



May 3, 2024

Re: Mosquito Creek Marina Decommissioning Update to all Moorage Customers

With the May 31, 2024 deadline approaching for Non-Live-Aboard Boat and Boat Shed Moorage Customers to vacate their slips, we are writing to provide all Moorage Customers with an update on what is currently known about the plans and timeline beyond that date.

As we have communicated to all Owners, Mosquito Creek Marina must continue to implement urgent and necessary demolition, facility removals, and other repairs and rehabilitative work on the Marina. It is important to note that our ability to proceed with these plans and timelines is contingent on Non-Live-Aboard Boat and Boat Shed Owners removing their property by May 31, 2024. Further active phases of that required work are scheduled to proceed, starting on June 1, 2024, and delays can cause significant problems and costs.

A high-level overview of what each Moorage Customer Group can expect in the months ahead is provided in the table below, with additional details of the Marina Decommissioning Plans, as well as a reminder about Sewage Discharge Management and information about an upcoming Coastal Engineering Study, in the sections that follow.

Non-Live-Aboard Boat and Boat Shed Owners	<ul style="list-style-type: none"> • Deadline to remove property is 5:00 pm on Friday, May 31; gate access fobs will be deactivated immediately after. • Requests for access after deadline must be approved by Marina Management and may be subject to additional charges.
Live-Aboard Boat and Boat Shed Owners	<ul style="list-style-type: none"> • Those who have signed Moorage Agreement extensions will continue to have access after May 31, 2024. • Relocations within the Marina will begin as soon as we are able to, contingent on the timely departure of Non-Liveaboard vessels. Owners will be contacted directly with detailed plans for movement, once known. • Hydro and water hookups will be available at assigned boat slips, and boat shed slips will also have sewage and TELUS internet connections ready upon relocation.
Legacy Float Home Owners	<ul style="list-style-type: none"> • Cannot be safely relocated until after certain docks and piles are removed, which cannot begin until after August 16, 2024 in accordance with DFO restrictions. Current best estimates suggest relocations within MCM will take place no earlier than September.

	<ul style="list-style-type: none"> • MCM Management will contact these Owners individually to assist with planning for the relocations and to provide more information as it becomes available. • MCM will aim to provide at least 30 days' notice for any movement and will work closely with Owners throughout the process.
Spirit Trail Float Home Owners	<ul style="list-style-type: none"> • No changes or requirements to relocate within the Marina. • Some Owners may have new neighbours as a result of the movement of other property; however, we will make all efforts to ensure none will have their deck views impeded.

MARINA DECOMMISSIONING PLANS

A number of operational preparations are currently underway and/or commencing soon, including:

- MCM Management and Nch'kay Operations Teams continue work to finalize detailed movement maps for all relocations within the Marina, while also working closely with an external engineering firm to confirm plans for repairs and demolition.
- Hydro, water, sewage, and TELUS fibre optic cable will be moved or installed to meet the needs of the Live-Aboard Moorage Customers ahead of their relocation within the Marina.

Step 1: First Docks Condemned (June 1, 2024)

On June 1, 2024, the condemned status for certain docks will take effect, beginning with portions of Docks B and C. Signage will be installed and security personnel will be on site to ensure there is no unauthorized access.

Anyone requiring access to a condemned dock area after May 31, 2024 must contact Marina Management to obtain approval and make arrangements.

Step 2: Relocation of Live-Aboard Moorage Customers

Live-Aboard Boats will be the first to relocate within the Marina. The exact timing of this will depend on the timely cooperation of Non-Liveaboard vessel owners in removing their property by the May 31st deadline. Live-Aboard Owners will be contacted directly with detailed plans for movement and any other pertinent updates.

Live-Aboard Boat Sheds are expected to be relocated within the Marina soon after the Boats. Owners will also be contacted directly with detailed plans for movement and other updates as required.

Those who are able to relocate their own vessels within the Marina will be expected to do so. MCM will provide assistance with relocating vessels that are not fit to travel unassisted.

Due to the complex nature of the planning and logistics required to accommodate the relocation of Live-Aboard Moorage Customers within the Marina, we are unfortunately unable to accommodate any requests for preferences of sites for relocation. The MCM Team will hold sole authority for determining when and where each vessel shall be moved.

Step 3: Repairs, Demolition and Removal of Condemned Docks

We will provide comprehensive updates to moorage customers regarding the repairs, how it will impact them directly, estimated timelines, etc. as information becomes available.

DFO restrictions prohibit any underwater work, such as removing piles, from taking place before August 16, 2024. Minor surface-level repairs may take place before that time; however, moorage customers can be assured that no substantial demolition work will take place before then.

Exact timelines will also depend on contractor availability. Again, we will provide all customers with detailed updates on these plans as they are confirmed.

Step 5: Relocation of Legacy Float Homes

Once a path has been cleared to allow for the safe movement of Float Homes within the protected area of the Marina, we will begin relocating Legacy Float Homes. The soonest we anticipate this taking place is September 2024.

Our team will contact these Owners individually to assist with planning for the relocations and will continue to provide more information as it becomes available. We will endeavour to provide at least 30 days' notice for any movement and are committed to working closely with Owners throughout the process to minimize disruptions and ensure a smooth process for all.

SEWAGE DISCHARGE MANAGEMENT

In accordance with Moorage Agreements and Transport Canada Regulations, Moorage Customers are not permitted to release any untreated sewage or other waste into the Marina. It is the responsibility of Moorage Customers to ensure they have appropriate equipment installed to discard sewage and greywater in accordance with [Vessel Pollution and Dangerous Chemicals Regulations \(SOR/2012-69\)](#).



Additional sewage infrastructure on docks will be planned where necessary to support Float Homes and Live-Aboard Boat Sheds. MCM is also assessing options for adding a secondary pumpstation access point for Live-Aboard Boats.

If you do not have suitable equipment currently installed on your Float Home, Boat Shed or Boat (for Live-Aboards), please make arrangements to complete necessary upgrades to come into compliance by July 1, 2024. If you have any questions or need more detailed specifications for your upgrade, please contact info@mosquitocreekmarina.com.

For more information on regulations, please see the attached pamphlet Appendix A: *Preventing Marine Sewage Pollution* (Transport Canada PDF).

COASTAL ENGINEERING STUDY

A Coastal Engineering Study will soon be conducted to determine the currents, winds and water level impacts on the Marina as it is emptying out.

The report will result in contingency recommendations and actions to be taken during the emptying of the Marina and after the Marina is completely empty and the docks removed.

This initiative will reduce or eliminate any increased movement to the remaining moorage customers. MCM remains committed to the safety of the moorage customers and will provide further details as plans are confirmed and new information becomes available.

Preventing Marine Sewage Pollution

from Small Vessels of <400 gross tons that carry ≤15 passengers

Sewage can cause harm to human health and the environment. Transport Canada regulates the discharge of sewage to waters under Canadian jurisdiction. The **Vessel Pollution and Dangerous Chemical Regulations (VPDCR)**, made under the *Canada Shipping Act, 2001*, requires you to have the proper sewage management equipment on board of your vessel, and to know where to discharge your vessel's sewage. To comply with the regulations:

Consider your equipment:

MARINE SANITATION DEVICE	↔ or ↔	HOLDING TANK	↔ or ↔	TEMPORARY STORAGE
<ul style="list-style-type: none"> Must be a type approved to the standards set out by MARPOL* (Annex IV), or those standards set out by the United States Coast Guard (USCG Type II MSD). 		<ul style="list-style-type: none"> Large enough to hold the required capacity of sewage for your vessel's trip (Tip: Holding tanks should hold 0.56 litres per person per hour of operation). For discharge at a pump-out station ONLY, or from the vessel when it is at the prescribed distance from shore. Cannot discharge raw sewage directly from the toilet. 		<ul style="list-style-type: none"> Only permitted for vessels under 15 GT and that carry ≤ 15 passengers. Do not use on inland waters. Must be secured to the vessel (e.g., porta-potty). Check with your municipality about the proper way to empty.
<small>*MARPOL, short for Marine Pollution, is the International Convention for the Prevention of Pollution from Ships.</small>				

Consider your distance from shore:

Important Note: You CAN NEVER discharge sewage within inland waters (rivers and lakes)

