

SOUTHERN GULF ISLANDS HARBOURS COMMISSION
Notice of Meeting on **Tuesday, July 25, 2023 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
J. Deschenes, North 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 April 21, 2023 meeting be adopted.

4. CHAIR’S REMARKS

5. PRESENTATIONS/DELEGATIONS

The public are 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 docks@crd.bc.ca

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

6. COMMISSION BUSINESS

6.1. Southern Gulf Islands Harbours Projects and Operations Update – July 20237

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

6.2. Public Correspondence.....38

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

7. NEW BUSINESS

8. MOTION TO CLOSE THE MEETING

That the meeting be closed in accordance with Section (90)(2)(b) of the Community Charter, due to the consideration of information received and held in confidence relating to negotiations between the CRD and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

9. RISE AND REPORT

10. ADJOURNMENT

Next Meeting: Friday, September 29, 2023

MINUTES OF A MEETING OF THE Southern Gulf Islands Harbours Commission, held Friday, April 21, 2023 at 9:30 a.m., Saanich Peninsula Wastewater Treatment Plant Meeting Room, 9055 Mainwaring Road, North Saanich, BC

PRESENT: Commissioners: B. Dearden (Chair), Mayne Island; B. Mabberley (Vice Chair), Galiano Island; J. Deschenes (EP), North Pender Island; R. Fenton, South Pender Island (EP); M. Davis, Saturna Island; P. Brent, Electoral Area Director (EP)

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

Also Present: P. Binner, Wharfinger Coordinator (EP)

REGRETS: J. Hall, Piers Island/Swartz Bay

EP = Electronic Participation

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

1. TERRITORIAL ACKNOWLEDGEMENT

2. APPROVAL OF AGENDA

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

CARRIED

3. ADOPTION OF MINUTES

MOVED by Commissioner Brent, **SECONDED** by Commissioner Mabberley,
That the minutes of the February 24, 2023 meeting be adopted.

CARRIED

4. CHAIR'S REMARKS

The Chair made the following remarks:

- I really like the idea of hands-on approach on our docks, getting familiar with our docks and working on our docks as commissioners. I think it has been a real benefit. Ben was over two days ago on Miners helping us with the power washing. A couple of us were down there doing some of the work and he just pitched right in. Being engaged as commissioners and experienced people give us a much better understanding of the facilities, which helps us to lower our engineering costs. So, I'd like to see us move more towards that direction in the future.

5. PRESENTATIONS/DELEGATIONS

There were no presentations or delegations.

6. COMMISSION BUSINESS

6.1. Southern Gulf Islands Harbours Projects and Operations Update – April 2023

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

Staff provided a summary of the project updates and noted the following additional information:

19-01 | Anson Road – Substantial completion with certificate of completion.

19-02 | Retreat Cove – Project deferred and to be re-assessed after inspection.

19-03 | Horton Bay – No major concern found during low-tide Inspection on floating portion of the dock. Minor repairs to be done on floats, such as filling holes on pilings. Staff members and commissioners to attend the upcoming scheduled meeting in May with Western Canada Marine Response Corporation (WCMRC) regarding equipment containers project. More details to come. Some seasonal turn-over/overflow from Anson Dock will move to Horton Bay in upcoming months.

Commissioner Fenton joined meeting electronically at 9:48 a.m.

20-02 | Spanish Hills – Tripping hazard (bolts sticking out), under transition plate on the ramp on the dock, has been resolved with UHMW (Ultra-high-molecular-weight polyethylene) covering the area and painted yellow line as visual aid.

20-04 | Miners Bay Upgrades – ICE-t application successful for the revitalization project. Funding from ICE-t will be paid upon providing receipts. To create stacking funds and avoid cashflow issue during the project, application for Community Works Funds to be pursued.

MOVED by Commissioner Fenton, **SECONDED** by Commissioner Brent, That Capital Plan for the Miners Bay Revitalization Project budget be amended from \$30,000 to \$90,000, to be funded 100% from grants and donations.

CARRIED

21-01 | Port Washington – Final deficiency walkthrough pushed from April 20th to April 28th. Concerns raised on gaps in the range of 0.5 to 1 inch between the new and existing woods. Disjointed communication resulted in high traffic area (from ramp to float) not prioritized and repaired. Staff to follow up with Salish Sea on quality of work. Plan for Float B (Relocation or removal) to be discussed after inspection of facility is completed.

21-03 | Annual Provision Hope Bay – Float A

Two projects (Float A floatation replacement & Float B stringer) at Hope Bay being

funded by this budget. Approximately \$70,000 remaining in this budget to fund other potential repairs and upgrades. Replacement/improvement needed at transition between Floats A and C. Staff to confirm if this work is included as part of the project scope.

21-05 | Piers Island – Has not received response from First Nation per letter sent in January with March response deadline. Staff may attempt in-person visit to further conversation.

22-02 | Swartz Bay – Substantially completed.

21-02 | SGIH Inspections – Request for Proposals in progress.

OPERATIONAL UPDATES

Wharfingers:

- 1) New wharfinger for Lyall Harbour, Vanessa Verbistky was welcome on board couple of weeks ago.
- 2) Wharfinger openings for Piers Island and Swartz Bay. Peter B. acting as interim wharfinger during this period. Open For Opportunity (OFP) to be put out by the end of April.
- 3) Recent increase reports of issues including theft, people living outside the facility, nearby business found stolen goods tied at CRD facility, at Piers Island. RCMP has been involved. More on-site visits by staff are planned.
- 4) More maintenance items to be determined based on Wharfinger's bi-monthly reports. Items will be funded by Provisional Budget.

7. NEW BUSINESS

7.1. Business Process (Inspection & Repairs)

Discussion ensued on the business process. Commissioners, staffs and wharfinger concluded that the process has been evolving and still developing. Lots of progress have been made and improvement will continuously be made to strengthen the communication and consultation on project details between all stakeholders.

Commissioner Deschenes joined meeting electronically at 10:45 a.m.

8. MOTION TO CLOSE THE MEETING

MOVED by Commissioner Fenton, **SECONDED** by Commissioner Brent,
That the meeting be closed in accordance with the Community Charter, Part 4, Division 3, Intergovernmental Relations under Section 90 (2)(b).

CARRIED

The Commission moved into closed session at 11:20 am.

9. RISE AND REPORT

The Commission rose from its closed session at 11:42 a.m. without report.

10. ADJOURNMENT

MOVED by Commissioner Mabberley, **SECONDED** by Commissioner Davis,
That the April 21, 2023 meeting be adjourned at 11:43 a.m.

CARRIED

CHAIR

SECRETARY

DRAFT

**REPORT TO SOUTHERN GULF ISLANDS HARBOURS COMMISSION
MEETING OF TUESDAY, JULY 25, 2023**

SUBJECT **Southern Gulf Islands Harbours Projects and Operations Update - July 2023**

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 13 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

19-01 | Anson Road (Complete)

Project Description: Construction of the Anson Road facility - gravel roadway/parking lot, retaining wall, approach, main float and additional moorage.

Project Update and Milestones:

- Awaiting record documentation signoff from Herold Engineering, including confirmation on anchoring of gangway.
- Guarantee Period expires on February 12, 2024.

19-02 | Retreat Cove (Complete)

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

Project Rationale: This project includes works to maintain the current level of service as recommended in the Moffatt & Nichol Summary Report for Southern Gulf Islands Harbours Commission (Commission) Facilities December 11, 2015, and Stantec's 2018 top-side inspection. Recommended works include repairs to the approach piles, and repairs to the floats.

Project Update and Milestones:

- Further investigation to the existing condition has staff determining that this project can be deferred until after the 2023 inspections. This was confirmed with the Wharfinger Coordinator and Galiano Island's Commission member.
- Funds were used in April 2022 for flotation repair, in the amount of \$4,869.50, with the remainder to be returned to the Capital Reserve Fund (CRF).
- Additional work will be reconsidered after the dock inspections are completed and will be under a new Capital project.

Milestone	Completion Date
Flotation Repair	April 2022
Project Deferred until 2024	

19-03 | Horton Bay Dock Revitalization

Project Description: Decommission the Horton Bay dock after construction of the Anson Road facility has been renamed to Horton Bay Dock Revitalization.

Project Rationale: This project was for the decommissioning of the Horton Bay facility after construction of the Anson Road dock. Instead these same capital funds will now be used to revitalize the dock.

Project Update and Milestones:

- The decommissioning of the dock was previously put on hold and is now cancelled.
- The same capital funds will be used to revitalize the dock under the same project number. The Capital Expenditure Type in the Capital Plan will change from Decommission to Renewal.
- Transport Canada and the Province have been informed and in agreement to the revised approach.
- Some minor maintenance has already been completed to the wharfhead and gangway.
- The piles in the floating section of the dock have been inspected at low tide and are in good condition.
- An annual moorage agreement with Western Canada Marine Response Corp. (WCMRC) is executed. This will enable two Transport Canada-certified oil-spill response packages to be stored on the dock without compromising public access. This will assist with environmental protection of the marine environment in the area.
- The dock will remain open to the public.
- The plan is for a set of new or refurbished floats to be installed to replace the existing floats.
- Staff are considering moving Float C from Port Washington and refurbishing it to replace Float A or ' at Horton Bay.
- Environmental and archeological assessments have been previously carried out.

Milestone	Completion Date
Archeological Overview Assessment	July 2019
Aquatic Effects Assessment	July 2019
Decommission Site	cancelled
Inspection of piles in floating section completed	Spring 2023
Maintenance to wharfhead and gangway	In progress
Dock Revitalization / Renewal	In progress

20-02 | Spanish Hills (Complete)

Project Description: Upgrades to the Spanish Hills Dock Facility to maintain level of service, including preventative maintenance works on piles, replacement of broken pile footing and replacement of the gangway and float.

Project Update and Milestones:

- Guarantee Period expires on February 12, 2024.

23-01 | Miners Bay Upgrades

Project Description: Project to replace decking at Miners Bay as well as potentially 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:

- Contractors provided quotes for three scenarios to upgrade the wharfhead decking. Prices received were over budget and a re-scoping of the works was initiated.
- A grant application to the Island Coastal Economic Trust was successful.
- The Grant is for a maximum of one-third of the project costs. An additional \$30,000 of Community Works Funds has been sourced along with donations from local community groups.
- The works in the grant application include replacement of the decking, as well as adding hand-railings, benches, and a small shelter to benefit the users of the water taxi, float planes, and school taxi. As well as to enable broader community use.
- The removal of the decommissioned gas line may be deferred due to budget constraints.
- The works are scheduled for completion in 2023.

Milestone	Completion Date
Float Realignment Interim Report	June 2, 2022
Invitation to Tender (ITT) issued for gas line removal	Not issued
Request for Quotes for 3 Scenarios	September 2022
Request for Quotes Closes	September 2022
Rescoping the project, Pursue Grant Funding & Procure works	2023
Island Coastal Economic Trust funds secured (a third of the project dollars spent - up to \$30,000)	Secured, and funds will be received as a re-imbursement
Community Works Funds (\$30,000)	Received
Re-decking of wharfhead completed	May 2023
Railings on wharfhead completed	June 2023
Additional works in progress	Summer 2023

21-01 | Port Washington (Substantial Completion)

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Contracted works include approach and float pile replacements; float improvements, including decking, rub boards, bull rails and aluminum transition plates; and gangway works, including replacement of roller bearings, hinges, and guide rails.

Project Update and Milestones:

- Project was modified consistent with past discussions at the Commission.
- Concerns with wharfhead re-decking was corrected and is now complete.
- The work was substantially completed on April 28, 2023.
- Guarantee Period expires on April 28, 2024.
- Through this capital project, staff are considering moving Float C from Port Washington and refurbishing it to replace either Float A or B at Horton Bay. Float C is considered as surplus to the demand for moorage at Port Washington and is causing additional wear on the other parts of the dock.

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.
- One additional project at Port Washington dock was added to the project list since the last report.
- Additional projects might be added based on the most recent dock inspection reports.

Milestone	Completion Date
Hope Bay – Float A floatation replacement \$10,000	May 31, 2023
Hope Bay – Float B stringer replacements \$20,000	May 31, 2023
Port Washington – Float and deck board replacement \$6,000	June 30, 2023

Provisional Budget

- Opening Budget	\$100,000
- <u>Allocated amount (to-date)</u>	<u>\$36,000</u>
- Remaining Balance	\$64,000

21-05 | 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, and majority of permitting is complete. Funds are required to retain a contractor to supply and install an additional float.

Project Update and Milestones:

- Design and Department of Fisheries and Oceans (DFO) approval complete.
- Ministry of Forests, Lands, Natural Resource Operations (FLNRO) and Rural

Development, and Transport Canada First Nation condition is required for the water lease amendment and for Transport Canada approval.

- Cowichan Tribes previously rejected support for the project, in 2019, based on proximity to traditional harvesting area.
- Letter requesting support sent to Cowichan Tribes March 18, 2022.
- Feedback in support received April 7, 2022.
- ITT for Supply and Installation of new float issued on June 6, 2022.
- ITT for Supply and Installation of new float closed on July 14, 2022.
- Recommendation to Award to Pacific Industrial & Marine Ltd. (PIM) signed August 10, 2022.
- Cowichan Tribes raised concerns about heritage fishing grounds with FLNRO via an email dated August 23, 2022. Waiting to send contract to PIM until this issue is resolved.
- New correspondence was sent to the Chief in Council in January 2023 regarding revisions to the dock design to mitigate concerns, and updated information from the biologist. Continue to wait for a response from First Nations.
- In discussion with PIM, currently they are willing to honor the tender bid pricing.

Milestone	Completion Date
Aquatic Effects Assessment	April 2019
Cowichan Tribes comment on project	June 2019
CRD discussion with Cowichan Tribes on project	July 2019
CRD Re-establishes Project Discussion with Cowichan Tribes	March 2022
CRD letter requesting support	March 18, 2022
Feedback from Cowichan Tribes	April 7, 2022
Tender for Supply and Install	June 06, 2022
Tender for Supply and Install Closed	July 14, 2022
Agreement signed (anticipated), waiting for First Nations approval	March 2023
Installation (anticipated), for summer fisheries window	July 2023

22-01 | Hope Bay (Substantial Completion)

Project Description: Dock improvements outlined from the 18-01 Inspections project.

Project Rationale: This project includes works to maintain the current level of service as recommended in Stantec's 2018 inspection. Recommended works include approach decking, bull rail, and handrail repair and replacements, float and gangway repairs. Funds are required for staff to retain a contractor to carry out the works.

Project Update and Milestones:

- The work was substantially completed on June 8, 2023.
- Guarantee Period expires on June 8, 2024.

22-02 | Swartz Bay Improvements & Dock Replacement (Complete)

Project Description: Works include approach decking, bull rail and handrail repair and replacements, float B replacement and gangway repairs.

Project Update and Milestones:

- Guarantee Period expires on February 12, 2024.

21-02 | SGIH Inspections

Project Description: Dock inspection, including underwater inspections, are conducted as periodic reviews of the facilities to determine repair and maintenance requirements.

Project Rationale: This project includes work of an underwater inspection of the dock facilities to be used to re-evaluate proposed work plans and residual life estimates. Subsequent low tide inspections may be conducted as well if budget allows. These inspections will be used to re-evaluate the Five Year Capital Program.

Project Update and Milestones:

- Scope of work was revised following the February 24, 2023 Commission meeting, such that underwater inspections will only be completed on seven docks that use underwater chain anchors, rather than pilings, to secure the floating portions of the docks. For these seven docks, anchorage systems, underside of floats and pile structures will be inspected underwater using the same technique. Provisional items are also included for inspecting the underside of approaches and wharfheads.
- The remaining docks will have all the pilings inspected during low tides. This will be completed under separate contract and is anticipated to be completed from a skiff or by a person on the docks.
- Topside inspection will be considered based on budget availability, following underwater and low tide inspections.
- A request for proposals (RFP), 2023-857, was issued on April 18, 2023, and five proponents responded on May 25, 2023.
- CRD staff completed a technical evaluation of the responses and only three had their financial submissions opened. Upon completion of the technical and financial evaluations it was determined that Pelagic Technologies (Pelagic) was best qualified to perform the inspections.
- Recommendation to Award was signed by CRD staff on June 23, 2023.
- Contract value with contingency is \$75,000.

Milestone	Completion Date
RFP Issued	April 18, 2023
RFP Closed	May 25, 2023
Agreement Signed - anticipated	July 15 2023
Inspection and final report completed - anticipated	September 2023

OPERATIONAL UPDATES

- Port Browning:
 - Replaced failed Dock A floatation (directly under the gangway).
 - Installation of approach mud grating to protect wood decking from deterioration.
 - Replaced several deteriorated approach deck boards.
- Retreat Cove:
 - Repaired/replaced approach failed cross bracing.
- Miners Bay:
 - Replaced failed Dock B floatation (directly under the gangway).

Bi-monthly dock inspections completed in June, refer to Appendix A.

RECOMMENDATION

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

Submitted by:	Jared Kelly, PEng., Manager, Capital Projects
Submitted by:	Dan Robson, ASc.T, Manager, Saanich Peninsula and Gulf Islands Operations
Concurrence:	Stephen Henderson, BSc., PGDip. Eng., MBA, Senior Manager, Real Estate & SGI Administration

ATTACHMENT:

Appendix A: Dock Inspection Reports – June 2023

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Montague Harbour Galiano
WHARFINGER: Kiyoshi Okuda

APPROACH	<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted </div> <p>The small area has painted but fading and flaking paint on the railings. Painting is recommended as it is a small area to maintain. The notice board is painted and pressure washing around the bull rails, decking and light standard is recommended.</p>
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WHARF HEAD	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted </div> <p>N/A</p>
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GANGWAY FLOATS	<p>The top and bottom transition plates have been painted with yellow non-skid paint. The gangway is in good condition otherwise and the aluminum guide rail used for the gurney is not well secured and requires new screws or bolts to refasten it to the Mini Mesh decking.</p> <p>Float A is in good condition, the bull rails are tight, the decking is good and the WCMRC float is doing well and providing extra dinghy moorage.</p> <p>Float B is in good to fair condition, the pilings and pile wells (4 wells x 3 piles/well) are all in fair condition with minimal wear. The transition plate between float A & B requires new non-skid paint. The decking is in good condition.</p> <p>Float C is in good to fair condition, the bull rail around the steel piling requires re-fastening. The emergency landing bull rails area require yellow paint.</p> <p>The seaplane landing float is in fair condition and the bull rails also require yellow paint.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting <input checked="" type="checkbox"/> Extinguishers (expiry dates)	good Aug & Nov 2023	<input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> Unpaid Moorage	good
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COMMENTS/INSTRUCTIONS	<p>> Painting and pressure washing is required as described.</p> <p>> Refasten the gurney guide rail on the gangway.</p> <p>> Refasten the bull rail around the steel pile well on float C.</p>
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Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023

DOCK FACILITY: Retreat Cove Galiano

INSPECTOR: Peter Binner

WHARFINGER: Kiyoshi Okuda

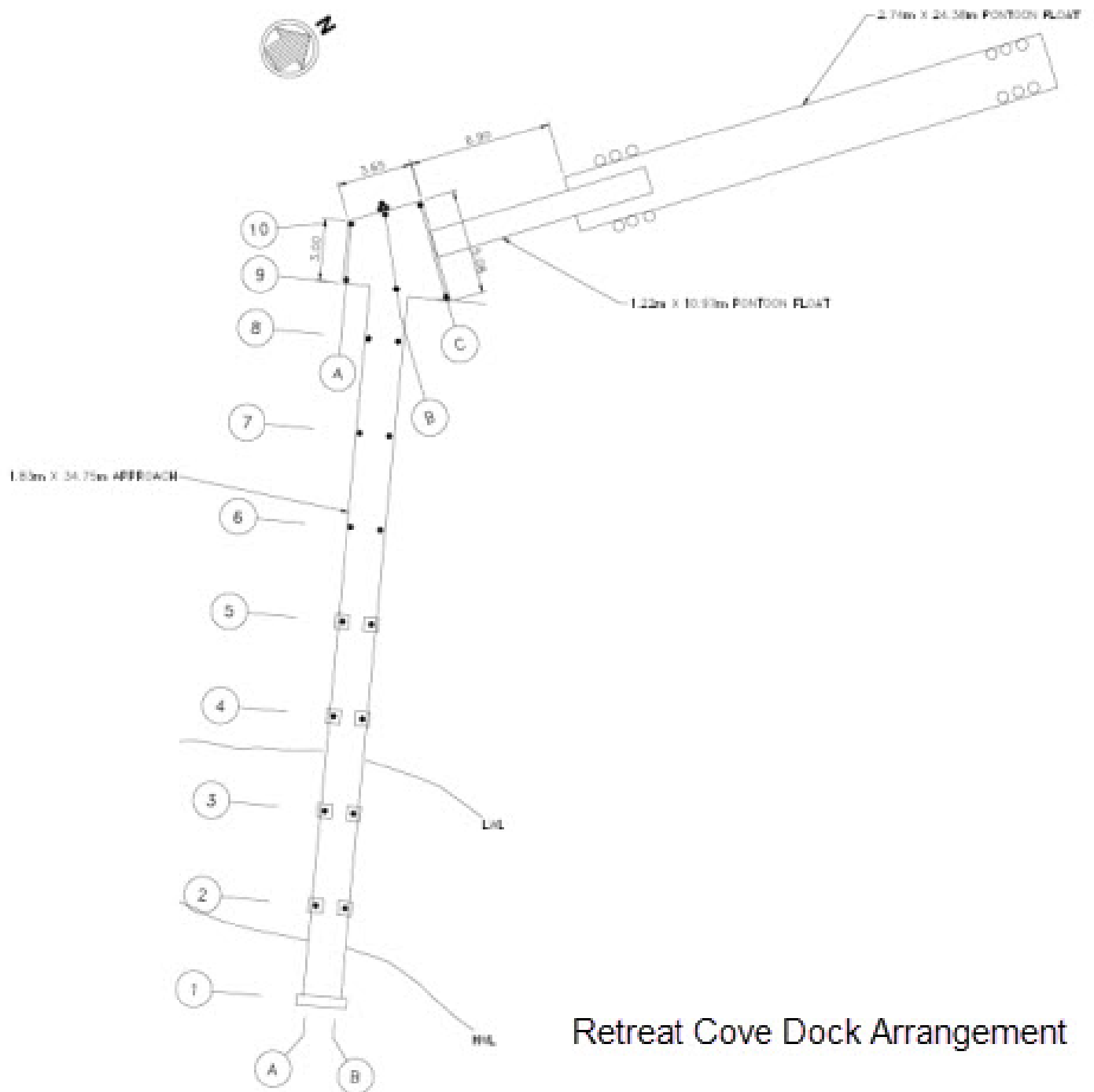
APPROACH	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The railings are painted and the decking is in good condition. The notice board is also painted and the lock box has been repaired.</p> <p>The broken cross bracing has been repaired.</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 gangway and railings are painted and along with the decking are all in good condition. The bottom transition plate has a worn skid plate and 1 of the 2 new UHMW skid strips installed (for the skid plate to ride on) was too short and with the low tides, it has peeled this shorter strip off. A longer (to match the other) strip is required. The roller and bearings are in good condition. The guide rail is rusty but still in fair condition.</p> <p>The float is in good condition but the bull rail bolts require tightening and the deck boards require re-nailing (Kiyo will deal with the nailing). The 2 x 3 outside piles (no pile well) are in good to fair condition with one of the 6 piles showing moderate wear. The other 2 x 3 pile wells and pilings are in good condition with minimal wear.</p>
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OTHER INSPECTIONS	<input type="checkbox"/> Lighting N/A	<input checked="" type="checkbox"/> Life Rings / Heaving Lines good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Jun 2024	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> Replace the UHMW skid strip for the gangway bottom transition plate with one of the same length as the other.</p> <p>> The bull rail bolts on the float require tightening.</p> <p>> The deck boards require re-nailing (Kiyo).</p>
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Retreat Cove Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023

DOCK FACILITY: Spanish Hills Galiano

INSPECTOR: Peter Binner

WHARFINGER: Dan White

APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted				
	<p>The railings and bull rails are unpainted and along with the decking, 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>There are new unpainted railings around the wharfhead and along with the bull rails and decking, all are in good condition.</p> <p>The new aluminum notice boards do not have a good/easy way to display notices other than taping to the bare aluminum. As all notices have a shelf life, a material is required to attach and remove these notices (usually with a thumb tack or staple) and can be applied to the bare aluminum surface. A solution is required.</p>				
GANGWAY FLOATS	<p>The gangway has a new UHMW skid plate for the top transition plate to ride on along with providing enough height to protect a near by bolt head from becoming a tripping hazard. The gangway is in excellent condition. There are some problems with the design of the roller and guide rails that only occur at a very low tide and weather. Modification to withstand these forces is highly recommended.</p> <p>The float is in excellent condition.</p>				
OTHER INSPECTIONS	<input type="checkbox"/>	Lighting	N/A	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	April 2024	<input type="checkbox"/>	Unpaid Moorage
COMMENTS/INSTRUCTIONS	<p>> Replace missing life ring throw line.</p> <p>> The notice board requires a material applied to the aluminum that allows notices etc. to be pinned to it.</p>				

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Sturdies Bay Galiano
WHARFINGER: Kiyoshi Okuda

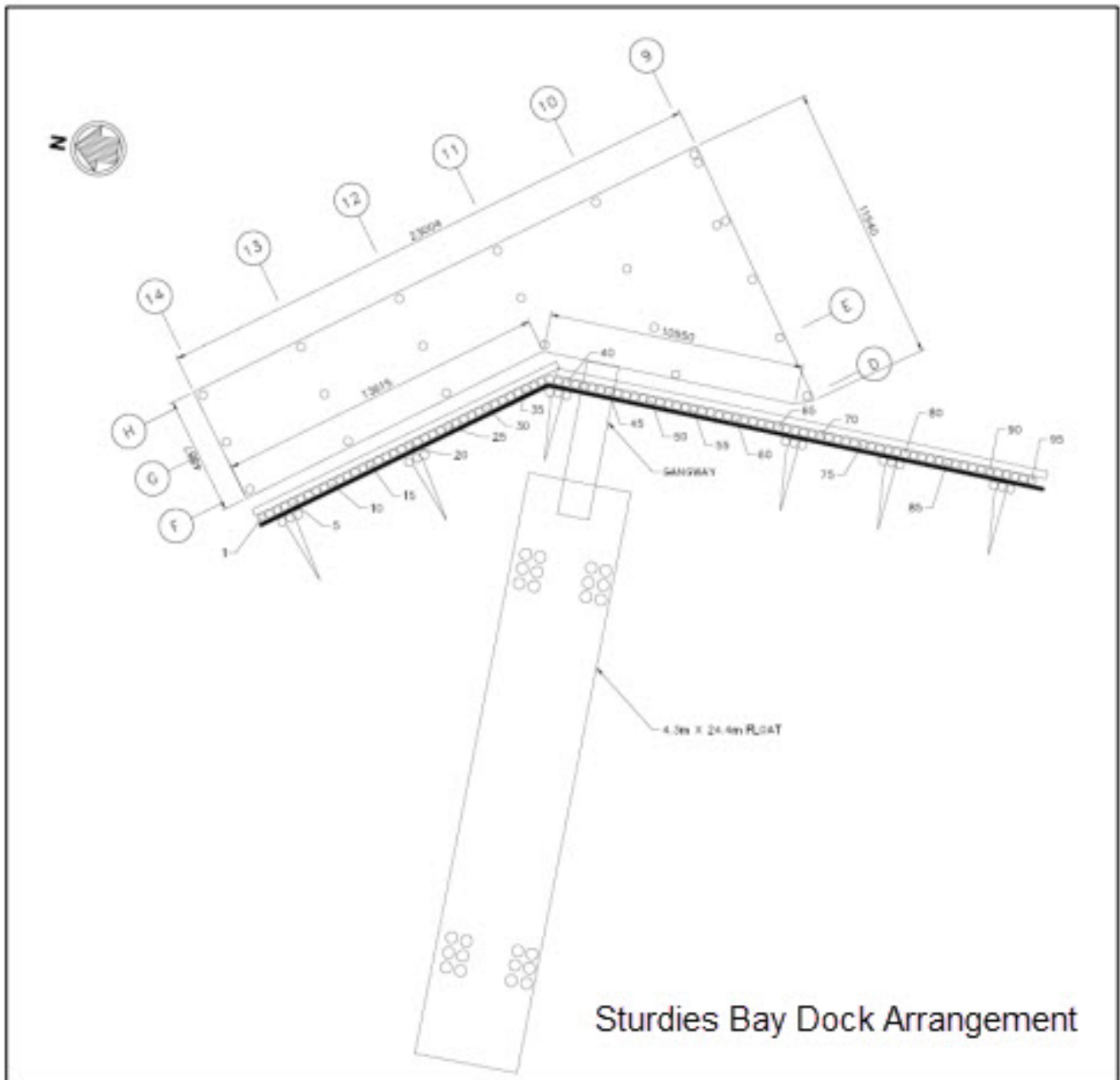
APPROACH	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The railings and bull rails are unpainted and are in good to fair condition. If it is possible / practicable to pressure wash the railings, then washing would be recommended. The decking is in good condition. The notice board requires washing and painting. The electrical breaker box has had the welds on the door fail and requires repair.</p>

GANGWAY FLOATS	<p>The top transition plate is newly painted with yellow non-skid paint. The painted gangway, railings and along with the decking are in fair condition. This is a massive steel gangway that provides difficult access to the roller and bearings. Future replacement with an aluminum gangway is recommended.</p>
	<p>The float is in fair condition but has issues due to the lose and broken bull rail bolts and replacement or tightening is required. This also causes the rub boards to break lose not to mention the abuse that comes from the Long Term moored boats without fenders and some of the service vessels that seem to "crash land" at the loading zone. The bull rails and rub boards are taking a beating and replacement and repair is required. The 4 pile wells x 6 piles/well are in good to fair condition with minor wear. There are no flotation issues.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) April 2024	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> Pressure wash the railings if possible.</p> <p>> Paint the notice board.</p> <p>> Repair the broken door on the breaker panel.</p> <p>> Tighten and replace bull rail bolts as required.</p> <p>> Replace missing or damaged bull rails and rub boards.</p>



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Anson Road 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>Everything is in excellent condition. There is no way to easily post a notice or display the rate sheets on the notice board other than to tape them to the bare aluminum. A material that provides a more suitable way to easily attach and remove notices etc. 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 and floats are also in excellent condition. Nothing to report.</p>

OTHER INSPECTIONS	<input type="checkbox"/> Lighting N/A <input checked="" type="checkbox"/> Life Rings / Heaving Lines 4 X new
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) 2xMarch 2024, 1xApril 2024, 1xMay 2024 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> A material that can be applied to the aluminum notice board that allows for easy attachment and removal of notices and rate sheets is recommended.</p>
	<p>> New and updated (where necessary, all docks) Rate Sheets are required. If there is any chance in the printing of these being UV protected, it would be an improvement as the current ones last only a year in some locations.</p>

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
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 type="checkbox"/> Rates Posted
	<p>There is new decking and the bull rail has been replaced. After this section the old decking is in poor condition. the railings are also in poor condition in some sections. The notice board, the light standard and the railing are all tied together and are very loose and appear to be poorly secured. The decking under the light standard appears to be rotten and the bolts at the base of the structure are loose. Inspection and repair is required.</p> <p>There are no rate sheets posted.</p>

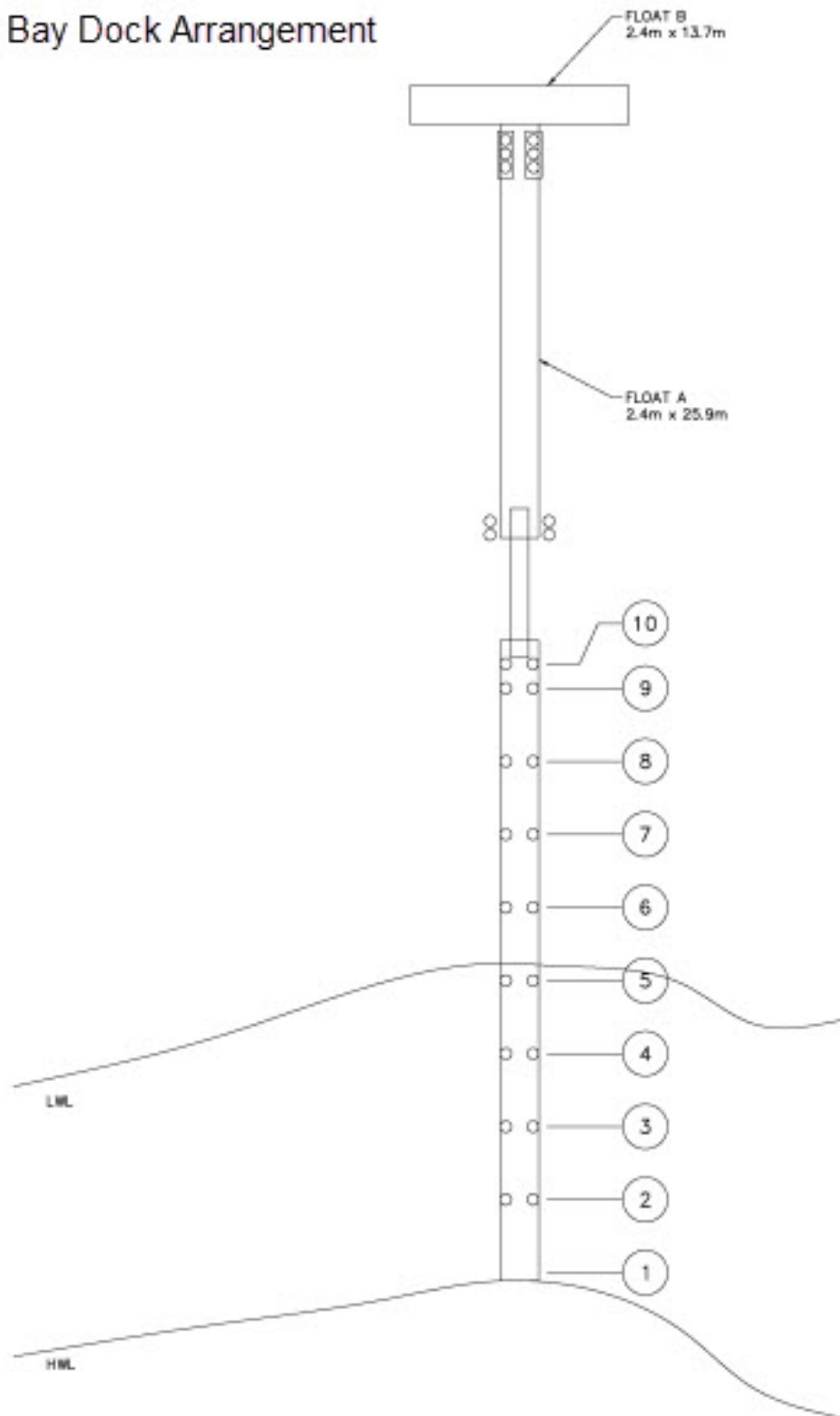
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	N/A

GANGWAY FLOATS	The gangway structure is rusty but in good condition. The decking is in very poor condition.
	The floats are low in the water and the flotation requires inspection. The dinghy float has questionable floating.
	The pilings and pile wells are in fair condition.

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting works	<input checked="" type="checkbox"/> Life Rings / Heaving Lines missing
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Nov. 2023	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	> Replace the life ring, gone missing.
	> Provide rate sheets.
	> Inspect and repair the flotation.
	> Replace the rotten decking and sections of railing.
	> Secure the railing, notice board and light standard.

Horton Bay Dock Arrangement



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Miners Bay Mayne
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 railings and bull rails are painted but the paint is faded and peeling off in some areas. Otherwise they are in good condition. The decking is in good to fair condition with a few deck boards with minor developing rot. Monitoring for future replacement is recommended.</p> <p>The notice board is rotten and replacement is recommended. The plastic envelope box fell apart as the glue seems to have failed (repaired).</p>

WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted
	<p>The new decking on the wharfhead looks great! This is a huge improvement. The new railing is a great improvement. Unfortunately the seagulls excrement on the railway causing a potential ongoing maintenance issue.</p>

GANGWAY FLOATS	<p>Gangway A and railings are painted. There is a small area of rot on the kick board at the top and bottom end. The decking is in fair condition. The roller and guide rails are in fair condition.</p> <p>Float A is low in the water at the end under the gangway. Inspection of the flotation and repair is recommended. The pilings and pile wells are in fair condition with minimal to moderate wear. Future rebuilding of the pile wells/UHMW rub boards is recommended. There are 4 pile wells with 6 piles / well. There is 1 pile with visible rot at a low tide. The decking is in fair condition and the bull rails are becoming well worn on the shore side of the float, future replacement is recommended. A life ring is required for float A.</p> <p>Gangway B has new yellow non-skid paint applied. The gangway is otherwise in good condition.</p> <p>Float B is in fair condition, the bull rail bolts on the shore side are beginning to loosen again but the other side is still fairly tight. There are only 2 cracked tiles.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting good <input checked="" type="checkbox"/> Life Rings / Heaving Lines required for float A, float B is good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) 2x Nov 2023 <input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> A notice board is required</p> <p>> The flotation on float A requires inspection and repair.</p> <p>> Monitor rot in the decking and the condition of the pile wells on float A.</p> <p>> Monitor the bull rail bolts on float B.</p> <p>> Replace broken tiles on float B.</p>
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Miners Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 4-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Hope Bay Pender
WHARFINGER: Peter Binner

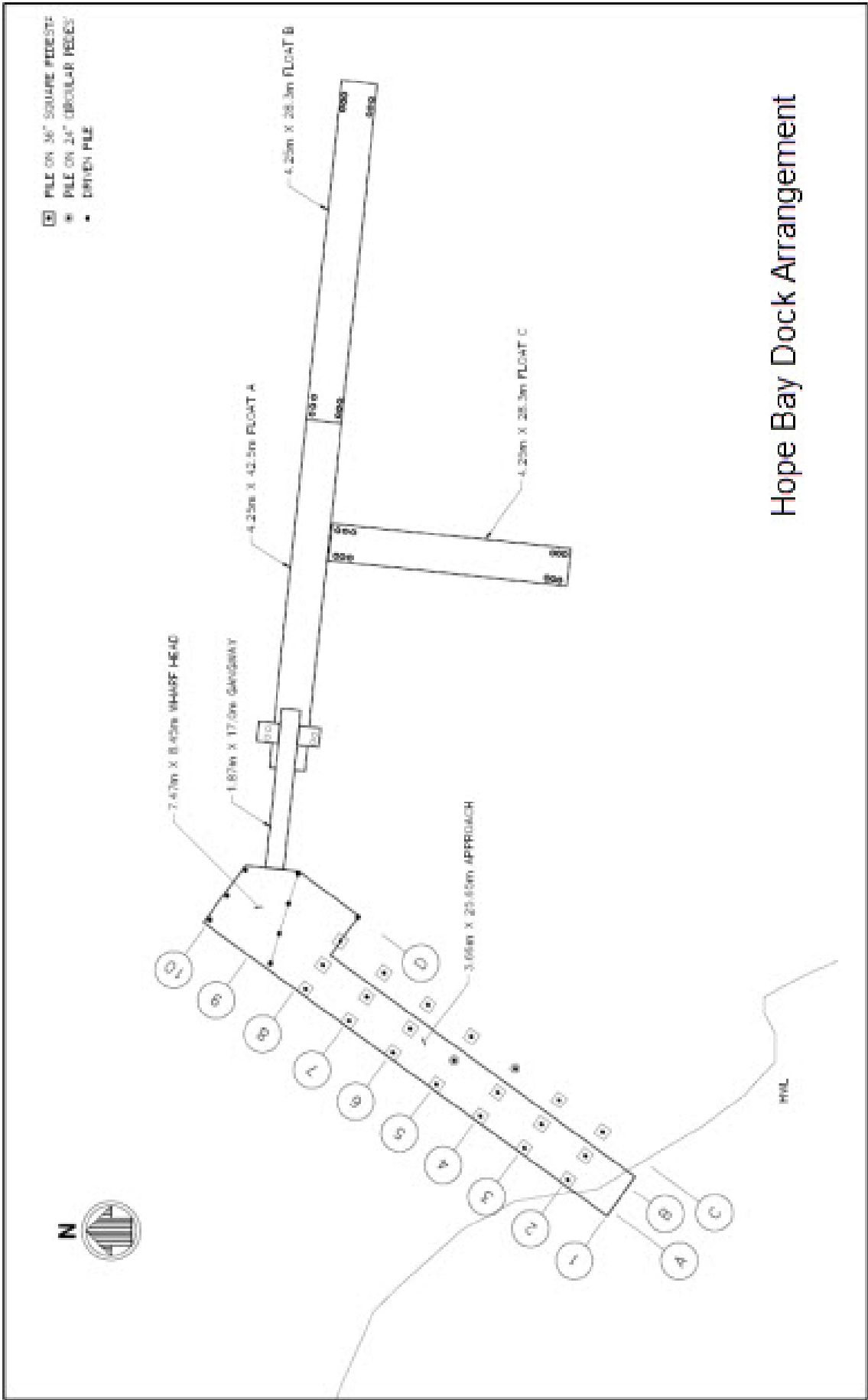
APPROACH	<div style="border: 1px solid black; padding: 5px;"> <input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted </div> <p>The railings and bull rails have fading paint and are in fair condition otherwise. The decking is in good to fair condition with just a few boards being monitored for rot. The damaged sprinkler standpipe at the entrance requires repair.</p>
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WHARF HEAD	<div style="border: 1px solid black; padding: 5px;"> <input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted </div> <p>The railings and bull rails are in the same condition as the approach and there are also a few deck boards being monitored for replacement due to rot. The lighting standard requires painting. The notice board requires a coat of paint.</p>
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GANGWAY FLOATS	<p>A small transition plate is recommended at the top of the gangway. The gangway railings are painted and there are areas of wear from the past mail boat activity. The decking is in fair condition and other than several areas of rust, mostly at the bottom end, the gangway is in fair condition for its age. The roller and guide rails are also rusty but the guide rails were reversed along with new bed boards as a result of the installation of the new float.</p> <p>Float "A" has been replaced with a new longer float that extends under the gangway, almost to the wharfhead. The bull rails are a bit larger and higher off of the deck making for a more secure and easier to tie a boat line. There are new connection chains and shackles to float "B" and the two transition plates have been repositioned, connecting to "C" float. The size of this transition plate may present a problem but it will take some rough weather to see how this develops. The pilings and new wells (2 wells x 3 piles) are in good condition.</p> <p>Float "B" has been repaired and all looks good. The piles and pile wells (4 wells x 3 piles) are in good condition with minimal wear.</p> <p>Float "C" is in good to fair condition. The pile wells and pilings (4 wells x 3 piles) are in good condition with minimal wear. The connecting chains from "A" float are attached to a pair of worn "D" rings bolted to the float. These 2 pieces of hardware require repair or replacement.</p> <p>The bull rail bolts are all tight.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting <input checked="" type="checkbox"/> Extinguishers (expiry dates)	requires inspection Aug 2023	<input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> Unpaid Moorage	good
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COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > Repair the sprinkler stand pipe at the entrance of the approach. > The light standard requires painting along with the notice board. > A small transition plate is recommended at the top of the gangway. > Repair or replace the 2 "D" rings bolted to float "C" that are used for the connecting chains on float "A".
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Hope Bay Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 4-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Port Browning Pender
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>A new section of mud grate has been installed and is a great improvement. The railings and bull rails are painted however the paint is faded and flaking off. Roughly 20 new deck boards were recently replaced and the decking is getting to be in much better condition. The notice board requires repair or replacement.</p>

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 gangway is painted and the decking is in fair condition. The roller, guide rails and roller bearings are rusty but in good to fair condition.</p>
	<p>Float "A" has had the flotation under the gangway restored to the proper level. There are loose bull rail bolts that require tightening and the float has a slight hump and twist to it. The 2 pile wells under the gangway are showing signs of wear and future upgrading is recommended. The 4 piles (2 piles/well) are in good condition.</p>
	<p>Float "B" has 2 groups of 2 pile wells x 2 piles. All wells and pilings are in good condition except for one pile in the first group. At a 2' tide there is a noticeable hole and a much larger cavity inside the pile. Monitoring is recommended, there is no structural issue at this time. There are bull rail bolts that require tightening and the decking is in fair condition. Consistent pressure washing at this dock has made a huge difference. Yellow paint is required for the dinghy landing areas.</p>
	<p>Float "C" has a dip at the end that connects to "B" and is low in the water. The flotation requires inspection unless there is an anchor attached at this end which could be causing this problem. There is a very loose bull rail at the end of the float that requires attention. Yellow paint is required for the loading zone. There are 2 pile wells x 3 piles/well and all are in good condition.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting 12v motion sensor <input checked="" type="checkbox"/> Life Rings / Heaving Lines good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) Oct 2023 <input type="checkbox"/> Unpaid Moorage

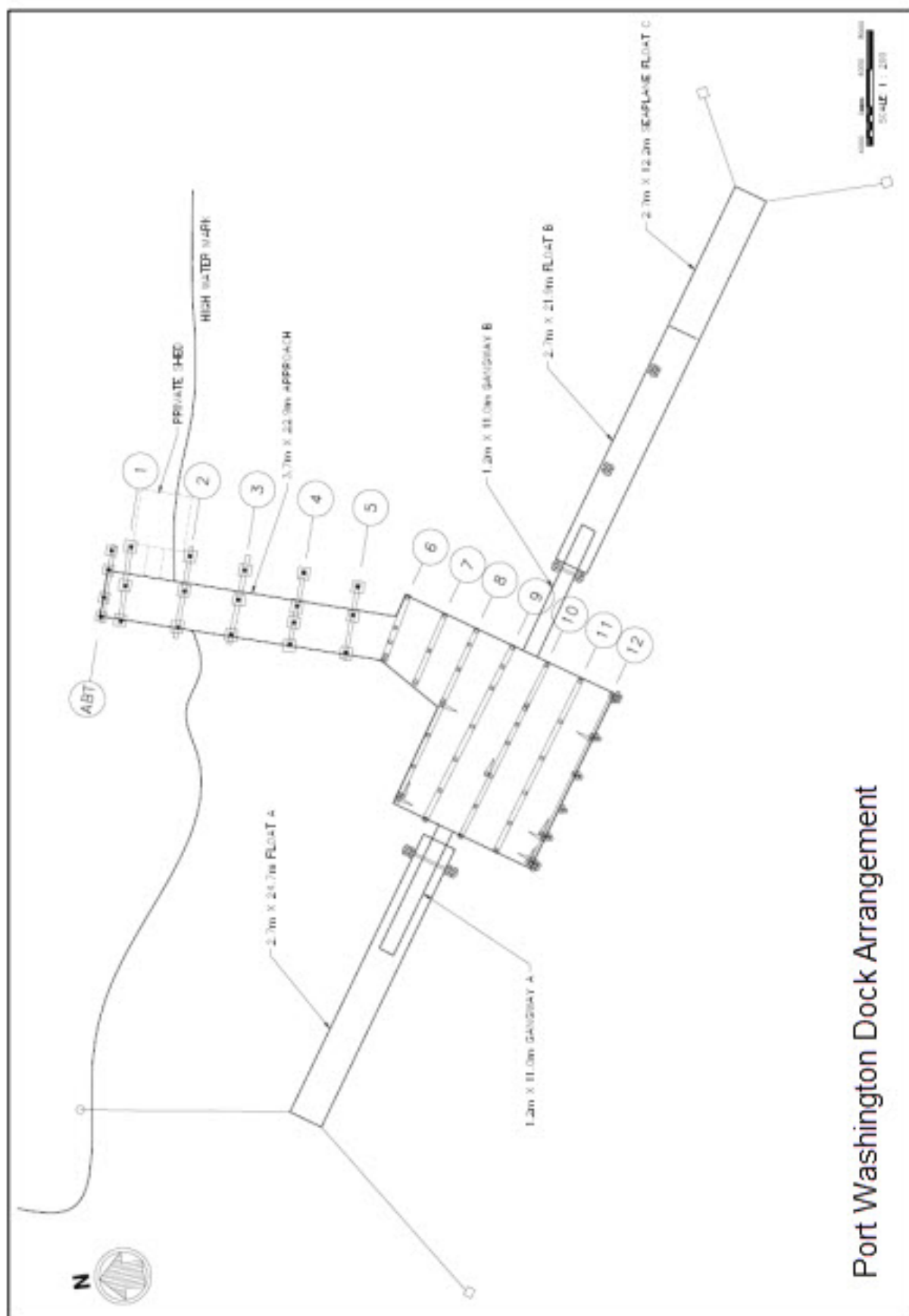
COMMENTS/INSTRUCTIONS	> The notice board requires repair or replacement.
	> The bull rail bolts require tightening as described.
	> The flotation at the end of A float and of C float where it connects to float B require inspection.
	> Yellow paint is required as described.
	> Monitor the rot in the pile on float B is recommended.

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

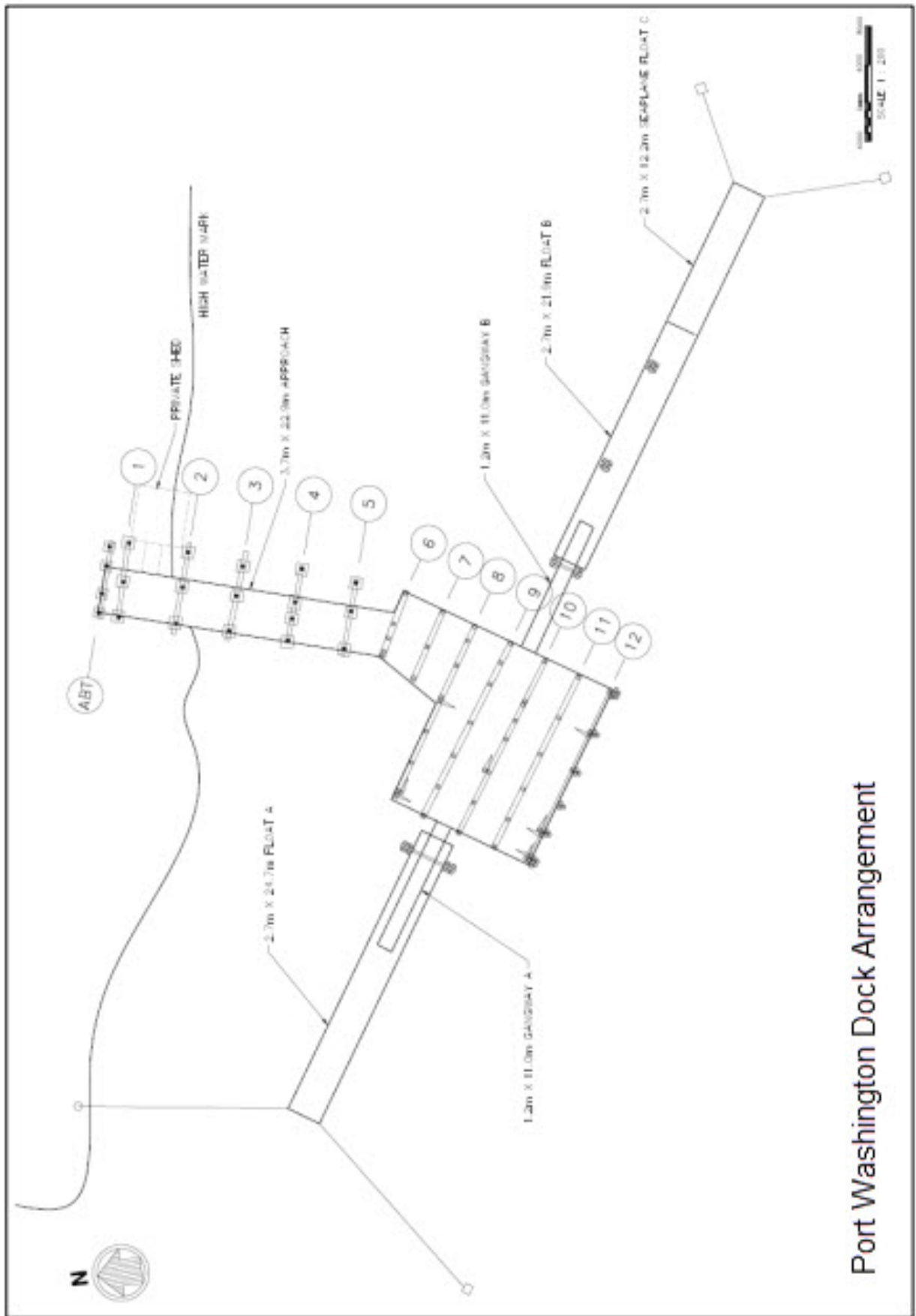
DATE: 4-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Port Washington Pender
WHARFINGER: Rod MacLean

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 railings and bull rails are unpainted and in good condition. The decking is also in good condition. The notice board is rotten and requires replacement.					
WHARF HEAD	<input type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input type="checkbox"/> Notices Posted <input type="checkbox"/> Rates Posted					
	New decking has been installed replacing roughly 80 to 90% of the area. New railings have been installed all around the bull rails.					
GANGWAY FLOATS	Gangway "A" has had the hinge bracket repaired and is now back in alignment. The gangway and railings are painted but there is considerable rust and deterioration of the metal frame at the bottom end. The wooden decking is in fair condition. The roller is rusty and one new roller bearing was installed, both roller bearings are in good condition. Float "A" is slightly lower in the water at the end under the gangway further. Inspection is recommended. The piles (2 wells x 4 piles) are in good condition along with the open pile wells. There are new rub boards replacing the missing boards in the middle of the float where the bull rail bolts are broken and loose. Repair and tightening of the bolts is required. Gangway "B" and the railings are painted and the decking is in fair condition. There is one badly warped deck board at the bottom end along with a rotten end of the kick board on the same side. The roller is rusty and the guide rails are in fair condition and the roller bearings have been serviced. The guide rails have been re-fastened. Float "B" requires repair to damaged bull rails under the gangway. There are other sections of bull rail that are deteriorating and require replacement along with tightening the loose bull rail bolts. The flotation at the end of the float has been improved but the light requires re-location as there is too much weight effecting the flotation in the current location. There were 2 sections of rub board that have been replaced. The pilings and pile wells are in fair condition with moderate wear. There are 12 piles, 2 open wells x 2 piles / well and 2 wells x 4 piles / well on this float. The chain and shackles that connect float "C" have been replaced. Float "C" is in fair condition, flotation is good, bull rails are tight and the decking and rub boards are good.					
	Gangway "A" has had the hinge bracket repaired and is now back in alignment. The gangway and railings are painted but there is considerable rust and deterioration of the metal frame at the bottom end. The wooden decking is in fair condition. The roller is rusty and one new roller bearing was installed, both roller bearings are in good condition. Float "A" is slightly lower in the water at the end under the gangway further. Inspection is recommended. The piles (2 wells x 4 piles) are in good condition along with the open pile wells. There are new rub boards replacing the missing boards in the middle of the float where the bull rail bolts are broken and loose. Repair and tightening of the bolts is required. Gangway "B" and the railings are painted and the decking is in fair condition. There is one badly warped deck board at the bottom end along with a rotten end of the kick board on the same side. The roller is rusty and the guide rails are in fair condition and the roller bearings have been serviced. The guide rails have been re-fastened. Float "B" requires repair to damaged bull rails under the gangway. There are other sections of bull rail that are deteriorating and require replacement along with tightening the loose bull rail bolts. The flotation at the end of the float has been improved but the light requires re-location as there is too much weight effecting the flotation in the current location. There were 2 sections of rub board that have been replaced. The pilings and pile wells are in fair condition with moderate wear. There are 12 piles, 2 open wells x 2 piles / well and 2 wells x 4 piles / well on this float. The chain and shackles that connect float "C" have been replaced. Float "C" is in fair condition, flotation is good, bull rails are tight and the decking and rub boards are good.					
OTHER INSPECTIONS	<input checked="" type="checkbox"/>	Lighting	good	<input checked="" type="checkbox"/>	Life Rings / Heaving Lines	2 x good
	<input checked="" type="checkbox"/>	Extinguishers (expiry dates)	Nov 2023	<input type="checkbox"/>	Unpaid Moorage	
COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The rotten notice board requires replacement. > The bull rail bolts require tightening on floats B & C. > The light standard on float B requires re-location, further away from the end of the float. > Bull rails on float B require replacement. > Replace warped deck board and kick board on Gangway B. 					



Port Washington Dock Arrangement



Port Washington Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 3-Jun-2023

DOCK FACILITY: Lyall Harbour Saturna

INSPECTOR: Peter Binner

WHARFINGER: Vanessa Verbitsky

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

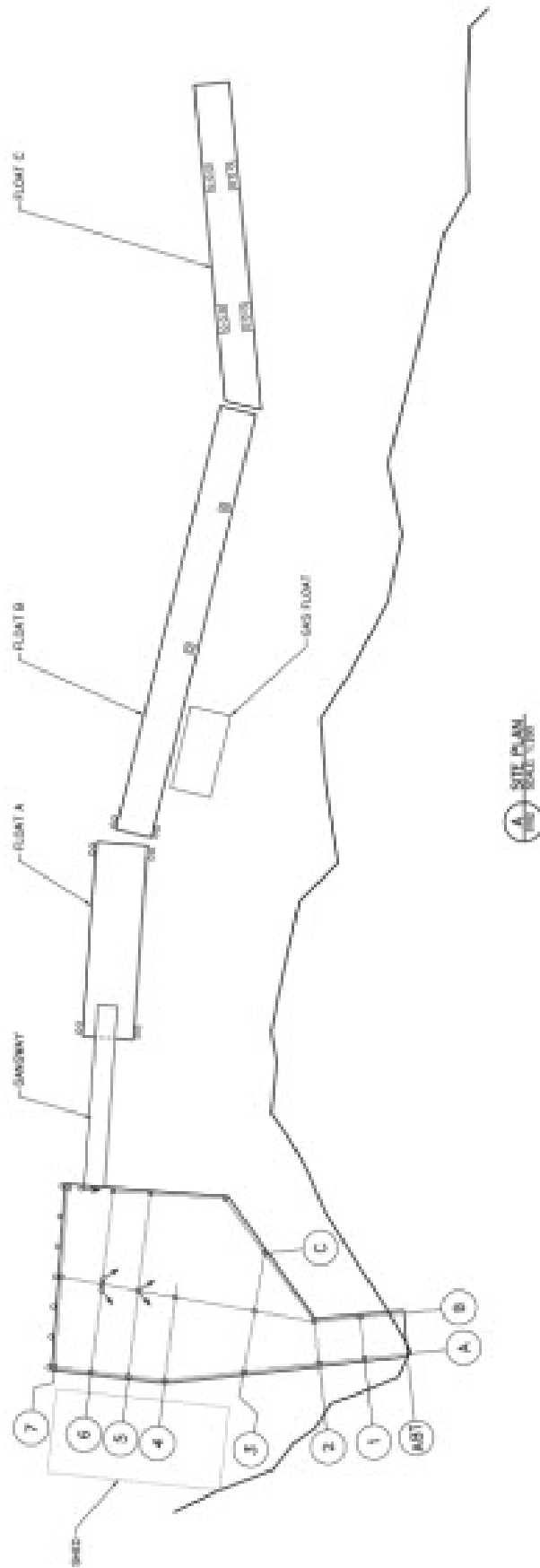
WHARF HEAD	<input checked="" type="checkbox"/> Signage <input checked="" type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	The wharfhead is clean of gravel and debris, the notice board requires painting.

GANGWAY FLOATS	<p>The top gangway transition plate is rusty and painting with a non skid yellow paint is recommended. The gangway, guide rails and rollers are in good condition.</p> <p>Float A is low in the water with 9" of free-board at the end under the gangway, 8" at the emergency landing zone and 7" at the end connecting to float B. Inspection of the flotation is recommended. The first 2 open pile wells x 2 piles are in good condition with minor wear at a 3' tide. The next pair of open pile wells has 3 piles/well and all are in good condition. The next 2 are steel pilings, the first pile well has a broken bolt holding the UHMW rub board and is only hanging by the remaining bolt. The 2nd pile well is in good condition and the anodes are good. The decking required a number of boards to be refastened and bull rails are in good condition.</p> <p>Float B is low in the water (7" of free board) at the transition with float A but is at the normal height at the other end of the float. The flotation requires inspection. There are 2 pairs of pile wells with 3 piles/well and all piles and wells are in good to fair condition with moderate wear. The light appears to be on 24 hrs/day, the light sensor requires inspection for a possible fault.</p> <p>Float C has a rubber mat for a transition between B & C floats, this has lost its rigidity and slumps between the floats. A rigid transition is required. The flotation is good and the float is in good condition. Yellow paint is required for the sea plane landing bull rails.</p>
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OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting	working with 1 light requiring inspection	<input checked="" type="checkbox"/> Life Rings / Heaving Lines	2 x good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates)	April 2024	<input type="checkbox"/> Unpaid Moorage	

COMMENTS/INSTRUCTIONS	<ul style="list-style-type: none"> > The flotation on floats A & B require inspection. > Replacing the rubber mat, at the transition between floats B & C is required. > Repair the UHMW rub board in the 1st steel piling well on float A. > Yellow paint is required for the sea plane landing zone bull rails. > Inspect and repair the light on float B. > Paint the notice board.
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If more comments are required, additional page will be attached.



LEGEND:

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

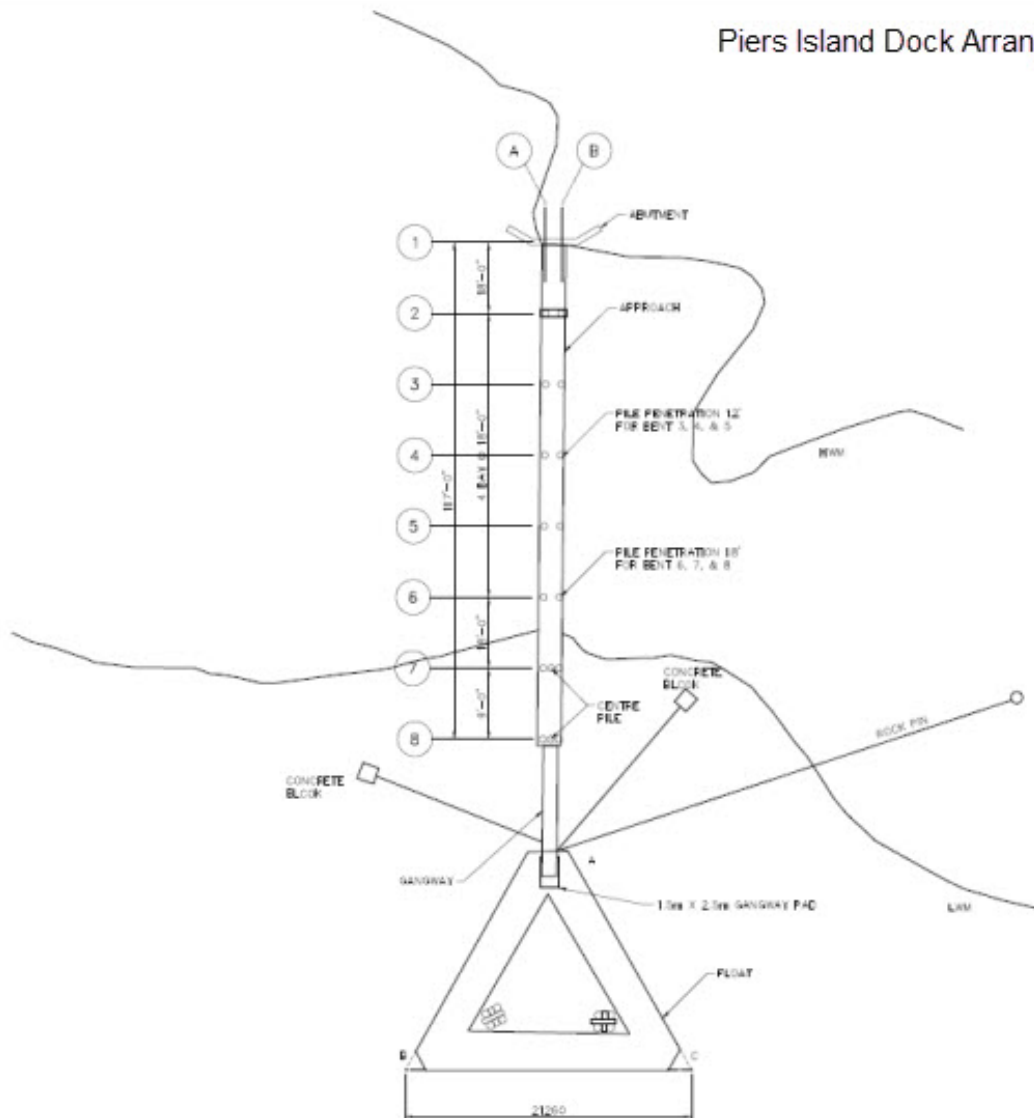
Lyall Harbour Dock Arrangement

Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 6-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Piers Island
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 railings and bull rails are unpainted and these and the decking have been pressure washed. There are only 2 areas of rot, there is a small area on a deck board and another area on the bull rail. No action is presently required.</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>N/A</p> <p>The notice board is located on the float along with the signage.</p>			
GANGWAY FLOATS	<p>The gangway is a heavy old steel structure with solid wheels and no way to service or replace the roller bearings. The decking is in fair but worn condition and the expanded aluminum non-skid grating requires upgrading. Refastening of this grating is required sooner than later.</p> <p>The triangular float is in fair condition with good flotation. the inside piles and open pile wells are in good condition except that one piece of UHMW rub board has fallen off and a replacement is required. The expanded aluminum grating used as a non-skid requires refastening as required.</p> <p>The emergency landing area requires the length of yellow paint to be extended an additional 6 feet (1.8m).</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)	Aug 2023	<input type="checkbox"/> Unpaid Moorage	
COMMENTS/INSTRUCTIONS	<p>> The expanded aluminum grating used as a non-skid surface on the gangway, requires upgrading or refastening, sooner than later.</p> <p>> Refasten expanded aluminum grating on the float where required.</p> <p>> The missing piece of UHMW rub board in the open pile well (SE corner) requires replacement.</p> <p>> Yellow paint is required to extend the length of painted bull rail by 6 feet (1.8m), for the Emergency Landing/Loading Zone.</p>			



Southern Gulf Islands Harbours DOCK INSPECTION REPORT

DATE: 9-Jun-2023
INSPECTOR: Peter Binner

DOCK FACILITY: Swartz Bay
WHARFINGER: Peter Binner

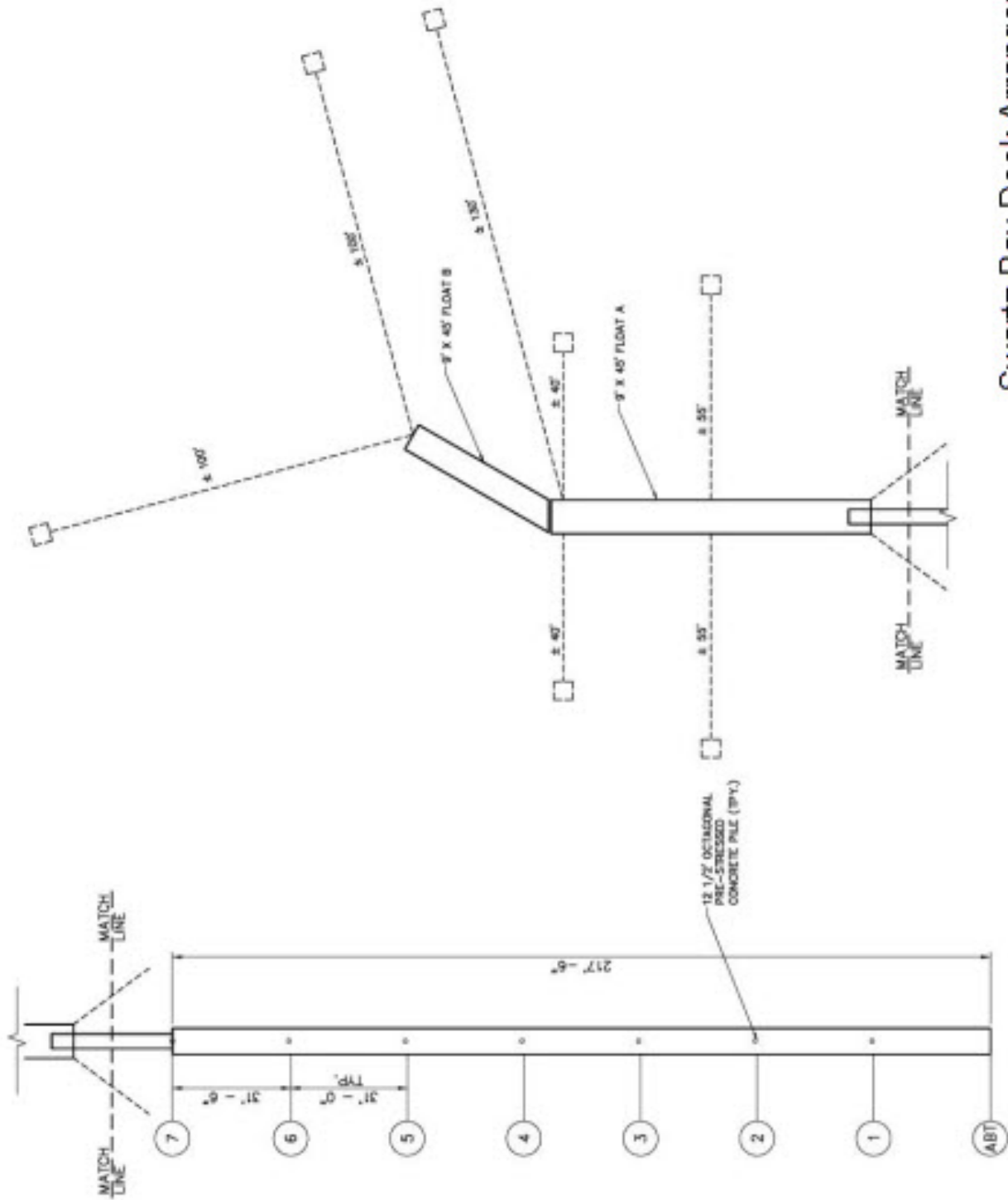
APPROACH	<input checked="" type="checkbox"/> Signage <input type="checkbox"/> Envelope Supply <input checked="" type="checkbox"/> Notices Posted <input checked="" type="checkbox"/> Rates Posted
	<p>The concrete approach is in good condition. The railings are painted red and painting is recommended. The notice board is missing the lock box as it requires repair.</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 in fair condition and the decking is in fairly worn condition. Replacing the decking and non-skid or replace the whole gangway is recommended. The transition plate at the bottom of the gangway requires repair to a section of expanded aluminum grating and the pillow blocks / roller bearings require replacement. The guide rails are in good condition.</p>
	<p>Float A is in new condition but there is a very loose bull rail bolt in the section on the East side, first section from the end of the gangway, far end. This requires tightening or repair (it may have been hit very hard by a boat?). Float B is in fair condition with possible flotation issues at the end with the connecting anchor chains. The hinged rigid transition plates between the 2 floats can lift up on A float and present a tripping hazard if too many people are on float B. A curved rigid transition plate is recommended. In most cases where we have a transition between the floats (or gangways), a hinged rigid curved plate will provide a less problematic and safer transition.</p> <p>** Can the 2 flat plates be slightly curved? If this is possible, doing this is highly recommended. The curve allows the free edge (on float A) to remain in contact with the decking where as the flat plate edge will lift up several inches as the 2 floats rise and dip in weather or with a number of people transiting the floats.</p>

OTHER INSPECTIONS	<input checked="" type="checkbox"/> Lighting <input type="checkbox"/> good	<input checked="" type="checkbox"/> Life Rings / Heaving Lines <input type="checkbox"/> good
	<input checked="" type="checkbox"/> Extinguishers (expiry dates) <input type="checkbox"/> June 2024	<input type="checkbox"/> Unpaid Moorage

COMMENTS/INSTRUCTIONS	<p>> Repair and replace items related to the gangway or replace the gangway.</p> <p>> Tighten or repair the very loose bull rail bolt on float A.</p> <p>> Can the pair of hinged flat transition plates be modified with a slight curve to provide a safer transition?</p> <p>> Inspect flotation on float B.</p>



Swartz Bay Dock Arrangement

From: [REDACTED]
To: [CRDBoard](#)
Subject: Contact Us - Submission
Date: Tuesday, May 02, 2023 9:39:26 PM

The following message was received through the form at 'https://www.crd.bc.ca/contact-us?r=crd-board'. Neither the name nor the e-mail address can be confirmed as accurate.

.....

Your Name:

[REDACTED]

Your Email Address:

[REDACTED]

Message:

To The CRD Board. Can we have the 2 rotting sailboats removed from the wharf at Port Washington. As a taxpayer I would also like to see the previous years receipts of moorage paid. It is a disgusting Have them removed to the Owner's properties where they can rot there.

Submitted at:5/2/2023 9:39:25 PM

Submitted via:https://www.crd.bc.ca/contact-us?r=crd-board

User Agent:Mozilla/5.0 (iPhone; CPU iPhone OS 16_3_1 like Mac OS X)

AppleWebKit/605.1.15 (KHTML, like Gecko) Version/16.3 Mobile/15E148 Safari/604.1

User Host Address:192.168.1.159

[REDACTED]

To: [REDACTED]
Subject: RE: Montague Public dock.

From: [REDACTED]
Sent: Tuesday, May 30, 2023 12:16 PM
To: [REDACTED]
Subject: Fwd: Montague Public dock.

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

----- Forwarded message -----

From: [REDACTED]
Date: Mon, May 29, 2023 at 2:19 PM
Subject: Montague Public dock.
To: [REDACTED]

Hello [REDACTED]

I met you a couple of years ago at the Montague dock when you were soliciting feedback from dock users with respect to the operation of the dock and my experience using the dock as a local property owner. When we met I expressed my concern that owners of relatively large sailboats were being allowed to monopolize the limited dock space at Montague for extended periods of time thus depriving locals, particularly those who have properties on boat access only islands, of reasonable access for temporary moorage .

As you are aware there is very limited dock space at Montagueapprox 100ft on either side of the main finger and the outer T connected to the main finger is reserved for emergency vessels such as ambulance BCH etc. For the majority of the winter there have been two 38ft sailboats rafted on one side of the main finger and an approx 40 ft barge on the opposite side of the finger. In addition, for several weeks an additional 40 ft sailboat was docked behind the two rafted sailboats. By my calculation these 4 vessels have been using between 40 and 60% of the available space on a semi permanent basis. Recently, when I departed Montague there were two sailboats taking up a complete side of the main finger. I understand why these sailboats are there.....they are required to pay about 30% of what it would cost to moor in a commercial marina but in the process they are depriving others of reasonable access. It is not practical to raft to sailboats because of their freeboard. Boats are being rafted 2 and 3 abreast and having myself watched seniors clambering over boats to reach the dock it seems to me to be only a matter of time before someone gets injured. In my humble opinion the rules need to be changed and I am suggesting that it would be reasonable to impose a max 25ft vessel length limit. I think this would go a long way to relieving congestion at Montague and probably also increase user willingness to participate in what is essentially an honour system of payment.

Sincerely

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FW: Spanish Hills Dock
Date: Tuesday, May 30, 2023 2:50:56 PM

[REDACTED]

Another correspondence item for the next SGIHC meeting...below and attached.

From: [REDACTED]
Sent: Tuesday, May 30, 2023 12:20 PM
To: [REDACTED]
Subject: Fwd: Spanish Hills Dock

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

----- Forwarded message -----

From: [REDACTED]
Date: Sun, May 28, 2023 at 9:05 PM
Subject: Spanish Hills Dock
To: [REDACTED]
CC: [REDACTED]

Dear [REDACTED]

This message is from some of the members of the Spanish Hills Improvement District. Some of us live here full time and many have had our properties for three or four decades.

We very much appreciate the work that has been done over the past few years to improve the safety and condition of the Spanish Hills pier and dock. I'll refer to the pier as the fixed structure at the top and the dock as the floating portion. The ramp is a particularly great improvement as there were safety issues and incidents at the top and bottom of the previous ramp. The new one is also much easier to use for carrying or rolling goods up and down.

We do have two concerns with the current state.

1. We hope that the railing around the end of the pier can be removed. None of us are aware of any incidents or safety concerns with the lack of a railing there in the past. As you know, the pier is a hub of activity and many people come to jump, swim, hang out, and enjoy the scenery. Group jumping is a popular activity. As soon as the jumping began again on the May long weekend, we saw groups of people jumping from the top of the railing (photo attached). We are concerned about the safety of this. Much less important, but the railing also detracts from the view of the many people who come to sit on the bench.

2. The ladder up to the end of the pier is very old and it has broken off and no longer extends to the water at low tide. This means that people jumping at lower water levels need to swim around to the small dock ladder, which puts them in the way of motor boat activity.

Thank you for all your work taking care of the dock. We hope you consider our suggestions.

Sincerely,

[Redacted signature block containing multiple lines of blacked-out text]

