

# Point Clark Boat Club

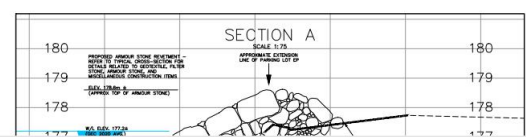
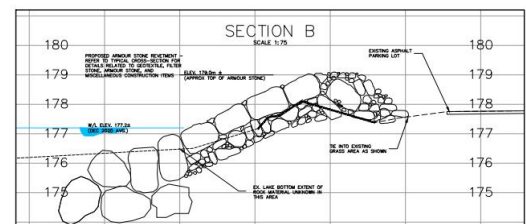
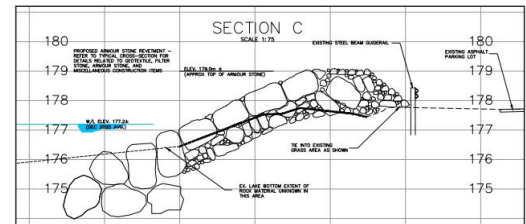
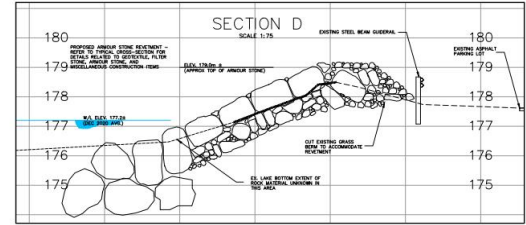
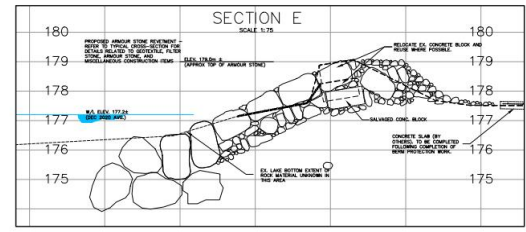
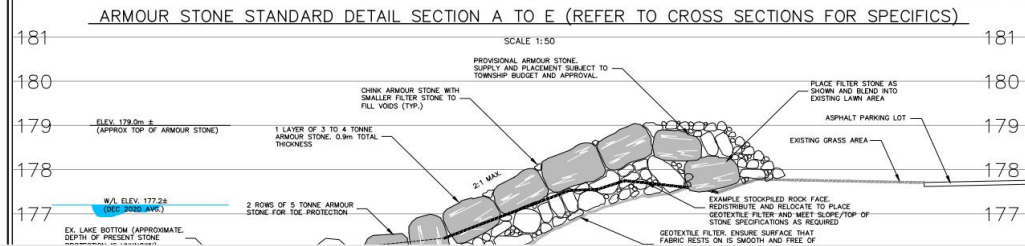
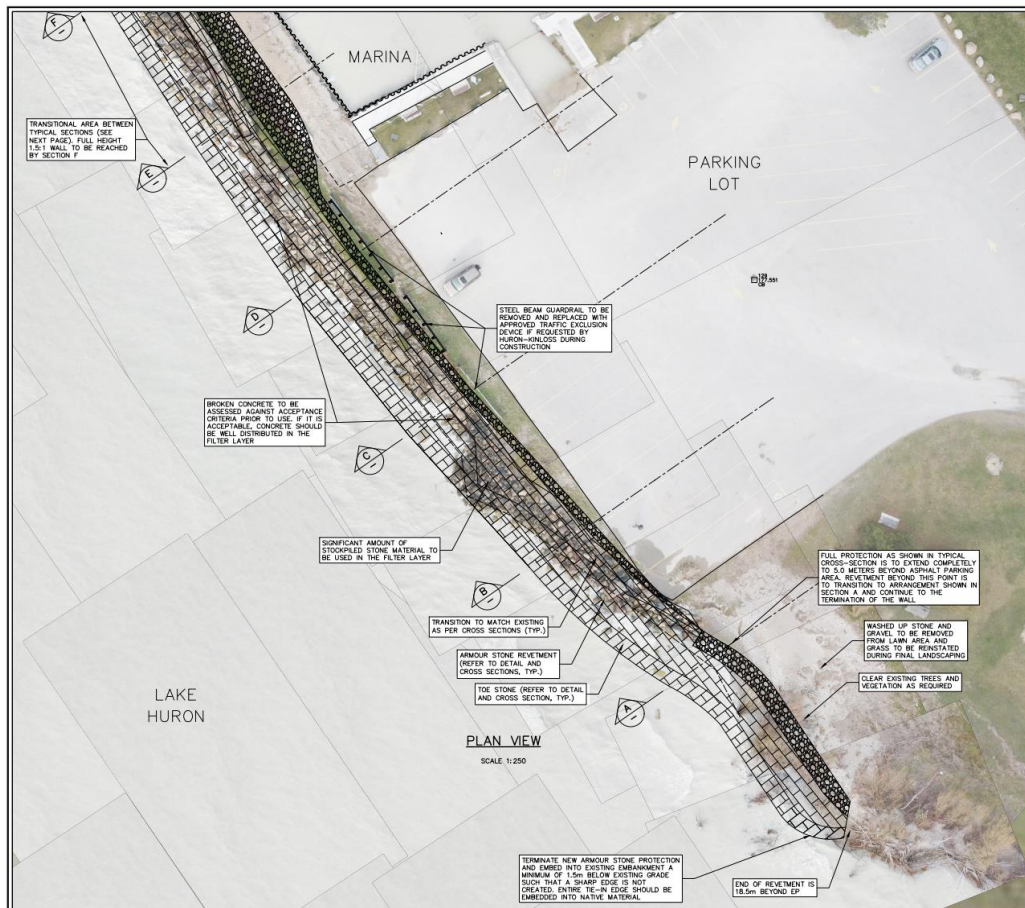
Issues and Problems with Sustainability

# Focal point for the Community

- The boat club has become part of a focal point along with the lighthouse and the beach for our community.
- The community has benefited from an enhanced look of the boat club.
- Even marketing of the community events feature the boat club which we are very proud of.
- It also provides a place to host events such as fire works.
- People take advantage of our benches and area to experience sunsets.

# Evolving issues and problems

- Construction of the retaining wall
  - Although necessary it has posed big challenges for the boat club.
  - With the outside wall now having a hook at the end it promotes a swilling motion that fills the channel with sand at a rate 3 times what it was before.
  - This occurs when there is a south, west and north wind.
  - In the past year we had to dredge 3 times as opposed to dredging once a year.
  - The other issue is the drainpipe that empties into the harbour creating silt and vegetation to grow around the docks.
  - Big problems for boaters' engines.
  - Although a slower pace it still has to be addressed.
  - The harbour area had to be dredged last year which is a huge task.



**LEGEND**

- ARMOUR STONE
- REVEMENT ARMOUR STONE
- WATER BARRIER REVEMENT

**NOTE**

The locations of existing underground utilities are shown to an approximate accuracy only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work and agree to be fully responsible for any damages which might be occasioned by the contractor's failure to exactly locate and determine any and all underground utilities.

**ISSUED FOR APPROVAL**

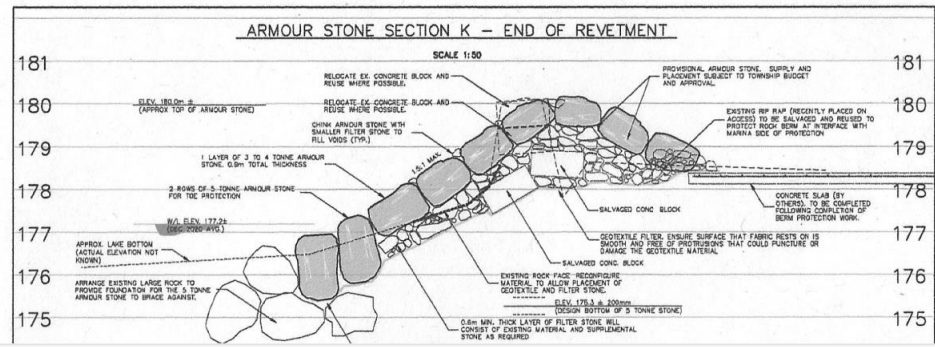
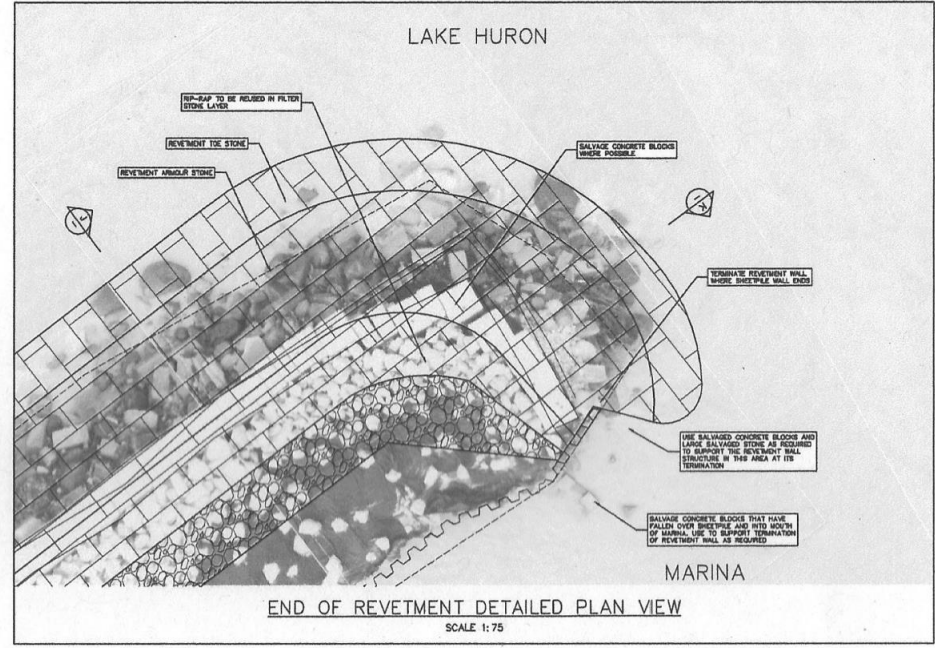
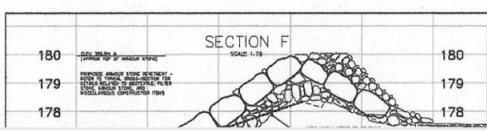
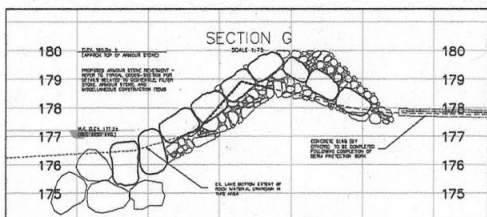
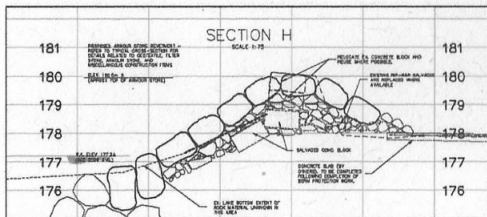
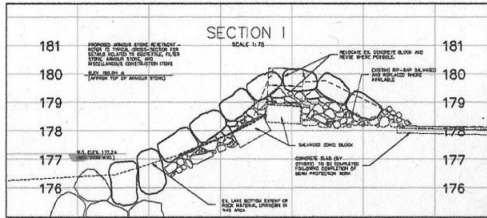
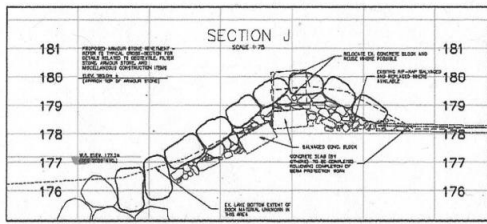
Design By: D.B.P. Checked By: D.L.E.

**PROFESSIONAL ENGINEER**  
D.L.E. ERB  
PROVINCE OF ONTARIO

No.	DATE	REVISION
1.	JAN-27-2021	PRELIMINARY
2.	JAN-28-2023	ISSUED FOR CONSTRUCTION
3.	2021-11-12	ISSUED FOR APPROVAL

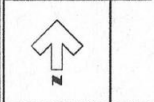
**BMROSS**  
engineering better communities  
Godwinch Mount Forest Sarnia

**Huron-Kinloss**  
Lighthouse/Marina  
Shoreline Protection  
Plan and Profile in



**LEGEND**

XXXXX	RELOCATED EX. CONCRETE
XXXXX	RELOCATED EX. CONCRETE
XXXXX	RELOCATED EX. CONCRETE



**NOTE**

The location of existing structures shall be as shown on the site plan and shall be verified by the owner or his representative. The contractor shall be responsible for any errors or omissions in the field and shall be responsible for any errors or omissions in the field and shall be responsible for any errors or omissions in the field.

**ISSUED FOR APPROVAL**

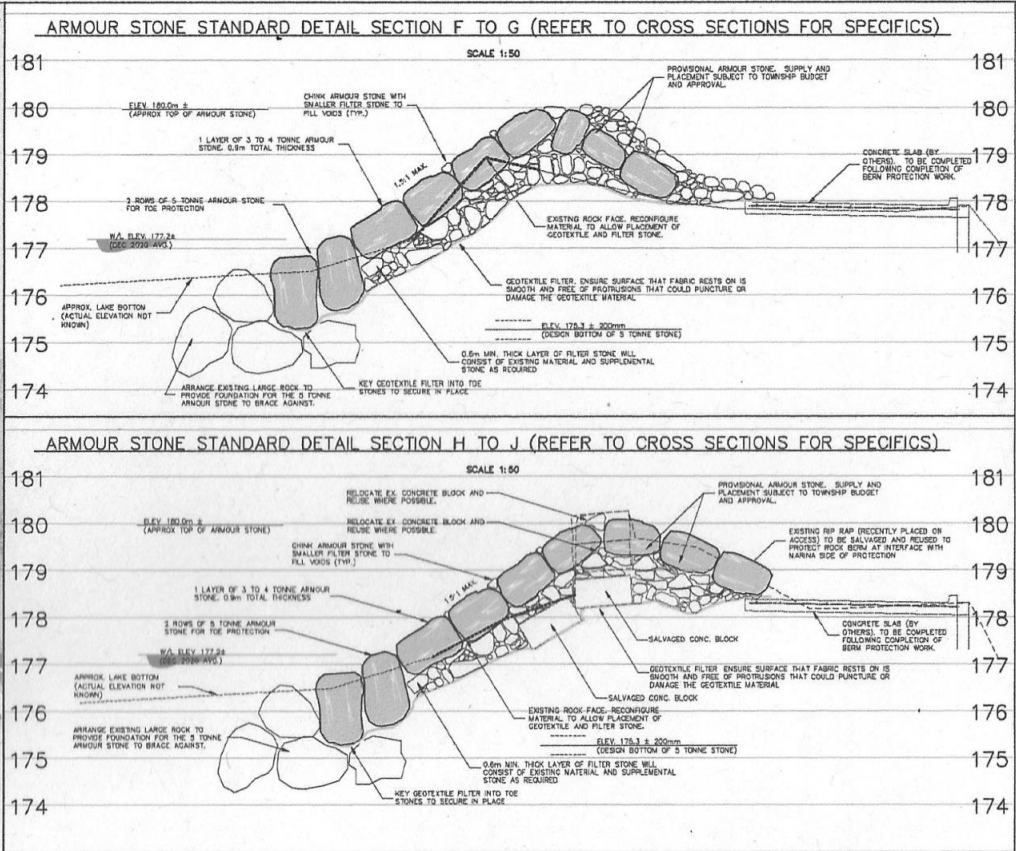
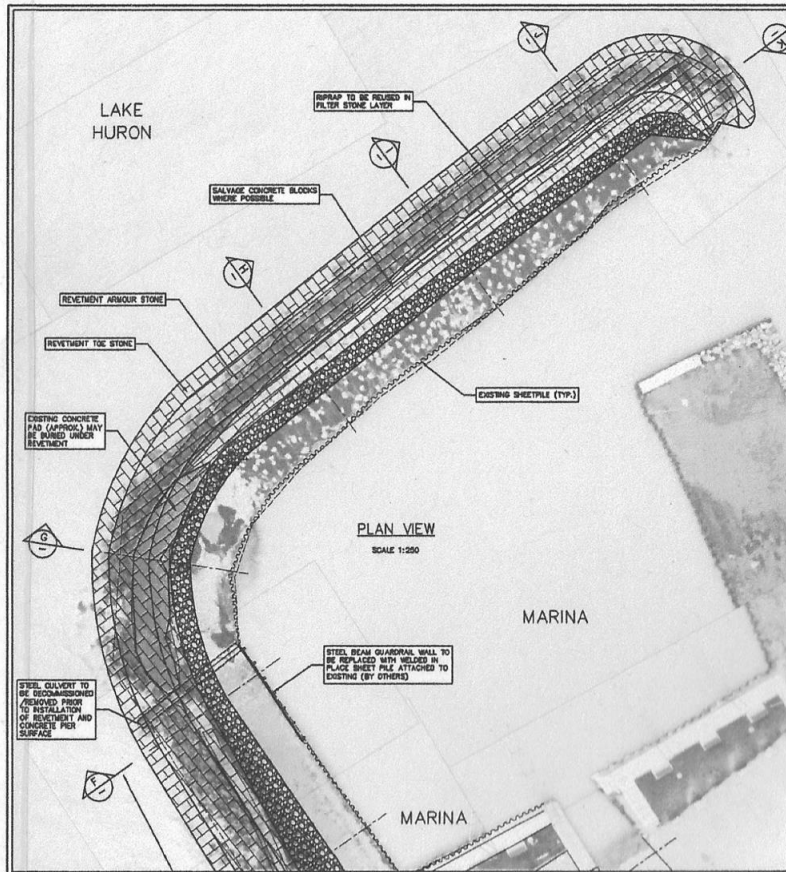
Design By: D.B.P. Check



No.	DATE	REVISION
1.	JAN 21 2021	FOR REVIEW
2.	JAN 28 2021	ISSUED FOR CONSTRUCTION
3.	2021-11-15	REWORK FOR APPROVAL



**Huron - Kinlo:**  
Lighthouse/Mar  
Shoreline Protec  
Sections in Marina A



**LEGEND**

- EXISTING CONCRETE PAD
- EXISTING SHEETPILE
- EXISTING CONCRETE PAD

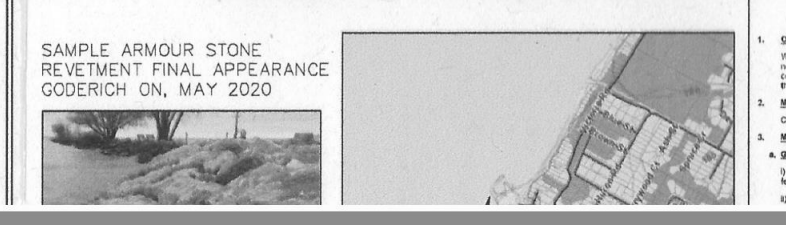
**NOTE**

The location of existing sheetpile will have approximate only and may not have been taken into the account of the representative. The location of the sheetpile will be confirmed by the contractor's survey team to ensure any and all sheetpile locations.

**ISSUED FOR APPROVAL**

Design By: D.A.P. Check

No.	DATE	REVISION
1.	JAN 21, 2021	TYPICAL BATTERY
2.	JAN 18, 2021	ISSUED FOR CONSTRUCTION
3.	2021-1-15	ISSUED FOR APPROVAL



**GENERAL CONSTRUCTION MITIGATION**  
NOTES APPLY TO ALL SHEETS

- Operational Constraints**  
Work activities and the excavation for the remediation work is not to commence until all resources necessary for the construction are in place and the work is ready to commence in earnest. Once commenced, construction is to proceed in a continuous and diligent manner in order to minimize the duration of the disturbance to the area.
- Methods of Operation**  
Contractor is to provide workplan related to schedule and procedure to complete remediation work.
- Mitigation Measures**
  - General Construction Operations**
    - Contractor to limit equipment traffic and stockpile/work areas as close to the working limits as feasible possible.
    - Areas of disturbance are to be kept to a minimum.

**CONSTRUCTION ACCESS**  
It is anticipated that the main construction access will be coordinated with Township staff. All access areas shall be restored completely to existing conditions or better.

**PUBLIC/PEDESTRIAN ACCESS**  
Barricades and fencing shall be installed to exclude public from work area. Pedestrian access is to be restored when work is complete.

**MISCELLANEOUS NOTES**

- Unless material is beach sand/gravel, all surplus excavated material is to be disposed of off the site and away from DVCA regulated areas. Surplus sand and gravel can be graded over the top of the armour stone and/or into the beach area.
- Geotextile filter to conform to OPSD 166 - Class II (typical).
- Any discharge from dewatering will need to be managed.

**ARMOUR STONE REVIEMENT NOTES**

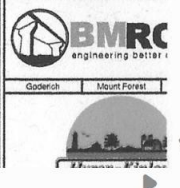
**Transportation**  
The Contractor shall transport, supply, excavate for, and place armour stone for protection along the lake/shore as shown on the drawing.

All work shall be completed in accordance with the following:

**Rock Materials**  
Description: clean, hard, durable, angular non-flake limestone or igneous rock free from cracks, seams or other defects which may impair durability; free from clay, silt, vegetation or other foreign matter; stone area shall be rockpiled and meeting the following quality and quantitative specifications herein:

- Relative density: 2.40 (minimum)
- Filter Stone: Individual stones varying in size from 200 to 600mm with 20% larger than 300mm.
- Stone for chinking shall be smaller stone with an average size of 150mm.
- 5 Tonne Armour Stone: Individual stones shall not be less than 5 Tonne.
- 3 to 4 Tonne Armour Stone: Individual stones in masses varying between the mass range noted. Stone shall typically have a minimum thickness of 500mm.

**General**  
All work shall be done in accordance with OPSD 611 for the supply, placement and trimming of natural



Actual Expenses for 2023 will be \$28,746 .

The costs of loading dredge material was \$5,426.83 (18.8% of total Boat Club Expenses )

Assuming 80 members this would represent a  $5426.83/80=$  \$ 67.83 costs per member

Our dredging costs have increased about \$7,000 per year . Per member this works out to  $=$  \$87.50 costs per member

To balance we would need to increase member ship dues by  $67.83+ 87.50=$  \$155.33 per year

This would be a 77.7 % increase over the current \$200 membership dues







# Financial Info

- The Twp. has downloaded \$5427.00 in additional dollars to the PCBC for loading dredge materials.
- This was done without any consultation with the PCBC.
- This has pushed our overall expenses from 20,000.00 to 28,000 dollars.
- The extra 5000.00 represents  $\frac{1}{4}$  of our total 2022 expenses.
- We expect an added 3000.00 dollars for clearing the channel to keep operating.
- This is the perfect storm for a not-for-profit organization.
- The increases in dredging because of the wall design plus the offloading of the loading costs will increase the member share an added 155.00 per member based on our existing base.

# Financial cont'd

- The membership will jump to 355.00 from 200.00.
- We will lose members for sure as we would go from a reasonable membership rate to the highest level from Pine River to Kincardine.
- This is a 72% increase.
- No matter what the outcome this is not sustainable for the PCBC.

# Possible solutions

- We are running a fundraiser that will generate 12,645 dollars.
  - One time situation and is not sustainable long term.
- We will be raising the membership graduated over 2 years but this is a very large risk.
- The Boat Club is exploring a friends of the harbour membership where citizens have the opportunity to support something they enjoy in the summer.
- The Twp. could raise their annual donation to the boat club to offset the loading expense.
- The Twp. could reconsider the offloading of loading costs.
- The Twp. could consider a one-time \$5000.00 donation to give both the Twp. and the Boat Club a year to explore and possibly solve the dredging issues caused by the hook design of the new wall.

# Summary

- The Point Clark Boat Club has been a staple and a gem of Point Clark and the Twp.
- We have volunteers that are committed to not only maintaining but enhancing the experience at the harbour.
- These volunteers do this work and have pride in what the boat club has become with no financial remuneration.
- We need to come to a solution that is sustainable in the long term and that will only happen with the Twp's help and support.
- Thank you for your time and consideration to this proposal.