



# shíshálh swiya Dock Management Plan Information Session for Commercial, Group and Strata Moorages May 2026





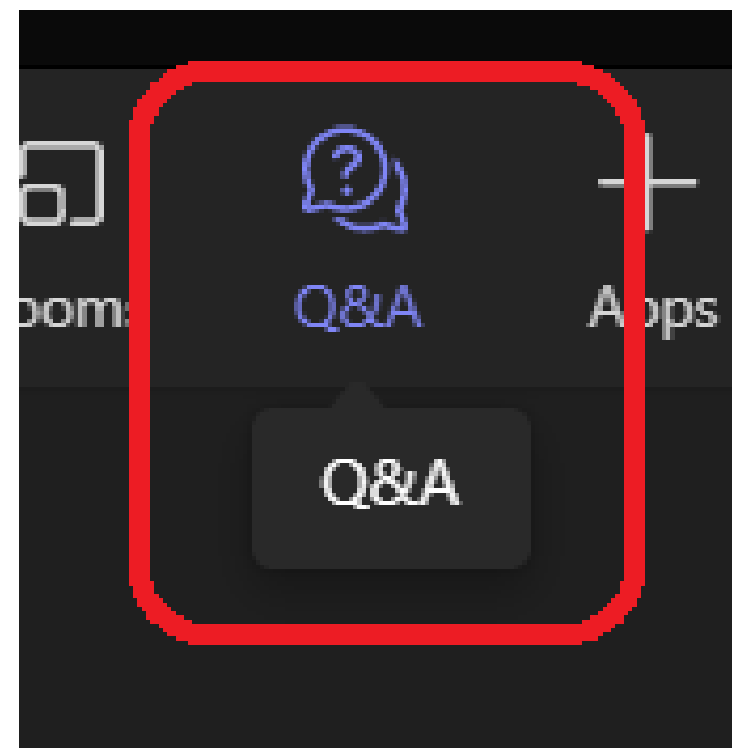
# Outline for Today's Session

1. Welcome and Instructions
2. Participation Overview
3. Purpose of Information Session
4. Background
5. Dock Management Plan Updates
6. Details on tenure process for existing structures
7. Question and Answer



# How to Participate

- Please use Teams' Q&A feature to send questions to our moderators throughout the presentation. Questions will be addressed at the end of the call.
- Please include your name and question to be added to the queue
- Please be respectful of presenters and staff. Questions or comments containing disrespectful or derogatory language will not be addressed.



# Questions and Comments – Next Steps

- Your views are important to us, and we want to ensure that you have the information you need.
- We will do our best to address as many questions as possible and we may provide a single response for similar questions.
- Participant information will not be gathered or shared.
- A copy of the presentation and additional resources will be posted online at [gov.bc.ca/swiyadockmanagement](https://gov.bc.ca/swiyadockmanagement)

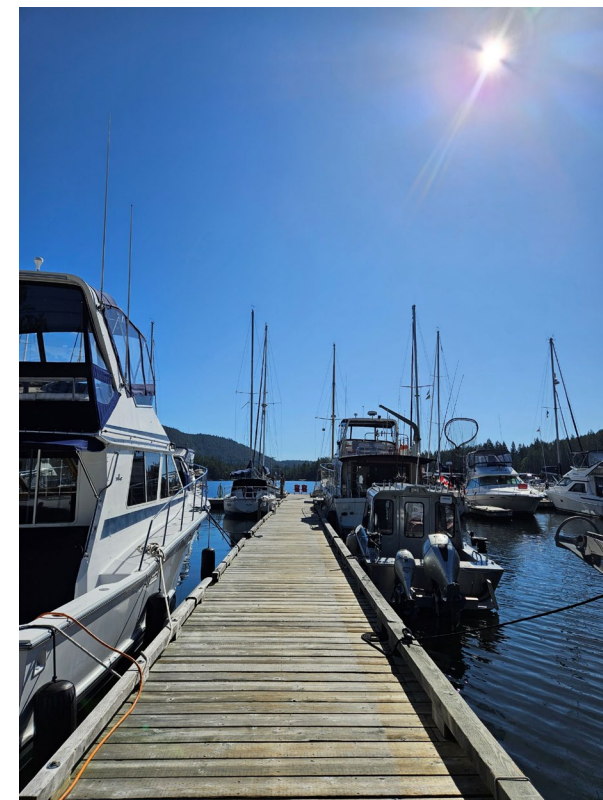
# Purpose of Session

- Provide a follow-up to last year's engagement sessions
- Share information on updates to the Dock Management Plan as it relates to commercial, group and strata moorages
- Explain the modified tenure process for existing commercial/group/strata moorage structure owners in the swiya
- Answer common questions

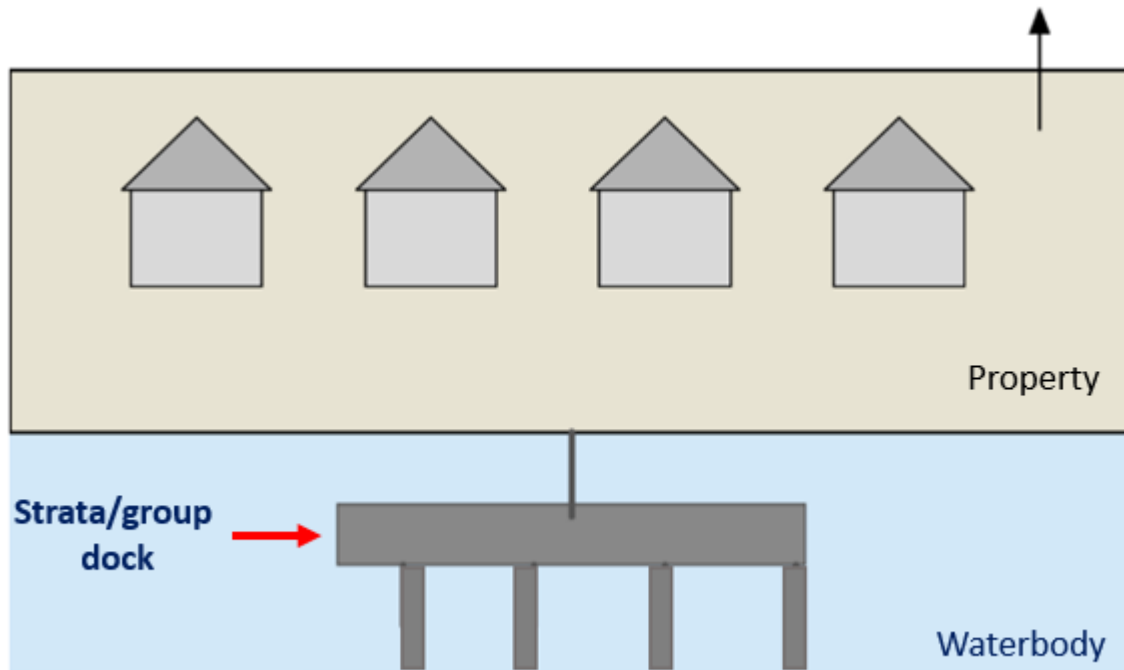
# Overview of updates to the shíshálh swiya Dock Management Plan

# Defining Commercial, Group and Strata

- Commercial Docks: A dock operated year-round or seasonally as ancillary to a commercial operation, includes marinas
- Strata Moorage: A multi-berth (over 3 berths) moorage but used by the residents of a waterfront strata or condominium development
- Group Moorage: A multi-berth (over 3 berths) moorage used for the personal use of a group or association of residents from the surrounding community

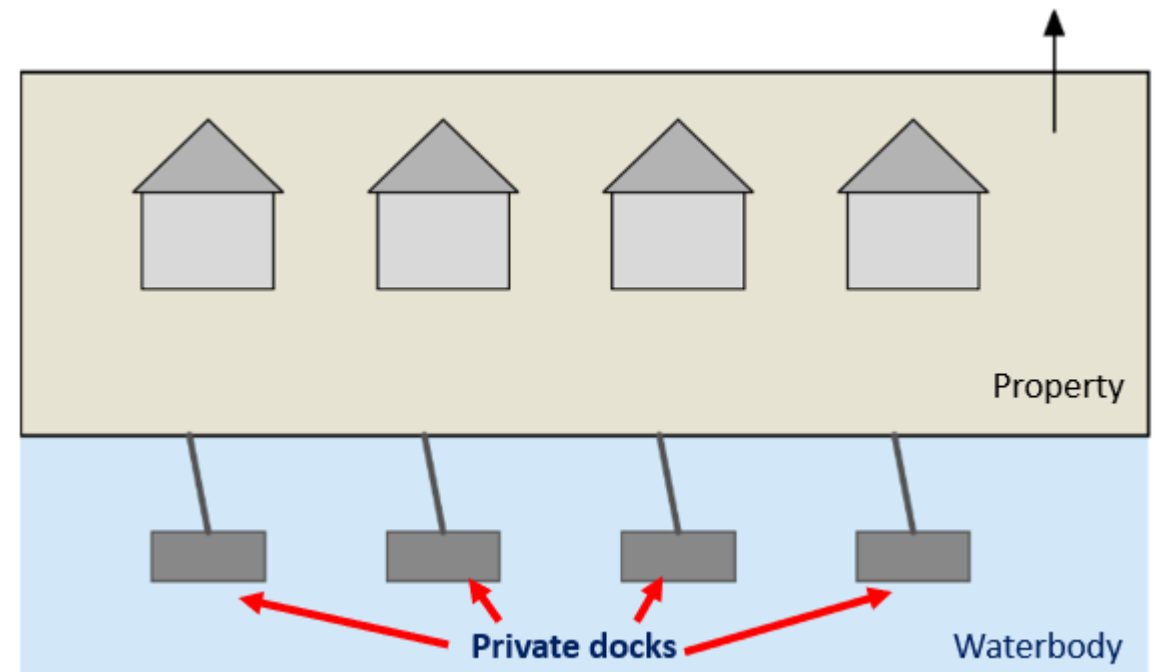


## Strata/Group moorage fronting singular property



- Considered a **strata or group moorage**
- Falls under Strata/Group Best Management Practices and requirements for Commercial/Strata/Group moorages under shíshálh swiya Dock Management Plan

## Multiple private moorages fronting singular property



- Considered a **private moorage**
- Falls under private moorage Best Management Practices and requirements for private moorages under shíshálh swiya Dock Management Plan

# Background

- 2018
  - The Pender Harbour Dock Management Plan (the DMP) was implemented jointly by the Province and shíshálh Nation to provide guidance for dock authorizations under the *Land Act*, in alignment with the Foundation Agreement.
  - Guidance included Best Management Practices and zoning within the kalpilin (Pender Harbour) Management Area.
- 2021
  - Amendments were made for administrative purposes and to improve clarity.
  - The application of the DMP was extended to the whole shíshálh swiya, including in freshwater.
- 2023 to 2025
  - Fall 2023 - Amendments were announced in response to public feedback, including developing a unique set of Best Management Practices to apply to Commercial moorage.
  - Summer 2024 - Foundation Agreement Renewal included agreed-upon changes to the DMP and commitments to consider further revisions in relation to commercial, strata and group docks.
  - Spring 2025 - Continued engagement with Commercial, strata and group moorage holders.
  - Fall 2025 - Conducted field inventory of existing commercial, group and strata moorages.

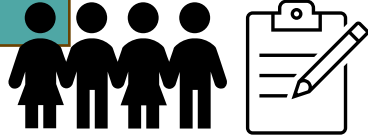
# What We Heard



## Key Themes:

- Preference for “as-built” authorizations with longer tenure terms for existing structures
- One size does not fit all - need for case-specific flexibility in the application of Best Management Practices
- Lack of clarity regarding requirements, timelines and difference between commercial and group and strata moorage
- Decisions needed to be made quickly to support upgrades and financial decisions
- Need for dredging to be allowed

## What We Heard



Strong preference for “as-built” authorizations with longer tenure terms for existing structures for greater certainty and planning

Need for case-specific flexibility in the application of Best Management Practices given uniqueness of individual sites and structures

Lack of clarity regarding requirements, timelines and difference between commercial and group and strata moorage

Decisions needed to be made in a timely fashion to support upgrades and financial decisions

Opportunity to dredge is critical for some operations to continue

## What We are Doing



Implementing “**as-built**” authorizations with 3 required upgrades (decking, floatation and pilings) to be phased in over **30-year tenure terms**

Implementing **flexibility** that allows for deviations from BMPs under the Shared Decision-Making Process review on a case-specific basis

Providing **clear requirements** and BMPs for commercial vs. group and/or strata moorages

Implementing a **modified application process** for existing structures, reducing administrative burden and supporting timely, prioritized decisions

Dredging allowed through Management Plan approvals

# What It Means

- **More Certainty and Stability**
  - Longer tenure terms provide predictable, long-term security
  - Ability to plan investments and upgrades over time
- **Flexible Solutions**
  - Case-by-case flexibility during review allows solutions tailored to unique scenarios
- **Reduced Administrative Burden**
  - Simplified application initiation process for existing structures
  - Additional guidance and resources to support applications

# Details on Updates and Next Steps

# Existing Structures – Replacement Tenures

## Tenure Length: 30 years

- 30-year tenure terms, aligned with provincial policy.

## 3 required upgrades over 30 years:

- 1) **Polystyrene foam** – must upgrade unencapsulated polystyrene foam to encapsulated or non-foam floatation system
- 2) **Decking** – must upgrade to light transparent decking or another supported option
- 3) **Pilings** – must upgrade to non-creosote pilings

## Existing Structures - Timelines for Upgrades

Existing structures must transition to required upgrades (decking, floatation and pilings) upon:

- a) Structure replacement
- b) 2 years if derelict
- c) A reasonable timeframe (e.g. 10-15 years), or
- d) Up to the end of the tenure term (up to 30 years) *with acceptable rationale outlined in Progressive Upgrade Plan.*

# Existing Structures - Progressive Upgrade Plans

- New section of the Management Plan that details current structures and includes plans and timelines to complete the required upgrades
- Opportunity to provide details on where upgrades are most appropriate and rationale for proposed changes for individual consideration
- Individualized to fit specific existing structures

## **Support Resources are Available:**

1. Plan Template
2. Two sample plans for reference
3. Guidance materials

# Key Details - Progressive Upgrade Plan

## *What* are the upgrades?

- Detail the upgrades you will be making to align with the requirements (foam, decking, pilings)

## *Where* are the upgrades?

- Provide a detailed site plan that is labelled for easy reference

## *When* will the upgrades be completed?

- Timeline for proposed upgrades

## *Why* aren't you doing certain upgrades or requiring longer timeframes?

- Some upgrades may not be possible or practicable such as light penetrating decking under buildings
- Some upgrades may be requested for longer than 10-15 years due to expected life of structure

# Sample Progressive Upgrade Plans

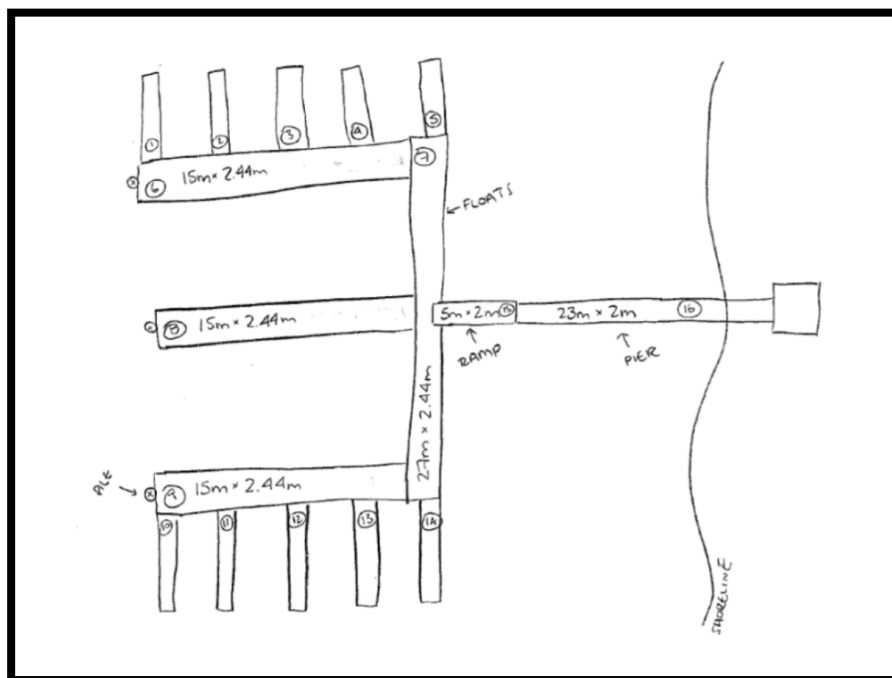
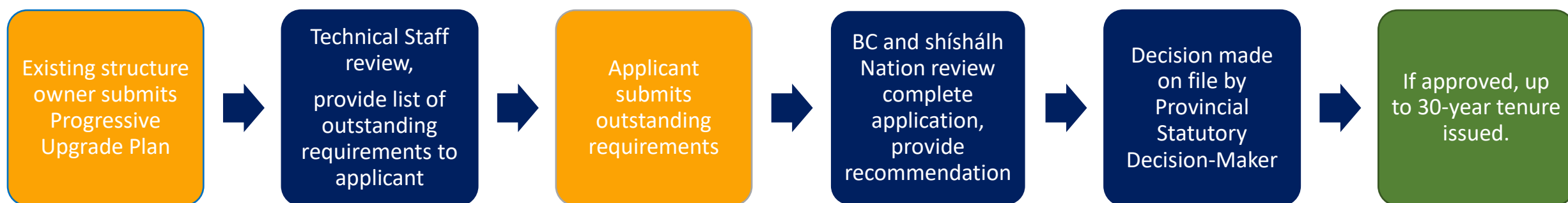


Figure 1. Sample site plan accompanying Progressive Upgrade Plan

Item	Plan	Completion Date, on or before	Rationale
Required Upgrade: Non-encapsulated Styrofoam	Floats 1 and 2: Removing existing floats and replacing with light penetrating and encapsulated Styrofoam	April 30, 2026	Floats 1 and 2: These two floats are currently damaged from winter storms so require upgrades immediately.
	Floats 3, 4 and 5: Upgrading to light penetrating decking and encapsulated Styrofoam floatation	April 30, 2030	Floats 3, 4 and 5: 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.

Figure 2. Sample portion of Progressive Upgrade Plan

# Existing Structures - Authorization Process



## Existing Structures - Potential Outstanding Requirements

- Replacement Application form
- Replacement Application fee
- Outstanding Annual Rents
- Outstanding Statutory Declarations
- Management Plan
- Site Plan
- Environmental Report
- Archaeological Report
- Lack of details in Progressive Upgrade Plan



# Environmental and Archaeological Reports

- Environmental and archaeological reports are not automatically required for tenure applications.
- However, during the review of the application, sensitive areas may be identified that require a report to be completed.
- During review of the individual application, technical staff will inform the applicant if additional reports are required.



# Best Management Practices Update

- The Best Management Practices have been finalized, with added flexibility reflecting the feedback from engagement and the site visits.
- Commercial, group and strata moorages have the same BMPs, but are not considered the same under Provincial Policy.
- New structures are expected to align with the Best Management Practices, however, there is flexibility during review for deviations to be approved with sufficient rationale.
- Applications are reviewed individually, accounting for site-specific considerations.

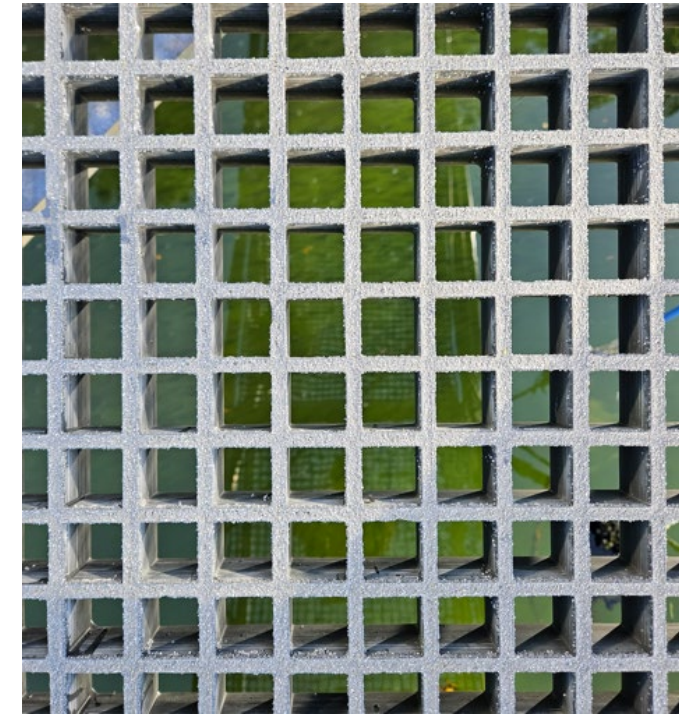
# BMP: Boathouses

Proposed March 2024	What We've Heard	Decided
<p>New boathouses allowed on commercial moorages</p> <p>New boathouses <b><i>not</i></b> allowed on strata or group moorages.</p>	<ul style="list-style-type: none"> <li>Support for allowing new boathouses in all scenarios</li> </ul>	<p>New boathouses allowed on commercial moorages</p> <p>New boathouses <b><i>not</i></b> allowed on strata or group moorages.</p>



# BMP: Light Penetrating Decking

Proposed March 2024	What We've Heard	Decided
<p>New or replacement <b>decking</b> must use products that allow for a minimum 43% light penetration, or alternative academically peer-reviewed option approved by shíshálh and BC</p>	<ul style="list-style-type: none"> <li>• Support for change that decking needs 43% light penetration, not entire structure</li> <li>• Time is needed to replace decking due to significant cost</li> <li>• Outstanding questions on where decking is required</li> <li>• Suggestion to consider site specific qualified professional studies for individual marinas</li> </ul>	<ul style="list-style-type: none"> <li>• New or replacement <b>decking</b> must use products that allow for a minimum 43% light penetration, or alternative academically peer-reviewed option approved by shíshálh and BC</li> <li>• Owners can provide rationale to be approved during application review for not using light penetrating decking where it may not be appropriate to install (ex. Fuel docks)</li> </ul>



# BMP: Encapsulated Foam

Proposed March 2024	What We've Heard	Decided
No unencapsulated foam	<ul style="list-style-type: none"> <li>• Support for moving away from use of unencapsulated polystyrene foam</li> <li>• Time needed to replace existing foam due to significant cost</li> <li>• Concerns about lack of disposal facilities available on the Sunshine Coast</li> </ul>	<ul style="list-style-type: none"> <li>• No unencapsulated foam</li> <li>• Transition time for existing structures</li> <li>• Launched pilot for foam disposal on the Coast</li> </ul>



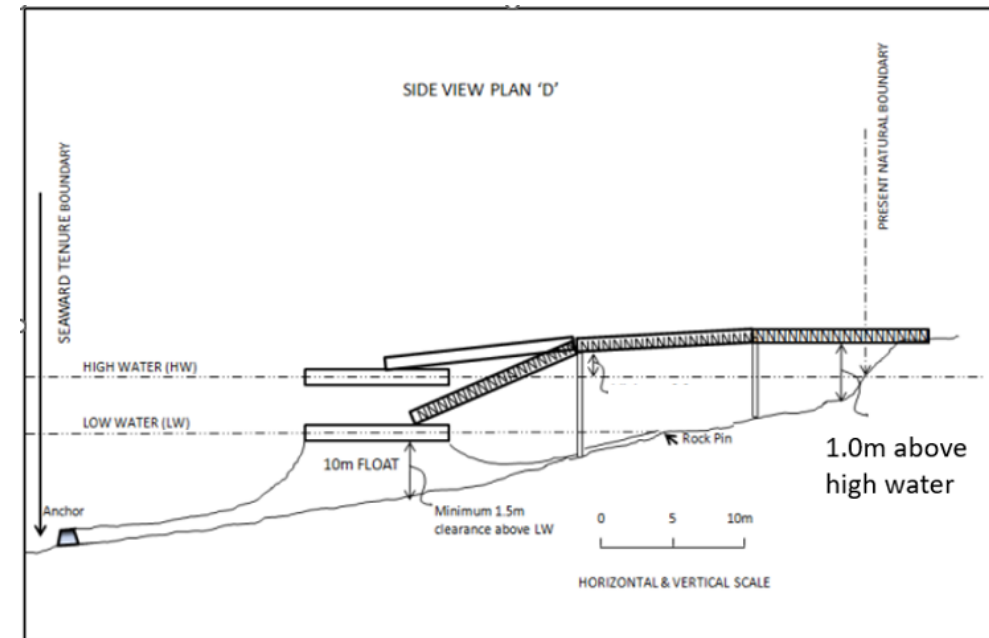
# BMP: Annual Self-Inspections



Proposed March 2024	What We've Heard	Decided
<p>Annual self-inspection of moorage facility required</p>	<ul style="list-style-type: none"> <li>• Recommendation to conduct self-inspection upon request</li> <li>• Lack of clarity that professional sign-off not required</li> </ul>	<ul style="list-style-type: none"> <li>• Self-inspection required to be submitted upon key milestones for required upgrades in individual Progressive Upgrade Plans</li> <li>• No professional sign-off required.</li> </ul>

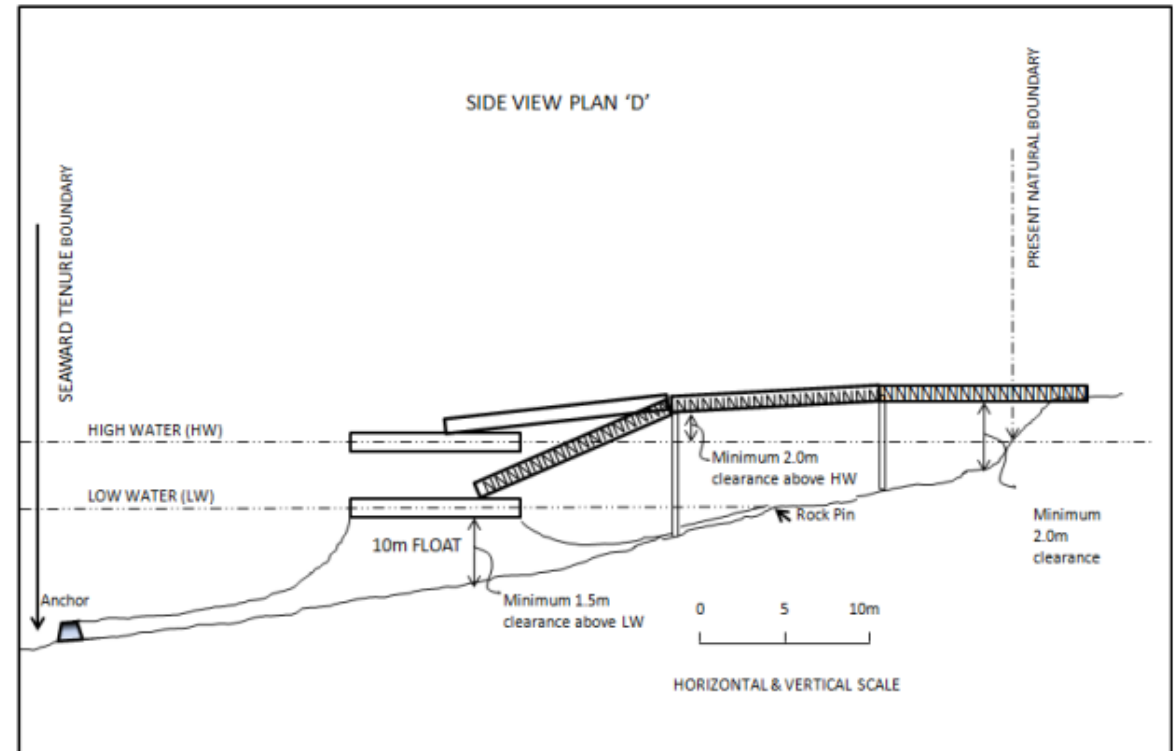
# BMP: Access Ramp/Walkways

Proposed March 2024	What We've Heard	Decided
<ul style="list-style-type: none"> <li>• 1.8m maximum width, with flexibility where needed</li> <li>• 1.0m above high tide</li> </ul>	<ul style="list-style-type: none"> <li>• Preference for no maximum width</li> <li>• Some scenarios may require wider ramps (e.g.: for cargo offloading)</li> <li>• Some foreshores are not 1.0m above high tide, need to account for climate change and changing tide levels</li> </ul>	<ul style="list-style-type: none"> <li>• 1.8m maximum width, with flexibility where needed</li> <li>• 1.0m above high tide</li> </ul> <p><i>**Field inventory finding: 92% of sites have a ramp width of 1.8 wide or less</i></p>



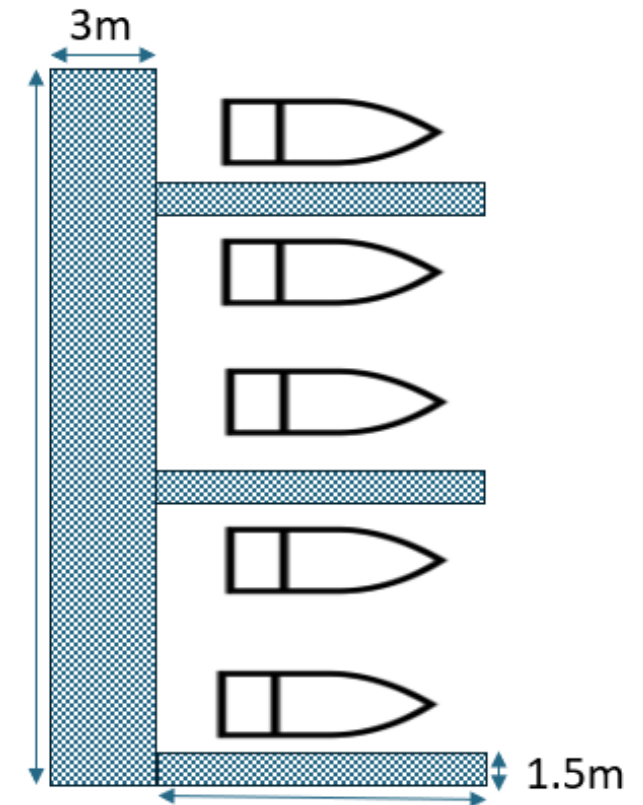
# BMP: Seabed Clearance

Proposed March 2024	What We've Heard	Decided
<p>1.5m from bottom of float to seabed with flexibility where needed</p>	<ul style="list-style-type: none"> <li>Some existing marinas do not have 1.5m clearance and may need to extend into deeper water</li> <li>Request flexibility be provided based on site-specific considerations</li> </ul>	<ul style="list-style-type: none"> <li>1.5m from bottom of float to seabed with flexibility where needed</li> </ul>



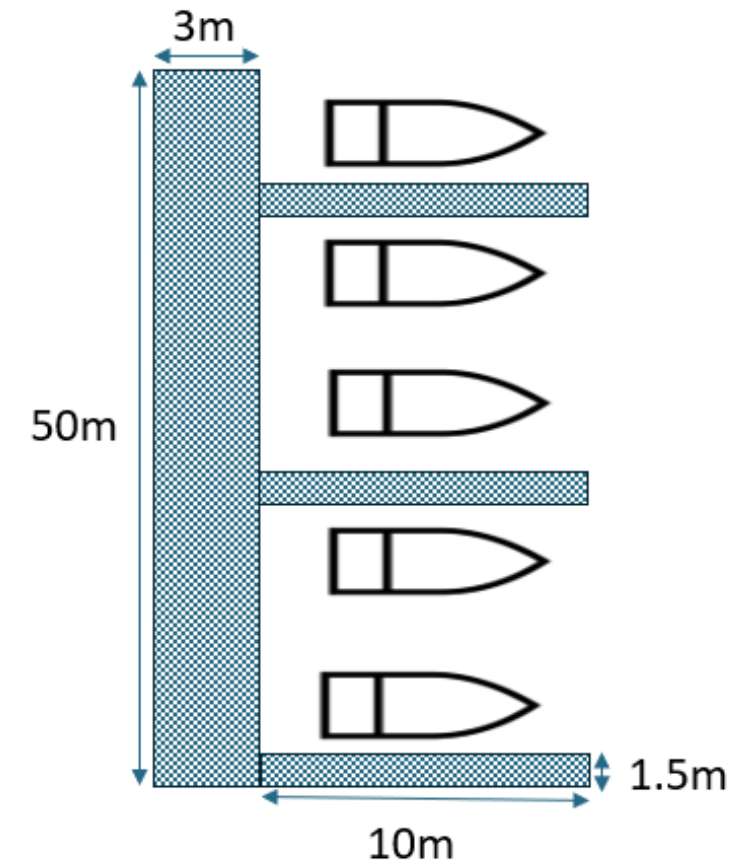
# BMP: Float Width

Proposed March 2024	What We've Heard	Decided
<p>3.0m wide for main floats, 1.5m wide for float fingers</p> <p>*With flexibility where needed</p>	<ul style="list-style-type: none"> <li>• Preference for no maximum widths to allow for site specific designs</li> <li>• Need for flexibility to support operational needs of specific businesses (e.g.: yacht moorage or heavy cargo offloading – different needs)</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0m wide for main floats</li> <li>• 1.5m wide for float fingers</li> </ul> <p>*With flexibility where needed</p> <p>**<i>Field Inventory findings: 65% of main floats are less than 3.0m wide, finger widths were observed to be as low as 0.7m wide</i></p>



# BMP: Float Area

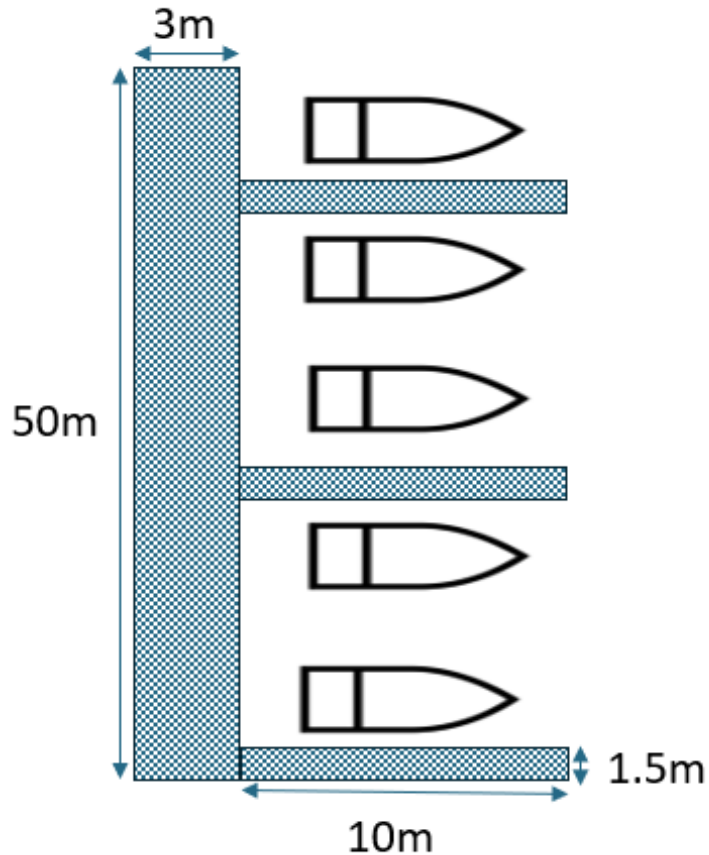
Proposed March 2024	What We've Heard	Decided
<ul style="list-style-type: none"> <li>40m<sup>2</sup> per vessel up to 40 feet length</li> <li>Clarity that larger areas for longer boats will be considered</li> </ul>	<ul style="list-style-type: none"> <li>Request for flexibility for site specific designs</li> <li>Preference for providing moorage for larger vessels</li> <li>Lack of clarity how to conduct calculation</li> </ul>	<ul style="list-style-type: none"> <li>Maximum float area of 40m<sup>2</sup> per vessel up to 40 feet length</li> <li>Clarity that larger areas for longer boats will be considered</li> </ul>



*\*Field Inventory Finding: When compared to the field inventory data, 87% of the analyzed structures already met this BMP.*

# Example 1 of Area Based Floats

“40m<sup>2</sup> per vessel up to 40 feet length overall”



Is there a maximum float area per vessel? **YES – 40m<sup>2</sup>**

Is there a minimum float area per vessel? **NO**

Is there a maximum number of boats that can be moored? **NO**

*Area Calculations:*

Main float = 50m x 3m = 150m<sup>2</sup>

Slips = 10m x 1.5m x 3 = 45m<sup>2</sup>

Total float area = 195m<sup>2</sup>

# of Vessels Supported = 5

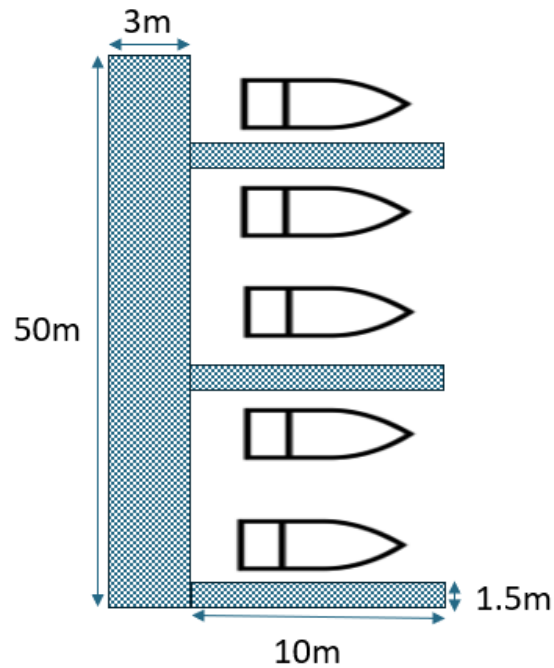
Area per vessel = 195m<sup>2</sup> ÷ 5 = **39m<sup>2</sup> ✓**

Therefore, 39m<sup>2</sup> per vessel in this example meets the Best Management Practice as it's under 40m<sup>2</sup>.

# Example 2 of Area Based Floats: More boats than Minimum Required

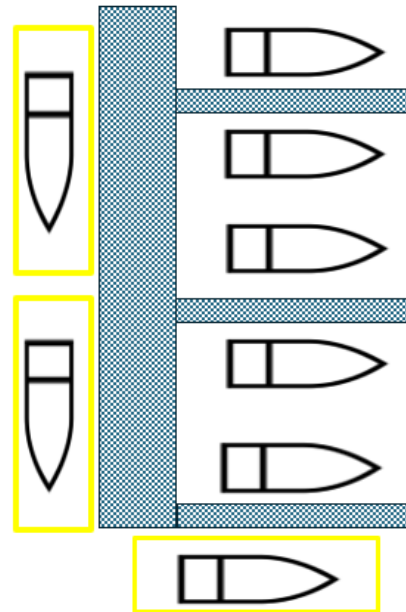
## Minimum # of boats required (5)

Area = 39m<sup>2</sup> per vessel ✓



## Example of more than minimum # of boats required (8)

Area = 24.4m<sup>2</sup> per vessel ✓



Is there a maximum float area per vessel? **YES**

Is there a minimum float area per vessel? **NO**

Is there a maximum number of boats that can be moored? **NO**

## Example 3 of Area Based Floats: Larger Marina

### Existing marina details:

1. Total area of floats: **918m<sup>2</sup>**
2. Number of boats marina supports: **30**

### Float Area Best Management Practice:

Maximum allowable float area

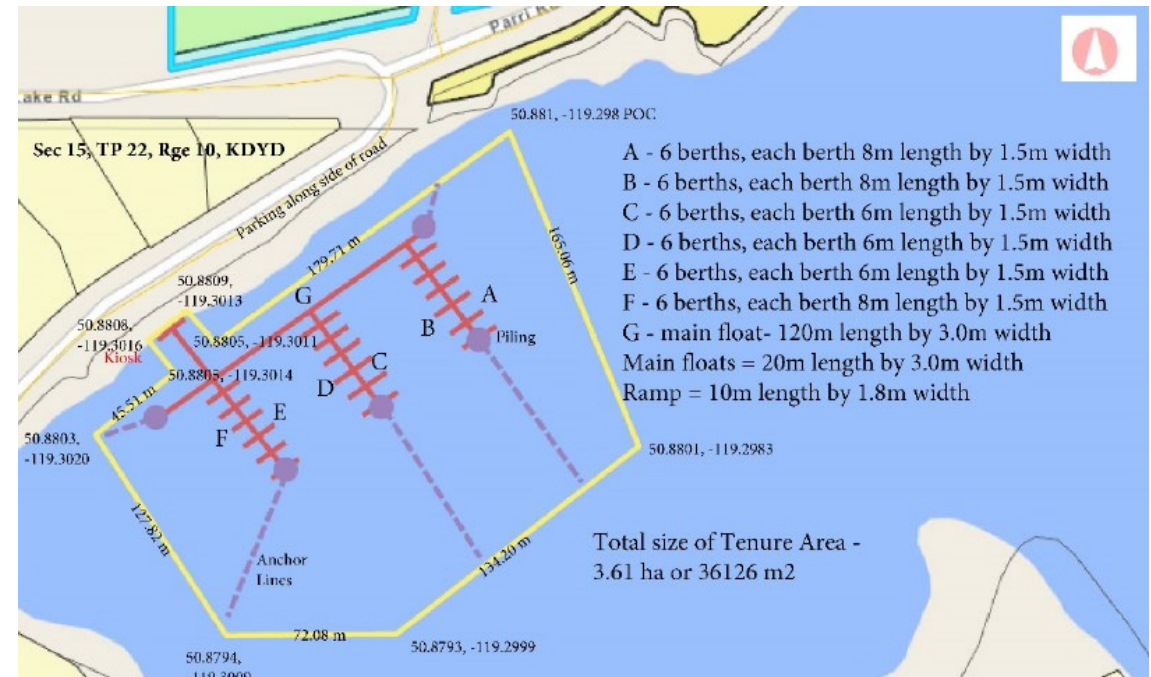
$$= \text{Number of Boats} \times 40\text{m}^2$$

$$= 30 \text{ boats} \times 40\text{m}^2$$

$$= \mathbf{1200\text{m}^2}$$

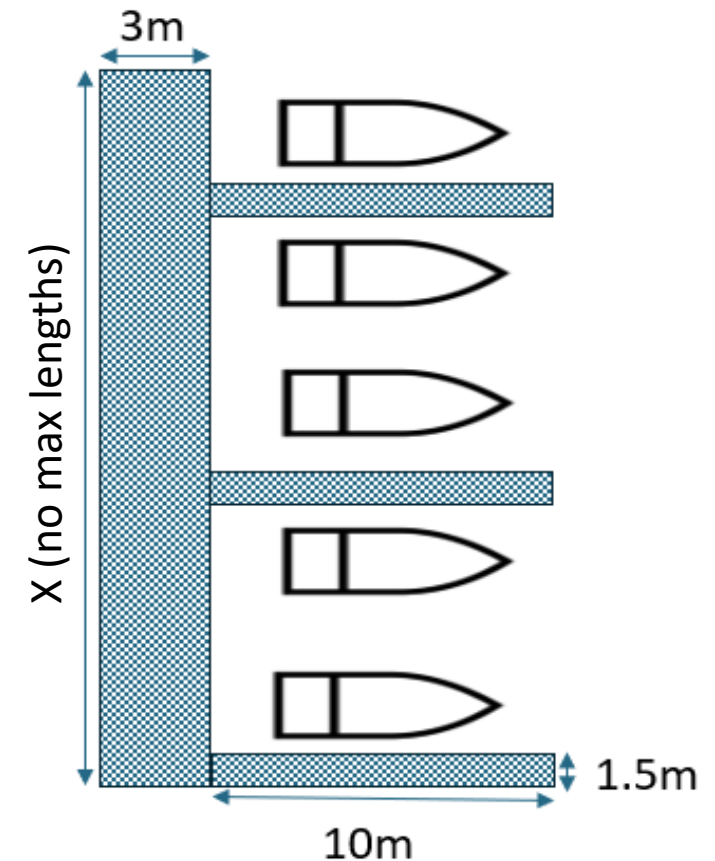
Does this marina meet the float area Best Management Practice? **YES!**

**The current float area is less than the permitted float area.  
(918m<sup>2</sup> is less than 1200m<sup>2</sup>)**

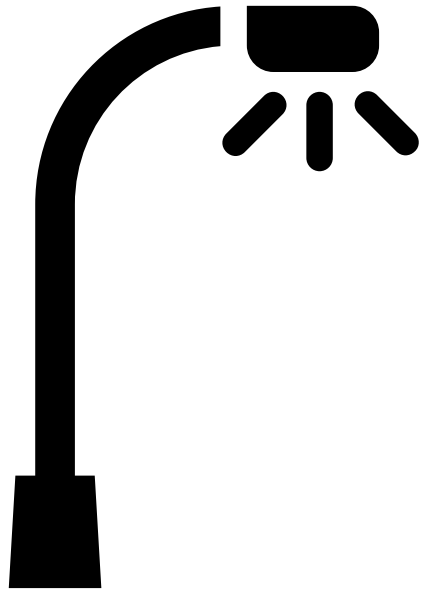


# BMP: Total Length of Dock

Proposed March 2024	What We've Heard	Decided
No maximum length for commercial docks	<ul style="list-style-type: none"> <li>No maximum lengths ensures that multi-berth moorages can expand and access deeper waters</li> </ul>	<ul style="list-style-type: none"> <li>No maximum lengths</li> </ul>



# BMP:Outdoor Lighting



Proposed March 2024	What We've Heard	Decided
<p>Outdoor lighting should be minimized and should be on a timer/motion detector</p>	<ul style="list-style-type: none"> <li>• Lighting is required for safety/navigation</li> <li>• Support for the use of “should” as it provides flexibility to install the necessary lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Outdoor lighting should be minimized and, for example, be on a timer/motion detector - unless required for safety and/or navigation purposes.</li> </ul>

# Next Steps

- Provincial staff will begin reviewing Progressive Upgrade Plans as they are reviewed
- Applications will be reviewed on a first-come-first served basis
- Priority will be existing expired tenures

# Summary of Updates

- Existing Structures:
  - Up to 30-year tenure terms
  - Phased approach for 3 required upgrades within 30-years with flexibility
    - Light-penetrating decking
    - Upgrade to encapsulated floatation
    - Upgrade to non-creosote pilings
  - Simplified tenure review initiation with priority for expired tenures
  - Case-by-case review
- Moving Forward:
  - BMPs finalized, with flexibility for case-by-case consideration
  - Dredging allowed through Management Plan approvals
  - Launched pilot to address Styrofoam disposal on Sunshine Coast

# Thank you

Thank you for your time and insights.

# Questions Are Now Welcomed

Questions about individual applications will not be addressed but staff are available to discuss these with you.

Please contact: [ssDMP@gov.bc.ca](mailto:ssDMP@gov.bc.ca)

Visit our website: [www.gov.bc.ca/swiyadockmanagement](http://www.gov.bc.ca/swiyadockmanagement)