 2026 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Tighten the loose bull rail bolt on float A. > Replace rub board on east side of float A (12' 2" length) > Replace the broken fire extinguisher case. > Repair or replace the damaged lock box. > Repair or replace the damaged gangway apron & extending the wooden runners (3 feet) is recommended.
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If more comments are required, additional page will be attached.



Swartz Bay Dock Arrangement