



# Current Costs

Currently, the following is the distribution of costs for the nine SCRD docks.

<b>Area B Halfmoon Bay</b>	21%
<b>Area D Roberts Creek</b>	17%
<b>Area E Elphinstone</b>	12%
<b>Area F West Howe Sound</b>	50%

In 2025, the following is how much residents in each of these areas paid in taxes for the docks per \$100,000 of assessed value of their property.



## Calculating taxation for the SCRD Dock Services

Take the value of your home  
(available at [bcassessment.com](https://bcassessment.com) or  
scan this QR Code)



Divide the total amount by \$100,000 and then  
multiply by the amount shown to the right.

For example. If my home in Roberts Creek is worth \$800,000.  
I paid  $8 \times \$6.22 = \$49.76$  in 2025.

<b>Area B Halfmoon Bay</b>	<b>\$5.70</b>
<b>Area D Roberts Creek</b>	<b>\$6.21</b>
<b>Area E Elphinstone</b>	<b>\$5.51</b>
<b>Area F West Howe Sound</b>	<b>\$13.75</b>
<b>Average Cost for the Entire Service</b>	
	<b>\$8.17</b>



# New Brighton Dock – Operating and Capital Investment Estimates

## NEW BRIGHTON DOCK

- Current estimates place **annual operating costs**—including insurance, routine maintenance, and administrative oversight—at approximately **\$160,000**.
- This figure includes the equivalent of **0.3 full-time staff** allocated to administrative functions.
- These estimates are informed in part by the 2023 Ports Condition Assessment prepared by Herold Engineering, which identified **approximately \$159,000 in immediate repair** needs and projected **long-term capital expenditures of \$100,000 per year**, with costs increasing in future years.
- The estimated **full replacement cost** in 2025 dollars of the New Brighton Dock is approximately **\$4.5 million**. This estimate is derived from the average of projected replacement costs for other SCRD dock facilities.

**NOTE:** Annual operating expenses have been informed separately, based on input from Nch'ka'y, actual expenses for other SCRD docks, and internal estimates. These reflect best-available assumptions for routine maintenance, utilities, administration, and other ongoing costs.





# Barge Ramp – Operating and Capital Investment Estimates

## BARGE RAMP

- The estimated **annual operating and maintenance cost of \$75,000** is based on comparable infrastructure managed by another local government and is used here as a proxy due to the absence of site-specific data.
- Preliminary **replacement cost** estimates suggest that a full reconstruction could be in the range of **\$1 million or more**, depending on site conditions, materials, and regulatory requirements.

**NOTE:** While no formal inspections have been conducted, there have been general reports from members of the public indicating concerns such as surface deterioration, settlement of the lock blocks, and the possible loss or degradation of structural components. These accounts have not been independently verified and should be treated as anecdotal in nature.





# Option 1a

## Include in the existing SCRD Service

This option would see the distribution of costs remain the same as it is currently.

Current Cost Distribution



Area B Halfmoon Bay	21%
Area D Roberts Creek	17%
Area E Elphinstone	12%
Area F West Howe Sound	50%

Current and Potential Future Costs per 100k of assessed property value



Area	Ongoing 2025 SCRD Docks Cost	Addition of New Brighton Dock	Addition of the Barge Ramp	Total	Addition of New Brighton One Time Cost
Area B Halfmoon Bay	\$5.70	\$1.89	\$0.52	\$8.02	\$1.10
Area D Roberts Creek	\$6.21	\$1.96	\$0.57	\$8.74	\$1.20
Area E Elphinstone	\$5.51	\$1.74	\$0.50	\$7.75	\$1.07
Area F West Howe	\$13.75	\$4.35	\$1.26	\$19.36	\$2.26
Average Cost for the Entire Service	\$8.17	\$2.29	\$0.75	\$11.51	\$1.58

In addition to operating costs, replacement is estimated at \$4.5M for the dock and \$1M for the ramp, with funding available through reserves, debt financing up to 30 years, or a combination of both.



# Option 1b Include in the existing SCRD service with Area F paying more

This option would see a revision of the distribution of costs with residents in **Area F paying more in taxation to include New Brighton Dock** in the SCRD Ports Service. For the costs associated with this option, please see Board #8, Option 1a.

Area	Current Distribution	Future Distribution and Tax Implication
Area B Halfmoon Bay	21%	? ↓
Area D Roberts Creek	17%	? ↓
Area E Elphinstone	12%	? ↓
Area F West Howe Sound	50%	? ↑
<b>Total</b>	100%	100%

In addition to operating costs, replacement is estimated at \$4.5M for the dock and \$1M for the ramp, with funding available through reserves, debt financing up to 30 years, or a combination of both.



# Option 2

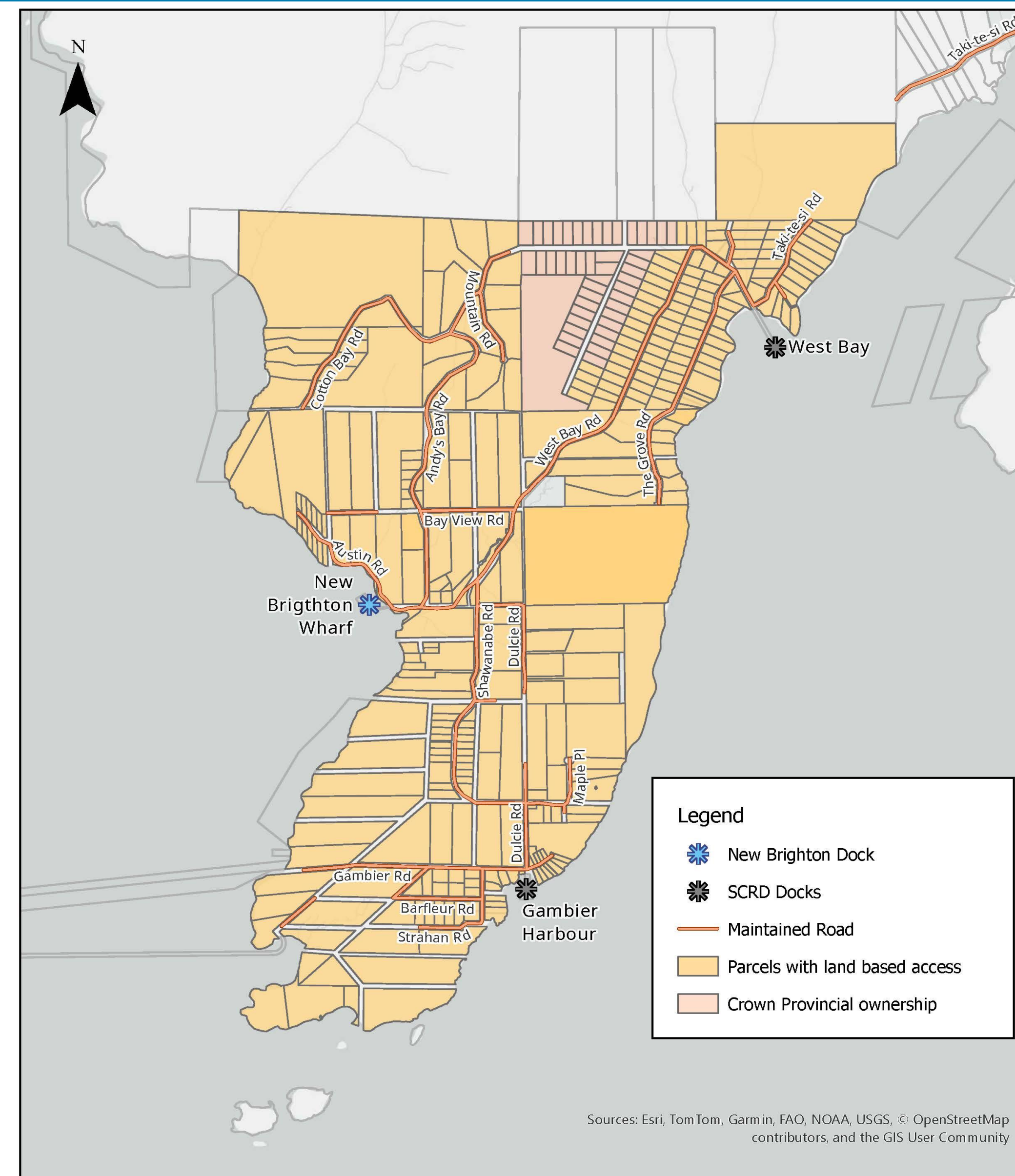
## Create a New Local Service Area

**Option 2** – This option would see the creation of a new service.

An example: The southwest side of Gambier Island. This option would see a new service created exclusively for the west peninsula of Gambier Island.

Only residents with road access to the dock would be taxed for the operations and maintenance of the dock and ramp barge.

On the map to the right - Parcels with land-based access to New Brighton Dock by public road right-of-way or private road.



Area	Ongoing 2025 SCRD Docks Cost	Addition of New Brighton Dock	Addition of the Barge Ramp	Total	Addition of New Brighton One Time Cost
Gambier Local Service Area	\$8.17	\$113.66	\$32.79	\$154.62	\$69.51

In addition to operating costs, replacement is estimated at \$4.5M for the dock and \$1M for the ramp, with funding available through reserves, debt financing up to 30 years, or a combination of both.