

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Notice of Meeting on **Thursday, May 29, 2025 at 9:30 a.m.**
Saanich Peninsula Wastewater Treatment Plant Meeting Room,
9055 Mainwaring Road, North Saanich, BC

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

B. Dearden (Chair), Mayne Island	P. Brent, Electoral Area Director
B. Mabberley (V. Chair), Galiano Island	R. Fenton, 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 MINUTES3**

Recommendation: That the minutes of the February 27, 2025 meeting be adopted.

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

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

*Delegations will have the option to participate electronically. Please complete the [online](#) application for "Addressing the Board" on our website and staff will respond with details.
Alternatively, you may email your comments on an agenda item to the Southern Gulf Islands Harbours Commission at achan@crd.bc.ca*

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

7. COMMISSION BUSINESS

7.1. Southern Gulf Islands Harbours Projects and Operations Update May 20256

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

*To ensure quorum, advise **Aggie Chan, achan@crd.bc.ca** if you cannot attend.*

7.2. Staff Report: Review of Moorage Rates35

Recommendation:

That a preliminary 2026 budget for the service be prepared with a 10 percent increase in moorage rates.

7.3. Anson Road Dock – Request to add electrical service40

Verbal Discussion.

8. NEW BUSINESS

9. MOTION TO CLOSE THE MEETING

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

10. RISE AND REPORT

11. ADJOURNMENT

Next Meeting: Thursday, October 2, 2025



Making a difference...together

MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Thursday, February 27, 2025 at 9:30 a.m., Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich, BC

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

Staff: Stephen Henderson, Senior Manager, Real Estate, SGI Administration and SSI LCC; Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Jared Kelly, Manager, Capital Projects, IWS CRD (EP); Aggie Chan, Senior Administrative Secretary (Recorder); Peter Binner, Wharfinger coordinator

REGRETS: B. Dearden (Chair), Mayne Island

EP = Electronic Participation

The meeting was called to order at 9:34 am.

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

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

CARRIED

3. ADOPTION OF MINUTES

MOVED by Director Brent, **SECONDED** by Commissioner Fenton,
That the minutes of the December 4, 2024 meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

The Vice Chair made the following remarks:

- Warm welcome to our new commissioner Bert (Albert) Hol, representing South Pender Island.

5. SENIOR MANAGER'S REMARKS

The Senior Manager made the following remarks:

- Historically, elections for the chair and vice chair have been held at the first meeting of each year. Per recommendations by Legislative Services, elections for Chair and Vice Chair should be held in October of each year in accordance with the bylaws. The Current Chair and Vice Chair will remain in their positions until the election in October.
- The CRD is in the process of implanting electronic payment to multiple services, which includes the SGI Small Craft Harbours. The goal is to have the payment method available to dock users by the summer of 2025.

6. PRESENTATIONS/DELEGATIONS

There was no presentations or delegations.

7. COMMISSION BUSINESS

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

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

19-02 | Retreat Cove – Previously deferred, is now included in this year's budget and awaits final board's approval in March. The project involves below-water improvements identified in the Pelagic report done in early 2024.

19-03 | Horton Bay – Guarantee period expiring on February 6, 2025.

23-01 | Miners Bay Upgrades – Redecking and shelter installation are complete. Final major component of the project is removal of the old gas lines which are scheduled for completion within the next few weeks.

21-03 | Annual Provision – \$75,000 allocated for 2025. Two projects have been completed, including flotation billet replacement at Swartz Bay and notice board installation at Port Washington, Miners Bay and Port Browning. Approximately \$56,000 remains for the rest of 2025.

21-05 | Piers Island Additional Float – Additional floats were installed during the Winter fishery window. The final inspection was completed on February 13.

25-01 | Miners Bay – Final approval is anticipated in March. Tender documents in development. Some bearing piles on the approach wharf will need to be replaced.

25-02 | MOTT Project – The Ministry of Transportation and Transit (MOTT) modified the parking at Montague last year and is planning additional work after receiving community feedback. The CRD will contribute to this project financially through the Community Work Funds (CWF). The work will be managed by MOTT and is anticipated to take place in the spring.

OPERATIONAL UPDATES

Updates on the maintenance projects on the individual docks were explained as per the details in the staff report.

- Communication and Rates: The team discussed the communication of new moorage rates to long-term users and the importance of keeping the public informed about operational updates.
- Climate Action: Staff and the Commission acknowledged the broader context of climate change, with increased storm frequency and intensity impacting dock facilities. Emphasis is needed for ongoing maintenance and adaptation to these conditions.

- Swartz Dock: There were reports of concerns with the mini mesh on the Swartz Dock. The team agreed to monitor the situation and consider replacing the mesh if the problem persisted.

8. NEW BUSINESS

Piers Island – The newly installed dock changed the configuration of the existing portion of the facility. The Shuttle Society board requested to move the loading zone for easier landing. After some discussion, it was decided there would be no immediate safety concerns. The current loading setup should remain unless the ambulance service indicates a need for change.

9. MOTION TO CLOSE THE MEETING

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

CARRIED

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

10. RISE AND REPORT

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

11. ADJOURNMENT

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Schnurr,
That the February 27, 2025 meeting be adjourned at 11:10 a.m.

CARRIED

CHAIR

SECRETARY

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF THURSDAY, MAY 29, 2025**

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

ISSUE SUMMARY

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

BACKGROUND

The Southern Gulf Islands Harbours (SGIH) service area is comprised of thirteen dock facilities among six islands. Through the service's five-year capital plan, the Capital Regional District (CRD) executes capital projects to maintain the level of service, improve service, and conduct major repairs. The following is a summary of the projects that are active and recently completed.

CAPITAL PROJECT UPDATE

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

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

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

Project Update and Milestones:

- Further investigation of the existing condition had staff decide to defer this project until after the 2023/24 inspections were completed.
- Funds were used in April 2022 for flotation repair, in the amount of \$5,353.50,
- Funding has been pushed to 2025 and this project will be initiated in 2025 and aligned with the priority of works that were outlined in the 2023/24 inspections.

Milestone	Completion Date
Dock Repairs and Upgrades	2025
Project Procurement and works	2025

19-03 | Horton Bay Dock Revitalization

Project Description: Horton Bay Dock Revitalization.

Project Update and Milestones:

- Guarantee period ended on February 6, 2025

23-01 | Miners Bay Upgrades

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

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

Project Update and Milestones:

- The gas lines are now removed
- Project works are completed

21-03 | Annual Provisional: Dock Improvements

Project Description: An annual provisional fund is required to address unplanned dock safety issues.

Project Rationale: Funds are required for unplanned and minor repairs such as minor board replacement, painting, emergency repairs, and electrical repairs.

Project Update and Milestones:

- This is an “as and when needed” project, funds will be utilized when required at each dock facility.
- The Wharfinger Coordinator and Operations Manager are prioritizing small works not covered under existing capital projects for action.

Milestone	Completion Date
Swartz Bay Floatation Billet Replacement: \$4,000	Completed in January 2025
Miners Bay, Port Washington, Port Browning Notice Board Replacement: \$15,000	May 2025 (Complete)
Miners Bay Float A Gangway Deck Replacement: \$5,000	May 2025 (Complete)

2025 Provisional Budget

- Opening Budget	\$75,000
- Allocated amount (to-date)	\$24,000
- Remaining Balance	\$51,000

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

17-01 | Piers Island Additional Float

Project Description: Installation of an additional float at the Piers Island dock.

Project Rationale: This project is to complete the Piers Island Additional Float replacement. Design, environmental assessment.

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

25-01 | Miners Bay Repairs and Improvements

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

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

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

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

25-02 | Montague Road Parking Improvements

Project Description: Improve roadside parking at Montague Harbour

Project Rationale: Roadside parking was modified in 2024 and available parking was significantly reduced. This project will be completed in partnership with Ministry of Transportation and Transit (MOTT) to improve parking at Montague Harbour. Funding will be provided through Community Works Funds and MOTT.

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

Milestone	Completion Date
Project Design Completed	January 2025
Permit Applied for	January 2025
Archaeology review completed	February 2025
Procurement of Contractor and works to be completed	Schedule mid June 2025

OPERATIONAL UPDATES

Operating and maintenance activities detail for the period February through April/May 2025:

- **Piers Island:**
 - Replaced existing gangway fiber grate reinforced plastic decking with a more slip resistant system due to public safety concerns and slipping.
 - Changed out three safety ladders due to deterioration.
- **Swartz Bay:**
 - Corrective maintenance and repairs of the approach overhead LED lights. Several lights were observed to have significant corrosion and were replaced.
 - Changed out two safety ladders due to deterioration.

- **Spanish Hills:**
 - Gangway roller corrective maintenance. The gangway roller was damaged and required replacement.
 - Replace damaged ramp rail.
- **Horton Bay:**
 - No significant maintenance completed during this reporting period.
- **Hope Bay:**
 - Replacement of damaged transition plate between Float A and Float C.
 - Replaced and secured missing/loose rub boards.
- **Sturdies Bay:**
 - Additional stringer bolt tightening of Float A completed.
- **Montague Harbour:**
 - No significant maintenance completed during this reporting period.
- **Port Washington:**
 - Manufacturing and installation of replacement notice boards completed. This is funded from the annual provisional dock improvements budget.
 - Replacement of some missing tires on the float plane dock section.
- **Port Browning:**
 - Manufacturing and installation of replacement notice board completed. This is funded from the annual provisional dock improvements budget.
- **Retreat Cove:**
 - Serviced UHMW to T-Plate.
- **Miners Bay:**
 - Emergency temporary repairs of the approach railing because of a motor vehicle incident.
 - Float A gangway aged wooden decking replacement with non-skid FRP grating. This is funded from the annual provisional dock improvements budget.
 - Manufacturing and installation of replacement notice boards completed. This is funded from the annual provisional dock improvements budget.
 - Two small sections of deteriorated wharfhead decking covered with plywood.
- **Lyall Harbour:**
 - Assessed the connection/transition between Float A and B dock and decking damage. Reviewing the issue which will likely require additional floatation to be added to B Float to match height of A Float.
- **Anson Road:**
 - No significant maintenance completed during this reporting period.

General

Bi-monthly dock inspections were completed in March 2025 and May 2025, refer to Appendix A.

RECOMMENDATION

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

Submitted by:	Jared Kelly, P.Eng., Manager, Capital Projects
Submitted by:	Dan Robson, ASc.T, Manager, Saanich Peninsula and Gulf Islands Operations
Concurrence:	Stephen Henderson, Senior Manager, Real Estate, SGI Administration, and the SSI Local Community Commission

ATTACHMENT:

Appendix A: Dock Inspection Reports

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025
 INSPECTOR: Peter Binner

DOCK FACILITY: Montague Harbour Galiano
 WHARFINGER: Kiyoshi Okuda

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	This is a small area with painted wood railings, bull rails and wood decking that is in good to fair condition. The wood notice board is painted and in good condition.

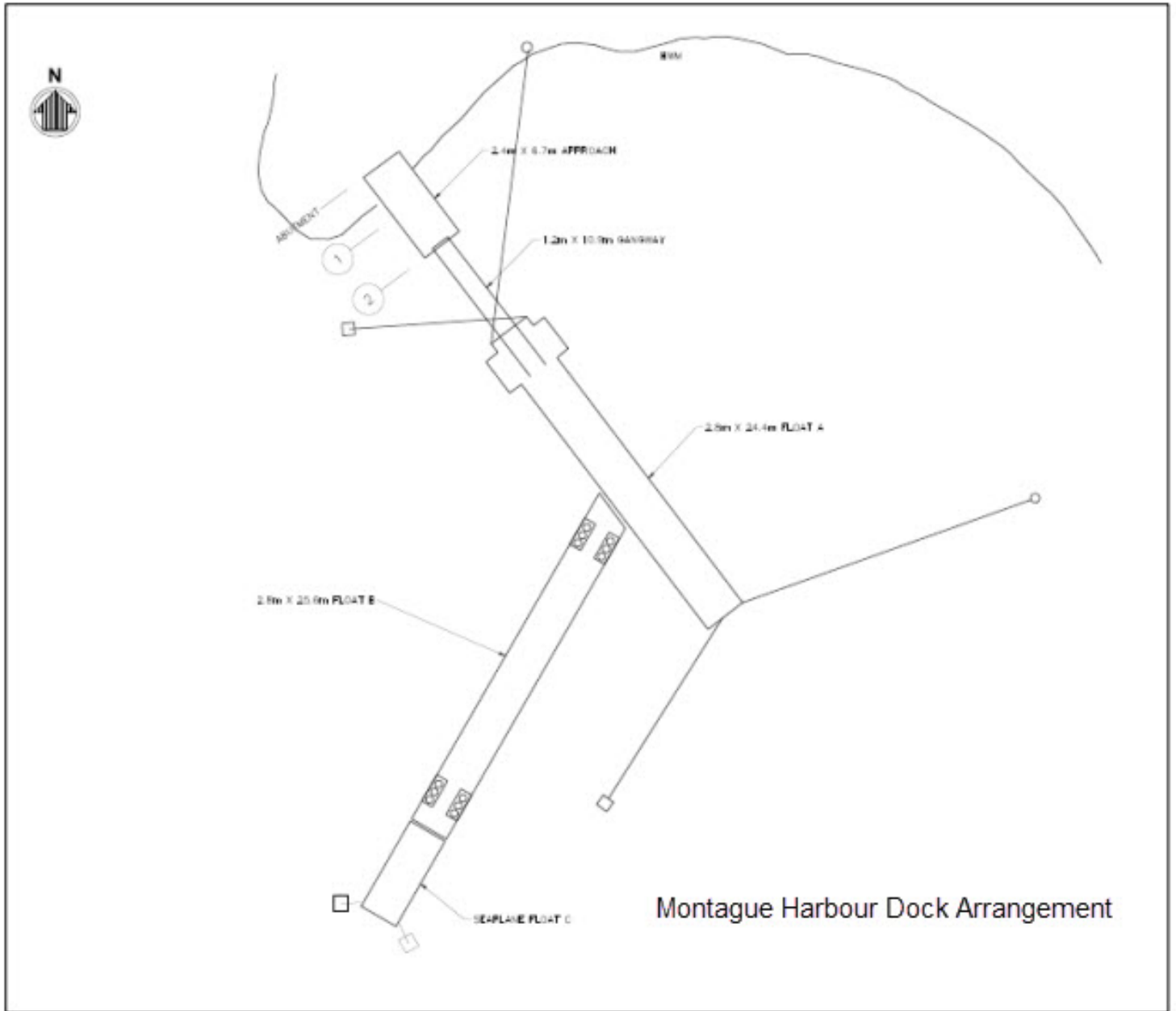
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted

GANGWAY FLOATS	<p>The aluminum gangway has mini mesh decking, aluminum top transition plate and a new bottom aluminum framed mini mesh apron that are in very good condition. There are hard rubber wheels running on steel guide rails that are in good condition.</p> <p>Float A is an older wood float with wood decking, rub boards, bull rails with tight bolts that is in good condition and the flotation is good. There is a good portion of this float used for dinghy moorage that is identified with signage. The WCMRC float is attached at the gangway end of the float. There is a single steel pile in good condition in a pile well with old UHMW in fair condition. There is a large steel transition plate to float B that requires new non-skid paint. The safety ladders are cleaned and in good condition.</p> <p>Float B is an older wood float with wood decking, rub boards, bull rails with tight bolts and good flotation. There are 4 pile wells with 3 piles/well that are in fair condition with minimal wear. The 4 pile wells and UHMW rub boards are in very good condition. Float C is an older wood float with wood decking, a few worn rub boards, bull rails with tight bolts that are in fair condition and the flotation is good. Yellow paint is required for the emergency / loading zone. There is 1 steel pile in a closed well in good condition as is the well and UHMW. Float D is a small old wood float with wood decking, rub boards, bull rails with tight bolts and good flotation. There is 1 cleaned safety ladder in good condition. The bull rails require yellow paint for the seaplane landing zone. One tire is missing.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	Approach & Floats working	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Approach Dec '25 & Float B July '25	<input type="checkbox"/>	Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Non-skid paint is required for the large transition plate between float A & B. > Yellow paint is required for the Emergency/Landing & Seaplane Landing zones > New signage is required for the seaplane landing zone. > One tire is required for the seaplane landing zone.
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Retreat Cove Galiano
WHARFINGER: Kiyoshi Okuda

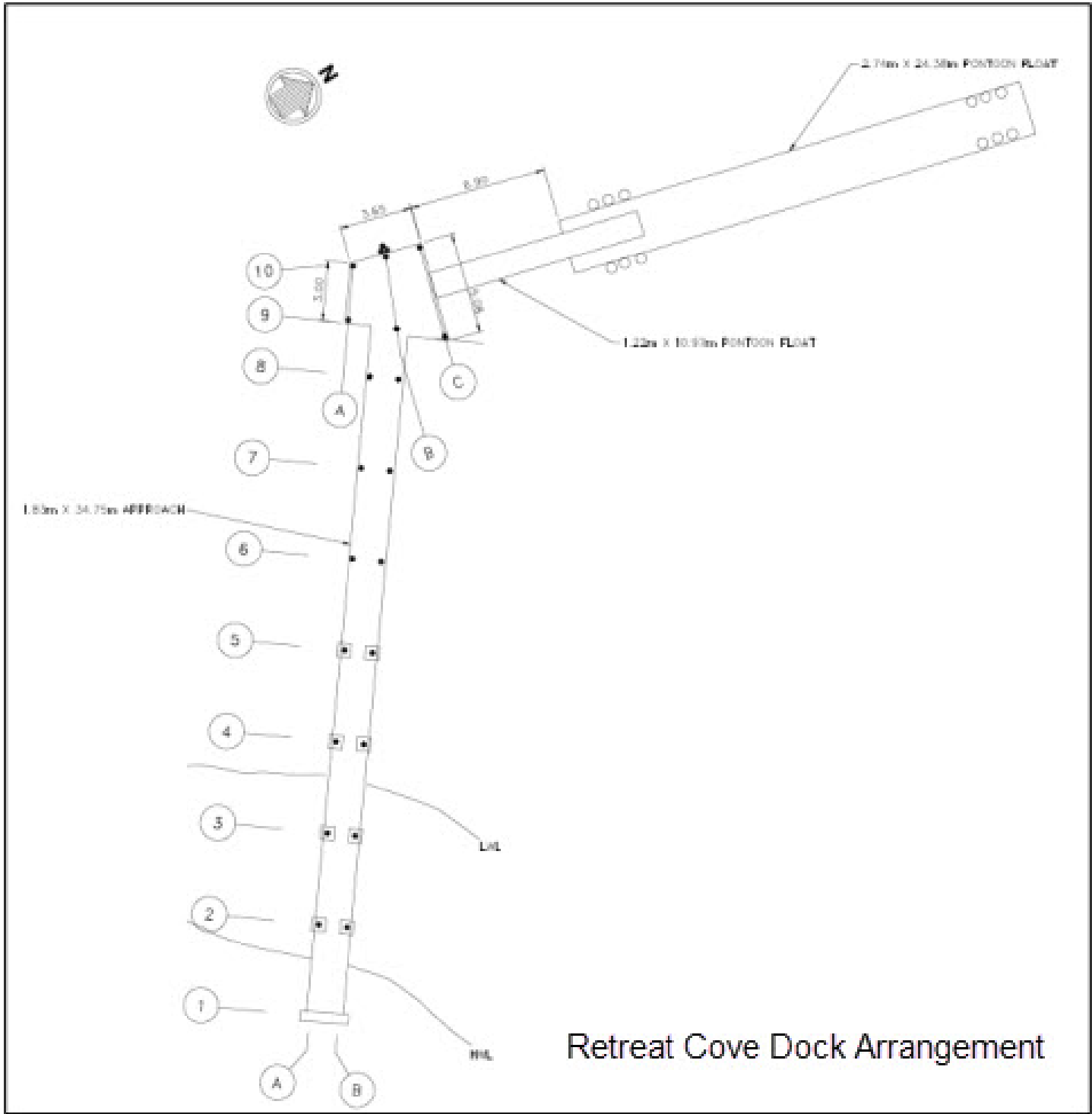
APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The painted wood railings, the unpainted bull rails and wood decking are in good condition. There is a steel mud grate that is clear. The painted wood notice board is in good condition and a spill kit barrel is located here.</p>

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

GANGWAY FLOATS	<p>The older painted steel gangway is in fair condition with the usual amount of rust showing on the frame. The wood decking with half expanded metal grating for non-slip is in fair condition. The top transition plate and the bottom apron are steel with a painted non-skid surface with UHMW runners that are in good condition. The steel roller and guide rails are in fair condition and the pillow blocks do not require servicing.</p>
	<p>The older wood float has wood decking, rub boards and bull rails with tight bolts which are in good condition. The flotation is good.</p> <p>At the gangway end, there are 3 piles in open wells on each side of the float that are in fair condition with 2 piles on the north west side showing 20 - 30% wear and the remaining piles are showing minimal wear. The UHMW rub boards in both wells are in good condition. The 2 pile wells at the end of the float have 3 piles in closed wells. These piles, wells and UHMW rub boards are in good condition with minimal wear showing.</p>

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

COMMENTS/INSTRUCTIONS	<p>> Monitor the 2 worn piles for future replacement.</p>



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025

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
	<p>The unpainted wood railings, bull rails and decking are in good condition for their age. There is a large bollard at the entrance that is in good condition. A mud grate is recommended.</p>

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 unpainted railings, bull rails and decking are also in good condition. The new aluminum notice board is in very good condition.</p>

GANGWAY FLOATS	<p>The new aluminum gangway with mini mesh decking is in very good condition. There is an aluminum top transition plate and a bottom apron with painted non-skid surface that are also in very good condition. There is a new steel roller replacing the aluminum roller that had failed.</p>
	<p>There is a new wooden float, decking, rub boards, bull rails in very good condition and has good flotation with no issues to report.</p>

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

COMMENTS/INSTRUCTIONS	<p>> A mud grate for the approach is recommended.</p>

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

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025

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

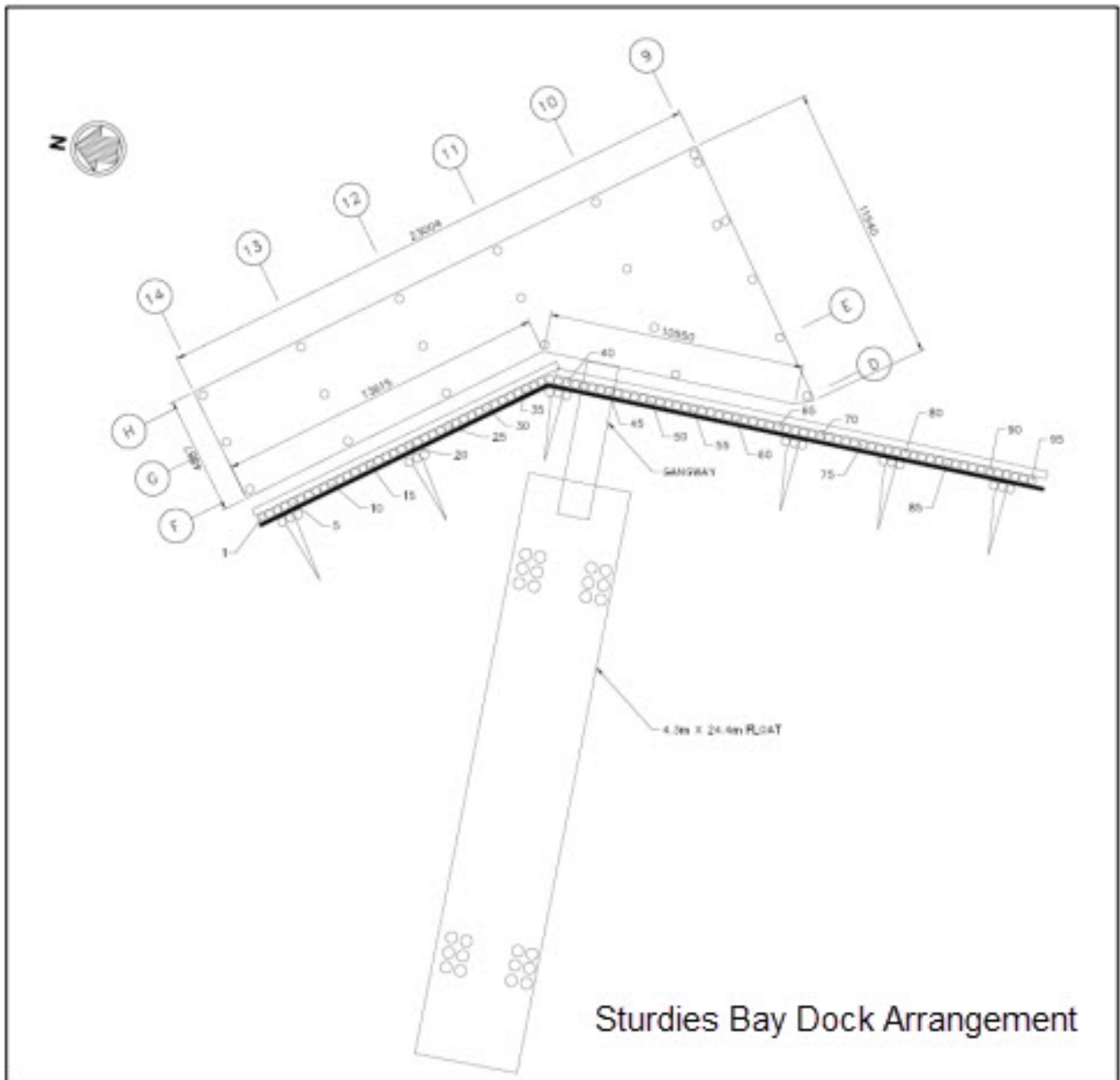
WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The unpainted wood railings, bull rails and decking are all in good condition. There are a few deck boards with minor rot developing and monitoring for future replacement is recommended. The wood notice board is in fair condition, cleaning and painting is recommended.</p>

GANGWAY FLOATS	<p>The old, heavy, painted steel gangway is in fair condition and has wood decking that is in poor condition and replacement is required. There is a steel top transition plate with painted yellow non-skid and the bottom apron is made of aluminum expanded metal and these are in good condition. The roller, guide rails and pillow blocks are very difficult to access do to the design of this beast. The roller bed boards are very old and in poor condition, replacement is recommended. If the decking is upgraded, the roller bed boards should be replaced. The roller, guide rails and pillow blocks require inspection and servicing. Painting is also required.</p>
	<p>The old wooden float has wood decking, rub boards, bull rails with tight bolts, good flotation and is in fair condition. The safety ladders have been cleaned and are in good condition. Yellow paint is required for the Loading Zone.</p> <p>There are 4 closed pile wells with 6 piles/well. Most of the pile wear showing ranges from minimal to a few piles with as much as 20% wear. All pile wells and UHMW rub boards are in good condition.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Wharfhead & Float / Good <input checked="" type="checkbox"/> Life Rings / Heaving Lines Float / Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) July 2025 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> The decking on the gangway requires replacement along with the wood roller bed boards. Inspecting the roller, pillow blocks, guide rails and any required service is recommended. Painting the steel gangway is also recommended.</p>
	<p>> The Loading Zone requires yellow paint.</p> <p>> The notice board requires cleaning and painting.</p>

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



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Anson Rd Mayne
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
	<p>The approach is an impressive aluminum structure with mini mesh decking in very good condition. There is an aluminum notice board located next to the gangway that is also in very good condition.</p>

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

GANGWAY FLOATS	<p>The aluminum gangway with mini mesh decking, top and bottom aluminum transition plates with painted non-slip, hard rubber wheels, aluminum guide rails and UHMW runners that are all in new like condition.</p>
	<p>There is a wood main float with 6 fingers, 3 floats on either side of the main float. There is wood decking, rub boards, bull rails with tight bolts in very good condition and all floats have good flotation. The end of the main float under the gangway is slightly lower in the water. One float close to the gangway has mini mesh decking to protect the eel grass. The 7 safety ladders are in good condition and cleaning is not required.</p> <p>There are 8 large steel piles at the end of the floats in closed wells and one of the piles in in an outside steel pipe well next to the gangway. There are anodes attached to each pile and require monitoring for replacement. All piles and UHMW rub boards are in very good condition.</p>

OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	1at notice board, 3 on float / good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	2 x April 2026, 2 x Feb 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> Monitor anodes for replacement.</p>
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Horton Bay Mayne
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
	<p>The wood railings are partially new and old, some older areas are painted and the new areas are unpainted. The bull rails are mostly painted except for the repaired area at the beginning of the approach. The wood decking is new and everything is in very good condition. The one issue is that a mud grate is required at the beginning of the approach.</p> <p>The notice board is a plywood board attached to the railing in the covered area and is adequate.</p>

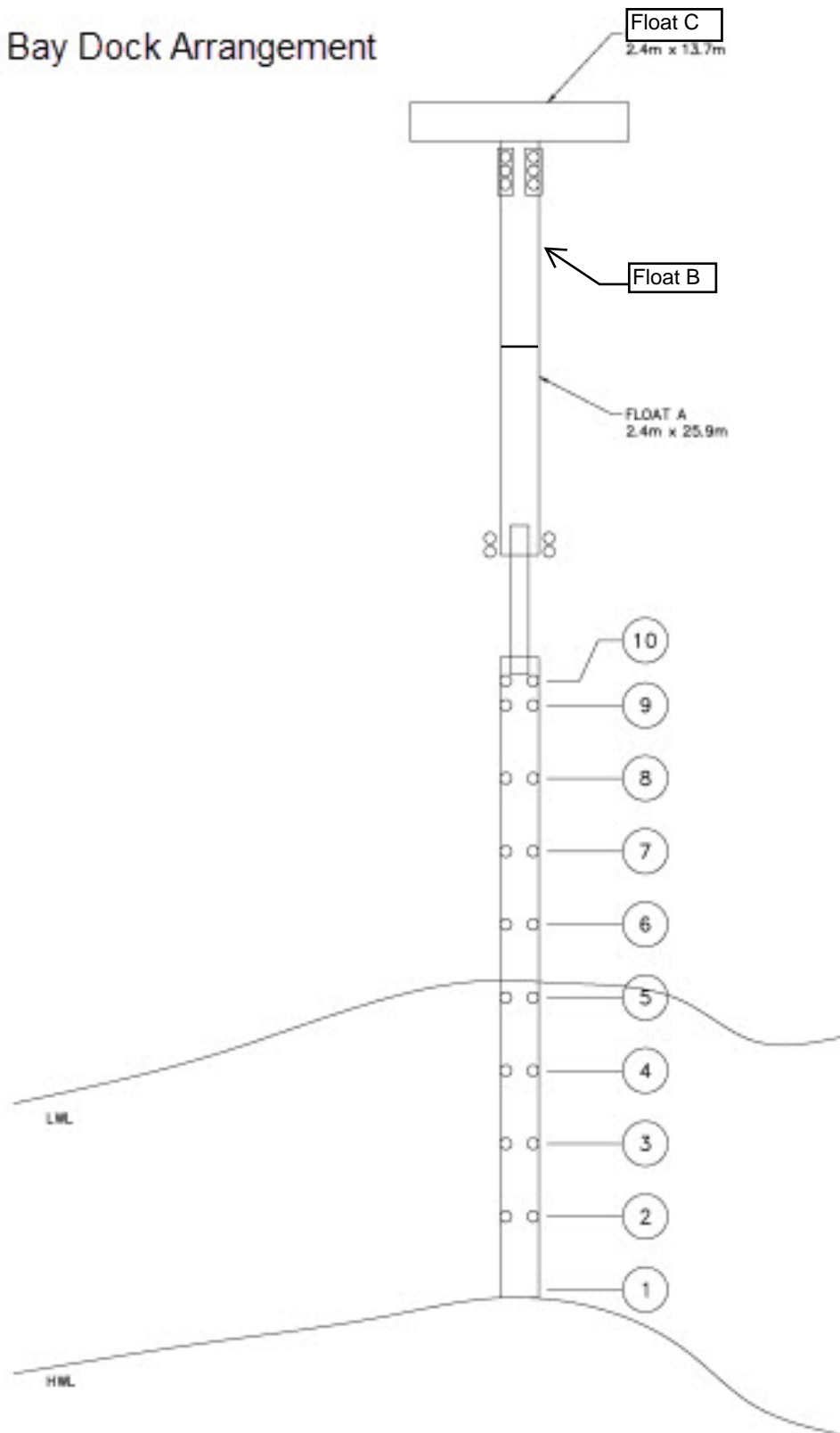
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	<p>The old steel gangway has been refurbished and has new mini mesh decking installed. There is an aluminum top transition plate with yellow non-skid paint and a bottom apron with mini mesh decking in very good condition. The older steel roller, guide rails and new pillow blocks and all are in good condition.</p>
	<p>The new wood float with mini mesh decking, wood rub boards and bull rails with tight bolts are in very good condition. The flotation is very good. The 2 safety ladders are in good condition and require cleaning. There are 2 new outside steel pipe pile wells with 2 wood piles / well. The piles are in fair condition for their age with minimal wear showing. The single end pile well has 6 older wood piles with minimal wear showing and these are in fair condition. There are new UHMW rub boards in the well.</p> <p>There is an older wood float, connected to Float A, being used for dinghy moorage with wood decking, rub boards, bull rails with tight bolts and good flotation that is in fair condition. Pressure washing is required. There is a hard rubber transition mat between the two floats and the connecting hardware is in good condition.</p> <p>The WCMRC float and barge are connected to the end of Float A. There are no safety ladders on this float, are they required?</p>

OTHER INSPECTIONS	<input type="checkbox"/> Lighting		<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Float - Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	10lb - April 2026, 10lb - Jan 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> A mud grate is required for the beginning of the approach.</p> <p>> The dinghy float requires pressure washing.</p> <p>> The safety ladders require cleaning</p> <p>> Are safety ladders required on the WCMRC float?</p>

Horton Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 7-May-2025

DOCK FACILITY: Miners Bay Mayne

INSPECTOR: Peter Binner

WHARFINGER: Nico Preston

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The is an older wood structure with wood decking, painted bull rails and railings that are in fair condition. Pressure washing is required for the bull rails and railings. There was damage to the railing and the light standard with the electrical panel that requires repair. There are a few deck boards with minor rot and monitoring for replacement is recommended. A new aluminum notice board has been installed. The old gas lines have been removed.</p>

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>WHARFHEAD Roughly 80% of the old wood decking has been replaced and new unpainted wood railings now surround the wharfhead. The large bull rails are unpainted and are in good condition and there are still a number of deck boards that require monitoring for developing rot and future replacement. GANGWAY A is an older painted steel structure in fair condition and the decking has recently been replaced with mini mesh decking. There is a steel top transition plate with painted non-slip and a similar bottom apron in good condition. The steel roller, steel guide rails and the pillow blocks are in fair condition. Float A is an older wood float with wood decking, rub boards, bull rails with some loose bolts on the south side and this is in fair condition. The bull rail on the south side is quite worn and replacement is recommended. The flotation is good.</p>

GANGWAY FLOATS	<p>Float A (continued) There are 2 closed pile wells next to the gangway with 6 wood piles/well. The piles are in fair condition with some piles showing as much as 20% wear and others have minimal wear. The pile wells are in fair condition and the UHMW rub boards are in fair condition considering that this has a modified design. At the end of the float there are 2 closed wells with 6 wood piles/well that are in good to fair condition with minimal to 10% wear showing and one pile that has a developing hole visible at low tide. The UHMW rub boards are in good condition. Gangway B is an older steel structure with an open steel grid decking that is in good condition. There is a floating steel top transition plate with painted yellow non-skid and the bottom apron is the same as the gangway decking and running on steel runners. There is a steel roller and guide rails that are in good condition along with the pillow blocks. This is sitting on a section of wood decking before the concrete tiles begin. Float B is a fairly new wood float with 2'x2' concrete tiles, wood rub boards, bull rails with mostly tight bolts and the float has good flotation. The loose bull rail bolts are along the east side, in the middle area and can be monitored for tightening. The condition is good and things to be fairly stable for this location. Yellow paint is required for the Loading / Emergency & Sea Plane Landing zone. The safety ladders are cleaned and in good condition. Replace long term moorage signs required.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Partially working due to damage <input checked="" type="checkbox"/> Life Rings / Heaving Lines Floats A & B / Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) 2 x Dec 2025, 1 x July 2025 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> The damaged railings & electrical panel on the approach require repair.</p> <p>> Replacing the bull rail on the south side of Float A is recommended.</p> <p>> Yellow paint is required in the Loading/Emergency & Sea Plane Landing zones.</p> <p>> Long Term Moorage signs are in poor condition and replacement is recommended.</p> <p>> Monitor the decking on the approach and wharfhead for replacement.</p> <p>> Monitor the bull rail bolts.</p>
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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: 4-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Hope Bay Pender
WHARFINGER: Peter Binner

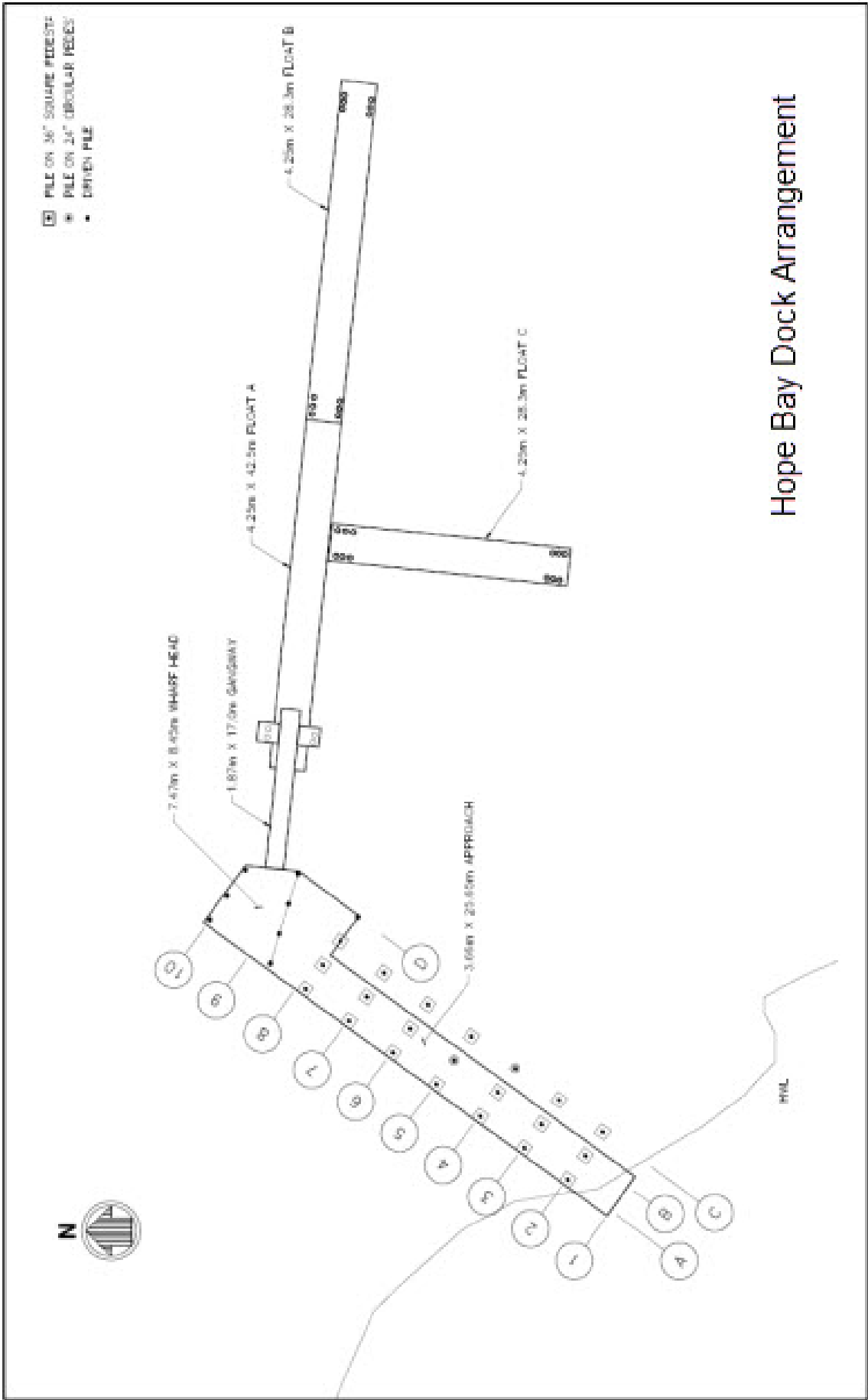
APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>The wood railings and bull rails have some remaining paint and other sections have new unpainted wood and are generally in good condition. The wood decking is in mostly good condition with roughly 12 to 15 deck boards with developing rot and monitoring for replacement is recommended. The mud grate is clear of debris.</p>

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 wood railings and bull rails are in the same condition as the approach with only a few deck boards with developing rot that require monitoring for replacement. The wood notice board is in good/fair condition.</p> <p>There is a broken pile brace that requires replacement.</p> <p>The light standard requires painting.</p>

GANGWAY FLOATS	<p>The old painted steel gangway has wood decking, half wood rungs and expanded aluminum grating for non-slip that is in fair condition. There is the usual amount of rust on the frame and guide rails but the roller & pillow blocks are recent replacements in good condition. There is an aluminum transition plate at the top with painted yellow non-slip and an expanded aluminum grating apron running on aluminum runners that are in fair condition. Float A is a new wood float with wood decking, rub boards and bull rails with tight bolts and is in good condition with good flotation. There are 2 outside closed pile wells with 3 wood piles/well. The piles are in good condition with minimal wear showing and the UHMW rub boards are in good condition. Yellow paint is recommended for the Loading Zone. This float is connected to Float B with a hard rubber mat and is an older upgraded wood float with wood decking, rub boards and bull rail bolts with tight bolts and good flotation that is in good condition. There are 4 closed pile wells with 3 wood piles/well that are in good condition with minimal wear showing. The wells and the UHMW rub boards are also in good condition. Float C is an older wood float with wood decking, rub boards and bull rails with tight bolts and good flotation that is in good condition. There is a floating aluminum transition plate connecting Float A to Float C. There are 4 closes pile wells with 3 piles/well that are in good condition with minimal wear showing. The wells and UHMW rub boards are also in good condition.</p> <p>The safety ladders have all been cleaned.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Wharthead / Good <input checked="" type="checkbox"/> Life Rings / Heaving Lines Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) July 2025 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> Repair the broken pile brace under the wharfhead.</p> <p>> The light standard requires painting.</p> <p>> Yellow paint is recommended for the loading zone on Float A.</p> <p>> Monitor the developing rot in the deck boards on the Approach & Wharfhead.</p>
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Hope Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 4-May-2025

DOCK FACILITY: Port Browning Pender

INSPECTOR: Peter Binner

WHARFINGER: Claude Kennedy

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>There are old painted wood railings and bull rails that look "rustic" but are in fair condition. There are minor areas of developing rot in the railings, bull rails and the wood decking that require monitoring for replacement. There is a mud grate that is clear of debris.</p> <p>A new aluminum notice board was installed May 13. There is a large spill kit located here.</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>N/A</p> <p>GANGWAY- This is an older painted steel structure with wood decking, half ladder rungs and half expanded aluminum grating for non-slip. This is in good to fair condition and upgrading to mini mesh decking is recommended. There is a steel roller running on steel guide rails along with pillow blocks that are in fair condition. There is a steel top transition plate with painted non-slip and an aluminum expanded metal grating for the bottom apron running on the float decking. UHMW runners are recommended.</p>

GANGWAY FLOATS	<p>Float A is an older wood float with wood decking, rub boards and bull rails with only a few slightly loose bolts, likely common with drier weather. The float is in good condition and has good flotation. There are 2 open pile wells with 2 wood piles/well that are in good condition with minimal wear showing. The wells are in fair condition and the UHMW rub boards are in good to fair condition. The float is anchored. The safety ladders require cleaning.</p> <p>Float B is an older wood float with wood decking, rub boards and bull rails with mostly tight bolts along with some that are slightly loose. The float is in good condition, has good flotation and is connected to Float A & Float C with chains that are in good condition. This float is used primarily for dinghy moorage and yellow paint is required for the bull rails. There are 4 closed pile wells with 2 wood piles in the 2 wells near Float A and 3 wood piles in the 2 wells near Float C. The piles are in good condition with minimal wear showing and 1 pile in the well next to Float A has a large developing hole viewed at low tide. The UHMW rub boards are all in good condition.</p> <p>Float C is an older wood float with wood decking, rub boards and bull rails with tight bolts and is in good to fair condition. The float is connected to Float C and there is a slight dip with the flotation that is otherwise in good condition. At the other end are 2 pile wells with 3 wood piles/well that are in good condition with minimal wear showing. The pile wells and UHMW rub boards are in good condition. The loading zone requires yellow paint.</p>
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OTHER INSPECTIONS	<input type="checkbox"/> Lighting	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	Notice board - Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Jan 2026	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<p>> The safety ladders require cleaning.</p> <p>> Yellow paint is required for the Loading Zone & Dinghy Moorage float.</p> <p>> Monitor the deck boards, railings and bull rails for rot and future replacement.</p> <p>> UHMW runners are recommended for the gangway apron.</p>
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If more comments are required, additional page will be attached.



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 4-May-2025

DOCK FACILITY: Port Washington Pender

INSPECTOR: Peter Binner

WHARFINGER: Peter Binner

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The unpainted wood railings and bull rails are in good condition as is the wood decking. A new aluminum notice board has been installed.

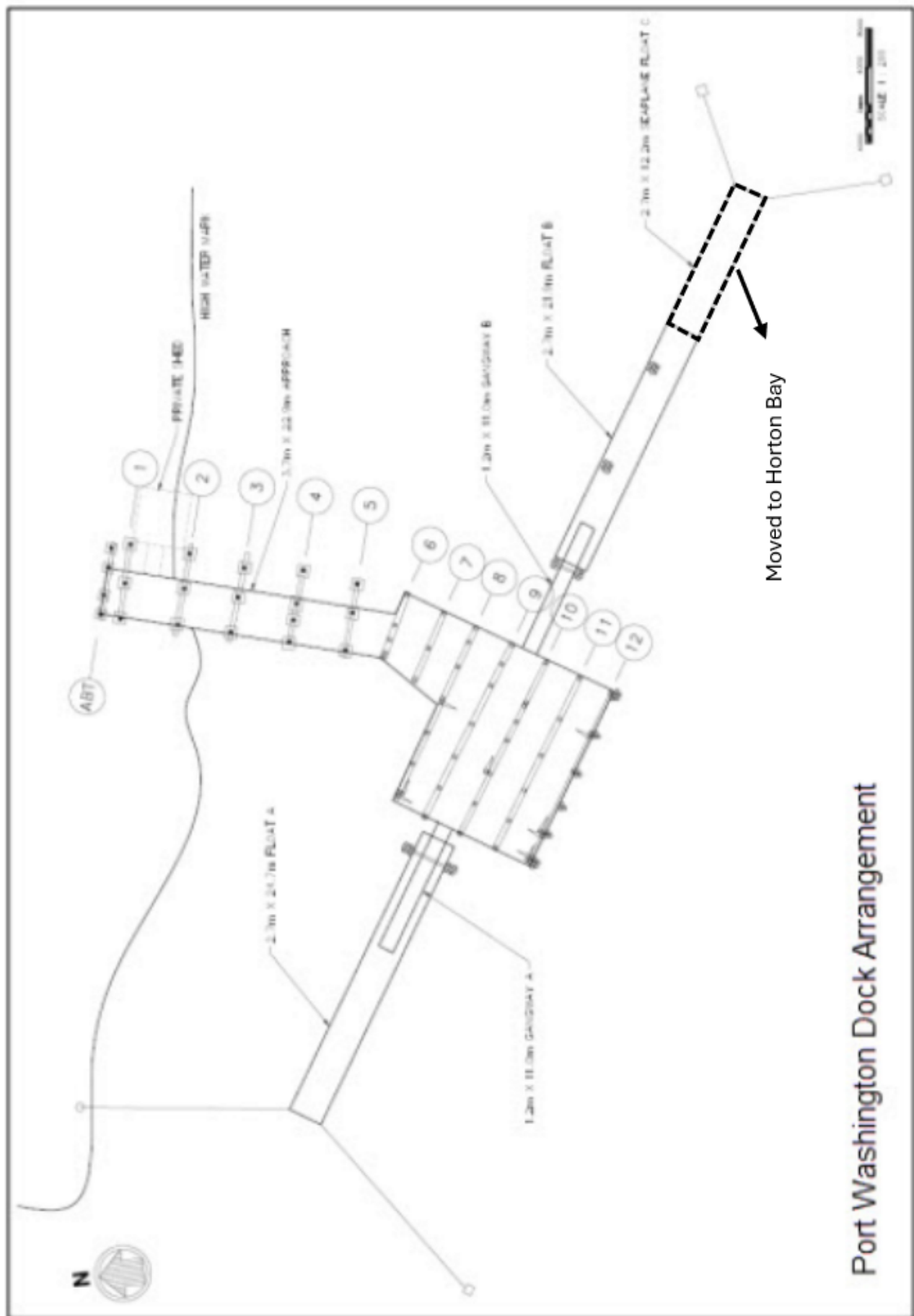
WHARF HEAD	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	The new unpainted railings and roughly 80% of the wood decking has been replaced and this area is in very good condition.

GANGWAY FLOATS	<p>Gangway A is an older painted steel structure with wood decking, wood rungs and expanded aluminum grating for non-slip that is in fair condition. There is a top aluminum transition plate and an aluminum expanded metal apron at the bottom running on the wood decking. UHMW runners are recommended. The steel roller & guide rails are old but in fair condition and the pillow blocks have recently been replaced. Float A is an older wood float with wood decking, rub boards and bull rails with mostly tight bolts that is in good condition and has good flotation. There is a split bull rail that is loose and requires repair or replacement. There are 2 open pile wells with 3 wood piles/well. the piles are in good condition with minimal wear showing as are the UHMW rub boards. There is 1 tire missing at the Sea Plane landing zone, replacement is required.</p> <p>Gangway B is an old painted steel structure with wood decking, wood rungs and expanded aluminum grating for non-slip that is in fair condition. Replacing the decking on both gangways is recommended. The Steel roller & guide rails are old along with the pillow blocks but these are still in fair condition. Float B is an older wood float with wood decking, rub boards and bull rails with tight bolts that are in fair condition (mostly new on the shore side) and the flotation is good. There are 2 open pile wells with 2 wood piles/well under the gangway end and 2 closed pile wells with 4 wood piles/well that are in fair condition with minimal wear showing and the UHMW is old but in fair condition. The bull rails around the closed wells have been refastened. All ladders are clean.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Approach, Wharfhead & Floats / Good <input checked="" type="checkbox"/> Life Rings / Heaving Lines Floats x 2 Good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) July 2025 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	> A tire is required for the Sea Plane landing zone.
	> Repair or replace split bull rail in Float A. > UHMW runners for the Gangway apron on Float A. > Replacing the decking on the 2 gangways is recommended.

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



Port Washington Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Piers Island
WHARFINGER: Guy Plante

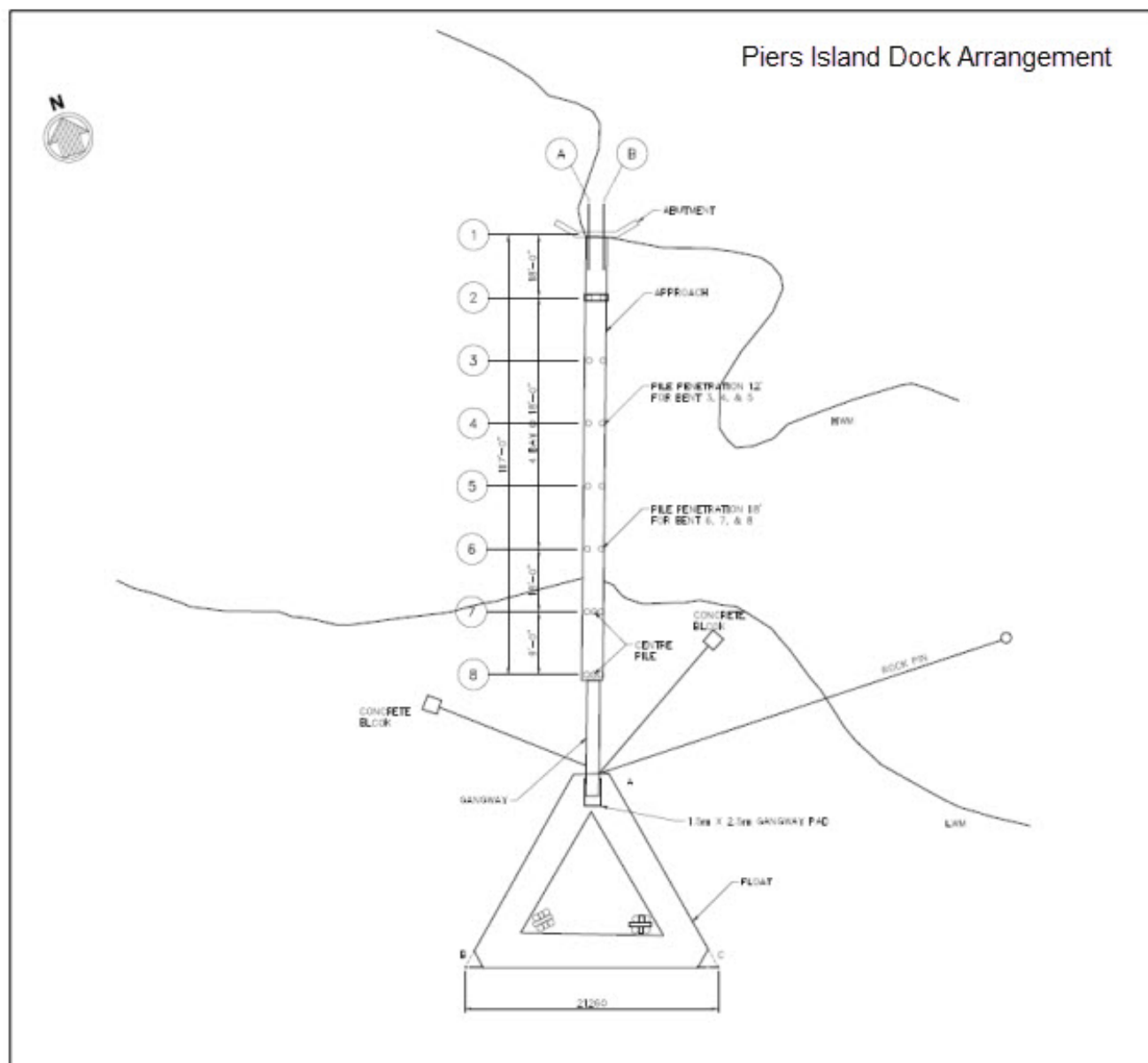
APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>There is an aluminum notice board located on the main float that is in good condition. Signage is posted.</p> <p>The railings and bull rails are unpainted and in good condition other than a small section of bull rail with developing rot that requires monitoring for replacement.</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	Empty space for Wharf Head inspection

GANGWAY FLOATS	<p>There is an old heavy painted steel gangway in fair condition and new mini mesh decking. The bottom apron is old expanded aluminum grating and replacement is recommended. There are steel wheels welded to the axle and pillow blocks that are difficult to access and running on steel guide rails that are in fair condition. The wood gangway bed boards are in poor condition and replacement is recommended. The float decking underneath could also be rotten.</p> <p>There is an old wood triangular shaped float with wood decking (there are a few boards with minor rot showing), rub boards, bull rails with tight bolts, all in fair condition and very good flotation. The expanded aluminum grating that is used for a non-slip surface is old, breaking up and is creating a potential tripping hazard. Removal is recommended. Extending the Emergency/Loading zone is recommended and yellow paint is required on the bull rail.</p> <p>Float B is a new HDPE tube float with mini mesh decking, wood bull rails and rub boards. There is a single steel pile in a closed well, all in very good condition.</p>
	Empty space for Gangway Floats inspection

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

COMMENTS/INSTRUCTIONS	<p>> Removal of the expanded aluminum non-slip grating on the main float is recommended.</p> <p>> Extend the Emergency/Loading zone and yellow paint is also required.</p> <p>> Inspect the wood decking at the bottom of the gangway and replace if required.</p> <p>> Monitor the gangway bottom apron for further breakage.</p> <p>> Monitor the rot developing on the approach bull rails, decking and deck boards on the main float.</p>
	Empty space for Comments/Instructions



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 10-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Lyall Harbour Saturna
WHARFINGER: Vanessa Verbitsky

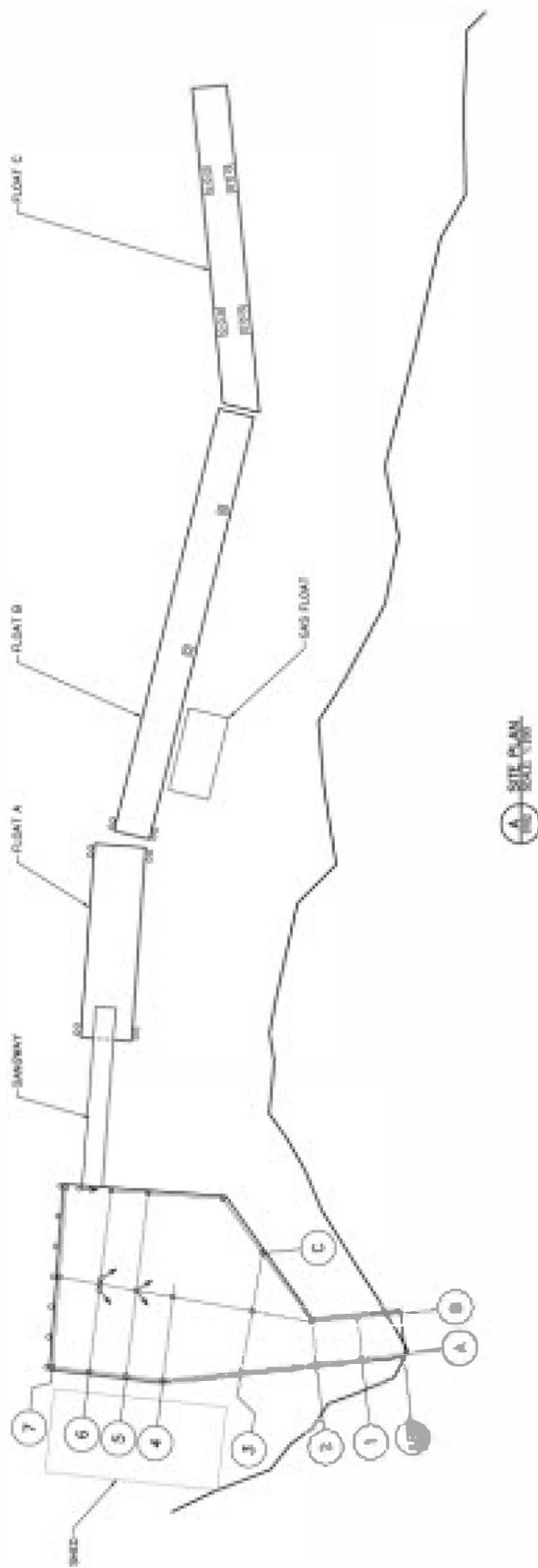
APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>THE GANGWAY: There is an old steel transition plate at the top that requires yellow paint and has a new aluminum / expanded metal bottom apron in very good condition. The gangway is a new aluminum structure with hard rubber wheels riding on aluminum guide rails that are in good condition.</p>

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>This has steel railings, large unpainted wood bull rails and concrete decking that are all in good condition. The wood notice board is in fair condition and there is a large spill kit located here.</p>

GANGWAY FLOATS	<p>Float A is an older wood framed float with new decking and flotation that has improved the height of the float on the water. The wood decking and bull rails are in good to fair condition, the bolts are tight and the rub boards are also in good condition. Yellow paint is required in the Emergency/Loading zone. The safety ladders have been cleaned. There are 2 open pile wells with 2 piles in each well next to the gangway. The piles have minimal to moderate wear and the UHMW rub boards and the wells are all in good condition. The next group of 3 piles in open wells are in good condition with minimal wear on the piles and the UHMW rub boards and wells are in good condition. There are 2 other steel piles in closed wells with UHMW rub boards in good condition and the anodes require monitoring for replacement. The WCMRC float is attached in the area next to the gangway.</p> <p>Float B is an older float with wood decking, bull rails and rub boards that are in good condition. There is an aluminum transition plate that is causing some wear on float A due to the end of float B being lower in the water. Additional flotation may be required. There are 4 closed pile wells with 3 piles/well. The piles are in good condition with minimal wear showing and the UHMW rub boards are old and in fair condition.</p> <p>Float C is a newer wood float with wood decking, rub boards and bull rails with tight bolts that are all in good condition. The flotation is good (slightly lower at the ends) and the ladders have been cleaned. The bull rails for the seaplane landing requires yellow paint. To be continued in "APPROACH".</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting Wharfhead and floats are working <input checked="" type="checkbox"/> Life Rings / Heaving Lines 2 on floats are good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) June 2025 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> The flotation on float B requires improvement as the transition plate is causing wear on the bull rails of float A.</p> <p>> Yellow paint is required in the Emergency/Loading zone, the Seaplane Landing zone and the top transition plate of the gangway.</p>
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LEGEND:

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

Lyall Harbour Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-May-2025
INSPECTOR: Peter Binner

DOCK FACILITY: Swartz Bay
WHARFINGER: Guy Plante

APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>This is a concrete structure with painted steel railings that are in good condition. There is an aluminum notice board in good condition but the lock box has been vandalized and repaired several times, a more secure upgrade is recommended.</p>

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

GANGWAY FLOATS	<p>The gangway is an old painted steel structure that is in good condition and there is new mini mesh decking that has been recently installed. There was an issue with the Piers Isl. decking due to the steepness of the gangway but this is not a problem here. The aluminum frame and expanded metal grating on the bottom apron has an area that is breaking up and a hole is developing along with some damage to the frame. Repair or upgrading is recommended.</p>
	<p>Float A is a new wood float with wood decking, rub boards and tight bull rails except for 1 bolt in a particular area that keeps coming loose. Oddly, this is in the same area that was a problem with the old float. Otherwise the flotation is good and everything is in good condition. The safety ladders are cleaned and in good condition.</p>
	<p>Float B is a fairly new wood float in good condition with wood decking, rub boards and bull rails with tight bolts. The flotation is good. The safety ladder has been cleaned and is in good condition. Yellow paint is required for the LOADING ZONE. The steel transition plate between the two floats is a 2 piece flat design. Due to the slight difference in float height and the slight angle of Float B, there is one plate that will lift up enough to present a tripping hazard. If these plates were slightly curved, this might help with this problem.</p>

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

COMMENTS/INSTRUCTIONS	> Upgrading or repairing the bottom apron of the gangway is recommended.
	> Modifying the flat transition plates between Floats A & B is recommended.
	> Tighten the 1 very loose bull rail bolt on Float A.
	> Upgrading the lock box is recommended.
	> Yellow paint is required for the LOADING ZONE area.

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF THURSDAY, MAY 29, 2025**

SUBJECT **Review of Moorage Rates**

ISSUE SUMMARY

To compare CRD's moorage rates with other nearby docks and marinas in advance of preparing the 2026 budget and 5 year financial plan.

BACKGROUND

The Southern Gulf Island (SGI) Harbours Service manages 13 docks in the Southern Gulf Islands and is funded by tax requisition and by dock users through charging moorage. The tax requisition is applied only to the residents of the SGI Electoral Area and long term moorage is intended only for the residents within the electoral area, with transient moorage available to non-residents. The current moorage rate structure is provided in Appendix A.

In the past 12 years the CRD moorage rates have been increased twice and are scheduled for review. To assist in determining any future rate changes a market survey of moorage rates at nearby privately and publicly owned docks and marinas is provided in Appendix B.

The market survey displays how moorage rates are highly variable across the SGI. The larger private marinas provide electricity and potable water at each slip and have significantly higher rates. Conversely the publicly owned docks differ from the marinas by not providing these services and having lower rates.

ALTERNATIVES

The Southern Gulf Island Harbour Commission recommends:

Alternative 1

That a preliminary 2026 budget for the service be prepared with a 10 percent increase in moorage rates.

Alternative 2

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

IMPLICATIONS (choose those that apply)

Financial Implications

The services 2025 annual budget has a total cost of \$513,059. The source of funding is about 68% from requisition and 32% from moorage rates. The service occasionally also receives grant funding to support projects. In 2025 the service's tax requisition is \$344,599, which is a 6% increase from 2024.

Service Delivery Implications

The annual maintenance and repairs to the docks are significant and the costs are considered to be escalating faster than the national inflation rate. An increased contribution to the Reserve funds can assist to ensure the docks can continue to be maintained at a high level and reduce the potential of relying on debt. This is method of preparing for unforeseen incidents to the docks and a way to mitigate the financial impact to the Service.

If the moorage rates are escalated and budgeted funds are not spent in a fiscal year they would be transferred to the Capital or Operating Reserves. The funds will then be available to complete future maintenance and repairs. The future total Reserve balances are forecast to vary between \$137,000 and \$236,000 in the next 4 years.

CONCLUSION

The Southern Gulf Island Harbours Commission is a service that is funded primarily through tax requisition and moorage rates. A review of the moorage rates has been provided to enable the Commission to be aware of the market rates charged at nearby marina and dock facilities. Thus, enabling the Commission to provide informed guidance back to staff in advance of preparing the budget for 2026 and the succeeding years.

RECOMMENDATION

The Southern Gulf Islands Harbours Commission recommends:

That a preliminary 2026 budget for the service be prepared with a 10 percent increase in moorage rates.

Submitted by:	Stephen Henderson, Senior Manager, Real Estate Services, Southern Gulf Islands Administration, and the Salt Spring LCC
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ATTACHMENT(S)

Appendix A: Table of CRD's current rate structure

Appendix B: Table of comparable moorage rates at nearby docks and marinas

Table of CRD's current rate structure

Appendix A

	Amendment 3814	Amendment 4469	Amendment 4655	
2. MOORAGE FEES (include applicale taxes)	2013	2022	2025	
2- 3 to 12 hours, between 8 AM to 8 PM	\$ 0.39	\$ 0.50	\$ 0.60	per lineal foot per day
12+ to 24 hours, or overnight	\$ 0.77	\$ 1.00	\$ 1.15	per linear foot
Prepaid Long-Term Moorage Fees	2013	2022	2025	
	Per Lineal Foot			
Monthly	\$ 4.40	\$ 5.80	\$ 6.70	
Quarterly	\$ 11.80	\$ 15.40	\$ 18.00	
Annual	\$ 42.50	\$ 55.30	\$ 64.00	
	*Current Annual Prepaid Long-Term would cost \$5.33/foot monthly			
Long-term Moorage Fees (Dinghy)	2013	2022	2025	
Monthly	\$ 2.00	\$ 30.00	\$ 35.00	
Quarterly	\$ 59.25	\$ 80.00	\$ 90.00	
Annual	\$ 213.25	\$ 280.00	\$ 325.00	
Springline Moorage Fees	2013	2022	2025	
Monthly	\$ 65.60	\$ 75.00	\$ 87.00	
Quarterly	\$ 157.50	\$ 210.00	\$ 242.00	

3. WATER TAXI AND CHARTER BOATS MOORAGE FEES						
Amendment 3814			Amendment 4469		Amendment 4655	
2013	2022	2025	2013	2022	2025	
Annual Licence (per annum)			\$ 62.50	\$ 62.50	\$ 70.00	
Frequency of Use - Landings/month/dock						
	Monthly		Annual			
0 - 2	No Charge	No Charge	No Charge	N/A	N/A	N/A
3 - 15	\$ 20.50	\$ 27.00	\$ 31.00	\$ 205.00	\$ 260.00	\$ 300.00
16 - 30	\$ 34.00	\$ 45.00	\$ 52.00	\$ 340.00	\$ 440.00	\$ 510.00
31+	\$ 55.00	\$ 72.00	\$ 85.00	\$ 550.00	\$ 720.00	\$ 830.00
4. SEAPLANES						
2013	2022	2025	2013	2022	2025	
Annual Licence (per annum)			\$ 62.50	\$ 62.50	\$ 70.00	
Casual Use - Loading/Unloading			\$ 13.50	\$ 20.00	\$ 23.00	per landing
Frequency of Use - Landings per year per airport						
			Annual Fee Per Airport			
3 - 48			\$ 205.00	\$ 270.00	\$ 310.00	
49 - 200			\$ 410.00	\$ 520.00	\$ 600.00	
200 +			\$ 550.00	\$ 720.00	\$ 830.00	
Moorage Fees			N/A			

6. RESERVED BERTHS

Reserved berths - 1.5 times the applicable (Quarterly and Annual moorage fees)

7. REMOVAL AND IMPOUNDMENT						
Amendment 3814			Amendment 4469		Amendment 4655	
Impoundment Fee	\$ 114.00	\$ 150.00	\$ 175.00			
Towing Fee (for towing or removal to storage location)	\$ 170.50	\$ 275.00	\$ 320.00	per hour		
Hauling Out Fee	\$ 170.50	\$ 275.00	\$ 320.00	per hour		
Fee for Placing on Blocks/Removal from Trailer	\$ 170.50	\$ 275.00	\$ 320.00	per hour		
Salvage Fee \$/hour	N/A	N/A	\$ 490.00	per hour		
Storage Costs for Vessel	\$ 4.00	\$ 5.25	\$ 6.05	per day per foot		

*or actual cost, whichever is greater

**CRD may charge an additional 10% on top of fees or actual costs to cover administrative task and time spent

TRANSIENT MOORAGE

Marina/Rate	Daily Per Foot		VS CRD
CRD - SGI Harbours Commission	\$	1.15	100.0%
Full Service in Sidney		NA	-
Full Service in SGI	\$	2.25	195.7%
Full Service in SSI	\$	2.25	195.7%
Full Service in Sidney	\$	2.25	195.7%
Community Dock in SGI	\$	0.60	52.2%
SGI - Private Strata Community		NA	-

ANNUAL MOORAGE RATES

Marina/Rate	Annual Per Foot		VS CRD
CRD - SGI Harbours Comm-Not Reserved	\$	64.00	100%
CRD - SGI Harbours Comm-Reserved	\$	96.00	150%
Full Service in Sidney	\$	235.60	368%
Full Service in SGI	\$	180.60	282%
Full Service in SSI	\$	244.00	381%
Full Service in Sidney	\$	219.60	343%
Community Dock in SGI	\$	40.80	64%
SGI - Private Strata Community	\$	13.50	21%

Reserved Berths 1.5 times of \$64

Average of Rates - see individual facility's rate table; Not accounting additional fees for amenities

Members Only

Current Annual Rate per foot	\$64.00	\$96.00
5% increase	\$67.20	\$100.80
10% increase	\$70.40	\$105.60
20% increase	\$76.80	\$115.20

Association of Mayne Island Boaters,
Mayne Island.

Paul Brent Director SGI/CRD
directorsgi@crd.bc.ca
Capital Regional District,
625 Fisgard Street,
Victoria,
BC V8W 1R7

To: Paul Brent, Director SGI/CRD
From: Association of Mayne Island Boaters (AMIB)
May 13th, 2025

Purpose of Letter:

To seek SGI/CRD support for the preparation and submission of an application by AMIB to install electrical power to CRD Anson Road Dock, Mayne Island.

Dear Director Brent:

The Association of Mayne Islands Boaters was founded on Mayne Island 24 years ago to:

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

AMIB and the public boating community are hugely appreciative of the commissioning of the Anson Road dock. This amenity has added substantial capacity to boat moorage on Mayne Island.

However, there are limitations.

The new Anson Road dock is seasonally hybrid. Only boats up to 25 feet in length have access during summer months. And those boats over 25 feet may only apply for dock access over winter. Yet, without power, few boaters (with any length boat) currently seek Anson Road moorage over winter.

Consistent with the AMIB goals 1 and 2, electrical power would dramatically enhance the Anson Road facilities and dock revenue. The two sources of the revenue increase are:

- the increased number of boats moored over winter and
- profit from the electricity utilized by all boats year round.

AMIB is aware that no other SGI docks at present have a reasonable level of electrical supply. Yet, in the original CRD funding for the installation of Anson Road dock, the sum of \$22,000 was allocated for electrical installation. This reflected the type of facilities to be provided with this newest SGI dock. This electrical installation did not occur.

AMIB is aware of the capital installation costs as well as the ongoing running costs to supply electricity to individual boaters. Especially those running costs required to assess the electricity used by each boater and then the collection of payment. Fortunately, modern dock pedestal systems can now automatically meter and obtain payment for electricity. These can now occur without additional hours of wharfing time. To allow this, each coupling between electrical cord plug and dock pedestal contains the 'signature' of the individual boater (see Canadian company Voltsafe).

A successful application from AMIB could serve as a model for other SGI docks.

Director Brent, we therefore respectfully seek support from you for the preparation and submission of an application from AMIB to install electrical supply to Anson Road dock at Horton Bay, Mayne Island.

We welcome any questions or feedback. Thank you.

Greg Martin gsmcwfi@gmail.com
Peter McComb pmccomb@mail.ubc.ca

On behalf of

AMIB Board:

President - Greg Martin

Vice President - Aaron Reith

Treasurer - Martin Renaud

Secretary - Jachym Rudolf

Directors:

Brian Dearden, Alex Flowers, Peter McComb, Keith Stewart, Chrysta Wallin