



REQUEST FOR DECISION

TO: Council **MEETING DATE:** May 7, 2025
FROM: David Douglas, Director of Financial Services and Information Technology
SUBJECT: Porpoise Bay Harbour Regulation Amendment Bylaw 494-04, 2025
FILE NO: 3900-02

RECOMMENDATION

That Porpoise Bay Harbour Regulation Amendment Bylaw No. 494-04, 2025 be considered for first, second and third readings.

PURPOSE

That Porpoise Bay Harbour Regulation Amendment Bylaw No. 494-04, 2025 be read a first, second and third time to increase moorage and parking rates and reduce the discount offered for long-term moorage prepayment.

DISCUSSION

The most recent amendment to the Porpoise Bay Harbour Regulation Bylaw No. 494 was made in 2017, bringing the fees to the current rates. Staff are recommending rate increases to bring moorage and parking fees more in line with market rates for marinas in the Lower Sunshine Coast and Sechelt area.

Local Marina A	\$12.00 per foot per month
Local Marina B	\$7.50 per foot per month
Local Marina C	\$7.65 per foot per month
Porpoise Bay Marina	\$4.50 per foot per month

POLICY AND BYLAW IMPLICATIONS

Upon adoption, Porpoise Bay Harbour Regulation Amendment Bylaw No. 494-04, 2025 will align fees closer to current market rates established in neighbouring communities.

SUSTAINABILITY PLAN IMPLICATIONS

2. Economic Sustainability

STRATEGIC PLAN IMPLICATIONS

4. Ensuring Financial Balance

FINANCIAL IMPLICATIONS

Currently the District budgets a deficit for the Porpoise Bay wharf facility. In 2024, the District budgeted \$38,100 in revenue and \$68,050 in expenses, this left a budgeted deficit of \$29,950. In 2025 the district budgeted \$38,100 in revenue and \$76,624 in expenses, this left a budgeted deficit of \$38,524.

Porpoise Bay Wharf	Budget
2024	
Revenue	\$(38,100)
Expenses	\$68,050
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Deficit	\$29,950
2025	
Revenue	\$(38,100)
Expenses	\$76,624
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Deficit	\$38,524

Included in the Porpoise Bay Harbour Regulation Amendment Bylaw No. 494-04, 2025 staff are recommending an increase to fees for both 2025 and 2026. The fee increase for 2025 should improve revenues by \$18,000 and a further \$6,000 in 2026. Though the Porpoise Bay wharf would still be in a deficit position, it would be significantly reduced.

Porpoise Bay Wharf Budget

2025

Revenue	\$(60,000)
Expenses	\$76,624
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Deficit	\$16,624

2026

Revenue	\$(68,000)
Expenses	\$78,624
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Deficit	\$10,624

1.	Vessel Moorage*	2025	2026	Unit
(a)	Daily Commercial Fishing Vessel rate:	\$1.00	\$1.25	per foot
(b)	Daily Recreation/Other Vessel rate:	\$1.25	\$1.50	per foot
(c)	Monthly Commercial Fishing Vessel rate:	\$4.00	\$4.50	per foot
(d)	Monthly Recreation/Other Vessel rate:	\$7.50	\$8.00	per foot
(e)	Temporary Wharfhead moorage rate:	\$60.00	\$75.00	per day
(f)	Search and Rescue	\$75.00	\$90.00	per month

Currently, the District offers a 10% discount which shall be applied on moorage paid three (3) months or more in advance. Staff are recommending that the discount be reduced to 5% to reduce the impact of expenses to operate the facility.

The recommended fee increases will bring in an estimated \$60,000 in 2025 and \$68,000 in 2026.

COMMUNICATIONS

Upon adoption, staff will directly notify moorage customers and post the information on the District's website.

Respectfully submitted,

David Douglas, Director of Financial Services and Information Technology