



MEMORANDUM

TO: Council
FROM: Alain D. Muise, CPA, CAO
SUBJECT: Comeau's Hill Wharf
DATE: December 11, 2025

Purpose

This memorandum provides Council with historical and contextual information regarding the Comeau's Hill Wharf, particularly for councilor's who may not be as familiar with the site, its intended purpose, and its current use within the community. This information is being shared in advance of an upcoming Request for Decision (RFD), which will be presented at the next Council meeting in the new year, should Council wish to proceed.

Background / History

The Comeau's Hill Wharf was originally acquired by the Municipality of the District of Argyle from the Federal Government in the early 1990s. At the time, the wharf was transferred into municipal ownership because the local community group involved with the area did not wish to assume responsibility for the structure. Instead, that group focused its efforts on the adjacent beach area.

For many years after the transfer, the Municipality performed only basic maintenance and minor repairs as needed. The first significant municipal investment occurred in 2022, when approximately \$45,000 was allocated to repair and stabilize the wharf. This work was undertaken to ensure the structure remained safe and usable for residents, recreational fishers, and visitors, as well as to preserve its value as a key access point to the Tusket Islands.





Intended Community Purpose

The investment made in 2022 reaffirmed that the wharf's primary purpose is recreational and community use. The site has long served as a valued local amenity, offering residents a space for leisure activities, coastal access, and small-craft launching. It is also widely recognized as an important departure point for trips to the Tusket Islands, which hold both community and cultural significance.

Wharf operations are not formally monitored, and the Municipality does not currently collect wharfage or any other revenues from the site. Since the repairs of 2022, only minor operational issues have been reported.

The property is situated within the Coastal Community (CC) Zone under the Municipality's Land Use By-law, which reflects the area's intended focus on community-oriented and recreational coastal use.





Considerations Regarding Mixed Use (Recreational + Commercial)

As Council considers future requests related to access or usage, it is important to note that shared recreational and commercial use of a small, community-oriented wharf can introduce challenges. These may include:

- Increased traffic and congestion on the wharf surface and surrounding area
- Potential conflicts between commercial equipment and public recreation
- Additional wear and tear on the structure
- Safety considerations for both commercial operators and residents
- Impacts on the intended enjoyment and accessibility for the community

These factors do not prevent Council from considering mixed use, but they warrant thoughtful discussion and clarity on expectations, responsibilities, and long-term implications.



Next Steps

This memorandum is provided for Council's information only and to support discussions with constituents who may have questions about the wharf's history or intended use. An RFD related to a specific access request will be brought forward at the next Council meeting in the new year, should Council choose to proceed.