



Making a difference...together

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
 Notice of Meeting on **Friday, June 25, 2021 at 9:30 a.m.**
Goldstream Meeting room, 479 Island Highway, Victoria, BC

For members of the **public who wish to listen to the meeting** via telephone please call **1-833-353-8610** and enter the **Participant Code 1911461 followed by #**. You will not be heard in the meeting room but will be able to listen to the proceedings.

B. Dearden (Chair), Mayne Island
 P. Brent (V. Chair), Saturna Island
 J. Deschenes, North Pender Island
 R. Fenton, South Pender Island

J. Hall, Piers Island/Swartz Bay
 D. Howe, Electoral Area Director
 B. Mabberley, Galiano Island

AGENDA

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES3

Recommendation: That the minutes of the April 23, 2021 meeting be adopted.

3. CHAIR'S REMARKS

4. PRESENTATIONS/DELEGATIONS

In keeping with directives from the Province of BC, this meeting will be held without the public present. A phone in number is provided above that will allow the public to listen to the meeting.

Presentation and Delegation requests can be made [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.

5. COMMISSION BUSINESS

5.1. Project Update – June 202110

Recommendation: That the Southern Gulf Islands Harbours Commission receive this report for information.

5.2. West Coast Marine Response Corporation (WCMRC) Update [Verbal]

5.3. BC Ferries – Sturdies Bay Update12

Recommendation: That the update from BC Ferries be received for information.

To ensure quorum, advise Denise Dionne, 250-360-3087 if you cannot attend.

**Southern Gulf Islands Harbours Commission
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5.4. Bylaw 2844 Discussion [Verbal]

5.5. Dock Inspections Reports17

Recommendation: That the dock inspection reports be received for information.

6. NEW BUSINESS

7. ADJOURNMENT

Next Meeting: Friday, August 27, 2021



Making a difference...together

MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, Held Friday, April 23, 2021 at 9 a.m., Goldstream Meeting Room, 479 Island Highway, Victoria, BC

PRESENT: Commissioners: B. Dearden (Chair) (EP), Mayne Island; P. Brent (Vice Chair) (EP), Saturna Island; J. Deschenes (EP), North Pender Island; R. Fenton (EP), South Pender Island; J. Hall (EP), Piers Island/Swartz Bay; D. Howe, Electoral Area Director; B. Mabberley, Galiano Island

Staff: D. Puskas, Manager, Capital Projects; D. Robson, Manager, Saanich Peninsula and Gulf Islands Operations (EP); S. Henderson, Manager, Real Estate Services; D. Dionne (Recorder)

EP = Electronic Participation

1. CALL TO ORDER

The meeting was called to order at 9:05 a.m. by D. Puskas, Manager, Capital Projects, Integrated Water Services.

2. ELECTION OF CHAIR

D. Puskas called for nominations for the position of Chair of the Southern Gulf Islands Harbours Commission for 2021.

- Commissioner Brent nominated Commissioner Dearden, Commissioner Dearden accepted the nomination.
- D. Puskas called for nominations a second time.
- Director Howe nominated Commissioner Mabberley, Commissioner Mabberley declined the nomination.
- D. Puskas called for nominations a third and final time.

Hearing no further nominations, D. Puskas declared Commissioner Dearden Chair of the Southern Gulf Islands Harbours Commission for 2021 by acclamation.

3. ELECTION OF VICE CHAIR

Chair Dearden called for nominations for the position of Vice Chair of the Southern Gulf Islands Harbours Commission for 2021.

- Chair Dearden nominated Commissioner Brent, Commissioner Brent accepted the nomination.
- Chair Dearden called for nominations a second time.
- Chair Dearden called for nominations a third and final time.

Hearing no further nominations, Chair Dearden declared Commissioner Brent Vice Chair of the Southern Gulf Islands Harbours Commission for 2021 by acclamation.

4. APPROVAL OF AGENDA

Two items were added to the agenda:

1. Item 9.1 - Anson Road Management Plan
2. Item 10.2 - Inter-Island Transportation Study Update

MOVED by Commissioner Brent, **SECONDED** by Commissioner Mabblerley,
That the agenda be approved as amended.

CARRIED

5. ADOPTION OF MINUTES

MOVED by Commissioner Mabblerley, **SECONDED** by Commissioner Brent,
That the minutes of the November 27, 2020 meeting and December 22, 2020 special meeting
be adopted.

CARRIED

6. APPROVAL OF RESOLUTION

MOVED by Commissioner Brent, **SECONDED** by Commissioner Mabblerley,
That the Southern Gulf Islands Harbours Commission adopt the resolution as presented.

CARRIED

1. That this resolution applies to the Southern Gulf Islands Harbours Commission for the meetings being held between January 1, 2021 and December 31, 2021.
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 Southern Gulf Islands Harbours Commission, because:
 - a. The available meeting facilities cannot accommodate more than (8) 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.

7. CHAIR'S REMARKS

Chair Dearden responded to questions from the Commission and provided the following remarks:

- During his term he would like to see the completion of ongoing projects.
- He would like to see more community communication around projects – involve the communities in some of the details.
- He noted that he sees an end to a lot of the “heavy lifting” that the Commission has been doing with a lot of these projects.
- He acknowledged the Commission’s accomplishments to date, solving the issues at Miners Bay, the Anson Road project, Saturna Island, he also recognized the work Commissioner Mabberley has done as Chair of the Commission with his marine expertise being a crucial part of these accomplishments.

The Commission expressed its gratitude for Commissioner Mabberley for being an outstanding Chair and guiding the Commission to a very positive place and thanked him for his service on the Commission.

Commissioner Mabberley thanked the Commission and noted that the Commission has made a lot of progress over the last number of years, and that he looks forward to continuing on to ensure that it continues to move forward.

8. PRESENTATIONS/DELEGATIONS

There were none.

9. COMMISSION BUSINESS

9.1. Anson Road Management Plan

Chair Dearden spoke to the item noting that Anson Road dock will be a very different facility and it is important to get a Management Plan in place. The dock will be more than just a service dock and questions are being raised:

- Who is going to manage the toilet facility?
- There will be a lot more winter moorage.
- Will there be assigned spots? And if so, who gets them, what’s the criteria?
- Are the boats going to be required to have liability insurance?
- What will be the moorage rates?
- What are the wharfing expectations? It’s a much bigger facility with land and marine components.
- Future development opportunities?

He suggested that a committee be struck to discuss these issues, and potentially have something in place before the facility is operable.

D. Puskas provided an update on the status of the Alternative Approval Process (AAP) noting that the Legislative Services department has indicated that there has been a slow response from the Inspector of Municipalities. He advised that staff are currently

putting together the communication package for the project website for the yes or no questions for the approval process, as well as the notification that goes out in all the local newspapers and publications.

He also noted that the way the 5 year capital plan was put together was that, even if the AAP was unsuccessful come January 1, 2022, provided there weren't any unforeseen expenditures, there would be money in the capital reserve fund to complete the project.

It was suggested that a review of Bylaw No. 2844, for things like updating insurance requirements, moorage fees etc., would be a good place to start.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Fenton, That the Southern Gulf Islands Harbours Commission form a Bylaw Review Committee, that includes a Capital Regional District (CRD) staff representative, to review CRD Bylaw No. 2844, to look for proposed amendments and report back to the Commission later this year.

CARRIED

Staff will discuss available resources to support a bylaw review committee. It was further noted that CRD staff have been meeting regarding the parks and the harbours components and this recommendation is in line with those discussions. There will be better coordination between this Commission and the Parks Commission.

Staff will forward the most current bylaws out to the Commissioners for their review.

Chair Dearden and Commissioner Brent will sit on the Bylaw Review Committee and it is open to others who are interested as well.

9.2. **Sturdies Bay, BC Ferries Dock Upgrade – sketches for discussion**

Additional info can be found on the BC Ferries project website here:

<https://www.bcferriesprojects.ca/sturdies>

Commissioner Mabberley advised that BC Ferries plans on upgrading the Sturdies Bay facility on Galiano Island within the next five years. He reviewed BC Ferries proposed changes and advised that he suggested further changes that would benefit both the Commission and BC Ferries.

BC Ferries changes show a new waiting room on the right side of the terminal. It was suggested that the new waiting room could be moved to the left side, on the platform that the CRD maintains, allowing BC Ferries to construct a new lane outside of the existing lane straight onto the berth.

He also noted the following:

- BC Ferries can construct most of the facility right up to the existing waiting room, without interfering with ferry traffic. The shutdown would be to construct the last bit from the waiting room to the ramp.

- Moving the waiting room to the left side, allows BC Ferries to take over the ramp portion of CRD's facility which is not used anymore and is blockaded.
- The facility is not really suited to moorage, but rather more to transient or emergency services access.
- As long as the facility maintains access for the ambulance and school boats etc. to load and unload, there could be an option of moving the dock further up the trestle allowing BC Ferries more options for future construction.
- Would be at BC Ferries expense.
- The existing waiting room currently has washrooms, these will be being moved to the upland portion.

D. Puskas added that moving the dock further up the trestle would mean less maintenance costs and would make it less bouncy.

Commission approval is required to allow staff to continue discussions with BC Ferries.

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Brent,
That Capital Regional District staff proceed with discussions with BC Ferries regarding taking over the ramp portion at the Sturdies Bay facility.

CARRIED

9.3. Project Update – April 2021

D. Puskas provided an overview and further noted the following:

- **Anson Road:** the contractor didn't follow its environmental plan, the contractor has rectified this, the CRD has continued with its environmental monitor. CRD is working with Islands Trust to ensure we continue being good neighbours.
- **Miners Bay:** there have been some safety issues related to the float plane dock. Not enough room for them to maneuver and the tail of the plane was hitting the dock. When there are health and safety issues these should be brought to Staff's attention in order to get addressed immediately.

MOVED by Commissioner Brent, **SECONDED** by Commissioner Mabberley,
That the Southern Gulf Islands Harbours Commission confirms extending the area of yellow paint by 8 feet (extending the length from 32 feet to 40 feet), on both sides of Miners Bay dock to allow for safer seaplane access to the dock.

CARRIED

- **Swartz Bay:** Improvements required. Commissioner Hall asked how to initiate a review of Swartz Bay, as the needs have outgrown the facility. Staff advised that this would be a good discussion point for when the review of the bylaws are underway.

Inter-Island Transportation Study Update (Item 10.2)

D. Puskas advised that he and other CRD staff have been contacted by a consultant, retained by the CRD to do a survey on CRD docks. Once there is more information staff will provide a more fulsome update. He noted that CRD Regional Parks have been looped into the conversation with BC Ferries as well. The docks are more comprehensive than just the dock itself, and starting with a review of what services each dock provides along with the review of the bylaw will help the Commission guide the direction on this. Staff will discuss the raising of a capital plan for the review.

MOVED by Commissioner Howe, **SECONDED** by Commissioner Mabberley,
That the Southern Gulf Islands Harbours Commission receive this report for information.

CARRIED

9.4. Dock Inspection Reports

D. Robson responded to questions from the Commission regarding:

- Major work that has been identified will be implemented soon.
- There is a problem with some docks sinking. Further inspection is needed to determine the cause and to form a recommendation of what may need to be done. It is possible that the fibreglass floatation may need to be pumped out.

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

CARRIED

10. CORRESPONDENCE

10.1. Cetacean Conservation Sign Template

D. Robson advised that staff were approached by Galiano Conservation to get permission to post some of their education and awareness signs at all of the CRD dock facilities. If approved staff would review existing signage at the docks and evaluate placement of the new signs.

Discussion ensued and the Commission raised concerns with the following:

- The signage would have to be hung by the wharfingers and not by Galiano Conservation.
- There needs to be appropriate wording for each dock facility, wording should be consistent with each area, there may be different circumstances for each Island to consider.
- The Conservancy should liaise with each Island's Commissioner in order to proof the signs for accuracy.
- Lack of information related to Indigenous and First Nations use.

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Brent,
That the Southern Gulf Islands Harbours Commission postpone the item until further information is received.

CARRIED

10.2. Inter-Island Transportation Study Update [Verbal]

Reported under Item 9.3

11. NEW BUSINESS

There was no new business

12. ADJOURNMENT

MOVED by Director Howe, **SECONDED** by Commissioner Brent,
That the April 23, 2021 meeting be adjourned at 10:33 a.m.

CARRIED

CHAIR

SECRETARY



SGIHC 21-02

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF FRIDAY, JUNE 25, 2021**

SUBJECT **Project Update – June 2021**

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 seven projects underway in various stages of completion. The projects and their status are detailed below.

Piers Island Upgrades

No update.

Miners Bay Upgrades

No update.

Horton Bay Decommission

This project is on hold until Anson Road is complete.

Spanish Hills

No update.

SGIH Docks Various Repairs

No update.

Anson Road Dock Project

The contractor for the on-shore works has substantially completed the works in May. There are some remaining landscaping that staff will consult with Mayne Island Parks on.

The dock works contract is being executed with Pacific Industrial Marine for the supply and construction of the floats and approach material, with the installation to follow funding approval.

Alternative Approval Process

The alternative approval process has started with a Loan Authorization Bylaw presented and read three times at the March 24, 2021 Capital Regional District (CRD) Board meeting. The bylaw has been referred to the Inspector of Municipalities for approval of the process.

Staff have prepared the notices and the alternative approval question and have placed the first notification May 26, 2021 and second notification June 2, 2021. The deadline for response forms is July 5, 2021 with results to be presented to the CRD July 14, 2021.

ALTERNATIVES

Alternative 1

That the Southern Gulf Islands Harbours Commission receives this report for information.

Alternative 2

That the report be referred back to staff for additional information.

RECOMMENDATION

That the Southern Gulf Islands Harbours Commission receives this report for information.

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

Ted Robbins

From: Jacobson, Mitchell <Mitchell.Jacobson@bcferries.com>
Sent: Monday, May 31, 2021 2:02 PM
To: Dale Puskas; Stephen Henderson; Ben Mabberley, Chair (benmabb@telus.net); Ted Robbins
Cc: Seitz, Robert
Subject: Sturdies Bay TDP & CRD Dock - revised concept
Attachments: STB_TDP_Concepts_20210531.pdf

Apologies if you received this email twice, the previous version had the incorrect attachment. If so please delete the previous attachment.

Hi All,

Following up on our meeting from March 31, we have revised our draft terminal concept for Sturdies Bay in consideration of your comments, input from public engagement in the early spring and employee feedback. In particular, we have considered your comments around the opportunity to consider the CRD water lot space for future terminal use so long as the community dock can be incorporated, and improving trestle alignments in support of better large truck movements.

The revised plan includes the following key changes:

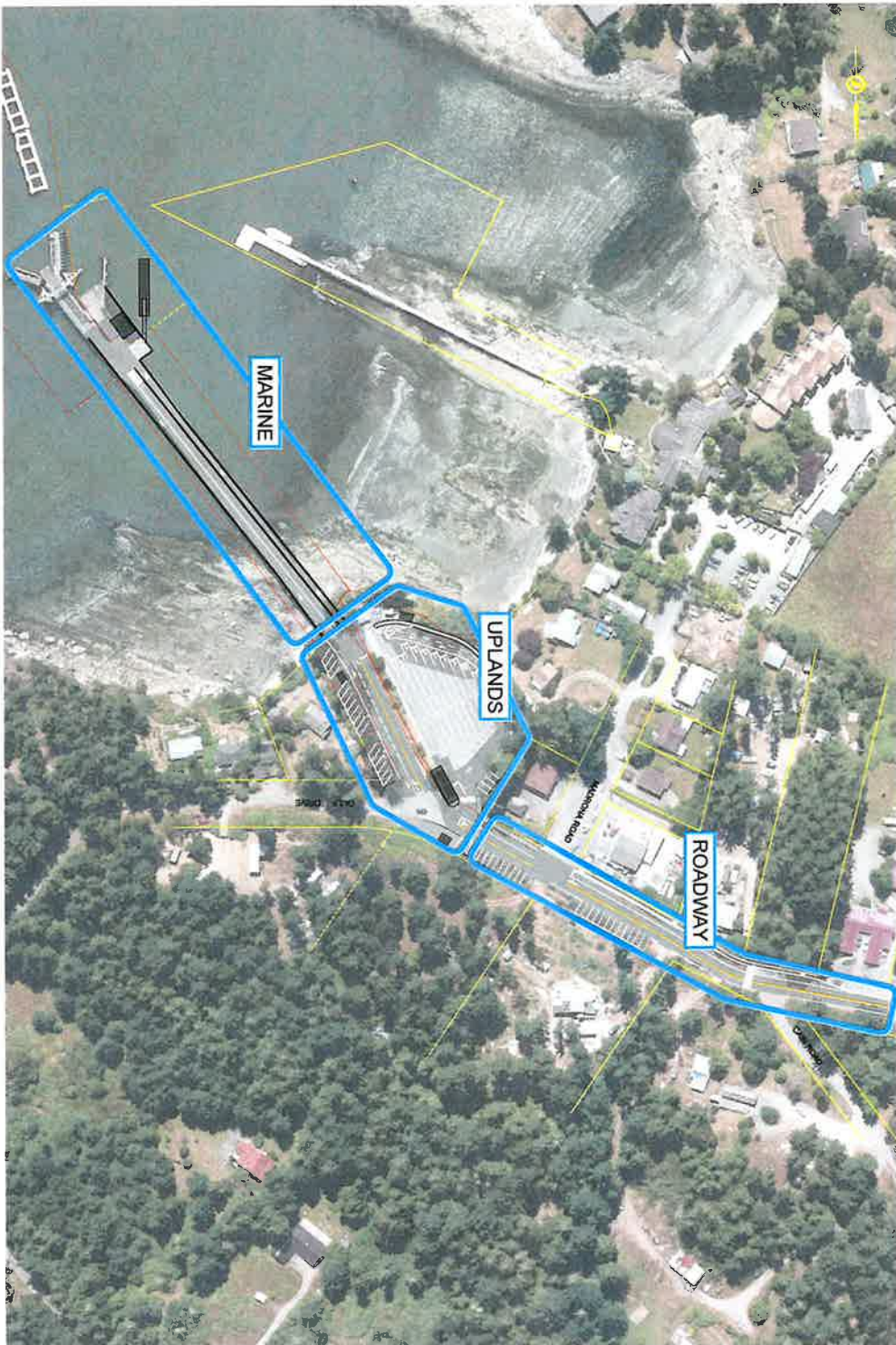
- Moving the pedestrian walkway and waiting room to the west side of the trestle. Waiting room makes use of CRD wharf area, and is pushed back far enough so that, in the long term, a new berth with two-lane ramp could be constructed and align with the traffic lanes without the building being in the way.
- CRD dock accessed off the end of the trestle. We reviewed another option placing the community dock closer to shore but there was limited ability to move closer based on water depth.
- Trestle and berth ramp are now straight/aligned, and the trestle-roadway connection is also more gently curved and widened for smooth truck flow (verified with turn templates).
- Roadway holding lane was adjusted to keep all existing perpendicular parking (pushing the alignment west by moving the pedestrian walking area behind the existing utility poles, and refining lane widths)
- The future CRD SGI Regional Trail is now noted on the roadway drawing, along with a proposed crossing at Cain Rd for connectivity to the terminal and Sturdies Bay Village.

If you have any comments on this latest iteration please do not hesitate to let me know, ideally by June 18. I would be happy to discuss or set up a meeting as well if you'd like.

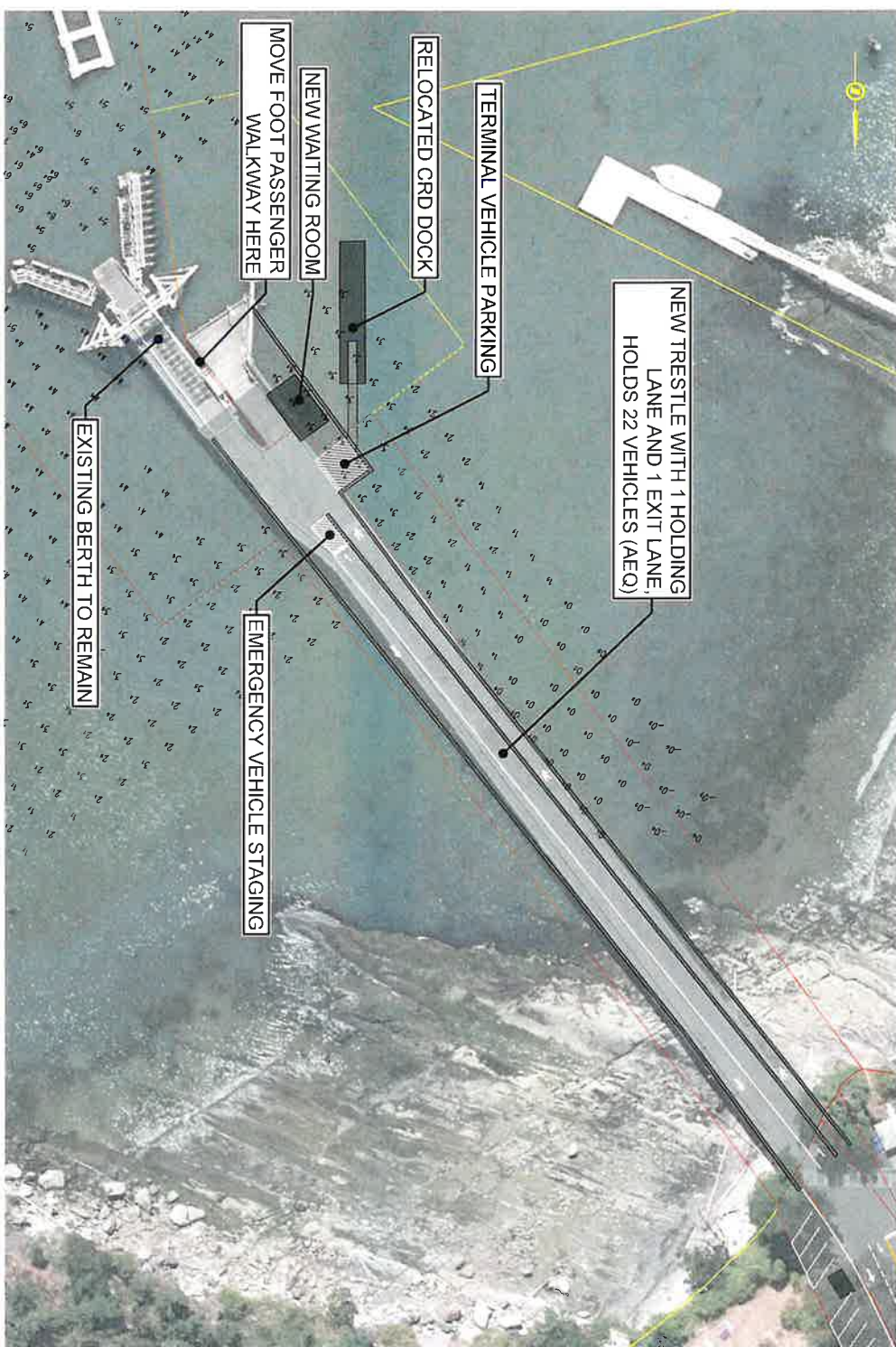
Cheers,

Mitchell Jacobson, M.Sc., P.Eng.
 Acting Manager, Terminal Development
British Columbia Ferry Services Inc.
 500-1321 Blanshard St, Victoria, BC, V8W 0B7
T: 250-978-1442 **C:** 250-812-0571
Mitchell.Jacobson@bcferries.com
bcferries.com | Facebook | Twitter

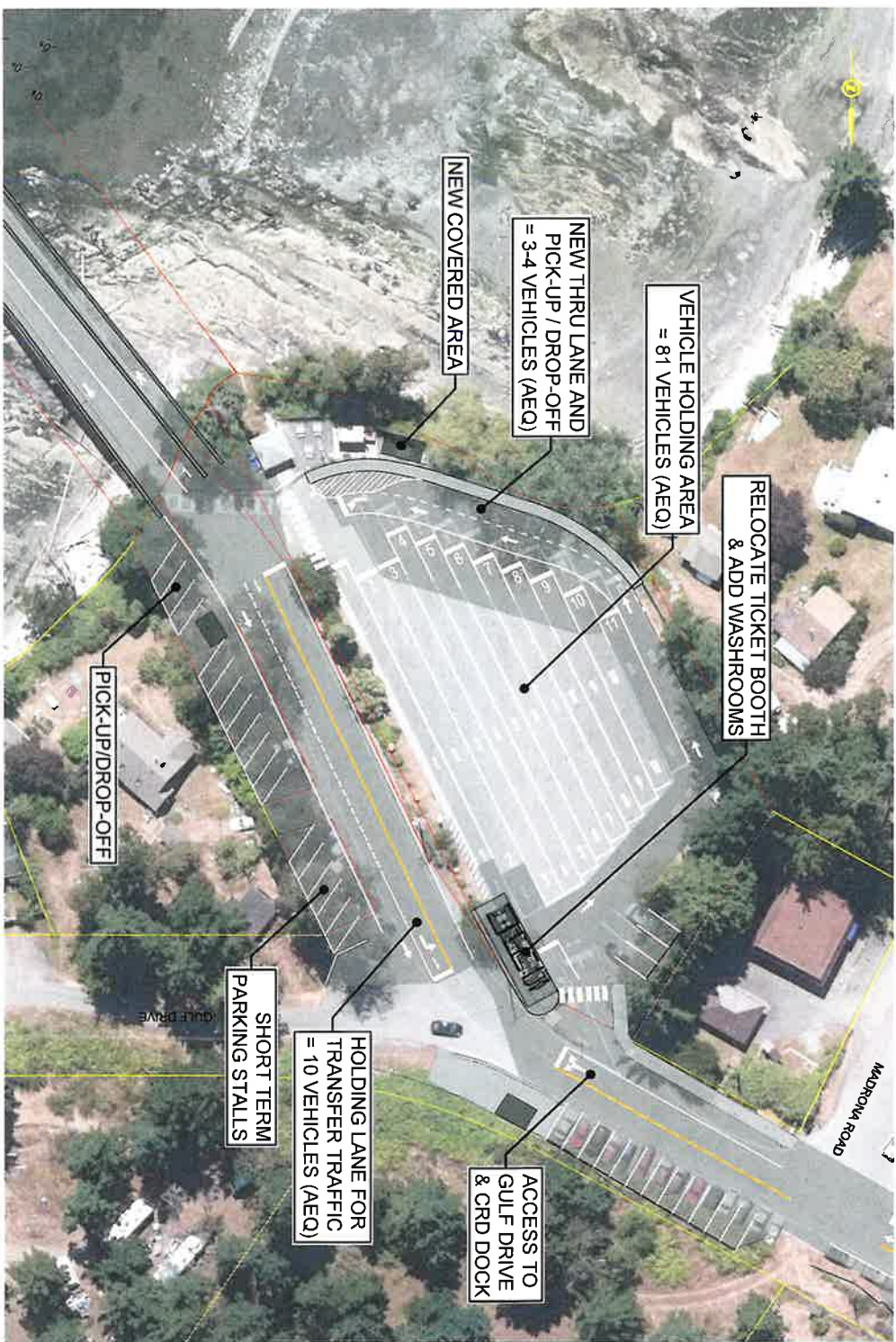
Sturdies Bay Terminal Development Plan | Concept Areas



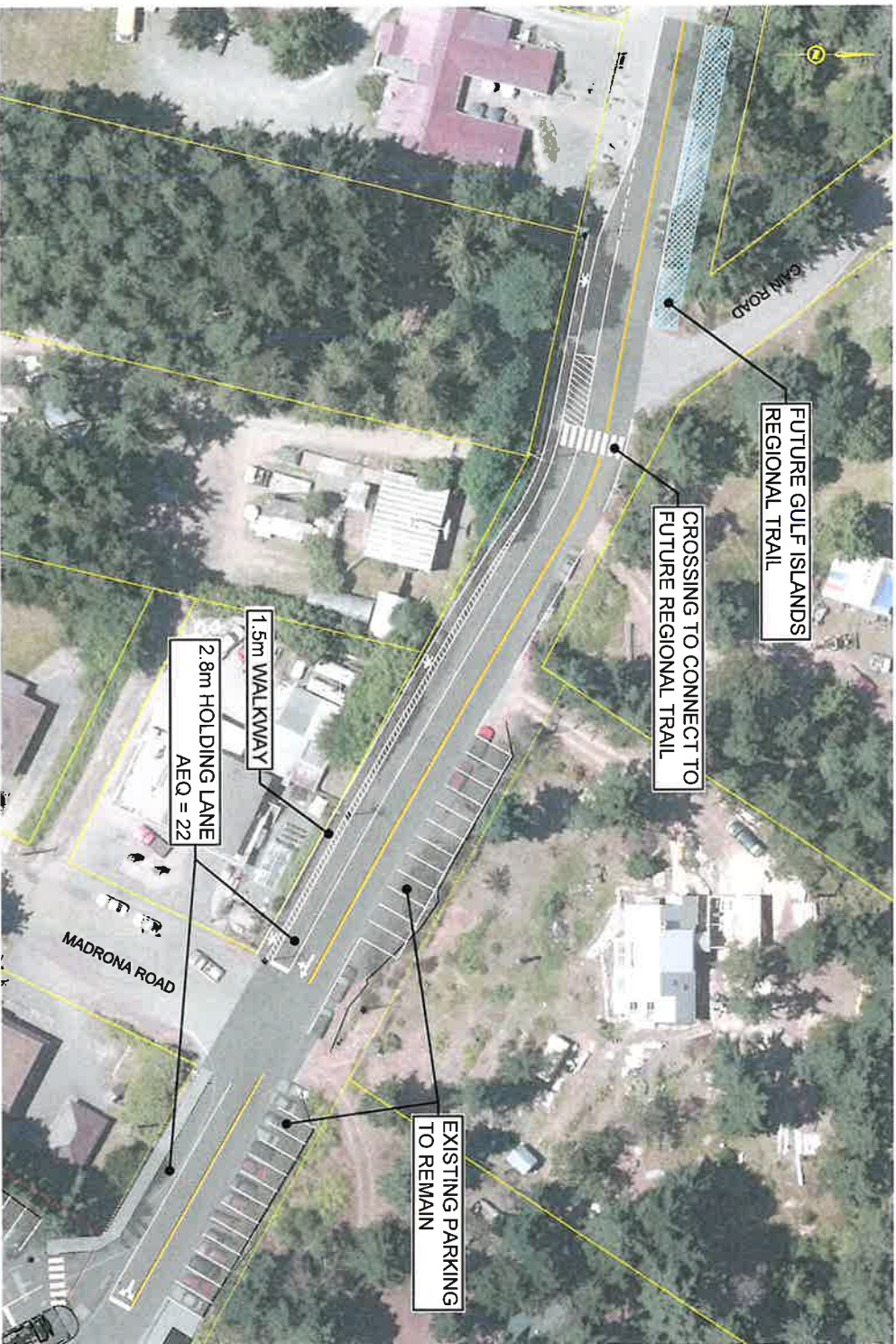
Sturdies Bay Terminal Development Plan | Marine Concept



Sturdies Bay Terminal Development Plan | Uplands Concept



Sturdies Bay Terminal Development Plan | Road Holding Lane Concept



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-08

DOCK FACILITY: **Montague Harbour, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Erik Meden**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The railings, bull rails and notice board are painted. Cleaning the lenses on the lights is recommended.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway is in good condition, no issues with the top transition plate or the bottom apron. The gurney guide rail is not well secured but because this gangway has Mini Mesh decking, I doubt the Medics are trying to use this guide rail. All the floats are in good condition. The pilings are showing minimal wear but the UHMW strips in the pile wells are very insufficient and have begun to fail in one of the 4 pile wells. Replacement of a sufficient size of UHMW is recommended for all the pile wells.
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OTHER INSPECTIONS	☒ Lighting ☒ Life Rings / Heaving Lines	good / clean lenses ☐ Unpaid Moorage	good
	☒ Extinguishers (expiry dates)	June 2022, July 2021	

COMMENTS/INSTRUCTIONS	There are no major issues at this dock. Cleaning the lenses on the lights is recommended. Replacing the UHMW in the pile wells with a proper size piece is recommended.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-08

DOCK FACILITY: **Retreat Cove, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Kiyoshi Okuda**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The railings are painted, the bull rails and decking are in good condition. The notice board is painted, signage is good, things are in good order here.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway is painted and in good condition. The roller bearings are good. The group of 3 pilings on each side of the float next to the gangway are in good condition except for the first piling on the NW side, it takes the most wear and appears to have approximately 30% wear, monitoring the wear is recommended. The pile wells and pilings at the end of the float have minimal wear. There is one area of bull rail that has loose bolts, middle area of float.
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OTHER INSPECTIONS	☐ Lighting ☐ N/A ☒ Life Rings / Heaving Lines ☐ good
	☒ Extinguishers (expiry dates) ☐ Sept 2021 ☐ Unpaid Moorage ☐

COMMENTS/INSTRUCTIONS	There are very few issues of concern at this facility. Monitor the wear of the piling in the NW corner of the float is recommended.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-08

DOCK FACILITY: **Spanish Hills, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Dan White**

APPROACH	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	There is loose gravel washing down onto the approach that requires removal. The railings and bull rails are unpainted and along with the decking, this area is in good condition.			

WHARF HEAD	☐ Signage	☐ Envelope Supply	☐ Notices Posted	☐ Rates Posted
	Unpainted railings and decking are all in good condition. There is no notice board.			

GANGWAY FLOATS	The gangway is painted but old and there is considerable rust at the bottom end. An apron would be highly recommended for this gangway. There are a lot of people moving materials and supplies to their homes on the surrounding islands and this is the only dock out of the 12 CRD public docks that has no bottom apron on the gangway. The roller bed requires replacement with proper installation of the metal guide rails. Roller bearings are in good condition. The float is low in the water, inspection of the flotation is recommended. The wooden framework should also be inspected as the wood could be affected by being submerged for so many years.			
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OTHER INSPECTIONS	☐ Lighting	N/A	☐ Life Rings / Heaving Lines	N/A
	☒ Extinguishers (expiry dates)	June 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Lose gravel at the entrance to the approach requires removal. The old Small Craft Harbours sign requires removal. A notice board and life ring are required on the wharfhead. An apron for the bottom end of the gangway is highly recommended. The guide rails for the roller are under the wood planking and the rails should be on the planking so the roller rolls on the rails not the wood. This correction is recommended.			
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-08

DOCK FACILITY: **Sturdies Bay, Galiano Island**INSPECTOR: **Peter Binner**WHARFINGER: **Kiyoshi Okuda**

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

WHARF HEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	The railings and bull rails are unpainted, pressure washing is recommended in the Fall. The large bollard at the entrance to the wharfhead requires yellow paint. The notice board requires painting. The lighting requires inspection for proper operation.			

GANGWAY FLOATS	The gangway is painted but there are areas of rust showing. This is an old massive steel gangway and designed in a way that makes servicing the roller and bearings difficult without having some heavy lifting equipment on site. The wood decking for the roller has minor rot developing.	
	The float continues to flex and the bull rail bolts on both sides (middle) have begun to loosen again. A rub board had fallen off but is now replaced. There is minimal wear in the pile wells and with the pilings. Yellow paint is required for the loading zone.	

OTHER INSPECTIONS	☒ Lighting	inspection required	☒ Life Rings / Heaving Lines	good
	☒ Extinguishers (expiry dates)	June 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Yellow paint for the bollard on the wharfhead is required. Pressure washing is recommended for the railings and the bull rails and the float this Fall. The notice board requires painting. The float has bull rail bolts that are loosening and require tightening. Yellow paint is required for the loading zone.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-02-06

DOCK FACILITY: **Hope Bay, Pender Island**INSPECTOR: **Peter Binner**WHARFINGER: **Peter Binner**

APPROACH	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The railings and bull rails require painting. There are a number of deck boards that have developing rot and monitoring for replacement is recommended.

WHARF HEAD	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The railings and bull rails require painting. The light standard requires painting. The notice board could also use a coat of paint. There are also a number of deck boards with developing rot and monitoring for replacement is recommended.

GANGWAY FLOATS	A small transition plate is recommended for the entrance to the gangway. The gangway is in reasonable condition, there is some rust at the bottom end and the roller bearings require servicing. "A" Float is showing signs of wear, there is a lot of flexing with this float. A number of rub board require replacement from this action. The pilings and pile wells are in reasonable condition with minimal wear. The connecting chains to "B" float along with the 2 deck boards at the ends of each float require replacement. "B" Float pilings and pile wells are in good condition, minimal wear is showing. There are a few bull rail bolts that require tightening. The connecting chains to "C" float are held in position by large "D" pads eyes. Both of these pad eyes are worn and require replacement, the chain is in good condition. Pilings and pile wells are in good condition and the bull rails are tight.
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OTHER INSPECTIONS	☒ Lighting ☐ good ☒ Life Rings / Heaving Lines ☐ good
	☒ Extinguishers (expiry dates) ☐ Sept 2021 ☐ Unpaid Moorage ☐

COMMENTS/INSTRUCTIONS	Painting the notice board and railings on the approach and the wharfhead is required. Monitor the deck boards for future replacement. A small transition plate is recommended from the wharfhead to the gangway. Several sections of rub board are required on "A" float. Monitor the excessive movement in the structure that is causing the rub boards to fall off. Replace chains connecting float "A" to "B" along with the deck board at each end of this transition. Replace the large pad eyes (2) on each side of "C" float where this connects to "A" float.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-06

DOCK FACILITY: **Port Browning, Pender Island**INSPECTOR: **Peter Binner**WHARFINGER: **Claude Kennedy**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The mud grate requires proper drainage. The railings require blue paint, the bull rails can be left unpainted. There are still a number of deck boards that have rot issues along with some bull rail spacers. Monitoring for replacement is recommended. The notice board requires immediate replacement.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway is painted and is in good condition. "A" Float is seriously low in the water under the gangway. This is causing a "hump" in the float and repair is required. The opposite end is also low in the water with a slight twist to one side. Inspection is required. "B" Float is in good condition, the pilings and pile wells are showing minimal wear. Yellow paint is required for the Dinghy moorage area. "C" Float has some slight flotation issue at the connection to "B" float, inspection is also required. The loading zone also requires yellow paint. The pilings and pile wells are also showing minimal wear. Pressure washing will be required in the Fall.
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OTHER INSPECTIONS	☒ Lighting ☒ Life Rings / Heaving Lines	12 volt motion sensor	good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Nov 2021	

COMMENTS/INSTRUCTIONS	The mud grate requires modification for proper drainage. The railings require painting. The Notice board requires replacement. "A" float has some serious flotation issues at both ends and is "humping" in the middle. The end under the gangway is very close to being submerged. Action is required ASAP. Pressure washing is required in the Fall.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-06

DOCK FACILITY: **Port Washington, Pender Island**INSPECTOR: **Peter Binner**WHARFINGER: **Rod MacLean**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The bull rails and railings are unpainted, otherwise everything is in good condition. The Notice Board is falling apart and requires immediate replacement.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The bull rails are unpainted and are in reasonable condition. The decking has numerous areas with developing rot and monitoring for future replacement is recommended.

GANGWAY FLOATS	Gangway "A" requires painting. There is considerable rust at the bottom and around the roller bearing brackets. The roller bearings require service or replacement. The steel guide rail requires re-fastening. There are loose bull rail bolts in the middle of the float and repair is required. Yellow paint is required for the seaplane landing area. Gangway "B" requires painting. The roller bearings require replacement. A section of kick board at the bottom end requires replacement and painting. The pilings and pile wells are in reasonable condition but the bull rails around the pile well are old and replacement is recommended. There is an area of damaged bull rail under the gangway on the seaward side along with a few sections of bull rail on the shore side that are old and worn and replacement is recommended. This float is considerably low in the water where it connects to "C" float. The transition is poor and a transition plate is recommended when the 2 floats have equal flotation. The chains attaching "B" to "C" require replacement. All anchor chains require inspection. "C" Float is in good condition.
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OTHER INSPECTIONS	☒ Lighting ☐ Inspection is required ☒ Life Rings / Heaving Lines ☐ good X 2
	☒ Extinguishers (expiry dates) ☐ Nov 2021 ☐ Unpaid Moorage

COMMENTS/INSTRUCTIONS	The notice board requires replacement. The lighting requires inspection, repair or upgrading. The gangways require painting. Gangway "A" has considerable rust at the bottom where the supports for the roller bearings are, the integrity of the metal is in question, further inspection is required. the roller bearings require replacement. One of the roller guide rails requires re-attachment. The bull rail bolts are loose on both sides of "A" float, repair is required.
	Gangway "B" roller bearings require replacement and a section of kick board requires replacement and painting. The bull rails require replacement in a number of areas on this float. The flotation at the end that connects to "C" float is considerably low in the water and the transition is becoming a safety issue. The chains connecting "B" to "C"



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-10

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

APPROACH	☐	Signage	☐	Envelope Supply	☐	Notices Posted	☐	Rates Posted
	The railings and bull rails are unpainted and pressure washing is required this coming Fall. There is some minor rot developing in a section of bull rail.							

WHARF HEAD	☐	Signage	☐	Envelope Supply	☐	Notices Posted	☐	Rates Posted
	N/A							

GANGWAY FLOATS	The gangway is painted and the expanded aluminum non skid is getting old and replacement is recommended. The roller wheels have been welded to the shaft and there is no way to replace the bearings, this is a different arrangement with steel wheels instead of a roller.							
	The floats are in reasonable condition considering their age. There is minor wear and tear but nothing serious that requires action. Yellow paint is required for the loading zone and a can of paint was supplied to the wharfinger.							

OTHER INSPECTIONS	☐	Lighting	N/A	☒	Life Rings / Heaving Lines	good
	☒	Extinguishers (expiry dates)	Sept 2021	☒	Unpaid Moorage	liveaboards using the dock

COMMENTS/INSTRUCTIONS	Pressure washing the railings and bull rails on the approach is required this coming Fall. Yellow paint is required for the loading zone, the wharfinger will attend to this.					

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-07

DOCK FACILITY: **Horton Bay, Mayne Island**INSPECTOR: **Peter Binner**WHARFINGER: **Richard Jarco**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	There is a section of rotten bull rail and likely rotten planking under the dirt and debris at the entrance to the approach. Considering the deterioration showing, the structure is still holding up.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The gangway wood decking is in poor condition and repair is challenging, monitoring the condition is recommended. The metal structure is surprisingly in reasonable condition. I would recommend that this gangway be reconditioned and replace the one at Spanish hills which is in poorer condition.
	The dinghy float has broken away from the end of the main float. The wood side on the dinghy float has completely rotted out and has almost separated from the board that is attached to the main float stringer. The float should have been attached with chains and independent of the main float, not fixed to it. The floats are low in the water but still in serviceable condition.

OTHER INSPECTIONS	☒ Lighting ☐ unknown ☒ Life Rings / Heaving Lines ☐ good
	☒ Extinguishers (expiry dates) ☐ Jan 2022, 2X Gov issue ☐ Unpaid Moorage ☐

COMMENTS/INSTRUCTIONS	Monitoring the planking on the gangway is recommended. Repairing the issue with the dinghy float is required. I pointed this out to Brian Dearden who will look into it.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

 DATE:
 INSPECTOR: **Peter Binner**

 DOCK FACILITY: **Miners Bay, Mayne Island**
 WHARFINGER: **Neil Jensen**

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The railings and bull rails are painted. The decking is in reasonable condition considering its age and use. The deck planking does begin to deteriorate somewhat as you approach the entrance to "B" float and beyond on to the wharfhead. The notice board requires replacement. There are new light fixtures and bird spikes installed.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	The wharfhead has numerous areas of rot and developing rot in the deck planks. Replacement is recommended.

GANGWAY FLOATS	"A" float gangway requires new decking as the ladder rung side is slowly deteriorating. This feature may not be required as there are better non skid materials available. An option would be to install the steel rungs that were removed from the steel gangway to the new float, onto this gangway. The pilings are mostly in good condition in the 2 pile wells next to the gangway. Five of the 12 pilings have less than 30% wear. The pile wells are in good condition. The Bull rails are showing wear and some bolts are getting loose on the south side. The pilings in the end 2 pile wells have 4 pilings that have roughly 20% wear, the pile wells are good. "B" float gangway still has the old conveyor belt surface on one side, no new expanded metal non skid has been installed, this is still recommended. The float appears to be in good order, yellow paint is applied, ladders are installed (one poorly) and the light standard is back in place with a new fixture. There is a new aluminum rail at the
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	all new fixtures ☒ good
	☒ Extinguishers (expiry dates) ☐ Unpaid Moorage	Jan 2022 X 2, July 2021 ☐

COMMENTS/INSTRUCTIONS	Replace the notice board. Monitor the planking on the approach and wharfhead for rot. Replacement of the wooden rungs on the "A" float gangway is recommended, suggest using the steel rungs removed from the steel gangway to "B" float. Tightening the bull rail bolts on "A" float is recommended Expanded aluminum metal non skid is recommended for the gangway to "B" float.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-05

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

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

WHARF HEAD	☒ Signage	☒ Envelope Supply	☒ Notices Posted	☒ Rates Posted
	There is an excess of gravel that has collected on the wharfhead and removal is recommended. Otherwise there are no outstanding issues. The notice board is in reasonable condition, no immediate action required in regards to replacement.			

GANGWAY FLOATS	I temporally reattached the safety chains that had been cut off of the old gangway. A permanent repair is recommended. The gangway is in good condition. "A" Float is low in the water but in good condition otherwise. Where "A" & "B" floats meet, the flotation is poor at these ends. The old steel transition plate requires a timely replacement, this item is well past its service years and becoming a potential hazard. The pilings and pile wells have minimal wear, bull rails are tight. "B" Float has flotation issues at transition to "A" float, inspection and repair is required. The pilings and pile wells have minimal wear although the UHMW in the pile wells is old and cracking, replacement is recommended. The rub boards where the flotation is poor are rotting and replacement is recommended. Bull rails are tight. "C" Float is in good condition. 6 to 8 tires are required on the shore side of the seaplane landing area. The rubber bumpers for the ladders still require installation, Jeremiah will attend to this along with the tires.	
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OTHER INSPECTIONS	☒ Lighting	Inspection & upgrade is required	☒ Life Rings / Heaving Lines	new grab line required
	☒ Extinguishers (expiry dates)	June 2022	☐ Unpaid Moorage	

COMMENTS/INSTRUCTIONS	Remove lose gravel from wharfhead. Remove old anchor chain left on "A" float under gangway. The trimaran moored next to the gangway is collecting an excess of personal belongings and debris. This boat is also presenting a problem for the access to the emergency landing/loading zone area, it is too wide. Relocating its mooring position would help. Replacement of the old transition plate on the float is highly recommended. Inspection of the flotation issue at this transition is highly recommended. Tires are required for the shore side of the seaplane landing area.
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 2021-06-10

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

APPROACH	☒ Signage ☒ Envelope Supply ☒ Notices Posted ☒ Rates Posted
	The metal railings require BLUE paint, otherwise things are in good condition.

WHARF HEAD	☐ Signage ☐ Envelope Supply ☐ Notices Posted ☐ Rates Posted
	N/A

GANGWAY FLOATS	The decking on the gangway requires an upgrade. This gangway handles considerable traffic from the ambulance boat that is servicing the Gulf Islands. The decking is old and things are deteriorating, a new surface of non skid is highly recommended for this location. The gangway, due to the floats being out of position, is at an extreme angle and requires attention, ASAP. "A" float is old and showing its age. Bull rails are worn and bolts are loose, there is a section where the rub boards have fallen off due to the missing stringers that have rotted away (both sides). Repairs may not be possible and replacement is recommended. "B" float is in good condition but the anchor chains require inspection due to the floats being out of alignment with the gangway.
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OTHER INSPECTIONS	☒ Lighting ☐ Life Rings / Heaving Lines	good ☐ Unpaid Moorage
	☒ Extinguishers (expiry dates)	Nov 2021

COMMENTS/INSTRUCTIONS	The alignment of the floats requires attention as it is impacting the position of the gangway in the guide rails and the hinges that attach to the approach. A new nonskid surface is required for the gangway. "A" float has structural issues and future replacement is recommended. Blue paint is required for the railings on the approach.
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