



Corporation of the Township of Brock

Staff Report to the Members of Council

From: Wayne Ward
Position: Director Parks, Recreation and Facilities
Title / Subject: Thorah Island Harbour Docks
Date of Meeting: October 14, 2025
Report No: 2025-PRF-024

1.0 Issue / Origin

The Thorah Island harbour is a Township Asset that was assumed from the Federal Government Small Craft Harbours.

2.0 Background

The current docks were designed by E7 Engineering in 2011 and constructed to the design in 2012. The new dock design was an expansion of the previous harbour area to include additional docking capacity.

3.0 Analysis

The docks were built using dimensional lumber as specified in the engineered drawings. Since assumption of this harbour there have been issues with drainage from the docks resulting in some boards requiring replacement.

In 2025 staff have received several complaints regarding the docks requiring more substantial repairs. An investigation in September 2025 by parks staff, works staff and the Director of Parks, Recreation and Facilities has found that the two eastern piers are showing signs of advanced decay. The north pier appears to be the worst of the two with the deck boards sagging under weight.

Despite staff attempts to secure the deck boards the underlying structure of dimensional lumber appears to be decayed to a point where it can no longer support the deck boards.

Pricing for the 10" x 10" x 120" pressure treated Douglas Fir is approximately \$44 per linear foot. The 3" x 8" x 192" pressure treated Douglas Fir is approximately \$5.25 per linear foot.

Douglas Fir was recommended by Small Craft Harbours as this is what is specified for their construction projects. Pricing has been provided by one supplier who the Township has previously used as sourcing this type of material is difficult with very few suppliers. One additional supplier is known to staff and was substantially higher in pricing when placing a previous order.

The work required to deconstruct the existing dock pier areas, remove the decayed wood, replace and rebuild the deck pier and return to the area back to normal use is beyond the capability of parks or works staff.

This work is necessary to maintain this asset as we have seasonal berthing slip tenants and there is an expectation of the harbour to be maintained in good repair.

4.0 Related Policies / Procedures

Asset Management Policy

5.0 Financial / Budget Assessment

In 2024 \$35,000 was approved for Thorah Island decking replacement along with \$35,000 for Thorah Island Dock Repairs. The decking replacement funding has been used to purchase some replacement deck boards for a total of \$2,656.86 being used to date.

Repairs to the docks at Thorah Island in 2024 and 2025 have totalled \$12,623.16.

This leaves a balance of \$32,343.14 and \$22,376.84, respectively, in these two accounts for a total of \$54,719.98.

The estimated balance as of December 31, 2025, in the Thorah Island Harbour Reserve Fund is approximately \$535,182.

5.1 Asset Management

Maintaining this asset is included in the Asset Management program with reserves being put aside for the eventual repair or replacement of the asset. This is the only real asset the Township has on Thorah Island and is tenanted to Thorah Island residents for seasonal berthing slips.

6.0 Climate Change Impacts

There are no clearly defined climate change impacts for this item. The pressure treating specified by Small Craft Harbours is used for other similar installations as it has the least amount of impact to the environment.

7.0 Communications

This report is being published on a public agenda

8.0 Conclusion

This asset on Thorah Island is the only asset owned by the Township and is very important to the residents of Thorah Island who have berthing slips at this location.

Maintenance for this asset is difficult to conduct with it being remote and is outside of the scope of work normally conducted by staff.

The work on the north pier of the harbour is necessary for the safety of the berthing slip holder who docks against this pier.

Township staff have the engineered drawings from the original construction so this can be followed by a contractor to rebuild the pier.

9.0 Recommendation

BE IT RESOLVED THAT Council receive report 2025-PRF-024, and

THAT staff be directed to prepare a tender document for posting on bids and tenders for the repairs to the north and south piers at Thorah Island for work to be completed prior to the berthing slip agreements for 2026 starting May 1, and

THAT staff report back to Council with the tender results for discussion on the received tender amounts for consideration above the already approved remaining capital budgeted amount of \$54,719.98.