Annapolis Royal
Nova Scotia

CURRENT STATE OF THE TOWN WHARF

In 2022 the Town contracted ABLE Engineering to complete annual assessments of the structural integrity of the Town Wharf.

The result of the first inspection was that the Wharf was nearing the *end of its useful life,* and had approximately five more years. The report identified that the Wharf would need to be replaced or rebuilt by 2027.

ABLE identified several recommendations that could support the continued safe use of the Wharf in its remaining years. These included restricting parking and patching holes in the sheet piling.

The Town has restricted parking and patched 83 holes in 2022. There has not been any more patching of holes since that time.

ABLE
ENGINEERING | LAND SURVEYING

INSPECTION METHOD

Each summer ABLE Engineering conducts visual inspections of the wharf. These inspections are conducted during low-tide to make sure that the sheet piling is completely exposed.

The top width of the wharf is measured at 5-metre intervals to identify changes as a result of shifts in the sheet piling. The measurements are compared against previous years to identify any noticeable changes.

All aspects of the wharf including the tire fenders, timber curbs, ladders, bollards and asphalt deck are inspected for structural integrity and photographed to compare to previous years.



2026 INSPECTION SUMMARY

"The wharf is nearing the end of its useful life. The steel piling holding it in place is rusting away and there is no way of stopping this; only slowing its progress."

- Deterioration of the steel sheet piling continues to progress, particularly at the northeast end of the wharf.
- Holes at the base of the sheet piles on the northeast ***are worrisome as the bottom of the sheet piling weakens, they could suddenly let go in a storm event and spill rocks out the bottom leading to the collapse of the top surface down on itself.***
- The steel cables holding the tire fenders in place have rusted away and the tires have fallen to the bottom of the wharf.
- The asphalt deck is still in fair condition, but has some signs of settlement and longitudinal cracking 12" to 24" from the side of the wharf.









Sheet Pile Deterioration on the Northeast end of the Wharf from 2024 to 2026.

2026 RECOMMENDATIONS

- The weight limit of 12 tonnes should be maintained on the wharf and vehicle parking can still be allowed on the inner two-thirds of the wharf.
- No parking should be allowed on the outer section of the wharf.
- Use of the wharf should be restricted in areas where buckling or large holes appears in the sheetpiling or asphalt surfaces.
- Patch remaining large holes in sheet piling.
- Attach zinc anodes to the sheet piling to help slow corrosion.
- Replace deteriorated wooden curb timbers on the top of the wharf.
- Consider signage for areas with uneven asphalt, or patch as needed.
- Replace wooden fenders along the sides of the wharf.
- Repair ladders up the sides of the wharf as these provide a closer escape route forpeople to swim to if they should accidentally fall over the side.
- Continue to patch holes in asphalt where weeds are growing, and as more holesdevelop.
- Town Staff should conduct monthly assessments of the structure and after any major storm/weather event. Should damage, movement or settling of the structure be detected Town should request the services of a professional engineer for inspection.
- Consider increasing the engineer inspections to twice a year as the end of life of the wharf approaches

WHARF ANNUAL COSTS

There are ongoing costs involved to operate and maintain the wharf above the repair costs. For example the costs for insurance, lights, and the annual structural inspection. The table below highlights the budget and actuals spent on the Wharf over the past 5 years.

YEAR	BUDGETED	ACTUAL
2022	$5,100	$32,164*
2023	$6,600	$6,880
2024	$7,000	$8,002
2025	$29,500	$17,436
2026	$22,200	$13,637**

*Actuals in 2022 were higher than anticipated as this included the patching of 83 holes
**Actuals for 2026 are as of November 12, 2026