



Making a difference...together

**Minutes of a Meeting of the Southern Gulf Islands Harbour Commission
Held January 29, 2016 at the Saanich Peninsula Health Unit, Mt. Newton X Road,
Victoria, BC**

PRESENT: Commission: C Bunnin, Mayne Is; B. Young, Piers Is.; B. Mabberley, Galiano Island; R. Fenton, S. Pender Island; L. Peck, Saturna Island; : D. Hargreaves, N. Pender Island; D. Howe, Regional Director; P. LeBlond, Alternate Director
Staff: Ted Robbins, General Manager, Integrated Water Services; Ian Sander, Capital Projects Manager; Dan Robson, Manager, Saanich Peninsula and Gulf Islands Operations; Peggy Dayton, Sr. Financial Anylist; M. Brown (recorder)
Also present: Peter Benner, Wharfinger Hope Bay

ABSENT: None

PUBLIC: 15

The meeting was called to order at 9:07 am.

1. Commission and Staff Introductions - Members and staff introduced themselves.

2. Election of Chair

Carl Bunnin and Ben Mabberley were nominated for the position of Chair of the SGIHC. Ballots were distributed and collected. Ted Robbins and Dan Robson left the room and upon their return stated that Ben Mabberley was elected as Chair.

Ben Mabberley assumed the position of Chair and called for nominations for the position of Vice-Chair. Carl Bunnin was nominated and as no further nominations were forthcoming was elected by acclamation.

3. Approval of Agenda

MOVED by Ben Mabberly, **SECONDED** by Carl Bunnin, that the agenda be approved with the addition under New Business for submission of signage regarding Rockfish Conservancy Areas (RCAs), received from Jenna Falk, Galiano Conservancy Association. CARRIED

4. Adoption of Minutes

MOVED by Bryce Young **SECONDED** by Larry Peck that the minutes of the November 25, 2015 meeting be adopted as previously circulated.

5. Chair's Remarks

Ben Mabberley reviewed his background and noted the importance and quality of the docks in the Gulf Islands.

6. Presentations/Delegations

Brian Henry, Ocean River Sports, to discuss his proposal for Lyall Harbour

Brian Henry and Bob Bruce (Galiano Island) reviewed the proposal which was included in the agenda package and noted the following:

- Started another operation in Oak Bay in 2015

- Owns 36 ft landing craft for tours in the Gulf Islands
- Working with local residents on Galiano Island with this kayaking venture
- Clients will arrive via BC Ferries as well as his landing craft
- Will help the local economy
- Will provide a free public launch at the dock
- 64 letters of support and 3 letters of opposition to the proposal were received
- Hope to become the hub for paddlers in the islands
- In response to a question, Brian Henry stated that sanitary facilities were available at the ferry terminal as well as the pub
- Would like to be at Lyall Hbr for at least five years and would like to start this year

Ted Robbins advised:

- License of Occupation may be required for the proposed operation
- CRD does not currently own the dock
- Need DFO approval for a commercial facility
- Need to ensure the opportunity is fair and equitable to any other proposals as well as at other locations
- Can get response from DFO, bring back a staff report

Discussion ensued wherein it was noted that the CRD may lose control of this dock in which case the proposed structure would need to be moved. Brian Henry stated he would consider moving to another dock if this should happen.

Brian Henry and Bob Bruce left the meeting, 9:52 am.

Andrew Pearson, Mayne Island Chamber of Commerce re Miners Bay dock

- Chamber of Commerce recognizes the shortage of moorage space and is not against an increase
- Want open discussion re options available
- Concerns re minimum of community consultation with other island stakeholders
- Main dock is Miners Bay which is a legacy and the commission should maintain it in its divested condition
- Increased moorage is a necessity but Anson Road proposal should not go ahead of Miners Bay
- Consider engagement with an advisory committee and make repairs and upgrades to Miners Bay
- Open view to budgeting

Neil Jenson

- History of Miners Bay dock has been and continues to be multi-purpose, both for private and commercial use
- Provides safety and security for people on Mayne Island as well as for evacuation and school children transfers
- Request that the commission take the five year program and complete it in 2016-2017 and maintain drive-on status

Ian Dow

- In 2008 the commission decided there was not enough money to maintain the dock
- The Tuttle engineering report for \$360,000 repairs to the dock was not done
- The federal government divestiture standard did not happen to Miners Bay dock

- Financial plan presented to each gulf island with taxation being based on operating costs of divested docks
- Miners Bay is only getting \$60,000 – want to figure this out together with both the community and the commission

MOVED by Robert Fenton, **SECONDED** by Larry Peck that speakers not previously registered on the agenda be allowed to make their presentation.

CARRIED

Alan Slade, Mayne Island Boaters Association

- Hope that in future we can resolve differences with local dialogue
- Cannot accept that Carl has been anything except open (Carl Bunnin reviewed his public meetings on Mayne Island)
- Funding is in place to upgrade Miners Bay
- Anson Road proposal can fix the Horton Bay problem
- Better to work together to create a five-year plan for Miners Bay

Brian Deardon

- Letter sent by Chamber was not reviewed by the general membership
- Marginalizing the input of the Island Boaters Assn which represents 20% of population
- Establish priorities
- Need facts on funding, get the necessary repairs done as well as Anson Rd
- Supports Carl re his consultation, every effort made to inform the people

Ted Robbins noted that the Chamber of Commerce letter was not included in the agenda package but he will email it to members.

The commission recessed from 10:28-10:43 am.

7. Correspondence

Chamber of Commerce Letter
Mayne Island Letter (January 12, 2016)
Miners Bay Dock (January 21, 2016)

MOVED by Carl Bunnin, **SECONDED** by Robert Fenton that the correspondence be received.

CARRIED

8. New Business

2016 Commission Meeting Schedule

Moved by Robert Fenton, seconded by Carl Bunnin that the SGIHC meetings be held on the fourth Friday of each month.

CARRIED

Any special meeting for Mayne Island would be held on a different date.

Dock Operations Service Level and Operating Models

Discussion ensued in order to provide feedback to staff on items such as regular maintenance, service expectations and special conditions which require timely action.

The following was noted:

- Use of AI Canon and wharfingers to deal with some of the work
- Use of Purchase Orders and CRD policy to get work done in timely manner
- Need for community buy-in and use of local resources
- May be communication problems with the triangle of AI, wharfinger and commission; all three can do minor repairs
- No definition of who does what, need a consistent decision making process
- Ted and Dan to map out responsibilities
- Suggest that each commissioner obtain a list of tradespeople on their island
- Ted to discuss with CRD Purchasing as to pre-qualifying posting for tradespeople

Treasurer Position

Ted Robbins referred to CRD Bylaws No. 2844 and 2972 and the recommendation that this position be removed from the bylaw. Discussion took place on the rationale for not requiring a Commission Treasurer. If desired, the CRD Accountant could compile a brief financial statement giving better and more meaningful financial reporting to the commission which would include items such as dock revenues and expenditures and transfers to reserves.

Port Washington Dock Encroachment

Information was provided in the agenda package. David advised that the bank requires repairs and the wooden supports need attention.

MOVED by David Hargreaves, **SECONDED** by Carl Bunnin that the SGIHC approves in principle, the initiative of Port Washington Enterprises to secure the bank and clean up the area at the southeast corner of the Port Washington dock. CARRIED

Public Safety Vessels

MOVED by David Hargreaves, **SECONDED** by Bryce Young, that public safety vessels be exempted from Schedule D fees.

It was noted that this proposal would apply to all docks and it was questioned how this would affect the financial situation.

The question on the motion was called.

NOT APPROVED

Port Browning Harbour Traffic Speed Posting

This is an issue to be dealt with by the Department of Transport

Lyll Harbour Kayak Proposal

This item refers to the Ocean River Sports presentation earlier in the meeting. Ted advised that he would bring back a staff report to the February meeting.

MOVED by David Howe, **SECONDED** by Carl Bunnin that the SGIHC supports in principle the proposal of Ocean River Sports for a kayak facility at Lyll Harbour.

CARRIED

Dock Information Signage

Carl referenced the previously used information pamphlets and provided a draft for analysis by staff and the commission. The proposed signage would be \$120-\$130 each and would have a 5-8 year lifespan.

Suggestions included the following:

- Use of CRD logo
- Expand on dock rules
- Sign is not appropriate for Swartz Bay
- Provide a further draft

MOVED by Carl Bunnin, **SECONDED** by Robert Fenton that the SGIHC accepts the theme of the proposed signage which is to be vetted through Ted Robbins and Carl Bunnin.

CARRIED

2016 Operating and Capital Budget and Five Year Capital Plan Confirmation

Ted Robbins noted the need for a special Mayne Island meeting to discuss the docks and conflicts which may require changes to the budget.

MOVED by Robert Fenton, **SECONDED** by David Hargreaves that the 2016 Operating and Capital Budget and Five Year Capital Plan which was approved by the Commission in November, 2015 be confirmed with the ability to amend the capital plan if capital priorities change throughout the year.

CARRIED

Peggy Dayton left the meeting, 12:10 pm

Further Evaluation of Drive-on Dock Capability and Required Improvements

MOVED by Carl Bunnin, **SECONDED** by Robert Fenton that Ian Sander, CRD Capital Projects Manager, obtain from Moffatt Nichol Engineering the cost of maintaining drive-on status for the docks at Miners Bay, Hope Bay, Port Washington and Sturdies Bay.

CARRIED

Anson Road Water Lot Rezoning Process Update

Ted Robbins advised on the following:

- Revised plan had been sent to Islands Trust
- Highways staff to visit the site next week to confirm parking
- Mayne Island Parks agreements
- License of Occupation re Highways
- Environmental assessment status
- Partial refund from Islands Trust of rezoning application fee

Signage re Rockfish Conservation Areas (RCAs)

MOVED by Robert Fenton, **SECONDED** by Bryce Young that the SGIHC supports the RCA signage which is to be installed at appropriate docks in the Gulf Islands with costs paid by the Galiano Island Conservancy Association.

CARRIED

9. Dock Reports

Saturna Island – Larry noted repairs to the dock were done by DFO; non-slip has been installed at Port Washington sea-plane dock.

Mayne Island – Power washing completed, signage has been installed
South Pender – Robert to further investigate the availability of the CBSA dock

North Pender- work to be done after April 1; project plans for each of the docks to be summarized at next meeting

Piers Island – Ian provided Bryce with a copy of the water lease. The dock is decaying and he would like to have the configuration changed.

Galiano Island – Purchased salt for docks; power washing & non-skid need to be done.

Ladders – Design specs need to be sent to Dan.

10. Adjournment

MOVED by Carl Bunnin, **SECONDED** by Bryce Young,
that the meeting be adjourned at 1:14 pm.

CARRIED