

**Minutes of a Meeting of the
SOUTHERN GULF ISLANDS HARBOURS COMMISSION
held on Tuesday, May 17, 2011 at the
Saanich Peninsula Health Unit, Mt. Newton X Rd., Saanichton, BC**

PRESENT: Stephen Cropper - Chair, Mayne Island
Mike Callendar, S. Pender Island
Ken Hancock, CRD Director
Jon Heaney, N. Pender Island
Sheila Midgley, Galiano Island
Allen Olsen, Saturna Island
Bryce Young, Piers Island
Pete Williams, Ports Manager
Marian Brown, Recording Secretary

ABSENT: None

GUESTS: Chris Grelson, CRD Sr. Manager Risk Facility Management; Jean Jones and Wes Gross

The meeting was called to order at 1:05 pm.

1. Welcome and Introductions

Commission members and guests introduced themselves

2. Approval of Agenda

Moved by Sheila Midgley, **seconded** by Ken Hancock that the agenda be approved as circulated with item 3 to state the "Minutes of March 15, 2011". **CARRIED**

3. Approval of Minutes – March 15, 2011

Moved by Ken Hancock, **Seconded** by Allen Olsen that the minutes of the meeting held March 15, 2011 be adopted, with the following amendment:

Page, 2, item 4, Hope Bay, 1st paragraph, replace "Derek Masselink" with "Peter Binner".

CARRIED

4. Dock Profiles

Galiano Island

The Ports Manager reviewed the background of the financial challenges and noted that the Commission is trying to understand the function of the docks within the communities on the seven islands.

- There are five public government docks on Galiano Island of which three are owned by the CRD – Retreat Cove, Montague and Sturdies Bay
- Spanish Hills does not produce revenue and services people primarily outside the electoral area
- Retreat Cove is in close proximity to Salt Spring Island and would be an important dock to go to for escape in the event of an emergency
- Retreat Cove has 80 feet of float space and services local boaters
- Have spent \$45,000 to date
- Slated to have detailed engineering report this year

- The user profile includes a wharfinger, former ferry captain, kayakers and commuter traffic which includes tradesmen

Commission members discussed the dock access for kayakers getting in and out of their craft and the possibility of installing a lower float. Wes Gross, wharfinger, expressed concern re the loading and sliding of kayaks off the docks and possibly breaking the kayak when sliding it into the water. The land is private on both sides of the public access and there are problems with garbage which creates friction with the land owners.

Montague Harbour

The Ports Manager noted the following:

- Montague Marina is located next to the dock and is a larger facility
- Public dock is 40 ft and is also used by seaplanes
- Small dinghies are located all around the dock and are primarily related to Parker Island and water access only subdivisions

Sheila Midgely stated that there are 49 properties on Wise Island, 1 on Charles, 1 on Sphinx, 36 on Parker, 1 on Julia, 32 on Phillimore Point with 7 properties beyond, Secret Island has 3 families plus local boaters for up to 500 users in the summer.

The Ports Manager reported:

- Revenue in 2010 was \$7,498
- Approach is very small, 189 sq. ft
- Have put in two steel pilings and some new railings
- 4 floats
- Expenditures are \$190,000
- Replacement cost of the facility is \$227,000
- User profile includes locals, island commuters, ambulance, float plants, water taxi, commuters, trades people

Wes Gross, wharfinger, stated it is a very busy dock primarily in the summer and noted his main concern is to make space for all the dinghies. Dock space is allotted on a first come first serve basis and the dock is usually full by May. Wes further stated his wish to separate the dinghies from tie up boats at the dock. Customs and Border Services also use the facility.

Commission members discussed revenue from dinghy use and the size of the water lot which is at full capacity. It was noted by the Ports Manager that talks are underway to obtain the old BC Ferry water lot. Considerations are being given to various configurations of floats, budget restrictions, and methods of deterring larger boats from tying up at that dock and allowing only dinghies and a loading zone.

Members questioned reducing the length of time for dinghy tie up from the current four hours and the possibility of a special float arrangement for permanent dock users. What percentage of the dinghy problems are related to people with boats? It was also noted that no other dock is serving 300 water lots and people with different agendas. This is an area that needs further study, including the cost of enlarging the dock space versus the revenue received and the optimum ways to service the needs of the people.

Other dock facilities in the Montague area include the marina next door and the provincial government dock. It was noted that the closeness of the commercial marina does put some pressure on this dock facility but the marina also has the only outhouse in the area.

Sturdies Bay

The Ports Manager noted the following:

- Main users are from Gossip Island and Whaler Bay
- Has drive-on for ferry users
- There is a reduction in size of the wharf head
- Lots of breakage of rollers, bolts and gangway from stormy weather
- Pilings are lashed together
- Has one small float
- 1500 sq ft approach
- 5-year projection costs of \$250,000 with replacement cost of \$552,000
- Users include school boat, water taxi, emergency services, mail courier, occasional moorage
- Revenue for 2008 was \$2,600

Jean Jones, wharfinger, stated the users of the facility as school boat, RCMP, emergency services, Gossip Island connections, ferry arrival and departure, summer fish sales on Saturday mornings. Jean confirmed that in the winter it is a brutal area to tie up a boat and further noted that the dock is also used as a scenic place to wait for the ferry. She reported that taxes for dock facilities have risen from \$13.02 in 2004 to \$40.62 in 2010 and if people want money for docks this amount will have to increase. This is a working dock, not a tourist facility.

The Regional Director reviewed the dock divestiture funding program and the steady increase of the tax rate to the maximum allowed under the bylaw to \$48 per household by 2012. There will be a public process once the maximum is reached. The dock facility is part of the island's infrastructure.

Commission members discussed the possibility of other revenue sources, including Tourism BC. It was noted that work is being done by the CRD and Chambers of Commerce to develop a tourism strategy and it has been questioned if the docks would be a part of this strategy. It was also noted that the water taxi does pay to use this facility.

Commission members took a break at 2:15 and reconvened at 2:28. Jean Jones and Wes Gross left the meeting.

5. Chair's Report – Nothing to report

6. CRD Director's Report – Nothing to report

7. Ports Manager's Report

a) Lyll Harbour and Horton Bay

The Ports Manager provided a copy of a staff report entitled "Options for Horton Bay and Lyll Harbour Docks" which reviewed the background of these two facilities which are being divested by the Department of Fisheries and Oceans.

Moved by Sheila Midgely, **seconded** by Allen Olsen that the Southern Gulf Islands Harbour Commission direct staff to send a letter to Fisheries and Oceans Canada confirming that the Capital Regional District is willing to explore the options to take ownership of a smallcraft harbour facility in Horton Bay, Mayne Island. **CARRIED**

Moved by Allen Olsen, **seconded** by Bryce Young that the Southern Gulf Islands Harbour Commission direct staff to send a letter to Fisheries and Oceans Canada confirming the Capital Regional District's willingness to discuss future options for Lyall Harbour on Saturna Island. **CARRIED**

b) Port Browning Update

The Ports Manager stated that Heavy Metal Marine WAS the successful bidder at \$38,830 and that he will be meeting with them to discuss the final document

c) Maintenance Update

Sturdies Bay had rollers and ramp plate replaced, sign boards at Sturdies and Miners Bay; Miners Bay had some work done re the transition plate; life ring design at Port Washington is being fixed and life rings are being reinstalled. Painting at Port Washington was done last year and Piers Island the year before.

8. Treasurer's Report – Jon stated that the review was late in getting posted

9. New Business

Members discussed procedure with regard to letters written by Piers Island residents which were received and entered into the minutes of a previous commission meeting

10. Correspondence – None

11. Next Meeting Date – July 19, 2011 at 1 pm

12. Adjournment

On motion, the meeting adjourned at 3:20 pm.

CARRIED