

Demolition of 1725 Oxford St & 6350 Cornwall St



Construction Management Plan

24 June 2022

Submitted by:



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Prepared by:

Francois Banville, P.Eng.

In consultation with Landowner, contractor and HRM.



1 Introduction

1.1 Project Description and Objectives

Dexter Construction has been contracted to demolish existing structures located on properties of 1725 Oxford St and 6350 Cornwall St. Structures to be demolished include a 2-story residence building with detached garage located at 1725 Oxford St and a former church building located at 6350 Cornwall St. Buildings in their entirety including foundations will be demolished and removed off-site following the Hazardous Building Materials Abatement activities required. Existing water and sewer service laterals will be capped inside the property lines and no work is anticipated to occur within HRM ROWs. Refer to HRM Permit Application “DEMO-2022-07835”. The objective of the project is to remove the existing structures which are no longer in-use and prepare the site for potential future development. Future plans and developments of this property are outside the scope of this CMP.

Dexter Construction has prepared this CMP in collaboration with the property owners and HRM to reduce potential negative impacts to the surrounding community. This CMP will be modified as necessary to help project teams minimize impacts to the surrounding community.

1.2 Project Contact Information

The project contacts for the demolition project are as follows:

General Contractor:	Dexter Construction Company Ltd. 927 Rocky Lake Dr. Bedford, NS 902-835-3381
Property Owner:	Good Shepherd Parish 6930 Mumford Rd. Halifax, NS 902-454-8200
24 Hour Emergency Contact:	Dexter Construction Company Ltd. Mackenzie Abraham 902-233-6225

2 Construction Schedule and Logistics

The following is a summary of the demolition project schedule:

- a) Hazardous Building Materials Abatement start: **June 9th to July 22nd, 2022**
- b) Demolition 1725 Oxford St.: **August 1st to August 12th, 2022**
- c) Demolition 6350 Cornwall St.: **August 15th to August 26th, 2022**
- d) Infill foundations & site grading: Work to take place **between September 1st and October 17th, 2022**. Anticipated duration of 2 weeks.
- e) Project Substantial Completion Date: **October 17th, 2022**

3 Relevant Regulations & Guidelines

3.1 Occupational Health & Safety Regulations

This CMP shall be utilized in agreement with all applicable Provincial and Federal Occupational Health and Safety Regulations. At a minimum, construction activities must at all times meet the standards of:

- a) National Building Code of Canada, as adopted and modified under the Building Code Act and the Nova Scotia Building Code Regulations made under that Act;
- b) Nova Scotia Occupational Health and Safety Act, and the Nova Scotia Occupational Safety General Regulations made under that Act;
- c) The Transportation Association of Canada (TAC)'s Manual of Uniform Traffic Control Devices for Canada (MUTCDC); and
- d) Nova Scotia Temporary Workplace Traffic Control Manual (NSTCM).

3.2 Municipal Regulations & Guidelines

In addition to the Provincial and Federal standards referenced in Section 3.1, this CMP shall be utilized in agreement with and meet, at a minimum, the standards of all relevant municipal by-laws including, but not limited to, the following:

- a) S-300 Streets;
- b) N-200 Noise;
- c) T-600 Trees;
- d) S-900 Controlled Access Streets;
- e) T-400 Truck Routes;
- f) HRM TCM Supplement.

Existing HRM trees on the Right-of-Ways are outside the zone of influences for these demolitions. All demolition activities will be contained within the perimeter site construction fencing located on the property. No work activities are anticipated within public tree drip lines or root zone, including stockpiling of materials. As an added precaution during truck hauls, high visibility traffic control cones or barrels will be placed in areas where there is more potential for truck traffic to impact these public tree zones. All vehicular traffic will travel on asphalt or concrete surfaces in the public ROWs.

4 Vehicle and Pedestrian Management

This project is not expected impact any existing HRM ROWs. All work will be conducted and contained within the property boundaries. However, there will be use of commercial dump trucks for hauling demolition debris offsite. Please refer to **Appendix A** for Truck Haul Route and vehicle access/egress to be followed for this project.

Existing HRM sidewalks along the properties will not be affected by the construction & demolition activities. As such, no sidewalk encroachments or closures are anticipated. Pedestrians will be able to travel on existing sidewalks along the subject properties. Worker parking is available on the property and also available on existing surrounding streets where signage allows, if required.

Existing HRM bus traffic stops will not be impacted by the project activities.

5 Construction Site Protection and Hoarding

The project buildings are delineated with 1.8m high rigid modular steel-mesh construction fencing. There is another existing church building on the property that will remain in-use throughout the duration of the project and fencing is installed to accommodate access to this building. Please find Site Plan Sketch in **Appendix B**. Fencing will include signage notifying the public that the site is a construction zone and proper PPE is required for access and notification to the site supervisors is required before entering. There is a fenced access gate for vehicle access which will be kept closed when not in-use and locked while work forces are not onsite.

6 Lifting, Hoisting and Crane Operations

No lifting or crane operations are currently required for this demolition project.

7 On Site Conditions & Hazard Assessment

As explained in Section 5, the site is delineated with construction fencing with appropriate signage to notify the public that it is an active construction site, and that proper Personal Protective Equipment is required to enter. Front-end work activities are contained to the interior of the structures during the hazardous building materials (hazmat) abatement. Once abatement work is completed and structures are cleared of all hazmats, the structures will be ready for demolition.

During demolition, crew will employ the use of water trucks to help minimize dust propagation and negative impacts to surrounding areas. Wastes generated from demolition activities will be handled and disposed in accordance with the HRM Demolition Permit and applicable by-laws.

Mature trees on the property will be preserved and are not anticipated to be removed or be impacted by demolition work. As previously mentioned, no work is anticipated to occur outside property boundaries and therefore work will not impact any existing trees in the HRM ROWs.

The property owners are currently employing the services of a commercial rodent control company, Orkin Canada, to help mitigate rodent issues in the surrounding community. Details of their rodent control details can be found in **Appendix C**.

Project safety is always a top priority for the general public and workers. A project specific Hazard Assessment is available in **Appendix D**.

8 Community Engagement & Notification

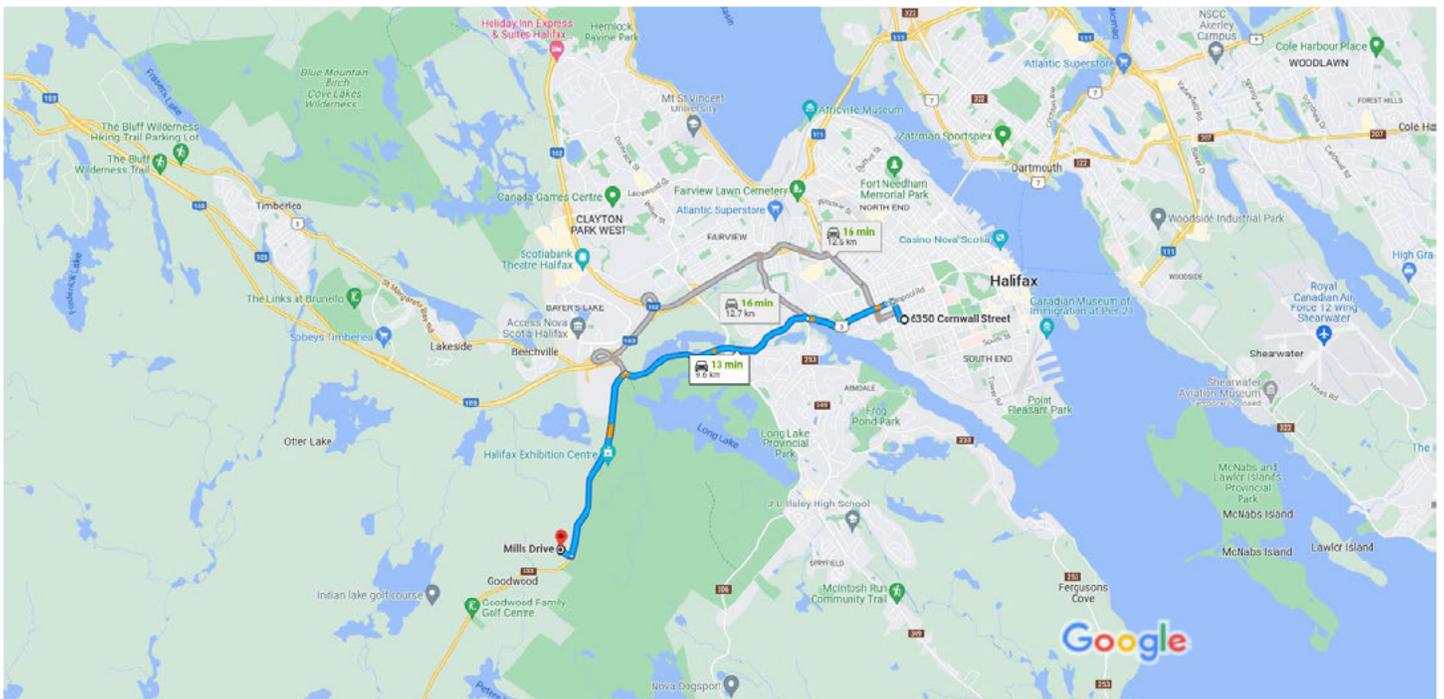
The project owners have been in regular communications with neighbouring property owners and other interested parties. They have also been actively involved with providing project updates and addressing potential issues/concerns they may have. **Appendix E** provides some of the communications and meeting information which have been issued.

APPENDIX A – Truck Haul Route



6350 Cornwall St, Halifax, NS B3H 2J1 to Mills Dr, Goodwood, NS B3T 1P3

Drive 9.6 km, 13 min



Map data ©2022 Google 1 km

 **via St Margarets Bay Rd and Lighthouse Rte/Prospect Rd/NS-333 W** **13 min**
9.6 km

Fastest route now due to traffic conditions

 **via Lighthouse Rte/Prospect Rd/NS-333 W** **16 min**
12.7 km

 **via NS-102 and Lighthouse Rte/Prospect Rd/NS-333 W** **16 min**
12.5 km

Explore Mills Dr



Restaurants



Hotels



Gas stations

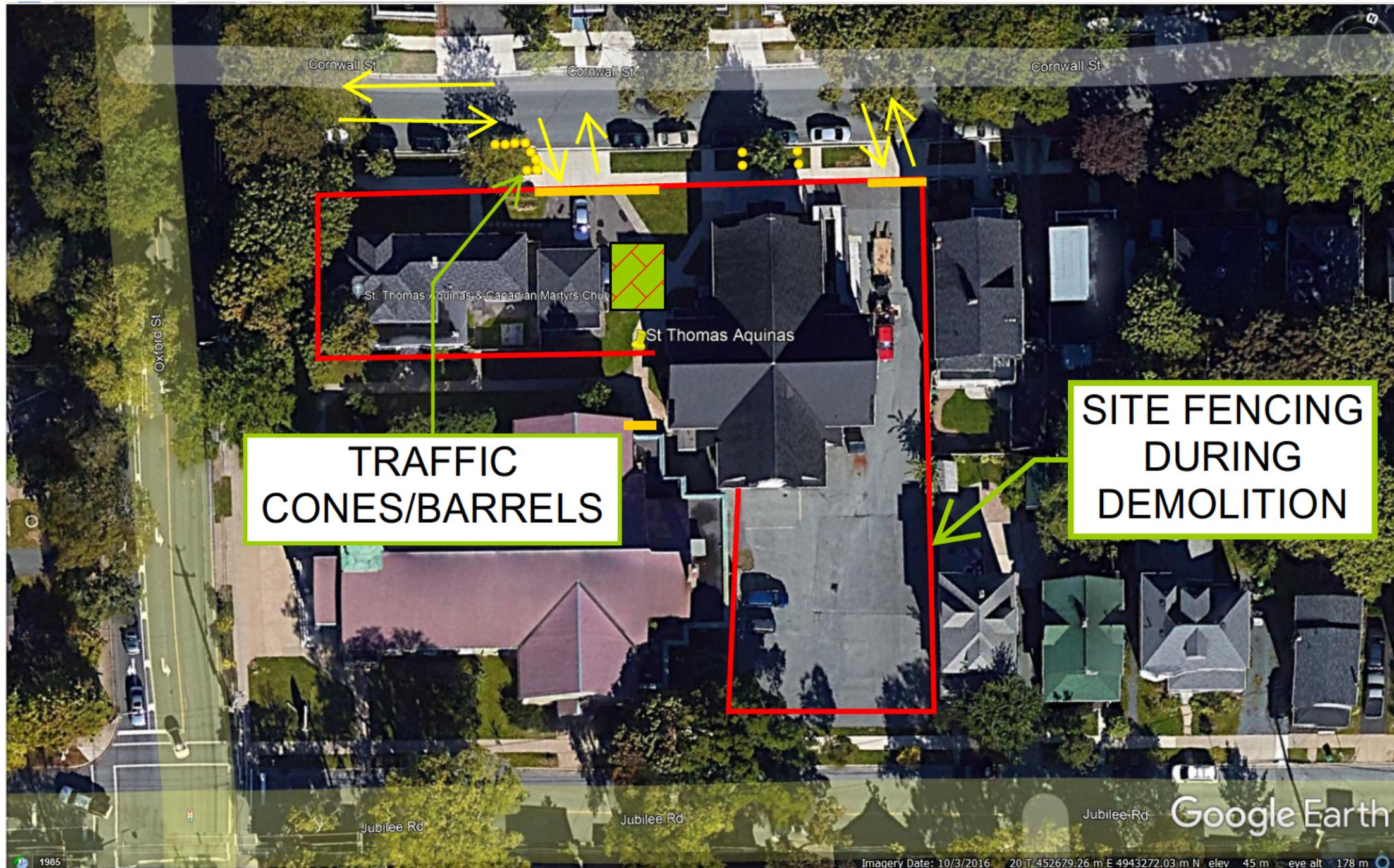


Parking Lots



More

ST THOMAS AQUINAS - 1725 Oxford & 6350 Cornwall - TRUCKING ACCESS



TRAFFIC
CONES/BARRELS

SITE FENCING
DURING
DEMOLITION

Cornwall St

Cornwall St

Cornwall St

Oxford St

St. Thomas Aquinas & Canadian Martyrs Church

St Thomas Aquinas

Jubilee Rd

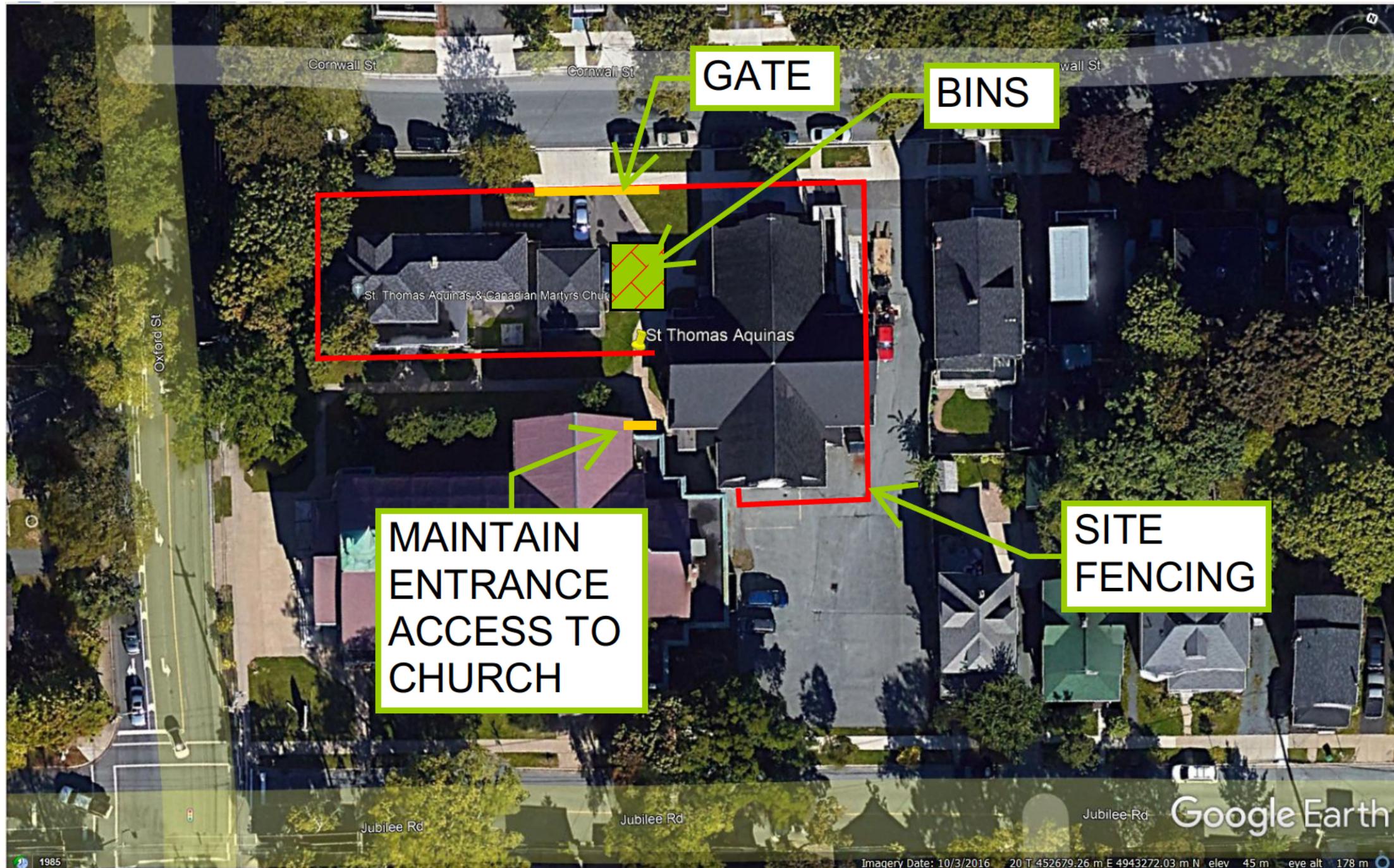
Jubilee Rd

Jubilee Rd

Google Earth

APPENDIX B – Site Plan

ST THOMAS AQUINAS - 1725 Oxford & 6350 Cornwall - SITE SETUP



Cornwall St

Cornwall St

Wall St

GATE

BINS

St. Thomas Aquinas & Canadian Martyrs Church

St Thomas Aquinas

Oxford St

MAINTAIN
ENTRANCE
ACCESS TO
CHURCH

SITE
FENCING

Jubilee Rd

Jubilee Rd

Jubilee Rd

Google Earth

APPENDIX C – Rodent Management



CANADA™

Integrated Pest Management Program

Prepared Exclusively for

6350 CORNWALL STREET
Halifax, NS

**Pest Control
Down To A
Science**



Prepared By:
Gordon Grainger
Account Manager



CHOOSING A PEST MANAGEMENT PROVIDER FOR YOUR ORGANIZATION

5 TIPS FOR GETTING IT RIGHT

No matter the organization, you know how critical it is to keep pests out of your facility. Just one sighting could result in negative reviews, customer complaints, failed inspections and more. Plus, a major infestation could threaten the well-being of your company – with the potential for lost business, litigation, a PR crisis, or a complete shutdown.

Having the right pest management partner in place can help you avoid these situations altogether. But with so many options, how do you choose the right one?

Here are five key characteristics you should look for:



Practices Integrated Pest Management (IPM). If the provider doesn't offer IPM, it's best to move on. This best-practice approach centers on environmentally-friendly preventive measures, focusing on targeted treatment applications only as a last resort.



Has specific experience and knowledge to do the job. How long has the provider been in business? What kind of training or certifications do they offer for their specialists? Be ready to ask questions that reveal credibility.



Services multiple locations seamlessly. A provider should have multiple technicians able to service your account. They should be able to consistently offer swift and convenient service at all times, 24/7.



Follows up and measures effectiveness. A great pest management provider's job is never quite finished. They should have a plan in place to continually monitor and audit your company's locations to ensure you're in accordance with regulatory requirements.



Guarantees their service. Providers make a lot of promises, but not all of them can back them up – and you can't afford to gamble with pest management. For greater peace of mind, choose a provider that guarantees quick responses to emergencies, as well as total satisfaction for their service.

When operating your business, don't waste time hiring the wrong partners – especially when it comes to keeping unwanted pests out. Following the tips above will help you choose the right pest management provider the first time around and avoid headaches later.

IT TAKES A LOT TO BE AN ORKIN CANADA TECHNICIAN

At Orkin Canada, we have invested millions to develop award-winning training programs that extend well beyond the classroom. This means every one of our customers benefits from the unrivaled pest control knowledge, tools and techniques that define every Orkin Technician.

THE BEST TRAINING IN THE BUSINESS

Orkin Canada has the best technician training in the business. Every service technician receives extensive training in the following areas:

- Training in specific protocols for your industry, as well as federal, provincial and local regulatory requirements
- Treatment techniques that conform to standards set by the Global Food Safety Initiative (GFSI) and ensure the smartest and most effective pest management programs available, that will keep you in compliance with all 3rd party auditors
- Initial In-Branch Training Syllabus (includes field training with a Certified Field Trainer)
- Technician Technical Training (formal accredited classroom training in compliance with Purdue University)
- Specialized training in Washroom Care and/or Wildlife Control
- Food plant training - all technicians servicing food plants complete the NPMA Food Plant course or the AIB correspondence course and have verified Good Manufacturing Practices (GMP) training
- Ongoing Continuing Education (includes supplier workshops, provincial Association Workshop/Conference/Seminars and other educational training)

Orkin Canada also has a very detailed Quality Service Standards document that every technician is familiar with and follows to the letter.

Orkin Canada sets the Canadian standard for pest management and prevention.

We strive to continually improve our service for customers. That's why we recently earned our QualityPro Certification from the National Pest Management Association. QualityPro honorees are a distinguished group in the pest management industry. Known as "the mark of excellence in pest control," the QualityPro designation includes a set of standards far above what is required by provincial and federal regulations. We are pleased to be recognized as leaders and pioneers in the industry and are proud to bring our superior service to our customers.

Rollins University and The Rollins Learning Centre

Orkin Canada's parent company, Rollins, Inc., has long been recognized for its intensive training. Rollins University and The Rollins Learning Centre are some of the more visible investments in Orkin's employees. This corporate facility includes a mock hotel room, restaurant kitchen, hospital room, bar, food storage warehouse, food retail aisle, rooftop air ducts and other "real world" settings to provide technicians with the hands-on experience they need to meet the specialized challenges of every pest control environment.

Orkin TV Satellite Training Network

Our interactive satellite television communications network creates a live virtual "classroom" for all of our employees. This allows for in-depth training in real time at our locations across the country, so you can be sure your Orkin Technician is up to date on the latest pest management techniques no matter where you are located.



GUARANTEE FOR COMMERCIAL SERVICES

We're so confident in the effectiveness of our programs, we offer a Triple Guarantee for our commercial customers that is unsurpassed in the business.

24-Hour Response Guarantee

When you see a pest, you need service right away.

Orkin Canada makes it easy with a direct priority line to our national customer service department and to your local branch, where your request will receive a response within 24 hours.

Satisfaction Guarantee

If during your regularly scheduled treatments you are not completely satisfied with the results, Orkin Canada will retreat to your satisfaction or refund your last monthly payment.

Reimbursement Guarantee

If your company is fined by a regulatory agency due solely to a pest infestation, Orkin Canada will reimburse you for up to 6 months of service.*

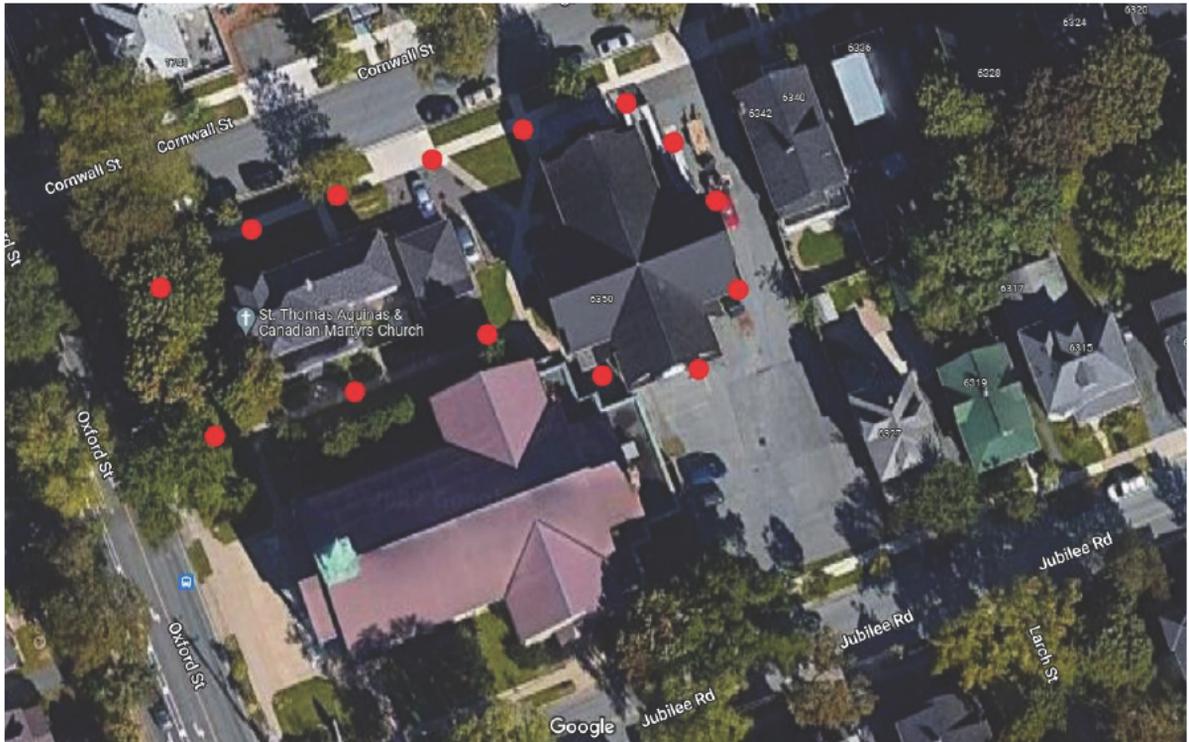
*Your account must be current, under contract for more than 60 days, and your business must be compliant with sanitation and structural requests as noted on Orkin service reports. See Service Agreement for details.



PEST CONTROL DOWN TO A SCIENCE®

Rodent Control Plan

6350 Cornwall Street, Halifax NS



Rodent control program would consist of a baiting and monitoring program. Prior to demolition, approximately 14 bait stations would be placed around the building construction site as indicated by the RED dots. Units are placed approximately every 15 meters (50 feet).

Orkin Canada is certified by the Canadian Pest Management Association (CPMA), is a member in good standing with the National Pest Management Association (NPMA), and is certified to be in conformance with ISO 9001:2008. Orkin Canada holds Health and Safety Accreditation through Contractor Check and is registered in good standing with WCB Nova Scotia. All rodent control technicians on site will be certified by the Nova Scotia Department of Environment with Structural Applicator pest control licenses. Proof of these documents will be provided to be kept on site at the project site office trailer and available at all times.

APPENDIX D – Project Specific Hazard Assessment

Task	Hazard	Pre-Control Risk Rating		Existing Controls	Post-Control Risk Rating	
		L + F + C	Total		L + F + C	Total
Cutting/Chipping/Breaking Concrete, Asphalt or Brick null	Silica	5 + 4 + 4	13	Respiratory Protection Program , Respiratory Protection, Dust Suppression System - Wet Method	2 + 2 + 2	6
	Flying Debris	5 + 4 + 3	12	Eye Protection, Designated Walkways	2 + 3 + 1	6
	Improper Tool Use	3 + 4 + 3	10	Standard Operating Procedure, Monitor Conditions, Manufacturer's Operators Manual	2 + 2 + 1	5
	Dusts	5 + 4 + 2	11	Eye Protection, Respiratory Protection Program	2 + 2 + 1	5
	Noise Exposure	5 + 4 + 3	12	Hearing Protection, Hearing Protection Program	2 + 2 + 2	6
Building/Structural Demolition null	Dusts	5 + 4 + 3	12	Dust Suppression System - Wet Method	2 + 2 + 1	5
	Overhead Utilities	3 + 4 + 5	12	Clearance Reports, SOP - Working Around Communications and Powerlines, Designated Signaler/Spotter, Monitor Conditions	2 + 2 + 2	6
	Falling Objects	5 + 4 + 5	14	Established Demolition Zone, Fencing / Barricades, Designated Walkways	2 + 2 + 2	6
	Mobile Equipment	5 + 4 + 4	13	Designated Walkways, Designated Signaler/Spotter, Communication Devices, Monitor Conditions	2 + 2 + 2	6
	Structure Failure	3 + 4 + 5	12	Demolition Plan, Monitor Conditions, Load bearing supports	2 + 2 + 1	5
Building a Working Pad	Unstable Working Pad	4 + 4 + 5	13	Eliminate voids in material , Compaction	1 + 1 + 2	4
	Equipment Rollover	3 + 3 + 5	11	Equipment to Maintain a Safe Distance from the Edge of the Working Pad, Competent Operator, Monitor Conditions	1 + 1 + 2	4
	Incompetent Operator	3 + 3 + 3	9	Specific Equipment Operator Competency Evaluations, Training/Education	1 + 1	2
	Voids	4 + 4 + 5	13	Break Floors and Ensure Voids are Filled In	1 + 1 + 2	4
Debris Removal / Loading and Hauling	Dusts	3 + 4 + 2	9	Dust Suppression System - Wet Method, Ventilation - General	2 + 2 + 1	5
	Mobile Equipment	5 + 4 + 3	12	Monitor Conditions, Communication Devices, Designated Walkways, Back up alarms/sensors/beepers	2 + 2 + 1	5
	Motor Vehicle Hazards	5 + 4 + 3	12	Designated Truck Routes, Monitor Conditions, Back up alarms/sensors/beepers	2 + 2 + 1	5

Task	Hazard	Pre-Control Risk Rating		Existing Controls	Post-Control Risk Rating	
		L + F + C	Total		L + F + C	Total
Fencing Installation	Heavy lifting	4 + 3 + 3	10	Team Lifting, SOP - Manual Material Handling	2 + 2 + 1	5
	Overexertion	3 + 4 + 3	10	SOP - Fatigue Management , Frequent Breaks, Task Rotation	1 + 2 + 1	4
	Falls – Slip/Trips	3 + 4 + 3	10	Adequate Housekeeping, Designated Walkways, Monitor Conditions, Foot Protection	1 + 2 + 1	4
	Sharp/Pointed Objects – Cuts & Punctures	3 + 4 + 3	10	Gloves - Cut Resistant, Monitor Conditions	2 + 2 + 1	5
Slabs/Foundations (removal, crushing, breaking)	Dusts	5 + 4 + 3	12	Dust Suppression System - Wet Method, Ventilation - General, Eye Protection	2 + 2 + 1	5
	Noise Exposure	4 + 4 + 3	11	Hearing Protection Program , Hearing Protection	2 + 2 + 1	5
	Silica	3 + 4 + 4	11	Respiratory Protection Program , Dust Suppression System - Wet Method	2 + 2 + 2	6
	Flying Debris	2 + 4 + 3	9	Designated Walkways, Eye Protection	2 + 2 + 1	5
	Buried Utilities	3 + 4 + 3	10	Utility Locates, Monitor Conditions	2 + 2 + 2	6
	Mobile Equipment	5 + 4 + 3	12	Communication Devices, Designated Walkways, Monitor Conditions	2 + 2 + 1	5
	Excavation	4 + 4 + 3	11	SOP - Excavation and Trenching, Occupational Safety General Regulations (OSGRs)	2 + 2 + 2	6
Capping Services	Collapse/Cave-In	5 + 5 + 5	15	PPE Policy, First Aid Training, Monitor Conditions, Emergency Response Plan	3 + 3 + 3	9
	Buried Utilities	4 + 5 + 5	14	Training/Education, SWP - Power Line Overhead Utility Hazard, SOP - Manual Shoveling and Digging, Designated Signaler/Spotter, Clearance reports must be reviewed with all applicable site personnel (e.g. operators, signallers, etc.) ., JP - Working Near Buried Overhead Utilities	3 + 3 + 3	9
	Traffic Volume	4 + 4 + 4	12	Site Map and Site Work Zones , Segregation/Isolation, Monitor Conditions, Signage, Traffic Control Plan, High Visibility Apparel	2 + 2 + 2	6
	Overhead Utilities	4 + 5 + 5	14	SWP - Working around communication and powerlines, Training/Education, Designated Signaler/Spotter, Clearance Reports	2 + 2 + 3	7

Task	Hazard	Pre-Control Risk Rating		Existing Controls	Post-Control Risk Rating	
		L + F + C	Total		L + F + C	Total
	Material shifting	3 + 4 + 4	11	SOP - Portable Ladders, SOP - Excavation and Trenching, Proper Sloping, Monitor Conditions	2 + 2 + 2	6
	Contact with other objects/vehicles	4 + 4 + 5	13	Mirrors, Back up alarms/sensors/beepers, Monitor Conditions, SOP - Backing up Vehicles and Equipment, Designated Signaler/Spotter, Hazard Identification Training, Specific Equipment Operator Competency Evaluations	2 + 3 + 3	8
	Poor Housekeeping	3 + 3 + 4	10	Proper Storage, Adequate Housekeeping	2 + 2 + 2	6
	Improper position of Excavated Material	4 + 4 + 4	12	Keep Excavated Material Positioned at Least 1m or a Sufficient Distance From the Edge of the Excavation/ Trench, Occupational Safety General Regulations (OSGRs)	1 + 1 + 1	3
	Water/Drowning Hazards	4 + 4 + 4	12	Keep Excavation/ Trench Reasonably Free of Water, SWP - Excavation and Trenching	2 + 2 + 2	6
	Improper Ladder Use	4 + 4 + 5	13	SOP - Portable Ladders, Install a Ladder Within 15m of the Work, Ladder is installed that extends at least 1 m above the excavation or trench	2 + 2	4
	Poor Manual Material Handling	4 + 4 + 5	13	SOP - Fatigue Management , Task Rotation , SOP - Handling and Storage of Material , Proper Body Positioning, Mechanical Assist Devices, Team Lifting, Material Handling and Lifting Policy	2 + 2 + 2	6
	Slips Trips and Falls	4 + 4 + 4	12	Adequate Housekeeping, 3 Points of Contact, Appropriate Footwear	3 + 3 + 3	9
	Spills (fluids, fuels)	2 + 3 + 3	8	Emergency Response Plan, Spill Kits, Spill Kits at Refueling Locations and Work Areas	1 + 1 + 2	4
	Asbestos	3 + 4 + 4	11	SOP - Working with Asbestos, Specialized PPE, Respiratory Protection, Disposable Coverall (e.g. Tyvek Suit)	1 + 2 + 2	5
	Sharp/Pointed Objects – Cuts & Punctures	4 + 4 + 5	13	Appropriate Gloves	1 + 2 + 2	5
	Using Chemicals (e.g. grouts)	3 + 4 + 4	11	Task/Equipment Specific PPE as per SOP/SWP, Operators/Manufacturer Manuals and Applicable Regulation/Code of Practice/Standard, Safety Data Sheets (SDS)	2 + 2 + 2	6

Task	Hazard	Pre-Control Risk Rating		Existing Controls	Post-Control Risk Rating	
		L + F + C	Total		L + F + C	Total
	Pedestrians	5 + 5 + 5	15	Fencing / Barricades	2 + 2 + 2	6

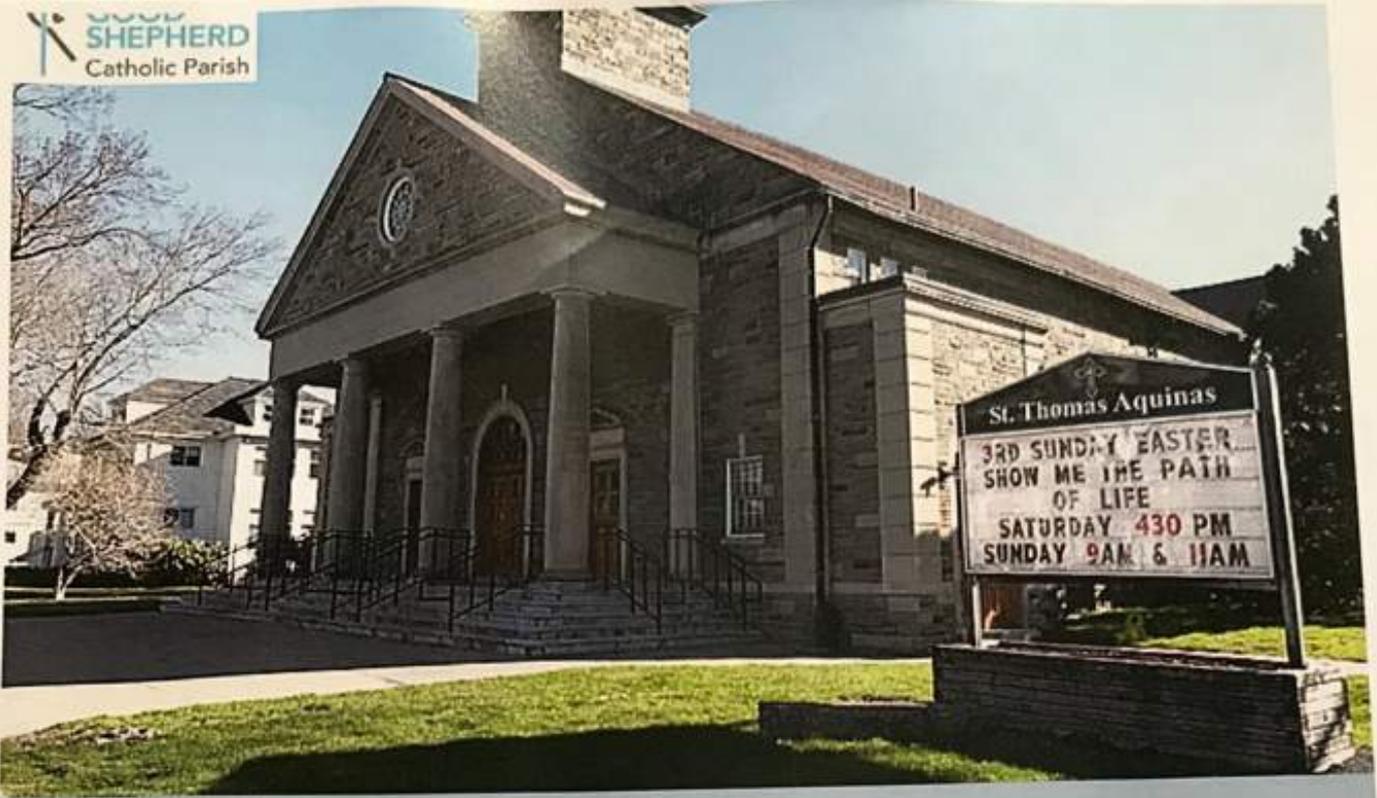
M - Company Risk Legend

Calculation	Score		Score		Score		Score		Score	
L + F + C		1 - 3		4 - 6		7 - 9		10 - 12		13 - 15

M - Company Risk Matrix

Rating	Likelihood	Rating	Frequency	Rating	Consequence	Health and Safety	Environment	Property	Reputation
5	Almost Certain	5	Continuous or many times per day	5	Catastrophic	Fatality, grievous bodily injury or permanent disability	Very Serious and potentially irreversible effect on the environment	Loss greater than \$1M	Very serious incident - Very negative national media coverage
4	Likely	4	Frequently / Weekly	4	Major	Disabling injury resulting in lost time. Reportable dangerous occurrence or chronic illness	Major Long term damage to environment, reportable to regulatory authorities	Loss of \$100k - \$1M	Serious Incident - Negative regional media coverage
3	Possible	3	Occasionally / Monthly	3	Serious	Medical aid with lost time	Serious medium term environmental effect	Loss of \$10k - \$100k	Moderate incident - Minor loss of confidence with public/customers
2	Unlikely	2	Infrequently / Quarterly	2	Moderate	Medical aid with no Lost Time	Short term effects to the environment	Loss of \$1k - \$10k	Minor incident - Concerns arise with stakeholders
1	Practically Impossible	1	Rarely / Annually	1	Minor	First Aid	Temporary effects to the environment, easily reversible	Near miss or loss of less than \$1K	No public relations impact

APPENDIX E – Community Notices



Demolition Announcement

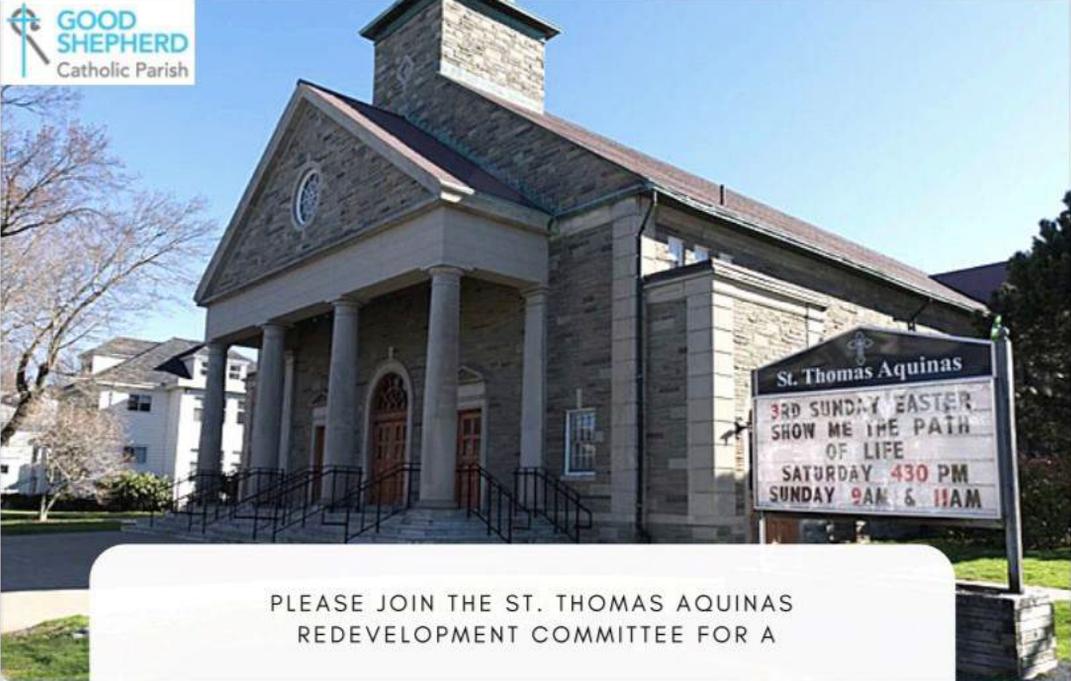
The St. Thomas Aquinas & Canadian Martyrs Redevelopment Committee would like to inform neighbours near the project site (Jubilee, Oxford and Cornwall Streets) and others who have requested information about the project that a demolition contract has been approved.

Preparation for demolition will begin on Monday, June 6th, 2022.

We appreciate your cooperation as we move forward in this next phase of our redevelopment.

**For questions or concerns,
please contact:**

office@goodshepherdns.com



PLEASE JOIN THE ST. THOMAS AQUINAS
REDEVELOPMENT COMMITTEE FOR A

Neighbourhood Meeting

ON WEDNESDAY, NOVEMBER 24TH AT 7:00PM

All neighbours are warmly invited to attend a presentation which will provide architectural updates for the redevelopment of St. Thomas Aquinas church.

This notice has been delivered to you because your property is located near the project site (Jubilee Road, Oxford Street and Cornwall Street) and/or because you have requested information on the project.

7:00 - 8:30pm
St. Thomas Aquinas Church
1725 Oxford St.,
Halifax, NS B3H 3Z7

Proof of vaccine and ID must be shown at the door and masks must be worn.

For More Information: office@goodshepherdns.com