

# SMSC Waterfront

## General Information, Rules, and Usage Guidelines

Updated: June 18, 2021

### Lower Driveway and Parking Area

- The waterside parking areas are for use by members (and other authorized users – eg. limited mobility guest) only. Members should inform their guests (or non-member crew on race days) to park in one of the upper lots or the public road.
- As parking space is limited near the waterfront, priority is given to (in order):
  - Loading and unloading
  - Waterfront users (mooring and marina renters, private mooring owners)
  - Other members
  - During busy times like weekends, non-waterfront users should park in one of the upper lots
- Please do not park on the lawns overnight.
- If you expecting to be away for more than a day or two, please move your car to one of the upper lots.
- Drive slowly! Be careful of obstructions (children, Junior Sail boats, etc.).
- Do not block the Launch Ramp, access to Junior Sail boats, or access to member boats stored on the racks.
- Note: there will be times (eg. during regattas) when the lower driveway and parking area will not be available.

### Launch Ramp

- Launch ramp usage is free for Full Members
- Use at your own risk. Be careful to keep your trailer and vehicle tires on the ramps!
- Non-members and Social Members can use the launch ramp for a fee. Contact the club before using the ramp. There is a discount available for Social Members.
- When launching or hauling a sailboat, where you may need to wait hours for the tide to rise or fall, choose a time when the ramp is less likely to be needed by others (eg. weekday, late evening, etc.).
- Note: there will be times (eg. during regattas) when the launch ramp will not be available.
- Important Note: the Launch Ramp is under video surveillance.

### Docks and Wharves

#### General

- Unless authorized, access to the club's Docks and Wharves is restricted to:
  - Club members, including their children
  - Guests of members (including race crew)
  - Club staff
  - Junior sail program participants (T-Dock and Main Wharf only) when supervised by Junior Sail instructors
- Note: children under age 13 must wear a PFD.

- The T-Dock, Marina, and Main Breakwater are under video surveillance.
- A safety ring float is located near the end of the Main Breakwater.
- No barbecues, propane fire pits, or similar are to be used anywhere on the wharves or docks. Barbecues can be used provided they are attached to a docked boat.
- Important Note: see the [Swimming](#) section below.

#### T-Dock

- The eastmost wharf is known as the “T-Dock” and is 50-ft long at its outer face.
- Typical usage:
  - Eastward face: Junior Sail coach boats only
  - Westward face:
    - The primary berth of the club’s “skiff” workboat
    - Temporary berth for boats using the Launch Ramp
    - Temporary berth for Junior Sail coach boats (during the day when programs are operating)
  - Outer face:
    - Used for loading, unloading and short term berthage by Full Members.
    - Unless authorized, boats are not to be left unattended for more than one hour.
    - Unless authorized, no overnight berthage is permitted.
    - The first boat should be docked as far west as possible, so a second boat can possibly be accommodated at the same time.
- During events, such as regattas, the T-Dock is typically assigned exclusively to the regatta (for visitor coach boats, regatta management boats, etc.).

#### Main Breakwater Wharf

- The club’s waterfront infrastructure includes a 180-foot-long breakwater whose principal purpose is to shelter the floating marina from the prevailing southwest winds.
- On occasion, access to the breakwater may be reserved for private functions (eg. wedding ceremony’s).
- Under no circumstances are vehicles to be driven on the breakwater.

#### Marina

- The club operates a 22-slip EZ-Dock floating marina.
- It is used for:
  - Courtesy Dock – see separate section below.
  - Tender Dock – see separate section below.
  - Slips seasonally rented to Full Members, subject to a rental agreement.
  - Slips short-term rented to members and visitors of the club, subject to a short-term rental agreement:
    - Slips are rented by the foot LOA (by the day, week, etc.)
    - Rates vary for non-members and different membership classes.
- An emergency ladder is located near the east-most marina ramp. This ladder is for emergency use only – it is not to be removed otherwise!
- A swim ladder is located at the [Courtesy Dock](#).

### Courtesy Dock

- The Courtesy Dock is the outermost slip closest to the main breakwater wharf. It is labelled as such with a sign on the main wharf. Its designation on our marina is Slip A7.
- It is intended for loading and unloading by Full Members. Limit usage to 30 minutes.
- Boats must not be left unattended. This is particularly important if the T-Dock is also occupied.
- At the start or finish of Senior Fleet races, as a courtesy to other boats, please be willing to raft-up with other boats.
- Unless authorized, no overnight berthage is permitted.

### Tender Dock

- The tender dock is located along the east-west walkway of the marina.
- Unless authorized, only tenders for sail or power boats berthed at the club's marina or mooring field are permitted.
- Unless authorized, the size limit for tenders is 13 feet (4-metres) LOA with a maximum engine size of 15 hp.
- Where possible and when space allows, seasonal marina renters should dock their tender within their slip.
- As a courtesy, so others can squeeze their tender in between other tenders, do not secure your tender with a short chain or rope.

### Mooring Field

- The club manages a mooring field with space for about 40-moorings in a grid of 8 rows (letters) and 5 columns (numbers).
- Tender service is not provided.
- Most moorings are club-owned; however, some are privately owned by current members, and a few are owned by former members.
- Most moorings are seasonally rented by Full Members, subject to a rental agreement.
- Some moorings are reserved for short-term rentals and for storm refuge for marina renters (when the club orders the evacuation of the marina).

### Small Boat Storage

- Members are permitted to store, during the boating season, one of:
  - Up to two kayaks or two paddle boards (stored on the racks located on the east side of the property)
  - One small one-or-two person sailing dinghy or catamaran. Place the boat on the lawn (not on the driveway or parking area). The staff must be able to easily move your boat (preferably with a dolly) to mow the lawns.
  - One small rowboat. Place the boat on the racks or on the lawn (not on the driveway or parking area). The staff must be able to move your boat (preferably with a dolly) to mow the lawns.
- There is no storage fee for Full Members.
- There is a seasonal storage fee for Social Members.
- Any additional craft in excess of the limits above are subject to the seasonal fee for Social Members.

- No winter storage is permitted (the boat racks are used to store Junior Sail boats in the off season).

### Early/Late Season Free Berthage

- Before the first Sunday in June and after October 1, Full Members are entitled to 2 free nights on the marina, T-Dock, or a mooring, subject to availability.
- Social Members are charged 50% off their usual rate.
- Request this berthage by contacting the club.
- A rental agreement form must be filled out (for liability reasons).

### Social Event Free Berthage

- Full or Social Members attending a social event may request free berthage during the event. Arrival should be no more than two hours before the event. Overnight berthage is charged at the usual rates.
- Berthage is subject to availability – first come, first served.
- The berthage location offered will be either the T-Dock, an available marina slip, or a mooring (if the member has a tender).

### Swimming and Water Activities

- Swimming or water activities that take place at the club property, or using its waterfront infrastructure, are undertaken entirely at the swimmer's (or, if underage, their parent or guardian's) risk.
- Parents are responsible for the supervision of their non-adult children. Swimming or water activities by children under 16 must be supervised by an adult authorized by the child's parent or guardian.
- Except for activities associated with the club's Junior Sail program, the club provides no water activity supervision.
- Swimming within the marina area is not recommended due to both a risk of electrocution and the risk of collision with boats. While the electrocution risk is understood to be low in salt water, there is still some risk from possible stray electrical currents travelling through the water.
- Those jumping, diving, or swimming off the main wharf should be mindful of frequent boat traffic in the area.