



Making a difference...together

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Notice of Meeting on **Friday, October 9, 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 465 204 286#

B. Dearden (Chair), Mayne Island	P. Brent, Electoral Area Director
B. Mabberley (V. Chair), Galiano Island	R. Fenton, South Pender Island
A. 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 April 24, 2026 meeting be adopted.

4. CHAIR'S REMARKS

5. GENERAL MANAGER'S REMARKS

6. ELECTION OF CHAIR

(Pursuant to Section 7 Bylaw No.2972)

*Election conducted by General Manager, Electoral Area Services with assistance from the
Administrative Officer, Electoral Area Services*

7. ELECTION OF VICE CHAIR

(Pursuant to Section 7 Bylaw No.2972)

*Election conducted by General Manager, Electoral Area Services with assistance from the
Administrative Officer, Electoral Area Services*

8. PRESENTATIONS/DELEGATIONS

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

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

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.

9. COMMISSION BUSINESS

- 9.1. Staff Report: Southern Gulf Islands Harbours Projects and Operations Update
October 2026.....[26-1109]
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Recommendation: There is no recommendation. This report is for information only.

10. NEW BUSINESS

11. ADJOURNMENT

Next Meeting: Friday, December 4, 2026



DRAFT MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Friday, April 24, 2026 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. Mabberley (Vice Chair), Galiano Island; B. Hol, South Pender Island; M. Davis, Saturna Island; R. Schnurr, Piers Island/Swartz Bay, Peter Binner, Wharfinger Coordinator (EP), Rob Fawcett, Alternate Electoral Area Director

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); Lia Xu, Manager, Local Services & Grants (EP)

REGRETS: P. Brent, Electoral Area Director; R. Fenton, North Pender Island; Justine Starke, Senior Manager, Southern Gulf Islands Administration

EP = Electronic Participation

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

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

MOVED by Commissioner Hol, **SECONDED** by Commissioner Davis
That the agenda be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Davis,
That the minutes of the December 4, 2025 meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

None

5. GENERAL MANAGER'S REMARKS

None

6. PRESENTATIONS/DELEGATIONS

None

7. COMMISSION BUSINESS

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

MOVED by Commissioner Hol, **SECONDED** by Commissioner Mabberley,
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.

CARRIED

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

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

8. NEW BUSINESS

9. MOTION TO CLOSE THE MEETING

MOVED by Commissioner Davis, **SECONDED** by Director Fawcett
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.

CARRIED

10. RISE AND REPORT

11. ADJOURNMENT

MOVED by Commissioner Mabberley **SECONDED** by Commissioner Davis
That the April 24, 2026 meeting be adjourned at 10:30 am.

CARRIED

CHAIR

SECRETARY

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, OCTOBER 9, 2026**

SUBJECT **Southern Gulf Islands Harbours Projects and Operations Update – October 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 has been completed to confirm work that needs to be progressed.
- A revised work plan is being developed.

26-02 | Swartz Bay Improvements

Project Description: Funds required to complete works identified in the 2023 dock inspections and subsequent inspections.

Project Rationale:

- 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.

Project Update and Milestones: This project has not yet progressed.

26-03 | Electrification of the Anson Road Dock

Project Description: Adding electrical service to the dock.

Project Rationale: A request from Association of Mayne Island Boaters to add electrical service to the dock was received along with donations of \$85,000 for the project.

Project Update and Milestones: The Anson Road Dock Electrification project has progressed and went to tender using the Request for Written Quotation process. The deadline for submissions closed and the tenders are being reviewed.

OPERATIONAL UPDATES

Operating and maintenance activity details for the period of April 2026 through September 2026 includes the following:

- **Piers Island:**
 - Approach mud grate extended.
 - Replacement of gangway roller wear boards
- **Swartz Bay:**
 - Float A rub board replacement.

- **Spanish Hills:**
 - No significant maintenance completed during this reporting period.
- **Horton Bay:**
 - Power washing of dock floats.
- **Hope Bay:**
 - Float A and B transition plate repairs.
- **Sturdies Bay:**
 - Yellow painting of loading zone areas.
- **Montague Harbour:**
 - Yellow painting of loading zone and seaplane zone areas.
 - Minor electrical maintenance completed.
- **Port Washington:**
 - Yellow painting of loading zone and seaplane zone areas
- **Port Browning:**
 - Dock approach deck board replacements.
 - Yellow painting of loading zone and seaplane zone areas
- **Retreat Cove:**
 - Dock approach mud grate improvements.
 - Transition plate repairs.
- **Miners Bay:**
 - Safety ladders cleaning and repairs on Float A and B.
 - Power washing railings on wharfhead
 - Yellow painting of loading zone and seaplane zone areas.
 - Float B bull rail repairs
- **Lyall Harbour:**
 - Power washing of dock floats.
 - Yellow painting of loading zone and seaplane zone areas.
 - Minor electrical maintenance completed.
- **Anson Road:**
 - No significant maintenance completed during this reporting period.

General

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

RECOMMENDATION

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

Submitted by:	Dan Robson, ASc.T, 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 July 2026
Appendix B: Dock Inspection Reports for September 2026



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/8/26

DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ 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, cleaning or fresh paint on the notice board is recommended.

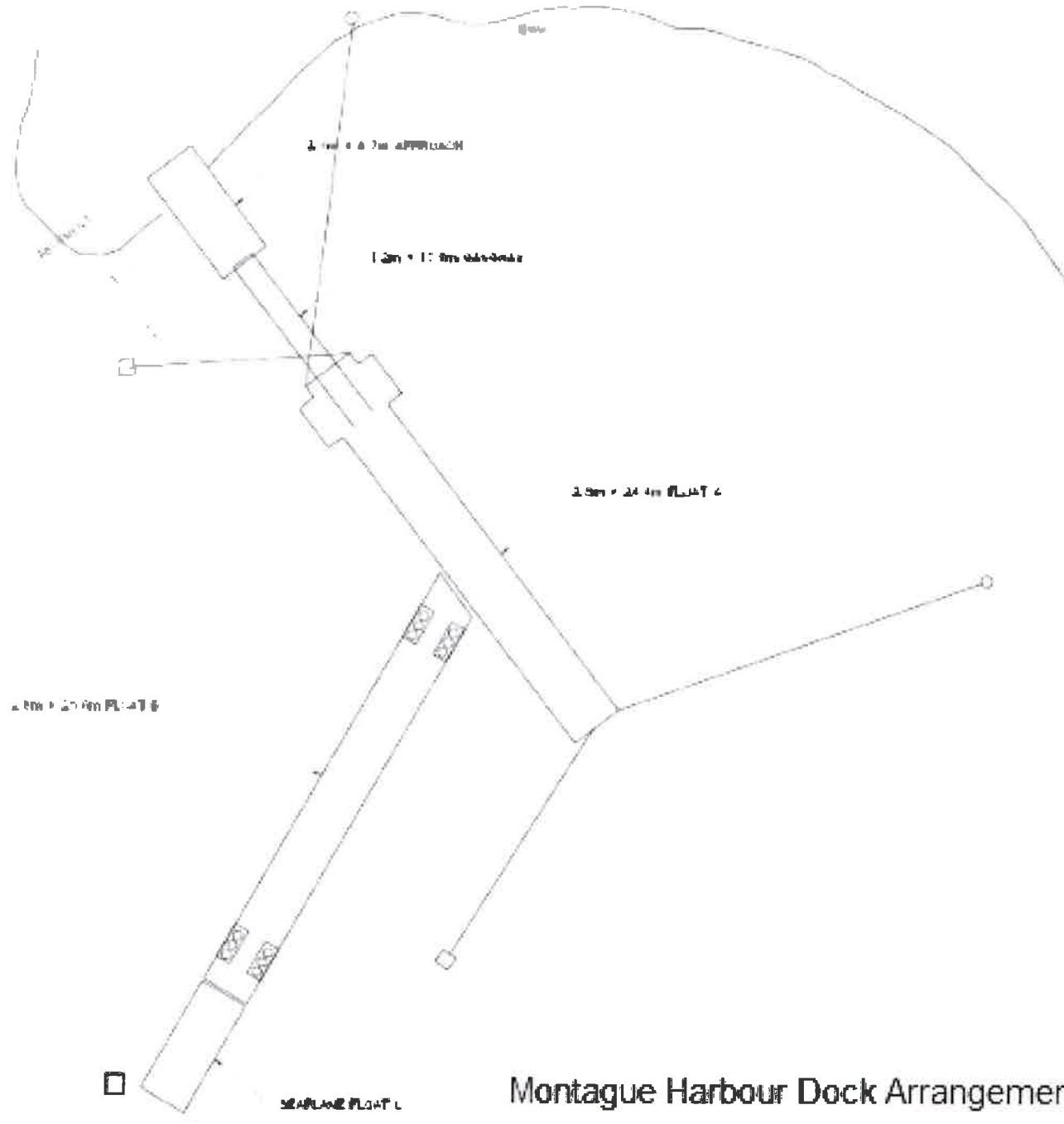
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

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 are in good condition. The flotation is low at the end of the float and monitoring 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. The deck boards are drying out and the boards are getting loose, re-nailing is recommended. There is fresh yellow paint on the loading zone and sea plane landing. New signs were installed for the sea plane landing and the loading zone bull rails. The WCMRC is connected to Float A and is in good condition.
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OTHER INSPECTIONS	☒ Lighting Good ☒ Life Rings / Heaving Lines Good, grab line required
	☒ Extinguishers (expiry dates) Nov 2026 & Aug 2027 ☐ Unpaid Moorage

COMMENTS/INSTRUCTIONS	> Loose deck boards require re-nailing. > Float A life ring requires a new grab line. > Monitor the flotation at the end of float A. > Monitor the wear on the connecting hardware for floats A & B.
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If more comments are required, additional page will be attached.



Montague Harbour Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/8/26

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is a steel mud grate along with a new section of mini mesh at the head of the approach and will help the flow of rock and gravel being washed down from 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? The painted (slightly faded) wood railings, unpainted bull rails and decking are in good condition. The painted wood notice board is in fair condition.

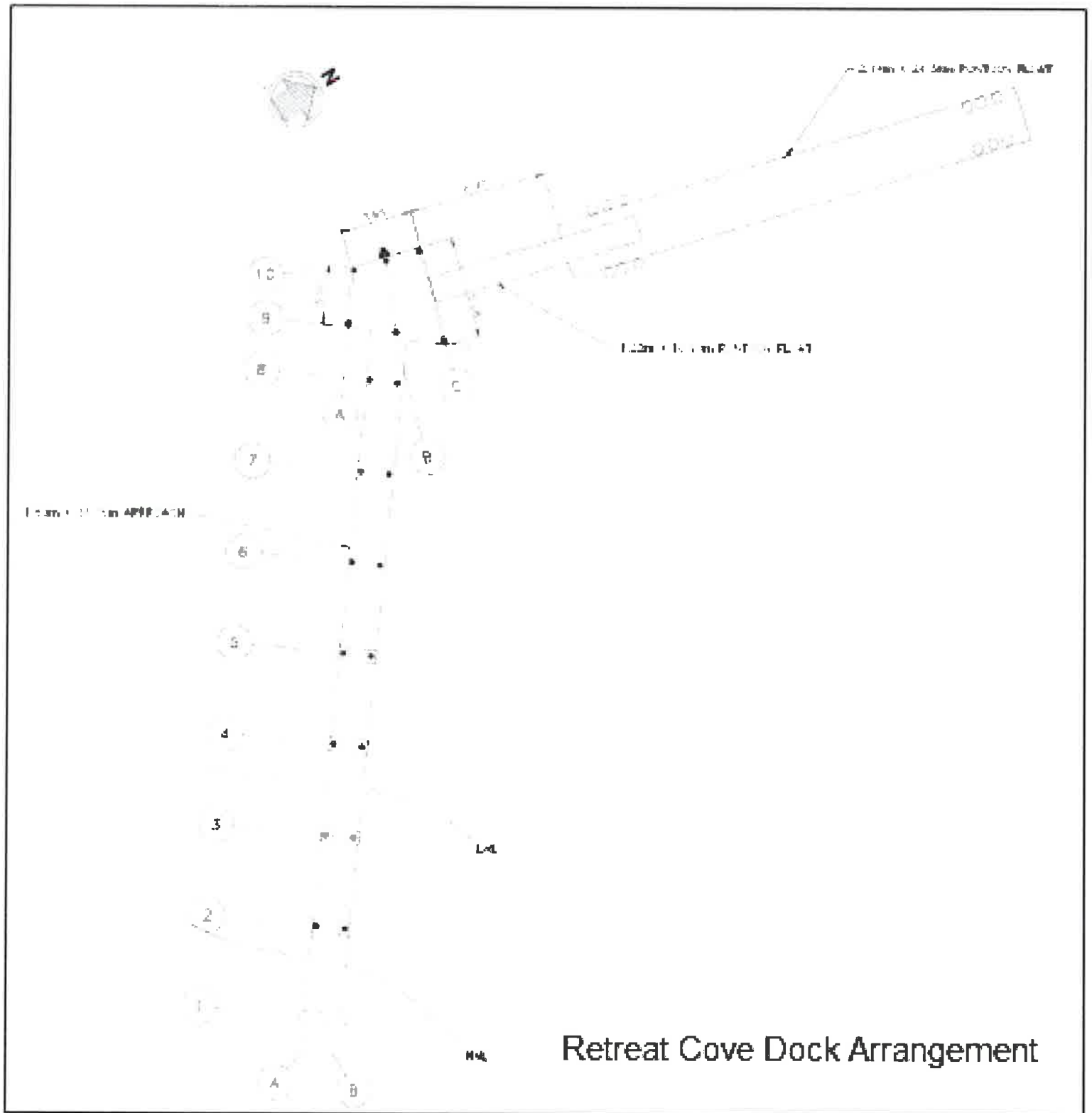
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	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. 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. The bull rail is very loose on the NW side of the float, the loose bolts require tightening. The deck boards are also loose and refastening is required. 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 40% 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 (2 new steel piles) with UHMW rub boards that are all in good condition with minimal wear showing.
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OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	May 2027	

COMMENTS/INSTRUCTIONS	> Tighten loose bull rail bolts and refasten loose decking. > The steel gangway requires painting. > Monitor for replacement - the wear of the 2 worn piles in the open well next to the gangway. > A solution to divert the flow of runoff water onto the approach is recommended.
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/8/26

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	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 and is in good condition. There are no issues to report.

WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The wharfhead is in the same condition as the approach. No issues to report.

GANGWAY FLOATS	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. Extra length to the runners has been added.
	The new wood float has good flotation and all decking, rub boards, bull rails and bolts are in good condition, no issues to report.

OTHER INSPECTIONS	☐ Lighting	N/A	☒ Life Rings / Heaving Lines	Good
	☒ Extinguishers (expiry dates)	March 2027	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	No comments

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

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/8/26

DOCK FACILITY: Sturdies Bay Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

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

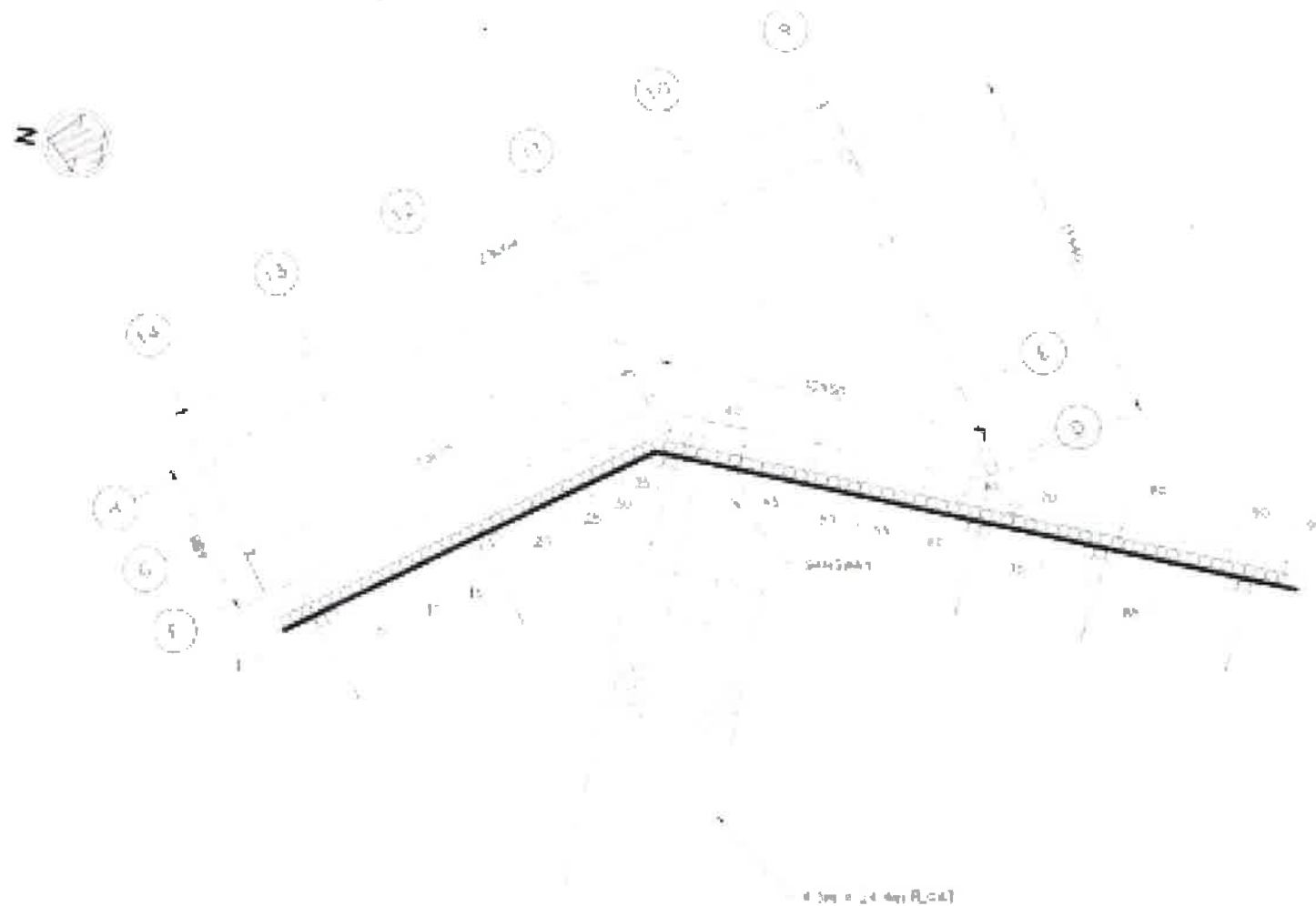
WHARFHEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The large painted steel bollard restricts any vehicle traffic to this wood decked structure with unpainted railings and bull rails that are in good condition for its age. There are some small areas of decking with minor developing rot. The painted wood notice board is in fair condition and fresh paint or replacement with an aluminum notice board is recommended. The fire extinguisher case is broken and replacement is not urgent but recommended.

GANGWAY FLOATS	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 the pillow blocks. They require an inspection as one may be broken. A guide rail may also be broken and will require replacement. The roller bed boards are also in poor condition and replacement is recommended. The single wood float with decking, rub boards and bull rails with mostly tight bolts but near the gangway they are very loose and require tightening. The float has good flotation. It 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. 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.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good ☐ Unpaid Moorage
	☒ Extinguishers (expiry dates)	Aug 2027

COMMENTS/INSTRUCTIONS	> Inspect the pillow blocks on the gangway along with the guide rail, these may be broken. > Tighten the loose bull rail bolts on the shore side of the float near the gangway.
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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: 7/8/26

DOCK FACILITY: Anson Rd Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted	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.
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WHARFHEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted	
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GANGWAY FLOATS	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. 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. 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. No issues to report.
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OTHER INSPECTIONS	☐ Lighting	N/A	☒ Life Rings / Heaving Lines	4 X good
	☒ Extinguishers (expiry dates)	2 x Jan'27, 2 x June'27	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Monitor the steel pile anodes.
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If more comments are required, additional page will be attached.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/6/26

DOCK FACILITY: Hope Bay Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	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. There is old wire mesh fencing along the railing and this requires refastening along the bottom edge or replacement.

WHARFHEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	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.

GANGWAY FLOATS	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 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.
	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.
	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.
	Float C is an older wood float with decking, rub boards and bull rails with tight bolts that are all in good condition for its age. 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 chaffing 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.

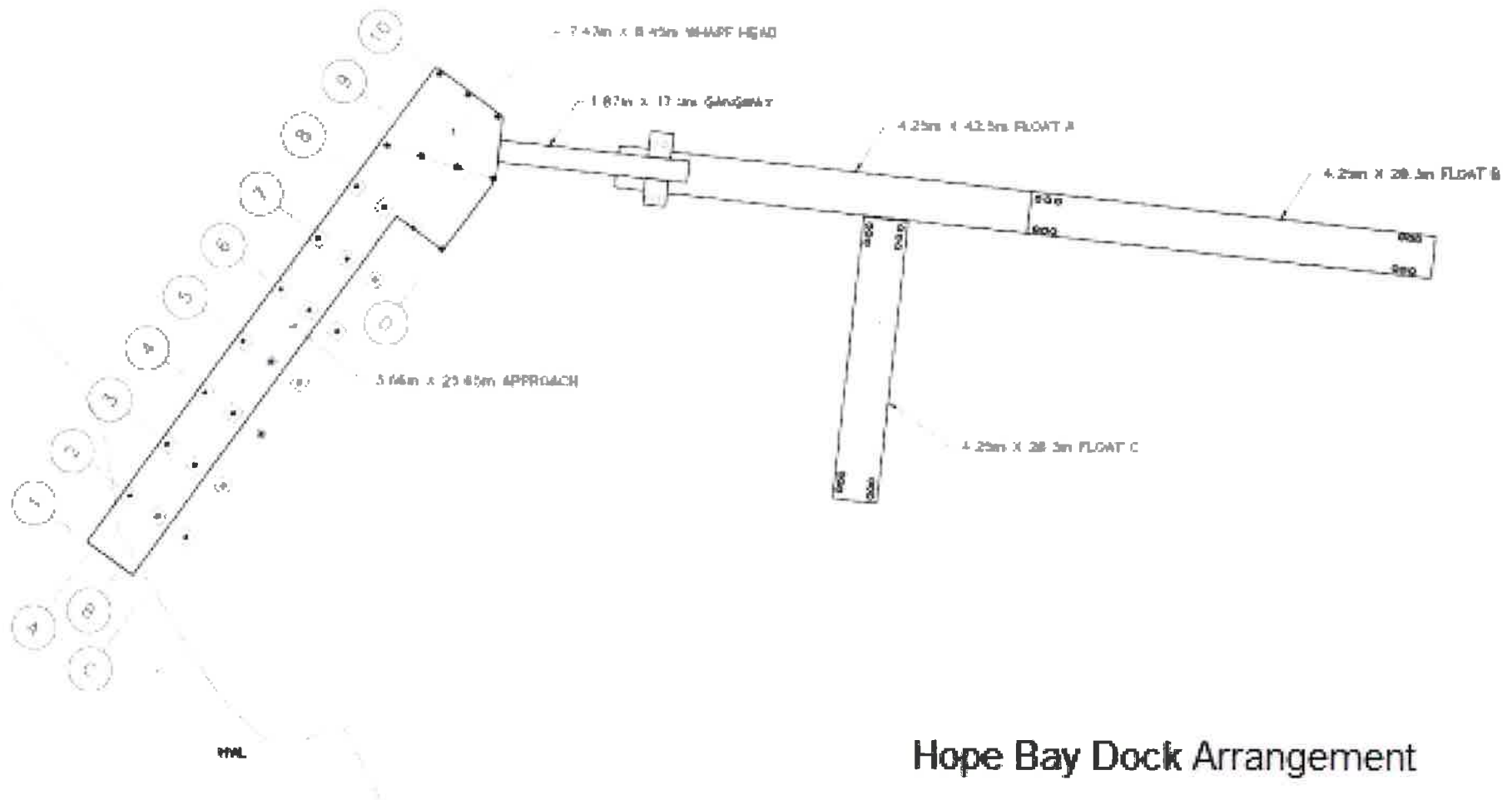
OTHER INSPECTIONS	☒ Lighting	☒ Life Rings / Heaving Lines Good
	☒ Extinguishers (expiry dates) June, 2027	☐ Unpaid Moorage

COMMENTS/INSTRUCTIONS	> 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.
	> Refastening the metal fencing on the approach is required along the bottom edge or replace with new fencing.

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



- PILE ON 36" SQUARE PIERHEAD
- PILE ON 24" CIRCULAR PILES
- DRIVEN PILE



Hope Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/8/26

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is a mini mesh mud grate at the entrance of the approach. The wood railings at the entrance are painted. The railings and bull rails in the newer section, after the covered area, are unpainted and in good condition. The wood decking at the entrance is new and covered with expanded metal grating. The 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 that works well for the notice board.

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

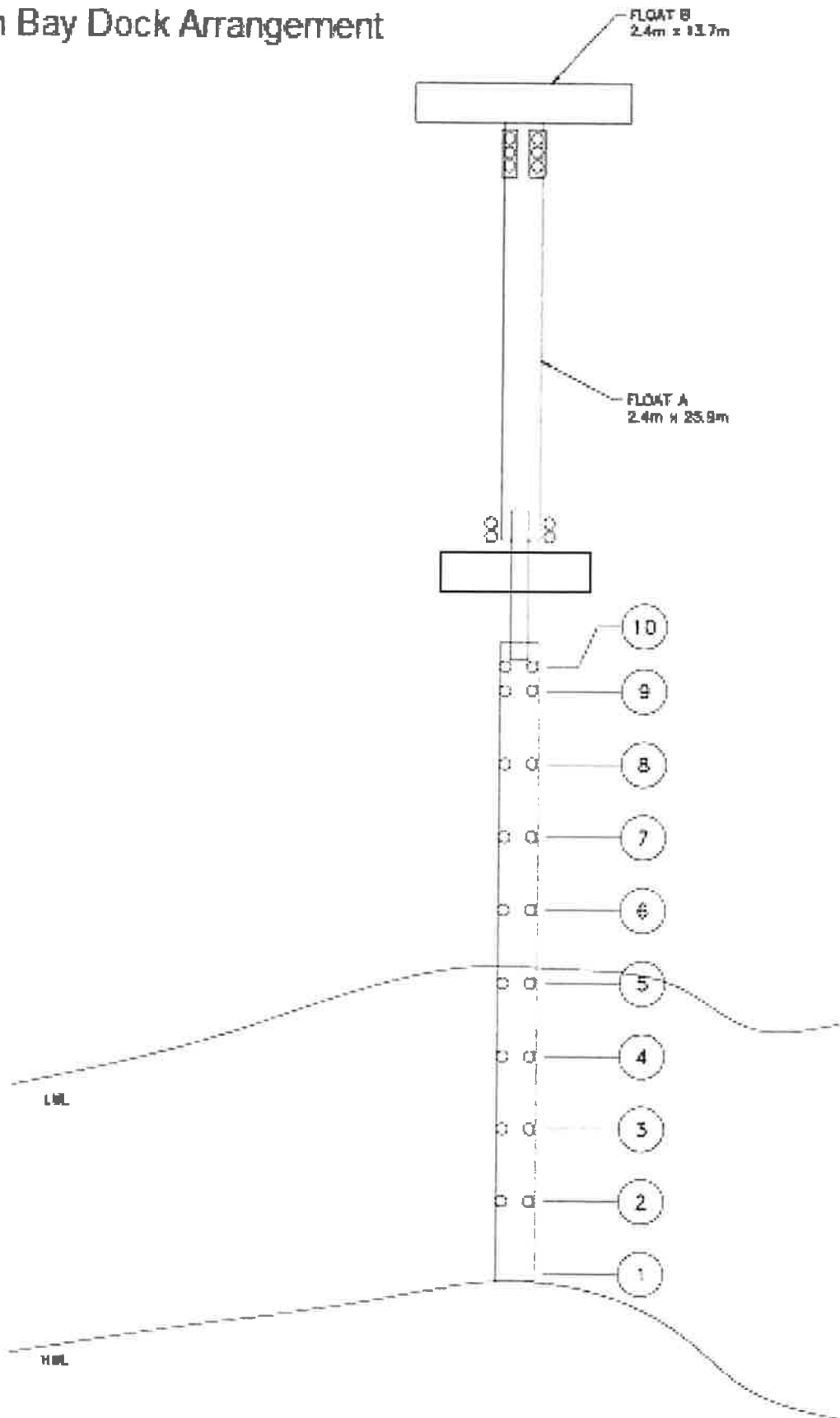
GANGWAY FLOATS	The old painted steel gangway is in good condition and has new mini mesh decking. There is an aluminum top transition plate with non-skid and an aluminum bottom apron with mini mesh decking in very good condition. One of the UHMW runners for the bottom apron has come loose and requires refastening. The older steel roller and steel guide rails are rusty but in fair condition along with the pillow blocks that are in good condition.
	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 except at the pile well end that is low in the water. There are 2 safety ladders in good condition. The WCMRC float is attached to the end of this float and is in good condition. On 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. The UHMW rub boards are in new condition.
	There is an older wood float, recently pressure washed, 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.

OTHER INSPECTIONS	☒ Lighting	Inspection recommended	☒ Life Rings / Heaving Lines	Good
	☒ Extinguishers (expiry dates)	Jan 2027- 10 lb & 20 lb	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> The electrical service is old and requires inspection.
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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: 7/8/26

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	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 and require monitoring for replacement and 4 severely rotten boards that require replacement. Nico has temporarily covered them with plywood. 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.

WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	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 and has been pressure washed. The Spill Kit container has been opened and is continually being filled with trash. This is an on going issue at this facility for years.

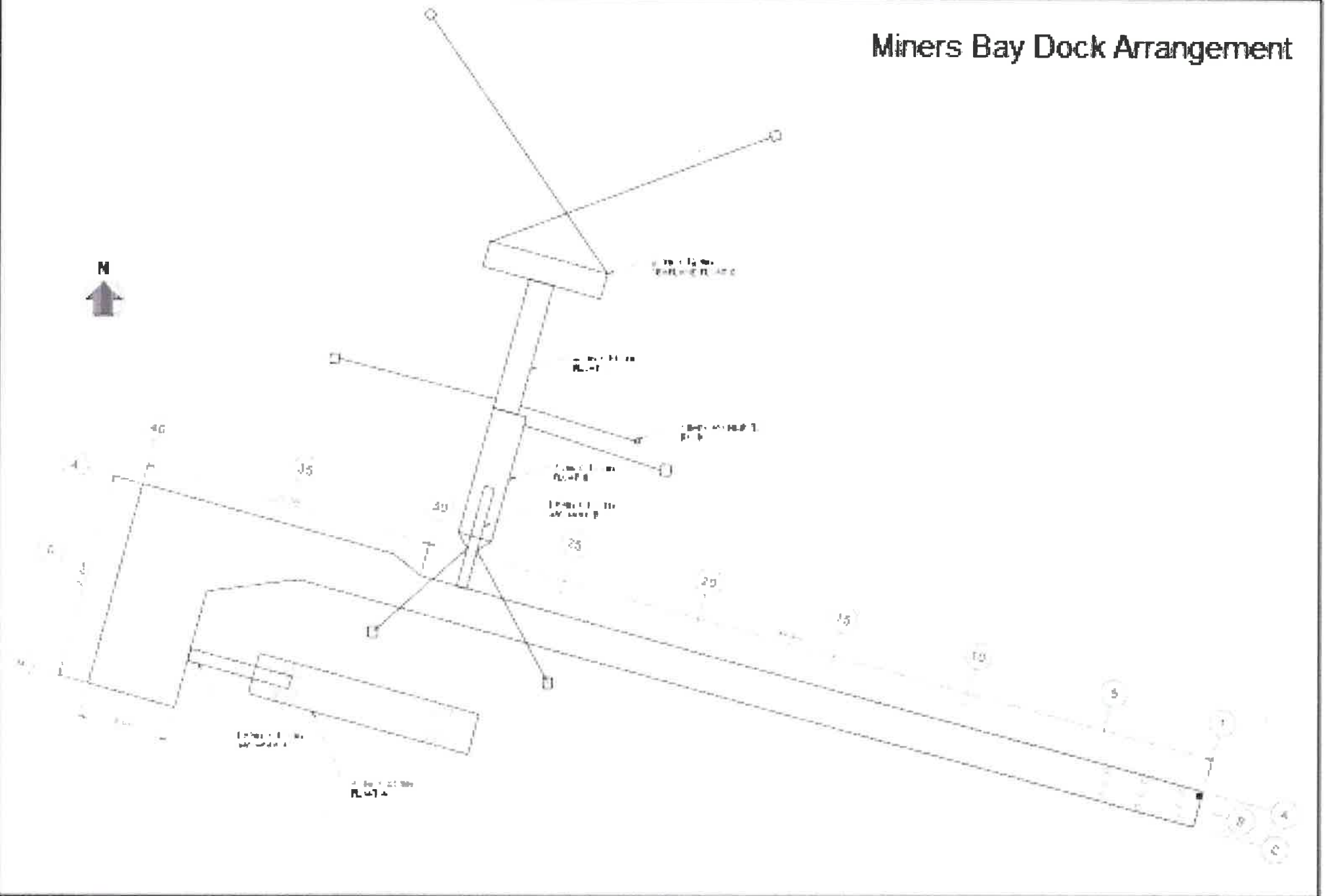
GANGWAY FLOATS	Gangway A is an older painted (faded) steel structure with areas of rust. There is new mini mesh decking. The old painted kick boards have some areas of rot at each end. The top and bottom transition plates are steel with non-slip and in good condition but the bottom plate requires a new UHMW skid shoe or runners. Painting is recommended. The steel roller, guide rails and pillow blocks are in good condition and service may be required at this time (difficult access). Float A is an older wood float with decking, rub boards and worn bull rails with some loose bolts on the south side and loose deck boards caused by the dry weather. Replacing the bull rails on the south side is recommended. The flotation is in fair condition. There are 4 closed pile wells with 6 wood/steel (2) piles/well that are in good to fair condition with 2 very worn piles in the wells next to the gangway, observed at low tide. The pile wells and the UHMW rub boards are in mostly good to fair condition. 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 to fair condition. There is a steel roller on guide rails and pillow blocks that are in good condition. 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 no longer tight and are very loose on both sides of the float, tightening is required. The float is anchored and the flotation is good. Painting has been done for the loading/emergency landing zone and seaplane landing zone. Long & short term moorage along with the loading/emergency signs are deteriorating and new signs were provided to the wharfinger to install as required. There is a safety ladder that requires repair.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good ☒ Life Rings / Heaving Lines	A & B floats are good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Aug '26x2 & July '27 ☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Replace the 4 rotten deck boards on the approach near the entrance to Float B. > Replace UHMW skid shoe or install runners on gangway (Float A) bottom apron. > Replace bull rails on Float A (worn/broken/missing and loose rail bolts). > Safety ladders require cleaning on Float A, repair ladder on float B (short term side). > Monitor the developing rot on the approach, wharfhead and wear of the wood piles of float A. > Decking on Float A is loose and refastening is recommended.
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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: 7/5/26

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The long narrow approach has many wood deck boards with developing rot and a number of them have recently been replaced. There are still a number of these boards that require monitoring for replacement. The faded and flaking painted railings require painting. The bull rails with minor rot 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. There is a new aluminum notice board, life ring and a spill kit located here.

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

GANGWAY FLOATS	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.
	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.
	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. 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.
	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 loading zone bull rails have fresh yellow paint.

OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	May 2027	

COMMENTS/INSTRUCTIONS	> Monitor the rot in the decking and bull rails on the approach for future 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.
	> There are the usual loose deck boards that require fastening due to the dry summer weather.

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

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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/5/26

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The unpainted wood railings, bull rails and deck boards are in good condition. The aluminum notice board is in fine condition. No issues to report.

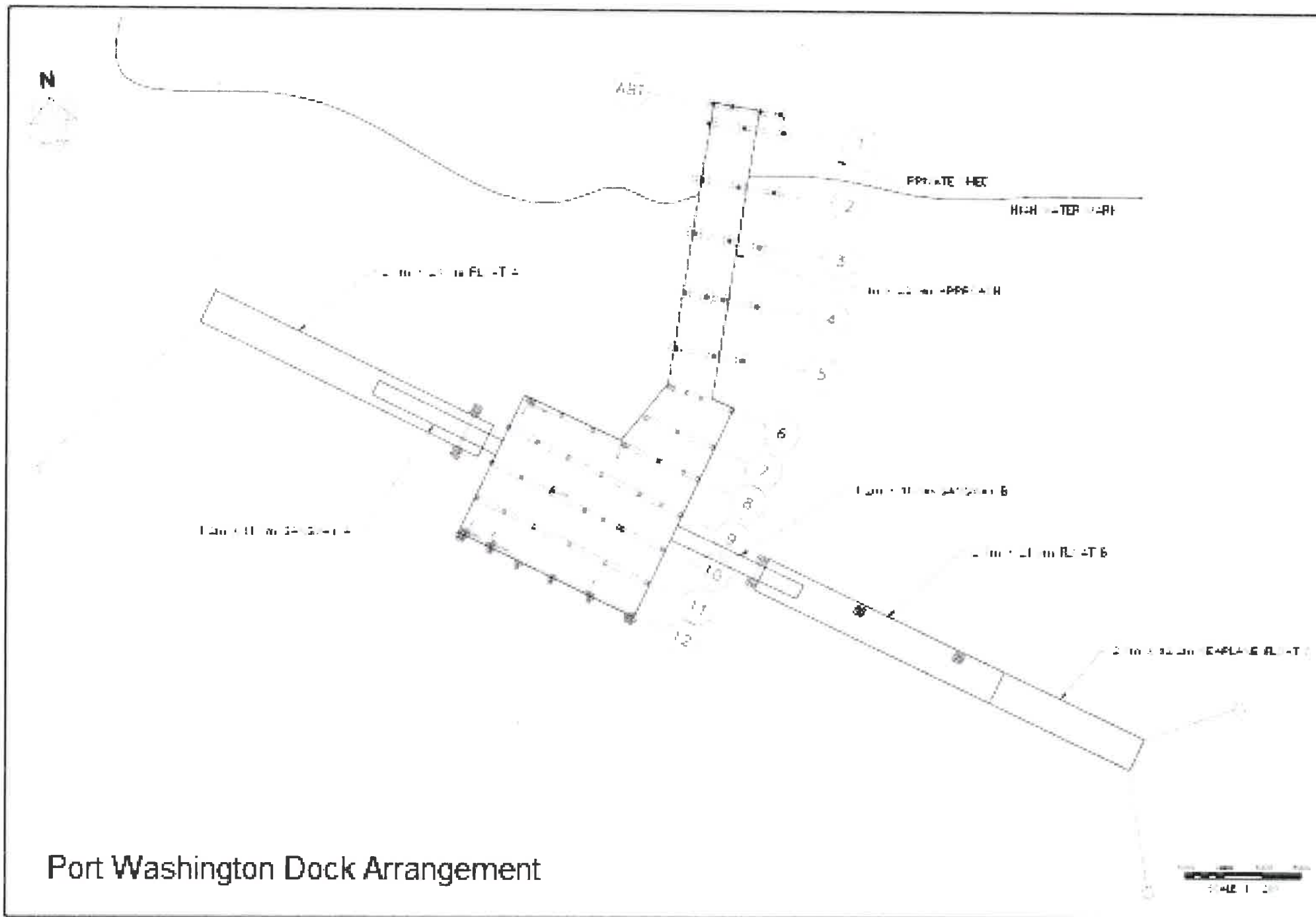
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The wood decking, unpainted wood railings and bull rails are all in good condition. No issues to report.

GANGWAY FLOATS	Gangway A is an older painted steel structure in fair condition, has typical rust at the bottom and on the under side of the 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. 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 are in good condition. The seaplane landing bull rails have new yellow paint. The 2 safety ladders are in good condition. The flotation is good. 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 but are in fair condition and one pillow block is required, the other is in good condition. There is the same top transition plate with bottom apron as on Gangway A that is in good condition. 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.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good ☐ Unpaid Moorage
	☒ Extinguishers (expiry dates)	July 2027

COMMENTS/INSTRUCTIONS	> The gangway roller on B float requires replacement. > A pillow block is required for the roller on gangway B. > 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: 7/7/26

DOCK FACILITY: Piers Island

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The approach has a steel mud grate, along with a newly extended section of mini mesh. The unpainted wood railings, bull rails and decking are in mostly good condition with a few areas of developing rot in the bull rails that require monitoring for future replacement.

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

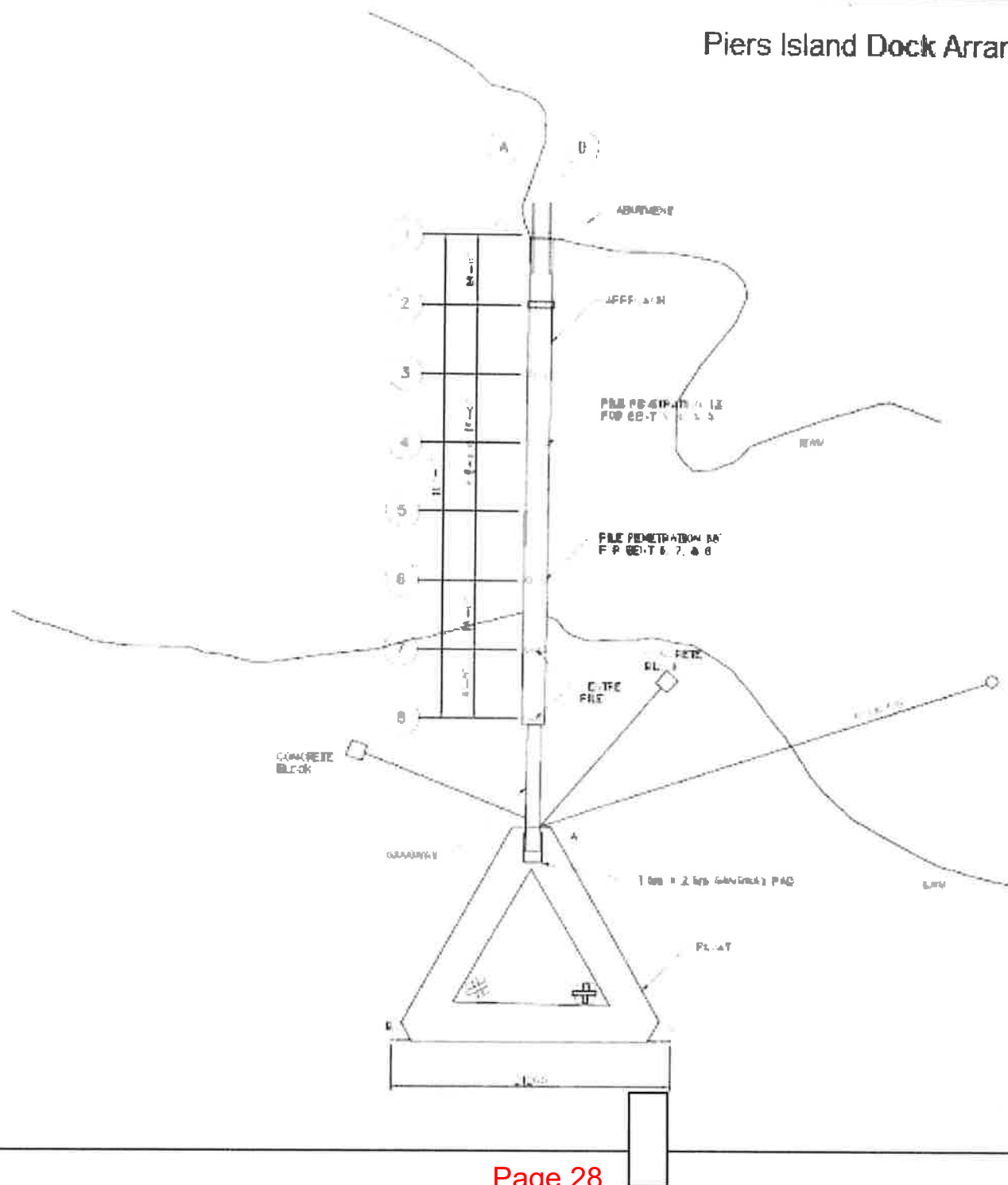
GANGWAY FLOATS	The old painted (faded) steel gangway has new mini mesh decking and is in fair condition. There is an aluminum top transition plate with a non-skid surface in good condition and a bottom aluminum expanded metal grating apron also in good condition. The old roller bed boards have been replaced. 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 NOTICE BOARD IS LOCATED ON THE MAIN FLOAT, all notices etc. and life ring are on it. 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. Replacing the old wood decking with Mini Mesh panels 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. 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.
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OTHER INSPECTIONS	☐ Lighting ☐ N/A ☒ Life Rings / Heaving Lines ☐ Good
	☒ Extinguishers (expiry dates) ☐ Feb 2027 ☐ Unpaid Moorage

COMMENTS/INSTRUCTIONS	> 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.
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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: 7/18/26

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Vanessa Verbitsky

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

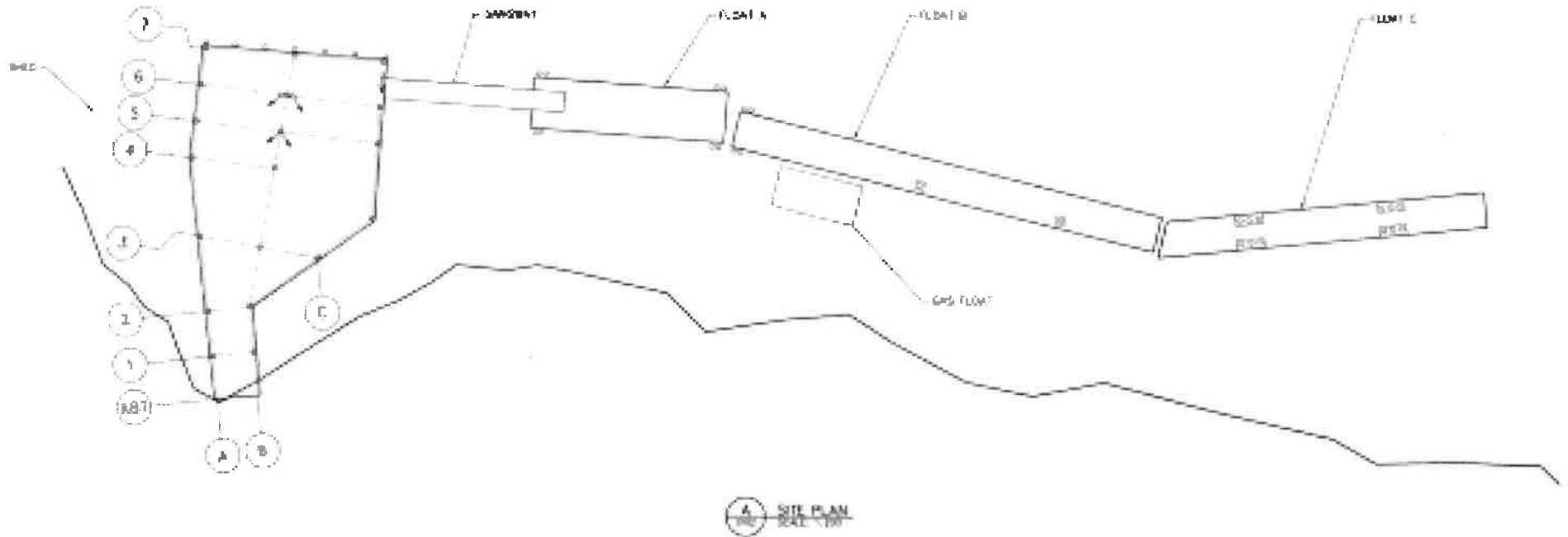
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	This concrete structure is clean of debris, with large unpainted wood bull rails and galvanized steel railings that are all in good condition. The older painted wood notice board is in fair condition. A spill kit is located here. The painted notice board requires a good cleaning and new paint. A new envelope box is required.

GANGWAY FLOATS	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 apron with expanded metal grating is in very good condition. Float A is an older wood framed float with fair flotation, wood decking and rub boards. The bull rails are mostly tight except for the end under the gangway. Otherwise the bull rails & bolts 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. This older float tends to be low in the water, monitor the flotation. 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. 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 have new yellow paint in the seaplane landing zone.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good Good A & B floats
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	July 2026

COMMENTS/INSTRUCTIONS	> Replace the broken envelope box on the notice board. > Tighten the loose bull rail bolts at the end of float A under the gangway. > Repair the bull rail on float > Monitor the flotation with float A.
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If more comments are required, additional page will be attached.



LEGEND:

- PIERCE PILE ON CONCRETE FOUNDATION
- STEEL PILE ON CONCRETE FOUNDATION
- TIMBER PILE
- STEEL PIPE PILE
- MATHE PILE

Lyall Harbour Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7/7/26

DOCK FACILITY: Swartz Bay

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted	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 and a more secure lock box is recommended for replacement. The fire extinguisher case is broken and requires replacement. A new box is on order.
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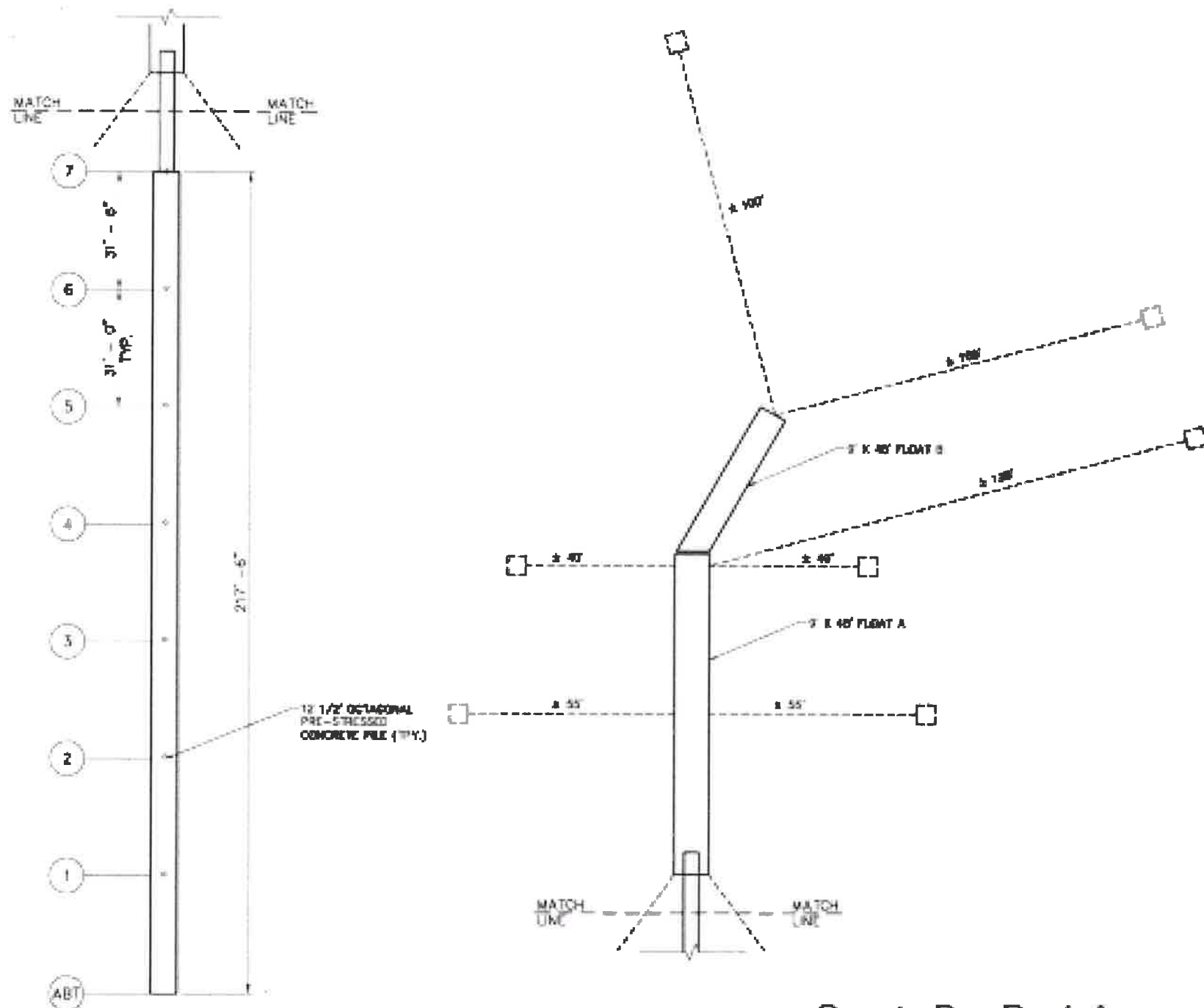
WHARFHEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted	N/A
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GANGWAY FLOATS	The old painted steel gangway is in good condition and has new mini mesh decking. The bottom expanded aluminum apron is in fair condition but there is a small 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. Extending the length of the apron's runners by 3 feet is recommended. The top hinge pin nut has worked out over half way and appears to have stabilized and is well rusted in place. A new bolt is recommended for replacement. 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 that was recently attended to. The flotation is good. One section of rub board has been replaced. 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.
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OTHER INSPECTIONS	☒ Lighting	Good	☒ Life Rings / Heaving Lines	Good / notice board
	☒ Extinguishers (expiry dates)	Nov 2026	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Repair or replace the damaged gangway apron & extending the wooden runners (3 feet) is recommended. > Replace the top gangway hinge pin. > Replace the broken fire extinguisher case. (on order)
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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: 9/9/26

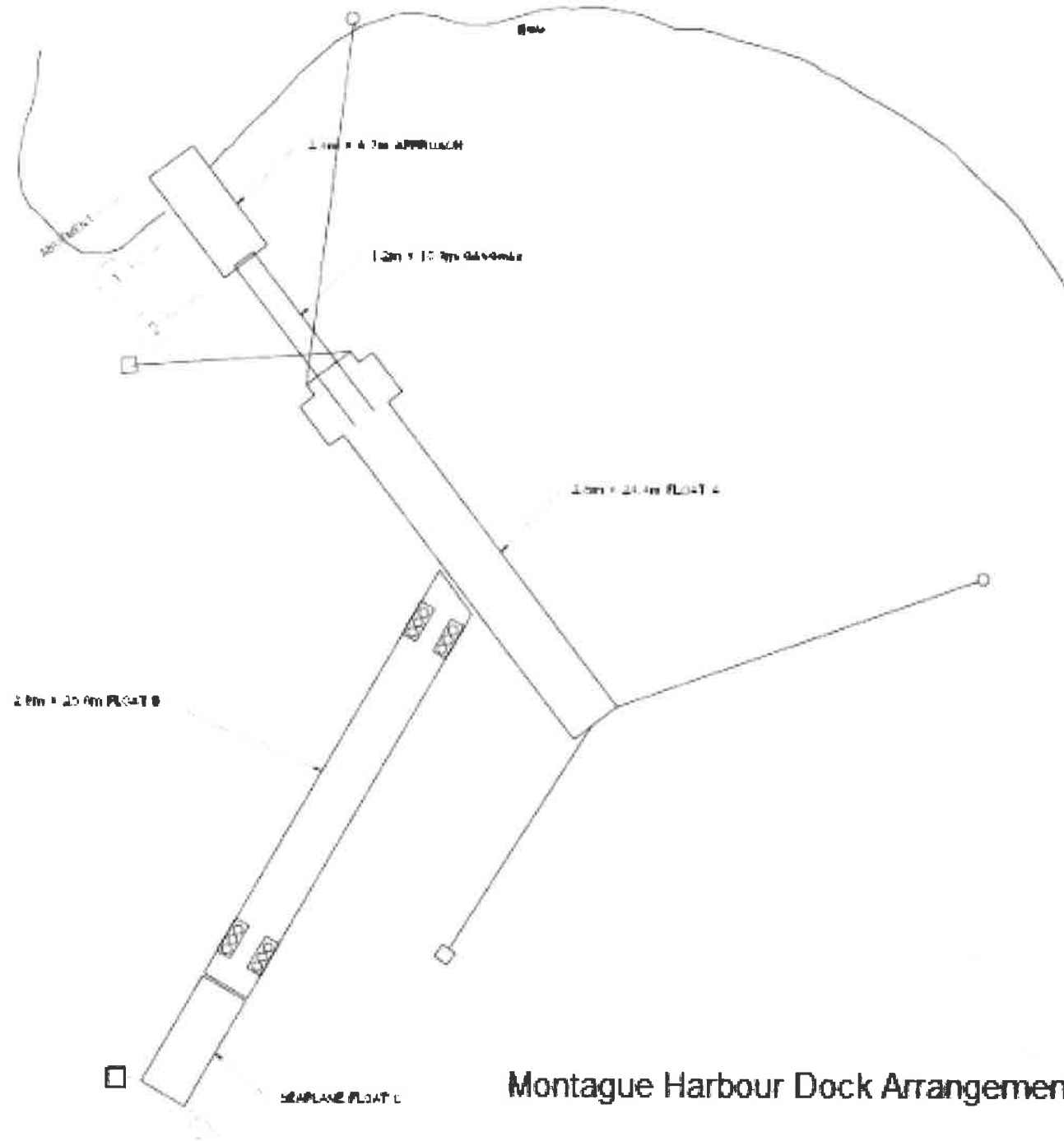
DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ 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, cleaning or fresh paint on the notice board is recommended.			
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ 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 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 monitoring is recommended. Float B is an older wood float with decking, rub boards and bull rails with tight bolts, that are worn but good condition. There is a large steel transition plate between floats A & B with a painted non-slip surface. 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 is the seaplane landing and 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 with good flotation. The deck boards are drying out and the boards are getting loose, re-nailing is recommended. There is fresh yellow paint on the loading zone and sea plane landing. New signs were installed for the sea plane landing and the loading zone bull rails. The WCMRC is connected to Float A and is in good condition. The Spill Kit container has been removed as it is continually being filled with trash.			
OTHER INSPECTIONS	☒ Lighting	Good	☐ Life Rings / Heaving Lines	Life Ring is good, grab line replaced
	☒ Extinguishers (expiry dates)	Nov '26, Aug '27	☐ Unpaid Moorage	
COMMENTS/INSTRUCTIONS				
	> Loose deck boards require re-nailing. > 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: 9/9/26

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is a steel mud grate along with a new section of mini mesh at the head of the approach and will help the flow of rock and gravel being washed down from the dirt road. The painted (slightly faded) wood railings, unpainted bull rails and decking are in good condition. The painted wood notice board is in fair condition.

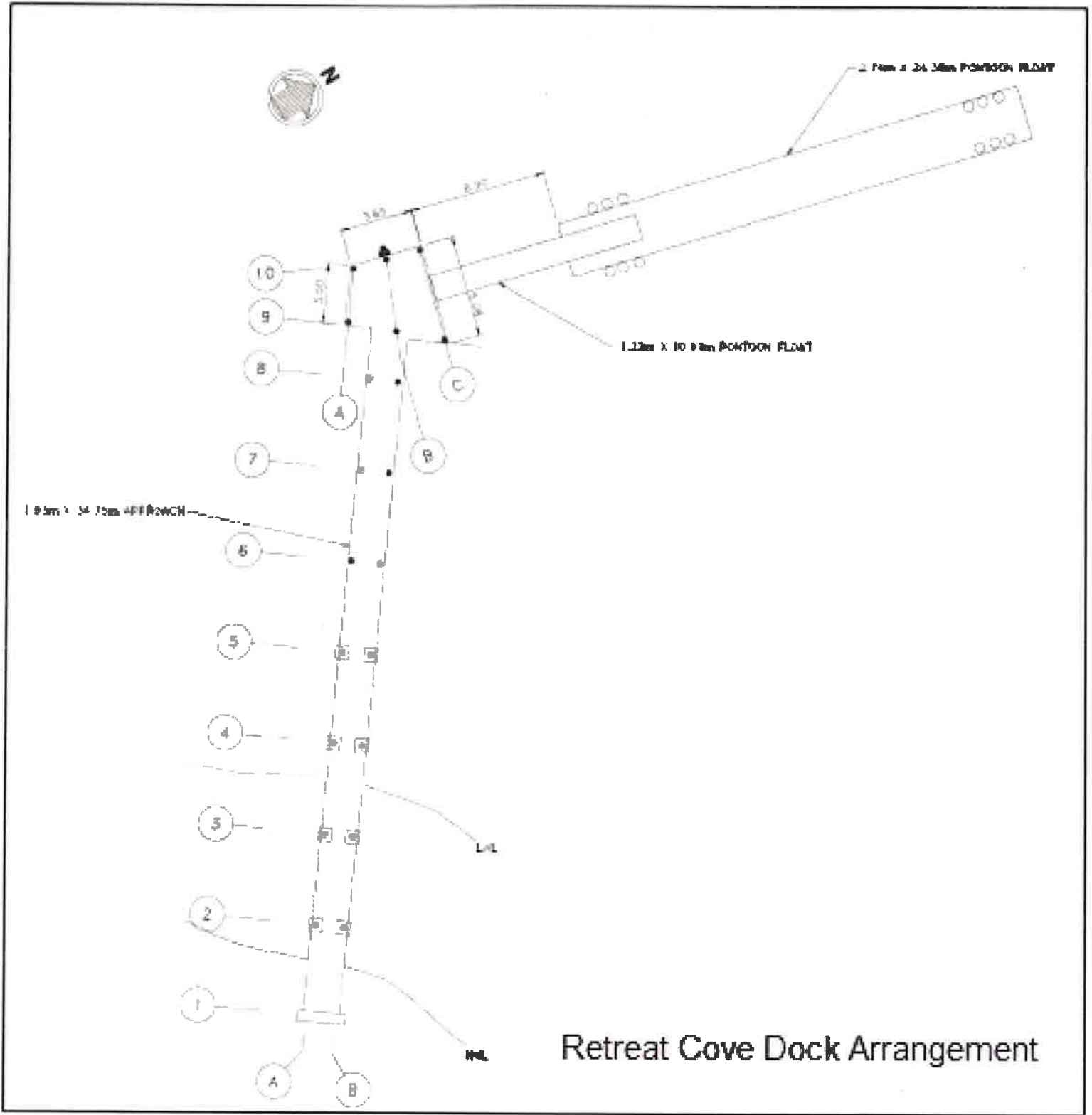
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	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. I found that the bottom rails of the gangway are almost rusted through where they connect to the bottom end of the gangway frame. The pillow blocks are welded to this bottom rail and there is very little left of these rails. Further inspection and repair is recommended.
	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. The bull rail is very loose on the NW side of the float, the bolts are loose on the other side and tightening the bolts is required. The flotation is good. 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 40% 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 (2 new steel piles) with UHMW rub boards that are all in good condition with minimal wear showing.

OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	May '27	

COMMENTS/INSTRUCTIONS	> Tighten loose bull rail bolts. > The steel gangway requires painting and inspection of the very deteriorated frame rails at the bottom end. > Monitor for replacement the wear of the 2 worn piles in the open well next to the gangway.

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/9/26

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	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 and is in good condition. There are no issues to report.

WHARFHEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The wharfhead is in the same condition as the approach. No issues to report.

GANGWAY FLOATS	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. Extra length to the runners has been added.
	The new wood float has good flotation and all decking, rub boards, bull rails and bolts are in good condition. No issues to report.

OTHER INSPECTIONS	☐ Lighting	N/A	☒ Life Rings / Heaving Lines	Good
	☒ Extinguishers (expiry dates)	March '27	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	No comments
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If more comments are required, additional page will be attached.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/9/26

DOCK FACILITY: Sturdies Bay Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted

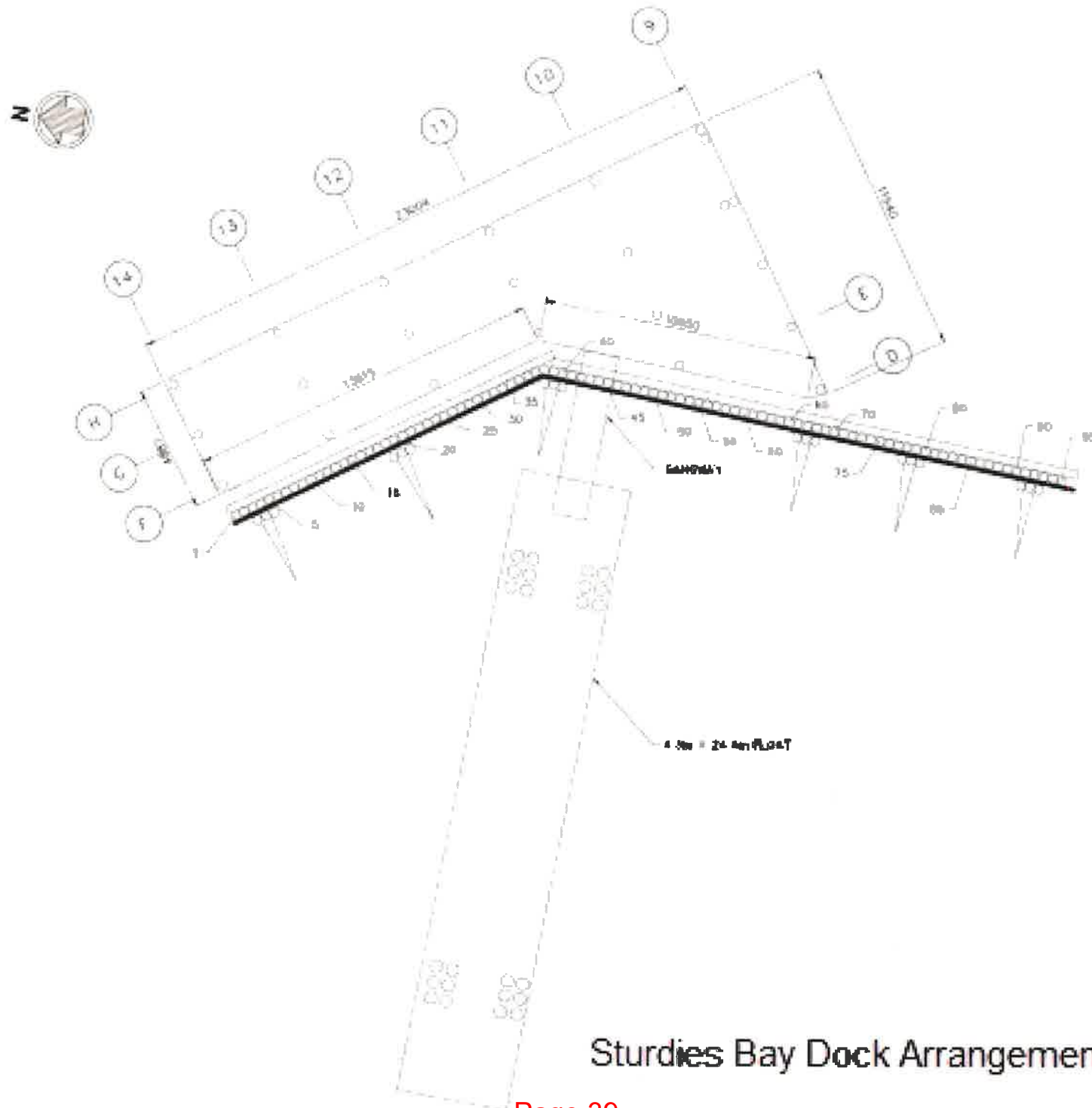
WHARFHEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The large painted steel bollard restricts any vehicle traffic to this wood decked structure with unpainted railings and bull rails that are in good condition for its age. There are some small areas of decking with minor developing rot. The painted wood notice board is in fair condition and fresh paint or replacement with an aluminum notice board is recommended.

GANGWAY FLOATS	The heavy old painted steel gangway has new mini mesh decking. There is a steel transition plate with non-skid paint at the top and an expanded metal apron at the bottom that are in good condition. There is very poor access to the steel roller and the pillow blocks require inspection as one may be broken and a guide rail may also be broken and will require replacement. The roller bed boards are also in poor condition and replacement is recommended.
	The single wood float with decking, rub boards and bull rails with mostly tight bolts but near the gangway they are very loose and require tightening. The float 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 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. 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.

OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good ☐ Unpaid Moorage	Good
	☒ Extinguishers (expiry dates)	Aug. '27	Good

COMMENTS/INSTRUCTIONS	> Inspect the pillow blocks on the gangway along with the guide rail, these may be broken.
	> Tighten the loose bull rail bolts on the shore side of the float near the gangway.

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



Sturdies Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/9/26

DOCK FACILITY: Anson Rd Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted	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 good condition.
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WHARFHEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted	N/A
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GANGWAY FLOATS	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. 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. 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. No issues to report.
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OTHER INSPECTIONS	☐ Lighting	N/A	☒ Life Rings / Heaving Lines	4 x good
	☒ Extinguishers (expiry dates)	2 x Jan'27, 2 x June'27	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Monitor the steel piling anodes.
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If more comments are required, additional page will be attached.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/9/26

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Chris Redsell

APPROACH	☐ Signage ☐ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is a mini mesh mud grate at the entrance of the approach. 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 and this works well for the notice board.

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

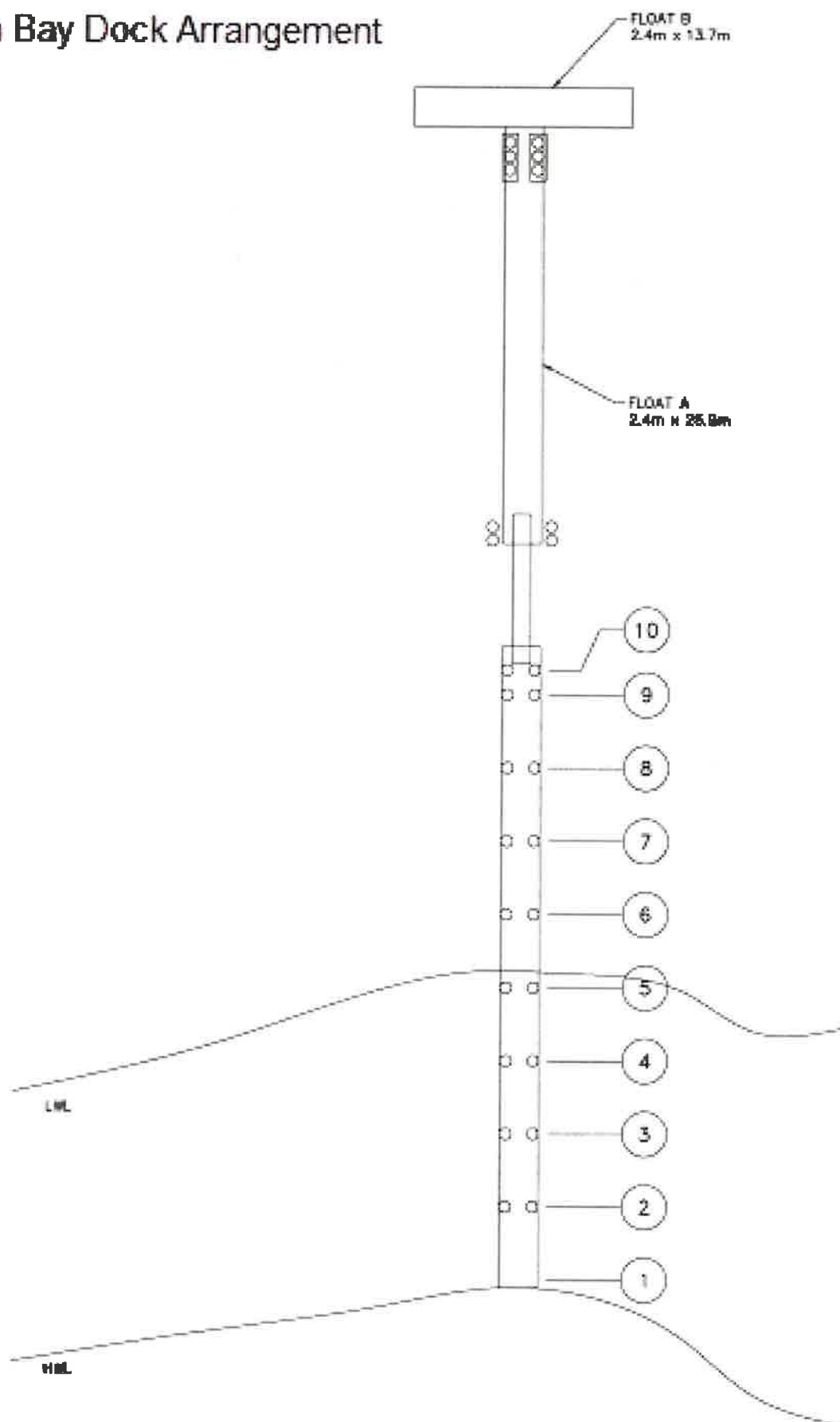
GANGWAY FLOATS	The old painted steel gangway is in good condition and has new mini mesh decking. There is an aluminum top transition plate with non-skid and an aluminum bottom apron with mini mesh decking in very good condition. One of the UHMW runners for the bottom apron has come loose and requires refastening. The older steel roller and steel guide rails are rusty but in fair condition along with the pillow blocks that are in good condition.
	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 except at the pile well end that is low in the water. 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.
	There is an older wood float, recently pressure washed, 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.

OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	inspection recommended ☒	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Jan 2027- 10 lb & 20 lb	

COMMENTS/INSTRUCTIONS	> The electrical service is old and requires inspection.

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

Horton Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/9/26

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	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 and require monitoring for replacement and 4 severely rotten boards that require replacement. They are temporarily covered with plywood. 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.

WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	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 and has been pressure washed. The Spill Kit container has been removed as it is continually being filled with trash.

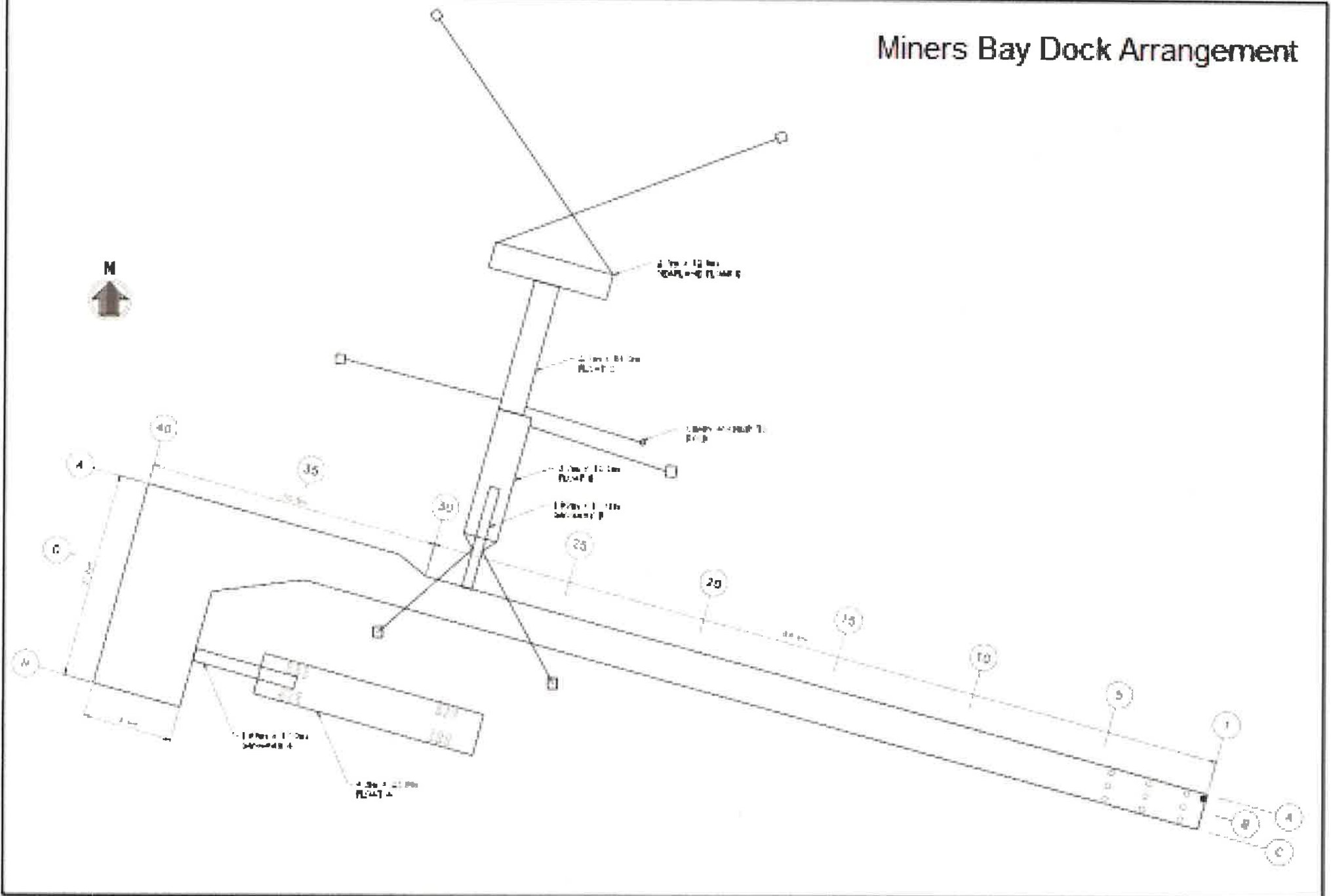
GANGWAY FLOATS	Gangway A is an older painted (faded) steel structure with areas of rust. There is new mini mesh decking which is a huge improvement. The old painted kick boards have some areas of rot at each end. The top and bottom transition plates are steel with non-slip and in good condition but the bottom plate requires a new UHMW skid shoe or runners. Painting is recommended. The steel roller, guide rails and pillow blocks are in good condition and service may be required at this time (difficult access). Float A is an older wood float with decking, rub boards and worn bull rails with some loose bolts on the south side and loose deck boards caused by the dry weather. Replacing the bull rails on the south side is recommended. The flotation is in fair condition. There are 4 closed pile wells with 6 wood/steel (2) piles/well that are in good to fair condition with 2 very worn piles in the wells next to the gangway, observed at low tide. The pile wells and the UHMW rub boards are in mostly good to fair condition. 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 to fair condition. There is a steel roller on guide rails and pillow blocks that are in good condition. Float B is a newer float constructed of wood with concrete square tiles for the decking. There are 2 tiles with cracks showing but are stable as viewed and one tile that is broken and requires replacement. The wood bull rails are in good condition, the bull rail bolts are no longer tight and are very loose on both sides of the float, tightening is required. The float is anchored and the flotation is good. Painting has been done for the loading/emergency landing zone and seaplane landing zone. Long & short term moorage along with the loading/emergency signs have been replaced. There is a safety ladder that requires repair. A missing rub board on float A is being replaced by the wharfinger.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	Good A & B floats, good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Aug '27 x 3

COMMENTS/INSTRUCTIONS	> Replace the 4 rotten deck boards on the approach near the entrance to Float B. > Replace broken deck tile on float B > Replace UHMW skid shoe or install runners on gangway (Float A) bottom apron. > Replace bull rails on Float A (worn/broken/missing and loose rail bolts). > Safety ladders require cleaning on Float A, repair ladder on float B (short term side). > Monitor the developing rot on the approach, wharfhead and wear of the wood piles of float A. > Decking on Float A is loose and refastening is recommended.
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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: 9/7/26

DOCK FACILITY: Hope Bay Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted	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 boards that require monitoring for replacement due to minor rot. There is old wire mesh fencing, outside along the railing and this requires refastening along the bottom edge or replacement.
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WHARFHEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted	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.
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GANGWAY FLOATS	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 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. 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. 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. Float C is an older wood float with decking, rub boards and bull rails with tight bolts that are all in good condition for its age and the flotation is good. The new floating aluminum transition plate and hardware (recently adjusted) that connects this float to Float A, all of which are 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.
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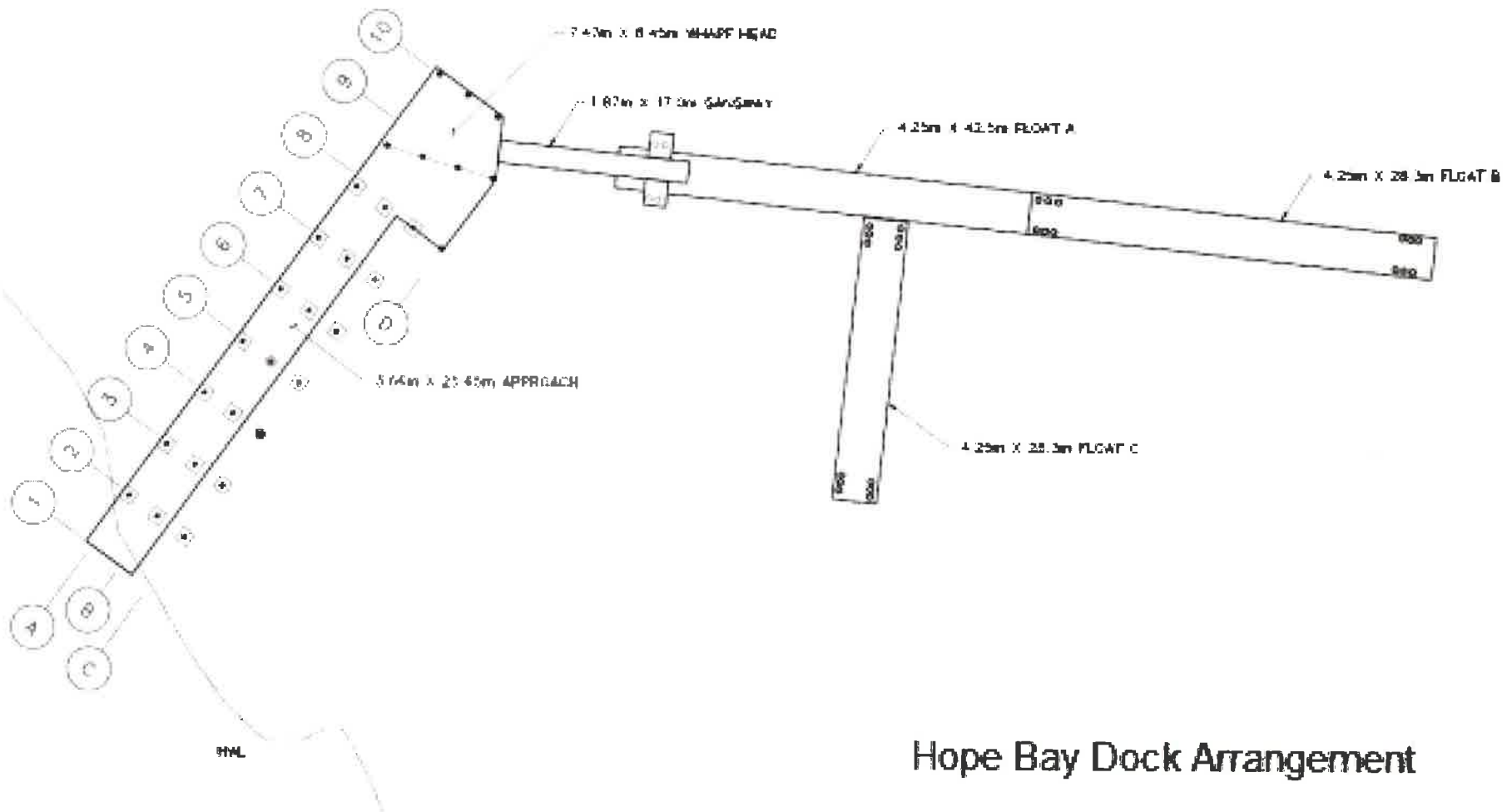
OTHER INSPECTIONS	☒ Lighting	Good	☒ Life Rings / Heaving Lines	Good
	☒ Extinguishers (expiry dates)	August, 2027	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Paint (blue) is required for the light standard. > Painting the approach railings would help improve the overall look of this facility. > Replacing the older wood decking on the gangway with Mini Mesh decking is recommended. > Refastening the metal fencing on the approach railing is required along the bottom edge or replace with new fencing. > Replace gangway roller guide rails.
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If more comments are required, additional page will be attached.



- PILE ON 36" SQUARE PIEDestal
- PILE ON 24" CIRCULAR PIEDestal
- DRIVEN PILE



Hope Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/6/26

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The long narrow approach has many wood deck boards with developing rot and a number of them have recently been replaced. There are still a number of these boards that require monitoring for replacement. The faded and flaking painted railings require painting. The bull rails with minor rot 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. There is a new aluminum notice board, life ring and a spill kit located here.

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

GANGWAY FLOATS	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.
	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.
	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. 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. All piles are in good condition except for 1 pile with a large boar hole visible at low tide, in the well next to Float A. All UHMW rub boards are in good condition. The flotation is good.
	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 with good flotation. The end connected to float B is 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 loading zone bull rails have fresh yellow paint.

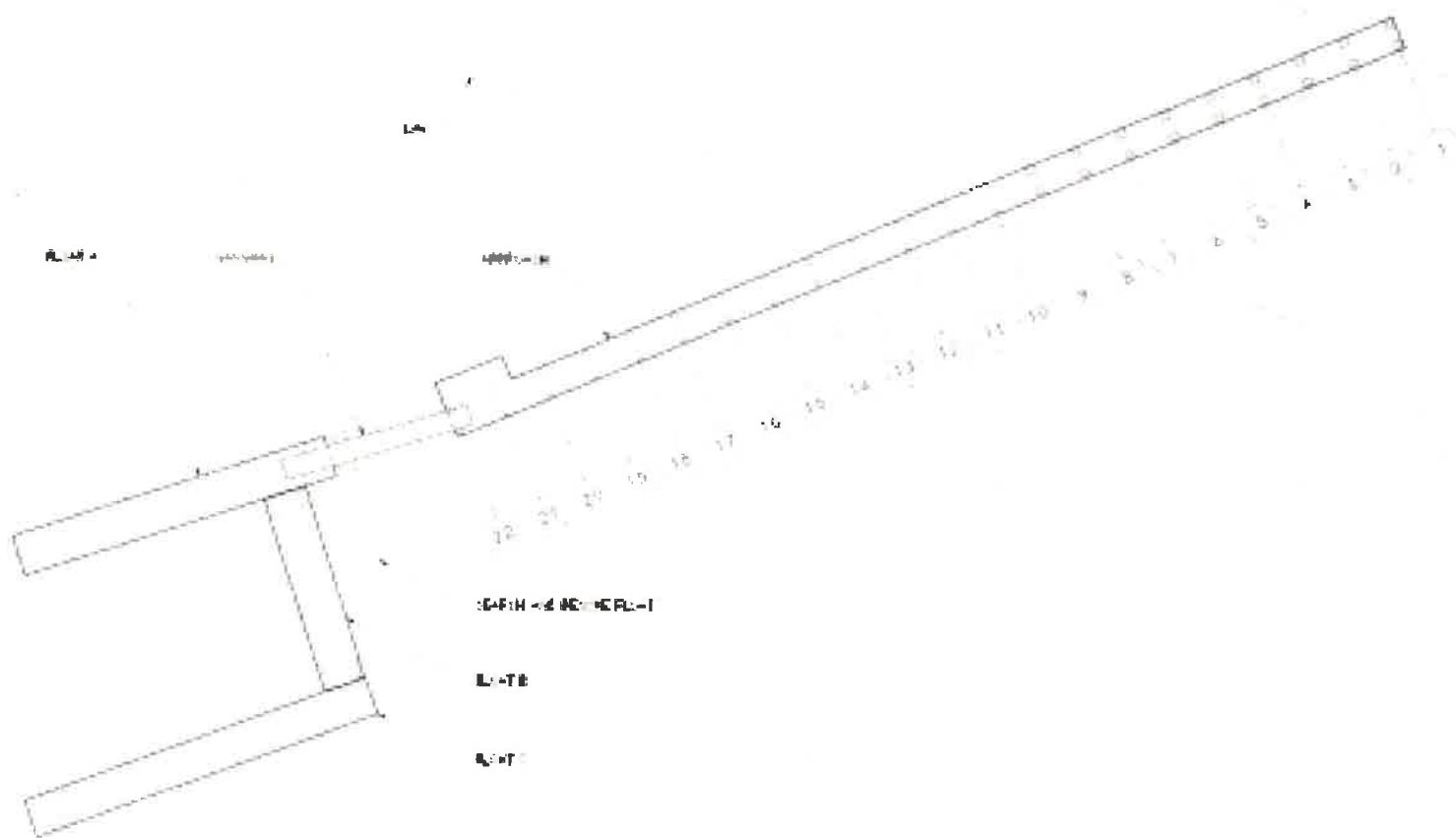
OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	May 2027	

COMMENTS/INSTRUCTIONS	> Monitor the rot in the decking and bull rails on the approach for future 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.
	> There are the usual loose deck boards that require fastening due to the dry summer weather.

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



200'



SEAPLANE DOCK

BARGE DOCK

WATER

LEGEND:

- ☒ TUG PILE OR CONCRETE PILING
- ☐ STEEL PILE OR CONCRETE PILING
- TUG PILE
- STEEL PILE
- BARGE PILE
- WATER PILE
- LINE STAKE

Port Browning Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/6/26

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The unpainted wood railings, bull rails and deck boards are in good condition. The aluminum notice board is in fine condition. No issues to report.			

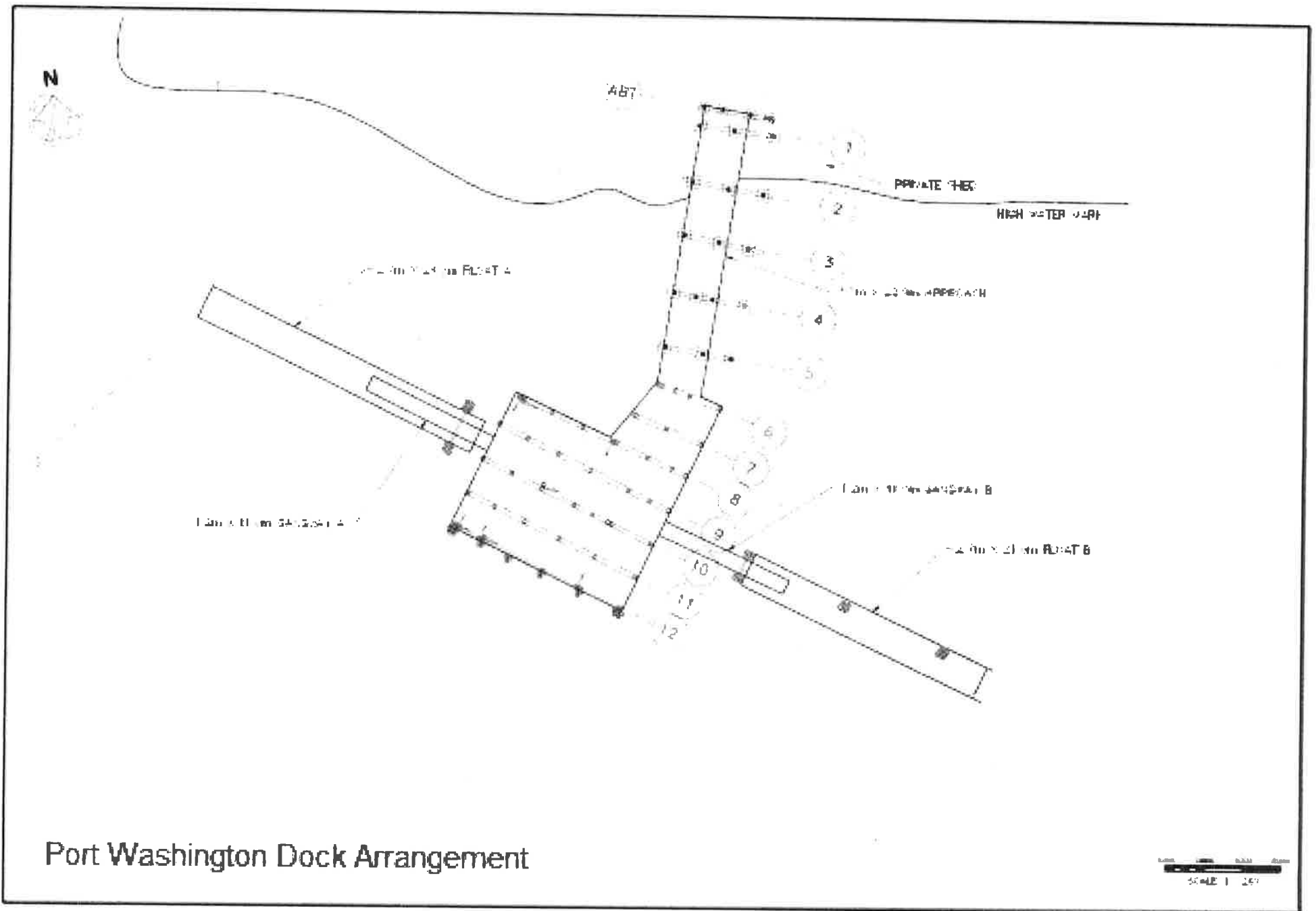
WHARFHEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	The wood decking, unpainted wood railings and bull rails are all in good condition. No issues to report.			

GANGWAY FLOATS	Gangway A is an older painted steel structure in fair condition, has typical rust at the bottom and on the under side of the 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.			
	Float A is an older wood float with decking and rub boards in fair condition. The bull rails have mostly tight bolts except for the loose bolts in the middle area of the float which also has a split rail that requires repair. There are 2 open pile wells with 4 wood piles/well that are in good condition showing minimal wear on the piles. The UHMW rub boards are also in good condition. The seaplane landing bull rails have new yellow paint. The 2 safety ladders are in good condition. The flotation is good. 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 but are in fair condition and one pillow block requires replacement, the other is in good condition. There is the same top transition plate with bottom apron as on Gangway A that is in good condition. 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. There is a large deadhead at the end of this float that requires removal.			

OTHER INSPECTIONS	☒ Lighting	Good	☒ Life Rings / Heaving Lines	Good floats A & B
	☒ Extinguishers (expiry dates)	May 2027	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	> Float A bull rail bolts require tightening and broken rail replaced.			
	> The gangway roller on float B requires replacement.			
COMMENTS/INSTRUCTIONS	> A pillow block is required for the roller on gangway B.			
	> Replacing the decking on the 2 gangways with mini mesh decking is recommended.			
COMMENTS/INSTRUCTIONS	> UHMW runners or a shoe are recommended for gangway A's bottom apron.			
	> Deadhead requires removal.			

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/8/26

DOCK FACILITY: Piers Island

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The approach has a small section of expanded steel grate, along with a newly extended section of mini mesh for the mud grate. The unpainted wood railings, bull rails and decking are in mostly good condition with a few areas of developing rot in the bull rails that require monitoring for future replacement.

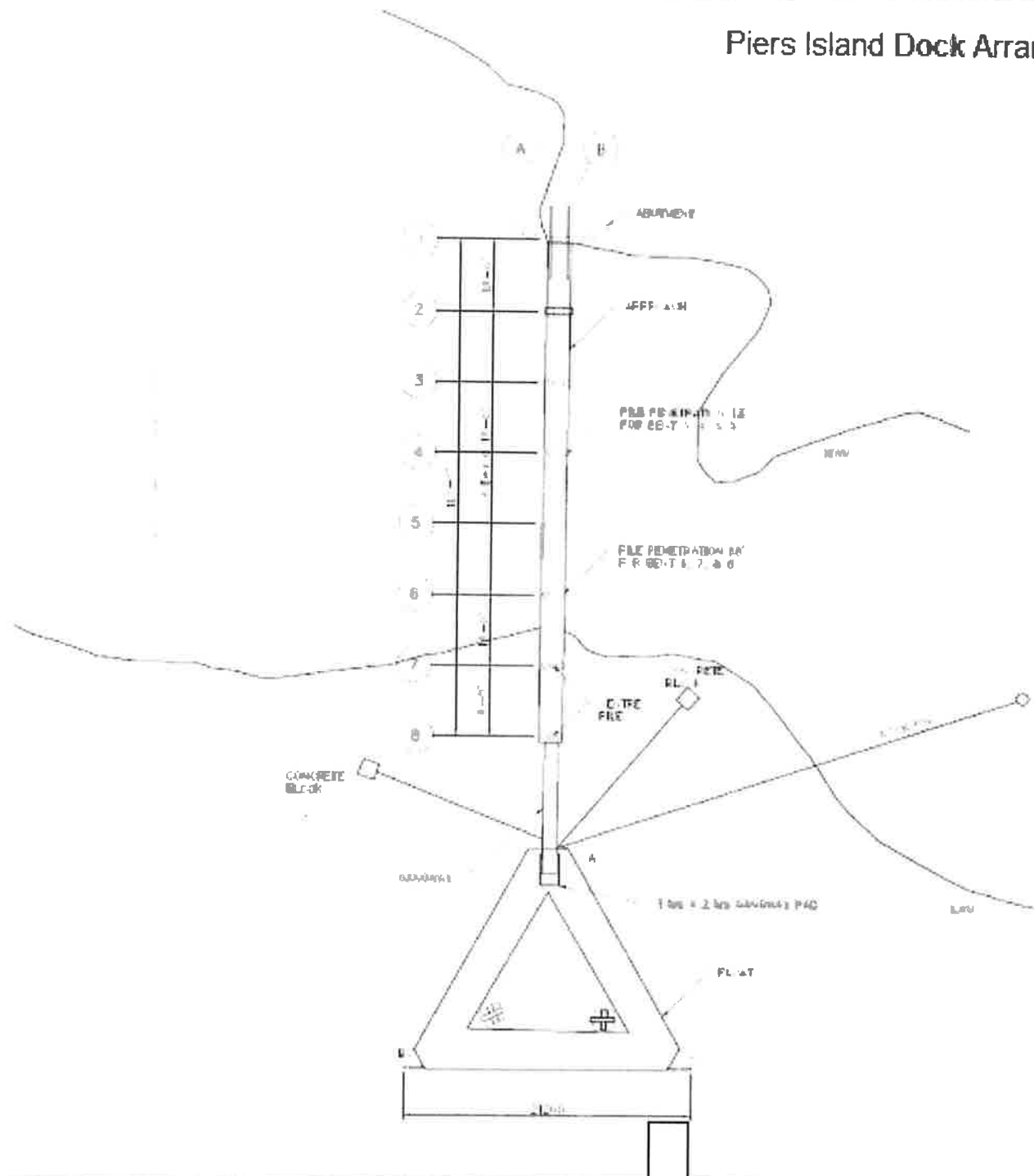
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	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 have been replaced. 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 old wood decking that was under the bottom end of the gangway and transition plate, has been replaced. THE NOTICE BOARD IS LOCATED ON THE MAIN FLOAT, all notices etc. and life ring are on it. 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. Replacing the old wood decking with Mini Mesh panels 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. 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. There was an issue with the transition plate coming loose and this has been repaired.
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OTHER INSPECTIONS	☐ Lighting ☐ Life Rings / Heaving Lines	N/A	Good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Feb 2027	

COMMENTS/INSTRUCTIONS	> 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.
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/12/26

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Vanessa Verbitsky

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

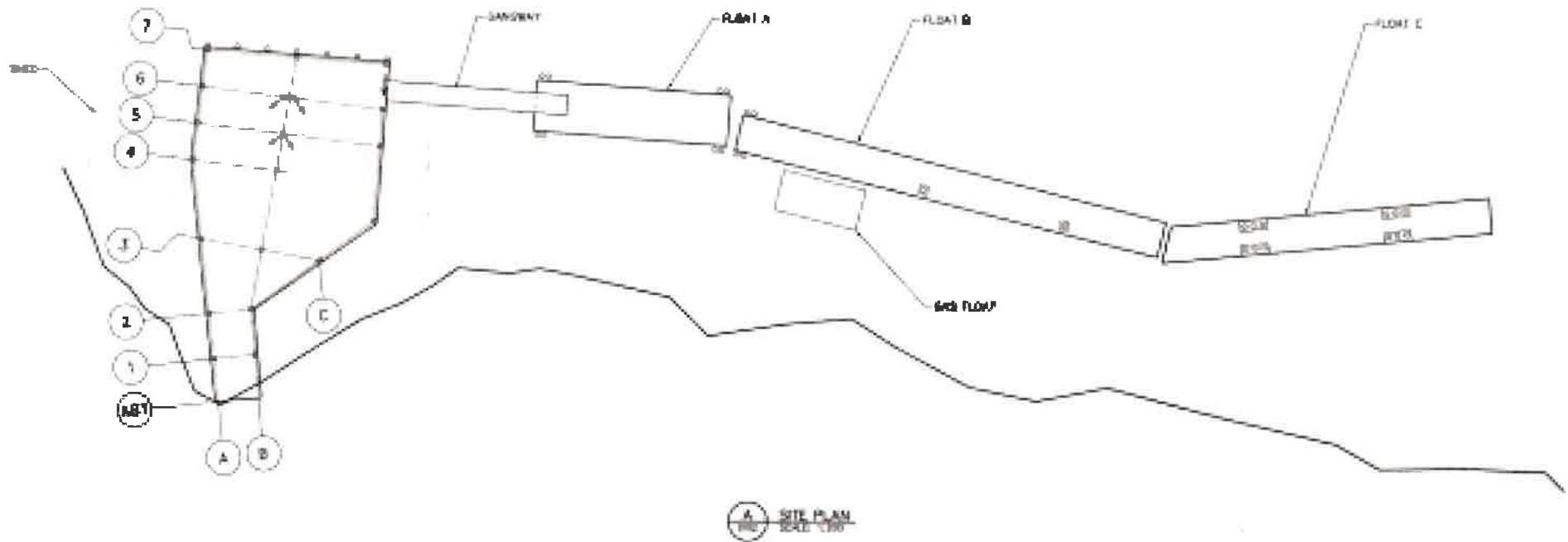
WHARFHEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	This concrete structure is clean of debris, with large unpainted wood bull rails and galvanized steel railings that are all in good condition. The older painted wood notice board is in fair condition but the ambulance accidentally backed into the top corner damaged the notice board. Repair is required or a new notice board is recommended. A new envelope box is required. The spill kit container has been removed for the summer season due to it being used as a garbage bin.

GANGWAY FLOATS	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 apron with expanded metal grating is in very good condition. Float A is an older wood framed float with fair flotation (low in water), wood decking and rub boards. The bull rails are mostly tight except for the end under the gangway. Otherwise the bull rails & bolts 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. This older float tends to be low in the water, monitor the flotation. 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 (?) rub boards are in fair condition. One light requires inspection or changing all 3 lights of this facility to LED is recommended. 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.
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OTHER INSPECTIONS	☒ Lighting ☐ Inspection is required ☒ Life Rings / Heaving Lines 2 x Good on floats
	☒ Extinguishers (expiry dates) June 2027 ☐ Unpaid Moorage

COMMENTS/INSTRUCTIONS	> Replace the broken envelope box on the notice board. > Repair the damaged notice board or replace with a new aluminum one. > Tighten the loose bull rail bolts at the end of float A under the gangway. > Repair the bull rail on float C. > Monitor the flotation with float A.
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If more comments are required, additional page will be attached.



LEGEND:

- a TIMBER PILE ON CONCRETE FOUNDATION
- b STEEL PILE ON CONCRETE FOUNDATION
- TIMBER PILE
- STEEL PIPE PILE
- ⚡ BATTERY PILE

Lyall Harbour Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9/8/26

DOCK FACILITY: Swartz Bay

INSPECTOR: Peter Binner

WHARFINGER: Guy Plante

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	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. The aluminum lock box has been damaged and repaired a few times. A more secure lock box is recommended for replacement.

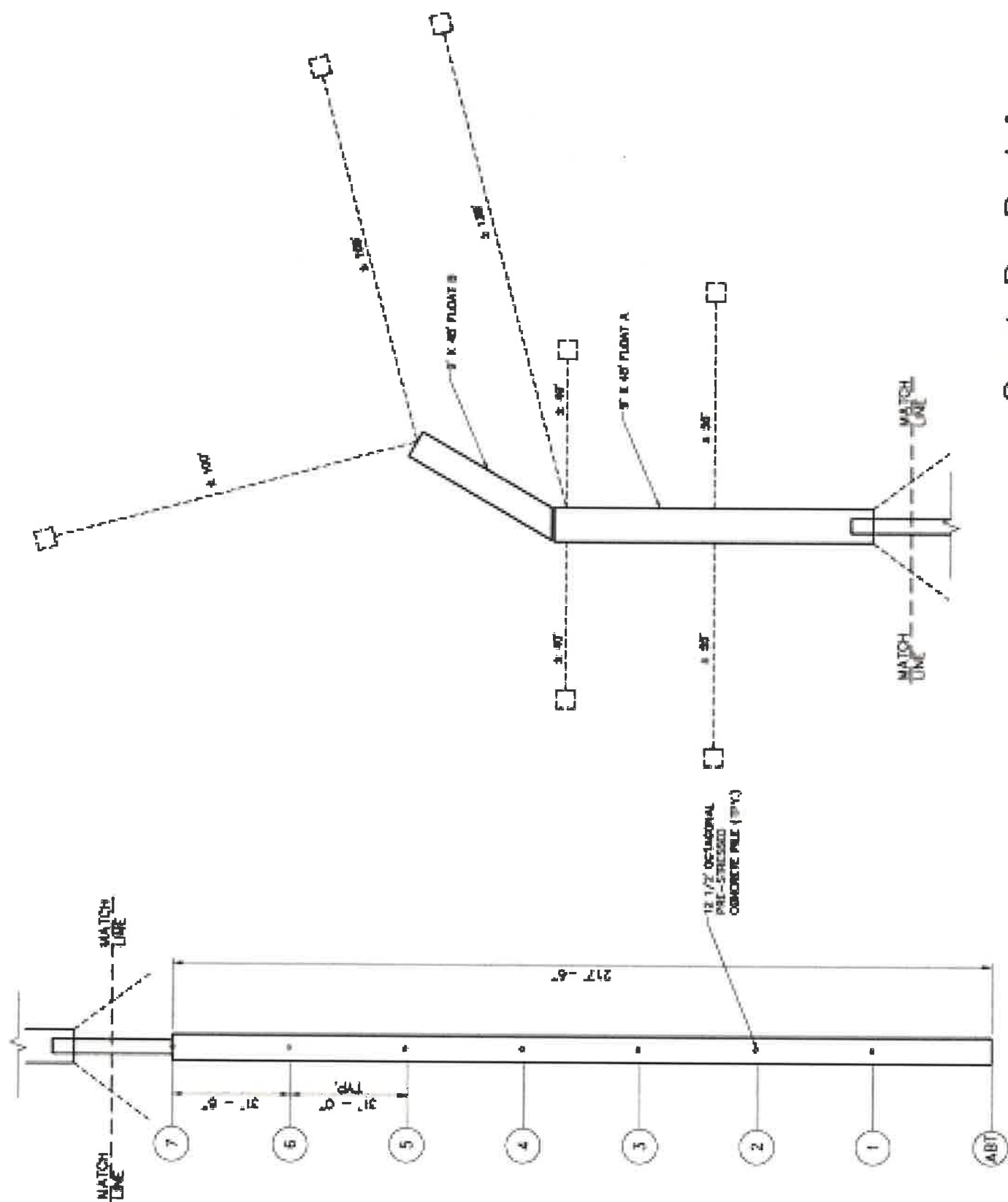
WHARFHEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The old painted steel gangway is in good condition and has new mini mesh decking. The bottom expanded aluminum apron is beginning to break apart at the bottom end along with a small area that has already broken and also part of the aluminum frame has been damaged. This is becoming 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. Extending the length of the apron's runners by 3 feet is recommended. The top hinge pin nut has worked out over half way and appears to have stabilized and is well rusted in place. A new bolt is recommended for replacement.
	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 that was recently attended to. The flotation is good. One section of rub board has been replaced. 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 however the deck board that the transition plate attaches to requires either a new board or larger lag screws to hold the board in place. There is no room for new nails. 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.

OTHER INSPECTIONS	☒ Lighting ☐ Good	☒ Life Rings / Heaving Lines ☐ Good
	☒ Extinguishers (expiry dates) ☐ Nov 2026	☐ Unpaid Moorage ☐

COMMENTS/INSTRUCTIONS	> Repair or replace the damaged gangway apron & extending the wooden runners (3 feet) is recommended.
	> On float B, a new deck board or a better way to refasten this board that the transition plate is attached to is required.

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



Swartz Bay Dock Arrangement