



SOUTHERN GULF ISLANDS HARBOURS COMMISSION

Notice of Meeting on **Friday, September 25, 2020 at 9 a.m.**

Panorama Recreation Centre Boardroom, 1885 Forest Park Drive, North Saanich, BC

Members of the public wishing to listen to the meeting may do so by calling 1-833-353-8610; enter the Participant Code 1911461 followed by #. You will not be heard in the meeting room but will be able to listen to the proceedings.

B. Mabblerley, Galiano Island (Chair)
P. Brent, Saturna Island (V. Chair)
J. Deschenes, North Pender Island
B. Dearden, Mayne Island

R. Fenton, South Pender Island
J. Hall, Piers Island/Swartz Bay
D. Howe, Electoral Area Director

AGENDA

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

3. ADOPTION OF MINUTES3

Recommendation: That the minutes of the June 26, 2020 meeting be adopted.

4. APPROVAL OF RESOLUTION

1. That this resolution applies to the Southern Gulf Islands Harbours Commission for the meetings being held between September 1, 2020 and December 31, 2020.
2. That the attendance of the public at the place of the meeting cannot be accommodated in accordance with the applicable requirements or recommendations under the Public Health Act, despite the best efforts of the Saanich Peninsula Wastewater Commission, because:
 - a. The available meeting facilities cannot accommodate more than (5) people in person, including members of the Southern Gulf Islands Harbours Commission and staff, and
 - b. There are no other facilities presently available that will allow physical attendance of the Southern Gulf Islands Harbours Commission and the public in sufficient numbers; and
3. That the Southern Gulf Islands Harbours Commission is ensuring openness, transparency, accessibility and accountability in respect of the open meeting by the following means:
 - a. By allowing the public to hear or participate via teleconference or electronic meeting software,
 - b. By providing notice of the meeting in newspaper or local notice Board, including the methods for providing written or electronic submissions,
 - c. By making the meeting agenda, as well as the other relevant documents, available on the CRD website, and directing interested persons to the website by means of the notices provided in respect of the meeting,
 - d. By strongly encouraging the provision of, and subsequently receiving and distributing to members, written correspondence from the public in advance of the meeting, and
 - e. By making the minutes of the meeting available on the CRD website following the meeting.

Recommendation: That the Southern Gulf Islands Harbours Commission adopt the resolution as presented.

To ensure quorum advise Denise at 250.360.3087 if you are unable to attend

IWSS-297445977-6127

5. CHAIR'S REMARKS

6. DELEGATIONS / PRESENTATIONS

Presentations and delegations will be permitted to speak to an agenda item via phone-in participation.

Delegations can make a request [online](#) or complete this [printable form](#) (PDF). Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

Written submissions are still encouraged.

7. COMMISSION BUSINESS

7.1. SGIHC 20-05 Project Update.....8

Recommendation: *That the Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee and the CRD Board to amend the Anson Road Dock Facility Project 2020 budget from \$512,000 to \$877,000, an increase of \$365,000, that will be funded from the Capital Reserve Fund.*

7.2. Dock Inspections Reports11

Recommendation: *That the Dock Inspection Reports be received for information.*

8. SOUTHERN GULF ISLANDS HARBOURS COMMISSION – EXPIRING TERMS (DECEMBER 31, 2020)

- John Hall, Piers Island
- Brian Dearden, Mayne Island
- Jean Deschenes, North Pender Island
- Paul Brent, Saturna Island

9. NEW BUSINESS

10. ADJOURNMENT

Next Meeting: November 27, 2020 or at the call of the Chair.



Making a difference...together

MINUTES OF A MEETING OF THE SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Held Friday, June 26, 2020 at the Panorama Recreation Centre Boardroom, 1885 Forest
Park Drive, North Saanich, BC

PRESENT: **Commissioners:** B. Mabberley (Chair), Galiano Island; D. Howe, Regional Director
Electronic: B. Dearden, Mayne Island; J. Deschenes, North Pender Island; R. Fenton, South Pender Island; D. Howe, Regional Director
Staff: T. Robbins, General Manager, Integrated Water Services; D. Puskas, Manager, Capital Works; D. Dionne (Recorder)
Electronic: D. Robson, Manager, Saanich Peninsula and Gulf Islands Operations

REGRETS: P. Brent, Saturna Island; J. Hall, Piers Island

The meeting was called to order at 9:02 a.m.

1. APPROVAL OF AGENDA

MOVED by Commissioner Howe, **SECONDED** by Commissioner Fenton,
That the June 26, 2020 agenda be approved as circulated.

CARRIED

2. ADOPTION OF MINUTES

MOVED by Commissioner Howe, **SECONDED** by Commissioner Deschenes,
That the minutes of the January 24, 2020 meeting be adopted.

CARRIED

3. CHAIR'S REMARKS

Thanked everyone for their efforts in attending these meetings virtually.

4. DELEGATIONS / PRESENTATIONS

There were no delegations or presentations. T. Robbins advised that committees and commissions are able to receive phone-in delegations.

5. CORRESPONDENCE

5.1. L. Vallee, AMIB President, Anson Road Dock, Letter to CRD

The Commission thanked staff for their response to the letter and noted that they will be looking for further updates as the work progresses.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Fenton,
That the letter be received for information.

CARRIED

5.2. Ted Robbins, CRD, Anson Road Dock, Email to L. Vallee, AMIB President

MOVED by Commissioner Howe, **SECONDED** by Commissioner Fenton,
That the letter be received for information.

CARRIED

6. COMMISSION BUSINESS

6.1. Service Impacts – COVID-19 Pandemic (Verbal)

- **Operational / Capital Project Impacts**

T. Robbins provided an update noting that:

- Operations and capital projects have been maintained throughout the pandemic,
- There were no real impacts on delays of material and supplies, however staff are seeing some delays now.
- Staff have been working through the pandemic.

- **Commission Business Procedures (Verbal)**

T. Robbins advised on procedures for conducting business going forward noting that:

- Meetings will be conducted electronically.
- There is a requirement to hold meetings in a public place and the Capital Regional District (CRD) Board is encouraging committee and commission Chairs to attend in person.
- The Panorama Recreation Centre meeting room has a maximum capacity of five people.

Discussion ensued regarding:

- Conference call participation and WebEx electronic meeting software.
- Procedures for in camera business.
- Holding the meetings at a larger venue.
- Holding a some meetings on the Islands, allowing community participation.

The Commission requested that staff look at holding meetings on Mayne Island and Pender Island by the end of the year. T. Robbins suggested the September meeting could be held on Mayne Island as the agenda item will be directly related to that community.

6.2. SGIHC 20-04 Project Update

D. Puskas reviewed each project as presented in the staff report.

Discussion ensued regarding:

- Archaeological site assessments at Miners Bay and Anson Road.
- Traditional harvesting area identified at Piers Island.
- The feasibility of Wharfingers or on-island contractors to perform some of the various repairs works.

- The challenge for smaller contractors to meet the CRD's liability insurance requirements.
- Replacement of aluminum notice boards.

Staff responded to questions from the Commission and was provided the following direction:

- The Commission approved using the constructed float for Piers Island to replace the failing float at Swartz Bay, provided it is acceptable to Commissioner Hall.
- That the CRD to look into whether the Wharfingers can do some of the various repairs works, and staff were directed to issue a Request for Standing Offer to get a list of qualified contractors together for the various repairs.
- That signage be updated with a vinyl sticker on the maps until all the facilities are complete, where then they will all be updated. Spanish Hills is to get a temporary CRD sign until the updates are complete.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Dearden,
That the Project Update be received for information.

CARRIED

6.3. SGIHC 20-03 Alternative Approval Process (AAP)

D. Puskas introduced the report highlighting the projects that require borrowing and outlined the two options for financing: Alternative Approval Process and Referendum.

The Commission discussed the two options considering:

- Funding the 2023 Dock Improvements (\$350,000) from the Capital Reserve.
- Continuing to evaluate projects annually and, as projects are completed, utilizing any surplus funds.
- Holding meetings on the Islands to have the AAP discussion so that the public could attend.
- Parcel tax implications.

Chair Mabberley recommended amending the staff recommendation to remove the 2023 Dock Improvements at this time, bringing the recommended borrowing amount down from \$881,423 to \$530,000.

MOVED by Commissioner Fenton, **SECONDED** by Commissioner Dearden,
The Southern Gulf Islands Harbours Commission directs staff to proceed with planning of an Alternative Approval Process for borrowing \$530,000, and present detailed next steps with a proposed schedule and estimated parcel tax implications.

CARRIED

6.4. Dock Inspections Reports

D. Robson spoke to the reports noting that they were completed in May and that there were no inspections conducted in June.

He advised that the rubber matting procured has been installed at Miners Bay, Montague Harbour, Lyall Harbour and Port Washington. Feedback from the seaplanes is positive. Staff will monitor how the product works out and will review installing for slip protection at other facilities.

Discussion ensued regarding having the matting installed where the school boats dock as a safety measure and noted they would like to see it in the budget.

The Commission also discussed handrail painting and identifying the docks by colour, making sure the paint is compatible on treated wood. Treated wood railings have a longer life with less maintenance. Staff suggested that to reduce long term painting maintenance that the ramps be painted instead.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Dearden,
That the Dock Inspection Reports be received for information.

CARRIED

6.5. Sturdies Bay Facility (BC Ferries) Update (Verbal)

T. Robbins reported that there is a potential to partner with, or be involved with, BC Ferries for upgrades at Sturdies Bay Facility. Staff are working to connect with BC Ferries on this potential partnership.

Discussion ensued regarding:

- The need for only a dock for school boats, mail and water taxis and that 80% of the space is unused. The Commission would like to discuss with BC Ferries the option for them to take over the approach to allow them to expand their docking facility.
- Inter-island transportation.

6.6. Western Canada Marine Response Corporation Update (WCMRC) (Verbal)

T. Robbins reported that since the presentation in February WCMRC has visited some islands and engaged the public.

D. Robson reported that the Custodian Agreement has been received and is over to the legal department for review.

Chair Mabberley advised that he spoke with WCMRC yesterday and they are going slow on this and don't foresee anything moving ahead anytime soon.

7. NEW BUSINESS

There was no new business

8. ADJOURNMENT

The Commission confirmed receiving project updates by email from staff over the summer and to meet on Mayne Island in September.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Dearden,
That the meeting be adjourned at 11:31 a.m.

CARRIED

CHAIR

SECRETARY



SGIHC 20-05

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSISON
MEETING OF FRIDAY, SEPTEMBER 25, 2020**

SUBJECT Project Update – September 2020

ISSUE SUMMARY

To update the Southern Gulf Islands Harbours Commission on current capital project progress.

BACKGROUND

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

Currently, there are six projects underway in various stages of completion. The projects and their status are:

Piers Island Upgrades

The float fabricated for the extension has been relocated to replace a failing float at the Swartz Bay facility as per the direction at the June 26, 2020 Commission meeting. The installation was completed in July.

Communication with the North Cowichan Tribe continues to try to continue the permitting process so that the extension can be undertaken.

Miners Bay Upgrades

The Contractor, Heavy Metal Marine, has fabricated the docks and will be mobilizing September 28, 2020 with construction complete October 15, 2020.

Horton Bay Decommission

This project is on hold until Anson Road is complete.

Spanish Hills

As per the June 26, 2020 meeting, a Request for Standing Offer was issued and closed September 10, 2020. Only three additional proponents have submitted, less than anticipated. The lower number of submissions is likely due to submission requirements. Staff will be issuing a follow up Request for Qualifications so that submissions can be tailored (mainly insurance) to the proponent's provided services. This will allow local contractors, that have not submitted, to make a submission based upon their services and insurance. Previous submissions will automatically be included pending the proponent's approval.

To continue the Spanish Hills works, and work within the CRD Procurement Policy, three contractors that have made submissions will be requested to provide a quote for minor repair works at Spanish Hills so the work can be completed.

SGIH Docks Various Repairs

From the 2018 Condition Assessment Update, and the Wharfinger's Dock Assessments works at Hope Bay, Montague Harbour, Piers Island, Port Browning, Port Washington, Swartz Bay, Retreat Cove, and Miners Bay. Works range from painting, replacing handrails to replacement of notice boards.

As with the Spanish Hills works, a few request for will quotes be issued to the proponents who are already listed vendors to complete the above works. The works may be bundled based upon type of work or location.

Anson Road Dock Project

The on-shore construction tender closed September 8, 2020 with two proponents with the following submissions:

Proponent	Tender (excl. taxes)
Luxton	\$477,000
Don Mann	\$587,250

Both tenders are complete and found compliant. Both submissions are higher than the estimated cost of \$250,000, and affects the available budget for the dock construction. The budget for the Anson Road project is as follows:

	Budget Amount	Actual & Estimated Expenditures	Budget Variance
Design & Permitting	\$60,000	\$43,855 (A)	\$16,145
Survey & Drafting	\$15,000	\$7,401 (A)	\$7,599
Archaeological & Environmental Consulting	\$45,000	\$35,522 (A)	\$9,478
On-Shore Construction	\$250,000	\$477,000	(\$227,000)
Off-Shore Construction	\$205,000	\$375,000 (E)	(\$170,000)
Total	\$575,000	\$938,778	(\$363,778)

The design is complete with no other expenses anticipated for design or archaeological and environmental consulting. There is sufficient funds to complete the on-shore works, but additional funds are required for the off-shore works.

The initial project budget was based upon works completed up until 2017 and consultant estimates. Recent constructed dock extensions, Lyall Harbour and Miners Bay have been in excess of previous estimates. Currently, estimate for the dock construction is \$375,000.

The Southern Gulf Islands Harbours service is projected to have \$375,000 in the Capital Reserve Fund and an estimated \$85,000 in surplus funds from completed projects this year that will be

Southern Gulf Islands Harbours Commission – September 25, 2020
Project Update – September 2020

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returned to the Capital Reserve Fund. This will result in a total of \$460,000 available in reserves to complete the Anson Road project, but this impacts future projects that were identified to be funded from reserves in the 5-year Capital Plan.

ALTERNATIVES

Alternative 1

That the Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee and the CRD Board to amend the Anson Road Dock Facility Project 2020 budget from \$512,000 to \$877,000, an increase of \$365,000, that will be funded from the Capital Reserve Fund.

Alternative 2

That the report referred back to staff for additional information.

IMPLICATIONS

Alternative 1

The budget amendment and additional budget will defer some 2021 projects and will likely require additional borrowing in the Alternative Approval Process to fund future identified projects. But this will allow the Anson Road project to continue. The original project budget was limited by Federal funding availability at the time of divestiture. The estimated budget has increased primarily due to an increase in consulting requirements (environmental and archaeological) on-shore requirements (parking) and construction costs. If the Commission and CRD Board approved the budget amendment, the project is still scheduled for completion by February 2021.

Alternative 2

Staff will present the requested additional information at the next Commission meeting.

RECOMMENDATION

That the Southern Gulf Islands Harbours Commission recommends to the Electoral Areas Committee and the CRD Board to amend the Anson Road Dock Facility Project 2020 budget from \$512,000 to \$877,000, an increase of \$365,000, that will be funded from the Capital Reserve Fund.

Submitted by:	Dale Puskas, P. Eng., Manager, Capital Projects
Concurrence:	Ted Robbins, B.Sc., C.Tech., General Manager, Integrated Water Services



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 08-Sep-2020

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					
	The railings require painting and there are still a number of deck boards that have developing rot but are still in serviceable condition. Otherwise this area is in reasonable condition.					
WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted					
	The railings require painting along with the notice board. There are also numerous deck boards that have developing rot and the condition will be monitored. Otherwise this area is in reasonable condition.					
GANGWAY FLOATS	The gangway is in fairly good condition. Replacing the decking with Mini Mesh is recommended. The angle iron roller guide rails are deteriorating and replacement in the near future is recommended (2 to 3 yrs.).					
	Float "A", yellow paint is required for the loading zone bull rails. There is movement in the structure that is popping off the rub boards on both sides of the float. This is between the metal brace (entrance to "C" float) and the end of the gangway. Investigation is recommended. The pilings and pile wells are in reasonable condition. A small transition plate is recommended at the wharfhead and the top of the gangway. Float "B", the chains holding "A" to "B" are showing wear and replacement is recommended. Pilings and pile wells are all in good condition. Bull rails are all tight. Float "C", all pile wells and pilings are in good condition as are the bull rails.					
OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting		<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good, grab line replaced
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Sept 2021	<input type="checkbox"/>	Unpaid Moorage	
COMMENTS/INSTRUCTIONS	The railings for the approach and wharfhead require paint along with the notice board. The decking for the approach and wharfhead have numerous boards with developing rot and monitoring this is recommended. A small transition plate from the wharfhead to the gangway is recommended. Replacing the wooden decking on the gangway with Mini Mesh panels is recommended. there is minimal maintenance with this material and it provides a superior nonskid surface without obstruction. The roller guide rail requires replacement in the near future. The chains holding "A" float to "B" require replacement in the near future also. Yellow paint is required for the loading zone bull rails. There is a continuing issue with the structure of "A" float in the area between the end of the gangway and the metal brace at the entrance to "C" float. The rub boards will not stay attached because there is too much movement in this area. Investigation is recommended.					

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

DOCK FACILITY: Horton Bay Mayne

INSPECTOR: **Peter Binner**

WHARFINGER: Richard Jarco

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 approach has areas of deterioration in the decking and bull rails. There is moss building up close to the shore end but there does not appear to be any safety issues yet. The railings and notice board require painting. The railing at the entrance to the gangway is secured in a very sloppy manner, the movement is concerning.					
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted					
	N/A					
GANGWAY FLOATS	The gangway is looking pretty rough, everything requires attention. The dinghy float is in good condition and is being well used! The main floats are holding up but are low in the water. No significant issues with the pilings or pile wells.					
OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting		<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	grab line replaced
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Jan 2021 plus 2 DFO	<input type="checkbox"/>	Unpaid Moorage	
COMMENTS/INSTRUCTIONS	This facility is still holding up, the lose railing could become a safety issue and a more secure attachment is recommended.					

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 15-Sep-2020

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: VVos/JSylvester

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

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The wharhead looks great, no debris, everything is nice and clean. The Notice board is getting crowded with various notices, this was cleaned up and updated notices, rate sheet and moorage information posted.</p>

GANGWAY FLOATS	<p>The gangway is in excellent condition, no issues to report.</p>
	<p>Float "A" is in reasonably good condition, the rub boards are just out of the water at the gangway end but by the time it meets "B" float, the float is much lower in the water. The 2 pilings next to the gangway on the North side are showing 10 to 20% wear. There is no pile well here and all other pile wells are in good condition on this float as are the pilings. The decking and bull rails are all in good condition. The metal transition plate between A & B float is showing its age, replacement or refurbishing is recommended.</p> <p>"B" float is in good condition, this also sitting low in the water and has been like this for some time now, no issues at the moment. The pilings and pile wells are all in reasonably good condition with minimal wear showing. The light on this float is on 24 hours a day and the sensor requires examination. Inspection of the electrical system is recommended.</p> <p>The new float is doing just fine. Rubber bumpers will be installed for each of the 3 ladders and one ladder of the 4 will be removed. This can be relocated to Port Browning, it is needed there.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting inspection is recommended <input checked="" type="checkbox"/> Life Rings / Heaving Lines 2X good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) May 2021 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>There is nothing urgent required. There will be the bumpers installed for 3 new ladders and tires on the shore side of the seaplane float.</p>
	<p>The electrical system has not been examined in years and inspection is recommended.</p>

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Neil Jensen

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 railings and bull rails are already fading and will require painting again, would be nice to get 5 years of protection. The deck boards are in reasonably good condition until the area near the gangway to B,C & D floats. From here out and on to the wharfhead there is noticeable deterioration in the deck boards, There are roughly 10 to 12 boards that replacement is recommended in the area of the gangway and notice board. The notice board is rotten and replacement is required. The bollard to the wharfhead has been pushed over and requires replacement.</p>					
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted					
	<p>This area is deteriorating and has numerous large areas of rot in the deck boards. Plywood patches are being applied as the holes become too large for people to walk safely in this area. Fencing off a portion of this area is recommended.</p>					
GANGWAY FLOATS	<p>Gangway "A" is in good condition but the wooden planking and rungs are deteriorating and replacement is recommended. The roller bearings require servicing and fittings replaced with 90 degree fittings. "A" float pilings on both sides of the gangway are showing 20 to 30% wear (6 pilings total) with the pilings in the NE pile well having the higher degree of wear. The pile wells are in reasonable condition at both ends and there is moderate piling wear at the shore end of the float. There are some loose bull rail bolts and considerable wear on the bull rails, a lot due to the extreme pressure washing that happened a few years ago.</p>					
	<p>Gangway "B" is in reasonably good condition, things are holding up fairly well. There was a persistent dead head that punched it's way through "B" float 3 times before it was finally dispatched. As these floats will be replaced around the end of this month, there is nothing more to report, alignment was good and everything is working as it should.</p>					
OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	requires inspection and upgrade	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	2 X good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Mar 2021, July 2021, Oct 2020	<input type="checkbox"/>	Unpaid Moorage	
COMMENTS/INSTRUCTIONS	<p>The lighting system requires inspection and upgrading. Decking on the approach, in the area of the notice board and entrance to B float , has about 12 boards that require replacement. The decking on the wharfhead is only getting worse and large holes are developing. Plywood patches are being applied but at some point fencing off part of this area is highly recommended. A serious injury will likely happen before some serious thought happens regarding the safety concerns in this area. Pressure washing will be considered for this winter. The wood planking on the gangways along with the wood rungs are deteriorating and a consideration for replacement could be panels of Mini Mesh which provides minimal longterm maintenance, superior non skid and full width ramp access. The new Aluminum gangways all have this material instead of wood.</p>					

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

DOCK FACILITY: Montague Harbour Galiano

INSPECTOR: Peter Binner

WHARFINGER: Erik Meden

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 notice board has been freshly painted and all looks good in this area.

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

GANGWAY FLOATS	The gangway is in excellent condition.
	The floats are also in good condition. The pilings and pile wells are all showing minimal wear.
	Yellow paint is required for the loading zone and seaplane landing. Paint was supplied to the wharfinger and he will do the work.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting reported not working	<input checked="" type="checkbox"/> Life Rings / Heaving Lines good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) 2X May 2021, July 2021	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	This dock is in good condition, yellow paint is all that is required at this point.
	Pressure washing is possible this winter.
	The lighting was reported to be not working, I have contacted the electrical contractor and he will be looking into this September 15th.

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 08-Sep-2020

DOCK FACILITY: Port Browning Pender

INSPECTOR: **Peter Binner**

WHARFINGER: Claude Kennedy

APPROACH	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted </div> <p>The mud grate requires modification to function properly, allowing the water, mud and gravel to drain instead of going nowhere. The railings require painting and the bull rails can be pressure washed along with the decking. The notice board is rotten and requires replacement.</p>
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WHARF HEAD	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted </div> <p>N/A</p>
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GANGWAY FLOATS	<p>The gangway is in good order.</p> <p>"A" float is developing flotation issues at both ends. There is a more sudden issue developing at the end under the gangway and the float is considerably lower in the water than it was in the last inspection period, inspection is recommended.</p> <p>"B" float, pilings and pile wells are all in good condition. Yellow paint is required for the dinghy landing area. The paint will be supplied to the wharfinger who will paint the areas.</p> <p>"C" float also has a low end where "B" meets "C" but this has existed for many years, inspection is recommended. Yellow paint is required for the loading zone.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	motion sensor 12 volt	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Sept 2020	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>The mud grate requires modification to drain properly.</p> <p>The railings require painting, this year would be nice! Pressure washing will be as required on the approach and the floats.</p> <p>Inspection into the issue with the ends of "A" float becoming lower in the water is recommended. "C" float also requires inspection.</p> <p>Yellow paint is required in the dinghy landing and the loading zone areas.</p>
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 08-Sep-2020

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Rod MacLean

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	Railings and bull rails are all unpainted, pressure washing instead of painting is recommended. The notice board is rotten and replacement is required.

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	The wharfhead has numerous deck boards that have developing rot and replacement in the near future will be required. These boards will become a hazard to foot traffic, no vehicles are allowed here. These are mostly older boards compared to newer boards and they do not seem to rot as fast. The bull rails are unpainted and will require pressure washing as determined. There is a small section of pile capping that has been torn off.

GANGWAY FLOATS	The gangway "A" requires painting. One of the roller guide rails has fallen off, requires remounting, roller bearings require servicing. "A" float bull rails are loose in the middle area (both sides). Yellow paint is required in the float plane/loading zone. Anchor chains have not been checked for awhile and inspection and adjustment is recommended. Gangway "B" requires painting. There is a section of bull rail that was damaged 2 years ago and repair is required. There are some loose sections of bull rail that require tightening. The transition from "B" float to "C" has a considerable difference in height. If possible, adjusting the flotation in "C" to match that of "B" is recommended. The chains joining these two floats are showing considerable wear and replacement is recommended. The outside rub board at the end of "B" float has shifted in position and there could be a structural issue occurring for this to be out of alignment. Investigation is recommended.
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Issues with lighting, inspection required <input checked="" type="checkbox"/> Life Rings / Heaving Lines 2 rings, one requires a new grab line
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Sept 2021 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	Pressure washing of the railings and bull rails shall be on a "as required" basis. The Notice board requires replacement. There are numerous deck boards on the wharfhead that require monitoring for rot. Planing for replacement should happen in the next 5 years. Both gangways require painting along with servicing the roller bearings, grease fittings require replacement to a 90 degree fitting. A guide rail requires remounting ("A" float). Bull rails require tightening (A & B floats) and all anchor chains require inspection and adjustment. The lighting system requires inspection and upgrading if necessary. The transition from B to C float requires modification of the flotation to bring the two floats to a more equal level. There is a section of bull rail on B float, under the gangway that requires repair. Yellow paint is required for the seaplane landing/loading zone.
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

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					
	Exciting news, the railings and the notice board have been recently painted, everything looks GREAT! Thank you!					
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted					
	N/A					
GANGWAY FLOATS	The gangway is in good condition, the roller bearings require servicing and replace the fittings with 90 degree fittings.					
	The float is in good condition, pile wells are also good with minimal wear on most of the pilings. There is 20 to 30% wear on two pilings next to the gangway on the NW side.					
OTHER INSPECTIONS	<input type="checkbox"/>	Lighting	N/A	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Oct 2020	<input type="checkbox"/>	Unpaid Moorage	
COMMENTS/INSTRUCTIONS	This dock is in great condition, the fresh paint looks great and aside from the roller bearing requiring servicing, regular pressure washing is all that is required in the coming year.					

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

APPROACH	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted			
	The railings are unpainted and there is some random signage posted. The deck boards are in good condition.			
WHARF HEAD	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted			
	Again, unpainted railings and bull rails. There is no notice board or is there anywhere to post rates or dock information. A notice board is required.			
GANGWAY FLOATS	The gangway is very old and there is considerable rust in the bottom area. It does have fresh red paint and it appeared to have new blue paint being applied but has not been completed. A transition plate for the top and bottom is recommended. It is difficult to tell if the bottom metal has much integrity due to the rust so attaching a transition plate is questionable. A new roller bed with shorter guide rails is recommended.			
	The float is old and still functioning but it is low in the water and a structural survey is recommended.			
OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input type="checkbox"/> Life Rings / Heaving Lines	
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	June 2021	<input type="checkbox"/> Unpaid Moorage	
COMMENTS/INSTRUCTIONS	A notice board is required. A life ring is required.			
	A transition plate is required at the top of the gangway and possibly one for the bottom. The roller bed requires replacement along with new, shorter guide rails. A survey of the float structure is recommended.			

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 09-Sep-2020

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

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails are unpainted and will require pressure washing as required. The notice board requires painting or replacement at some point.</p> <p>The light is consistently on and requires inspection of the light sensor.</p>

GANGWAY FLOATS	<p>The gangway is in reasonable condition but the wooden planking and wooden roller bed are deteriorating and replacement in the near future is recommended. This is a massive gangway and the design does not allow for easy access for servicing the roller bearings which is recommended.</p>
	<p>The float is in good condition, the pilings are showing moderate wear and all pile wells are in good condition. Yellow paint is required for the loading zone and paint has been supplied to the wharfinger who will apply the paint.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting inspect wharfhead light	<input checked="" type="checkbox"/> Life Rings / Heaving Lines good, throw line replaced
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) July 2021	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>The railings and bull rails on the wharfhead can be pressure washed as required. The notice board requires painting or replacement as an upgrade.</p>
	<p>The light on the wharfhead requires inspection of the light sensor as it is on 24 hrs a day.</p> <p>The gangway wooden planking along with the roller bed are deteriorating and replacement is recommended. Again, Mini Mesh would be an ideal replacement material for the gangway. Servicing the roller bearings is recommended.</p> <p>Yellow paint is required for the bull rails in the loading zone, the wharfinger will act on this.</p>

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