

**Sample 1 – Progressive Upgrade Plan (Float Specific)**

**Progressive Upgrade Plan:**

Item	Plan	Completion Date, on or before	Rationale
<p><b>Required Upgrade:</b> Non-unencapsulated Styrofoam</p>	<p><b>Floats 1 and 2:</b> Removing existing floats and replacing with light penetrating and encapsulated Styrofoam</p> <p><b>Floats 3, 4 and 5:</b> Upgrading to light penetrating decking and encapsulated Styrofoam floatation</p> <p><b>Float 6, 7 and 9:</b> Upgrading to light penetrating decking and encapsulated Styrofoam by 2040.</p> <p><b>Float 8:</b> No upgrades proposed.</p> <p><b>Floats 10-14:</b> No upgrades proposed.</p>	<p><b>April 30, 2027</b></p> <p><b>April 30, 2030</b></p> <p><b>April 30, 2040</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>	<p><b>Floats 1 and 2:</b> These two floats are currently damaged from winter storms so require upgrades immediately.</p> <p><b>Floats 3, 4 and 5:</b> 2030 aligns with timing on other improvements planned for our lighting and electricity systems. Float 5 grounds out at very low tides, and this will be adjusted when upgrades are made.</p> <p><b>Float 6, 7 and 9:</b> The rationale for this extended timeline is that these floats are newer (circa 2015) and we would like to get the maximum use out of this investment before replacing them.</p> <p><b>Float 8:</b> This is a fuel dock that is a concrete float for stability, fire resistance, fuel spill management and durability. No unencapsulated Styrofoam present as encased in concrete.</p> <p><b>Floats 10-14:</b> No upgrades proposed, installed new floats in 2020 that have light penetrating decking and encapsulated Styrofoam. This side of the marina requires dredging to allow for boats with larger drafts so upgraded floats previously at same time as dredging year. This has been done every 5 years or so for the past 15 years. Our dredging follows the DFO Code of Practice.</p>

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<p><b>Required Upgrade:</b> Light-penetrating decking</p>	<p><b>Floats 1 and 2:</b> Removing existing floats and replacing with light penetrating decking</p> <p><b>Floats 3, 4 and 5:</b> Upgrading to light penetrating decking and encapsulated Styrofoam floatation</p> <p><b>Float 6, 7 and 9:</b> Upgrading to light penetrating decking and encapsulated Styrofoam by 2040.</p> <p><b>Float 8:</b> No upgrades to decking proposed, currently concrete.</p> <p><b>Floats 10-14:</b> No upgrades proposed.</p>	<p><b>April 30, 2027</b></p> <p><b>April 30, 2030</b></p> <p><b>April 30, 2040</b></p> <p><b>N/A</b></p> <p><b>N/A</b></p>	<p><b>Floats 1 and 2:</b> These two floats are currently damaged from winter storms so require upgrades immediately.</p> <p><b>Floats 3, 4 and 5:</b> 2030 aligns with timing on other improvements planned for our lighting and electricity systems. Float 5 grounds out at very low tides, and this will be adjusted when upgrades are made.</p> <p><b>Float 6, 7 and 9:</b> The rationale for this extended timeline is that these floats are newer (circa 2015) and we would like to get the maximum use out of this investment before replacing them.</p> <p><b>Float 8:</b> This is a fuel dock that is a concrete float for stability, fire resistance, fuel spill management and durability. Not upgrading to light-penetrating decking to maintain safety of fuel dock.</p> <p><b>Floats 10-14:</b> No upgrades proposed, installed new floats in 2020 that have light penetrating decking and encapsulated Styrofoam. This side of the marina requires dredging to allow for boats with larger drafts so upgraded floats previously at same time as dredging year. This has been done every 5 years or so for the past 15 years. Our dredging follows the DFO Code of Practice.</p>
<p><b>Required Upgrade:</b> Non-Creosote Pilings</p>	<p>Existing pilings are creosote. Plan is to wrap them in 2026 to reduce leaching of toxic chemicals.</p> <p>Replace them by the end of the 30-year term in the same location with non-creosote pilings.</p>	<p><b>April 30, 2027</b></p> <p><b>April 30, tenure expiry year</b></p>	<p>Existing pilings are in good shape and have been maintained over the last decade. End of life of piling is expected in the next 25-30 years.</p>

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<b>Additional Planned Upgrades (other BMPs)</b>	Ramp: No plans to upgrade ramp  No additional upgrades planned in alignment with BMPs.  Any in-water works for upgrades or maintenance over time will be done within the appropriate DFO timing windows,	<b>N/A</b>	Ramp exceeds maximum width by 15cm but was just recently replaced with a steel ramp, so not intending on upgrading to meet the BMP of 1.8m wide over the next 30 years and planning to keep until end of life.  All existing floats fall within existing BMPs widths and dock is in deep water so does not ground out.
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## Sample Reference Site Plan:

