

Phase I Environmental Site Assessment

5249 St. Margarets Bay Road and 51 Sonnys Road
(PID Nos 41454133 and 41454125), Upper
Tantallon, Nova Scotia

4485204 Nova Scotia Limited
Final Report

March 2023
2301273.000



ENGLOBE

4485204 Nova Scotia Limited

Prepared by:

Nathalie Sahakyan, P.Geo., B.Sc.
Environmental Professional
Environmental Engineering

Approved by:

Robert Bekkers, P.Geo., M.Sc.
Project Manager
Environmental Engineering

Production Team

Client

4485204 Nova Scotia Limited	Mr. Allan Bardsley
-----------------------------	--------------------

Englobe Corp.

Report Review	Robert Bekkers, P.Geo., M.Sc.
Site Assessor/Report Production	Nathalie Sahakyan, P.Geo., B.Sc.

Revisions and publications log

REVISION No.	DATE	DESCRIPTION
00	March 16, 2023	Final Report

Executive Summary

Englobe Corp. (Englobe) was retained by 4485204 Nova Scotia Limited to undertake a Phase I Environmental Site Assessment (ESA) on the properties identified as Civic Nos. 5249 St. Margarets Bay Road and 51 Sonnys Road (PID Nos 41454133, 41454125) in Upper Tantallon, Nova Scotia (herein referred to as “the site” or “subject property”). The Phase I ESA carried out by Englobe was based on the principles and practices outlined in the Canadian Standards Association (CSA) Z768-01 (R2022), *Phase I Environmental Site Assessment*. We understand that purchase of the property is being considered.

A background investigation was conducted to determine property ownership and historical land use information. A site inspection was completed on February 28, 2023, at which time the site was visually inspected for the presence of potential environmental concerns such as petroleum storage tanks, hazardous materials and waste storage, surface staining and potential contamination from adjacent properties. It should be noted that the ground surface was snow covered at the time of the site inspection and therefore, visual observations were limited during the reconnaissance.

Based on the historical information gathered for the site and surrounding area, the site appears to have been in residential occupation prior to the 1960s. A portion of the former Highway No. 3 was incorporated into the subject site when the highway was re-aligned to the existing St. Margarets Bay Road. By the mid-1990s, the former house was moved and the existing structures built for commercial purposes. At the time of the site walk-through, the property was occupied by two commercial buildings, a third commercial storage building and a small detached shed. There is a drilled potable water well and former septic field on-site, but neither are reportedly in use.

Given the information gathered and observations made during the site reconnaissance, the assessment has revealed a potential environmental concern related to an abandoned steel fuel oil storage tank (AST) at the site. Removal of the abandoned steel AST and further assessment is currently recommended to document the current soil conditions in the area of the ASTs following recent tank maintenance activities.

Considerations to note with respect to preventative maintenance to on-site development is outlined below:

- According to Provincial mapping, the subject site is located in an area of high risk for radon in indoor air. Based on the Health Canada guideline for an acceptable concentration of radon in buildings, consideration must be given to potential generation and mitigation of radon gas from the underlying granitic rocks into the existing or any new proposed structures constructed on the subject site, especially if future residential re-development is being considered. This would include long-term radon testing upon completion of construction during the first heating season that the building is occupied to determine radon concentrations.
- If the drilled water well at the site is to be used for domestic or commercial purposes in the future, we recommend the water from the well be tested to ensure the quality meets the standards for the intended use of the well.
- In 2014, a large crack was noted in the well cap on the drilled domestic water well casing. Since the well cover was covered by snow at the time of the site inspection on February 28, 2023, we were unable to confirm if the cover had been fixed. Therefore, Englobe recommends if the broken well cover has not been repaired, that it be replaced by a qualified well installer certified with the NSE as surface water or other impurities could enter the well through the fractured cover.

This Executive Summary is a summary of the findings of the Phase I ESA and must be read in conjunction with the entire report. The statements made in the Executive Summary are subject to the same limitations as described in the report.

Property and Confidentiality

“This report can only be used for the purposes stated therein. Any use of the report must take into consideration the object and scope of the mandate by virtue of which the report was prepared, as well as the limitations and conditions specified therein and the state of scientific knowledge at the time the report was prepared. Englobe Corp. provides no warranty and makes no representations other than those expressly contained in the report.

This document is the work product of Englobe Corp. Any reproduction, distribution or adaptation, partial or total, is strictly forbidden without the prior written authorization of Englobe Corp. and its Client. For greater certainty, use of any and all extracts from the report is strictly forbidden without the written authorization of Englobe Corp. and its Client, given that the report must be read and considered in its entirety.

No information contained in this report can be used by any third party without the prior written authorization of Englobe Corp. and its Client. Englobe Corp. disclaims any responsibility or liability for any unauthorized reproduction, distribution, adaptation or use of the report.

If tests have been carried out, the results of these tests are valid only for the sample described in this report.

Englobe Corp.’s subcontractors who have carried out on-site or laboratory work are duly assessed according to the purchase procedure of our quality system. For further information, please contact your project manager.”

Table of Contents

1	Introduction	1
2	Scope of the Assessment.....	1
3	Property Description.....	2
3.1	Site Location and Physical Setting	2
3.2	Topography, Geology and Hydrogeology	3
4	Background Investigation.....	5
4.1	Aerial Photographs.....	5
4.2	SNSMR <i>Property Online</i> Information.....	6
4.3	Enviroscan Report.....	7
4.4	City Maps and Fire Insurance Plans (FIPs)	7
4.5	Municipal Directories	7
4.6	NSECC Source Information.....	8
4.6.1	Environmental Registry	8
4.7	Previous Environmental Reports	8
4.7.1	Phase I ESA (Englobe, 2014).....	8
4.8	Interviews.....	8
5	Site Reconnaissance.....	9
5.1	Petroleum Storage Tanks.....	9
5.2	Elevators and Hydraulic Systems.....	9
5.3	Asbestos	9
5.4	Urea Foam Formaldehyde Insulation (UFFI)	10
5.5	Polychlorinated Biphenyls (PCBs).....	10
5.6	Lead.....	10
5.7	Ozone-Depleting Substances (ODSs)	11
5.8	Waste and Hazardous Chemical Storage.....	11
5.9	Water and Sewer.....	11
5.10	Surface Staining.....	12
5.11	Microbial Growth and Water Intrusion.....	12
5.12	Fill Material.....	12
5.13	Air Emissions	12
5.14	Electric and Magnetic Fields (EMFs)	12
5.15	Noise and Vibration.....	13
5.16	Potential Sources of Off-Site Contamination.....	13

6	Conclusions.....	13
7	Report Use and Conditions	14

TABLES

Table 3-1: Physical Description	3
Table 3-2: Topography, Geology and Hydrogeology	4
Table 4-1. Aerial Photograph Review	5
Table 4-2. Ownership History	6
Table 5-1: Adjacent Property Usage.....	13

FIGURES

Figure 3-1: Site Location Map	2
-------------------------------------	---

APPENDICES

Appendix A	SNSMR Source Information
Appendix B	Site Photographs
Appendix C	Aerial Photographs
Appendix D	Supporting Documentation

1 Introduction

A Phase I Environmental Site Assessment (ESA) was conducted by Englobe Corp. (Englobe) at the property identified as Civic Nos. 5249 St Margarets Bay Road (Lot MA-B, PID No. 41454133) and 51 Sonnys Road (Lot MA-A, PID No. 41454125) in Upper Tantallon, Nova Scotia (herein referred to as “the site” or “subject property”). The request for this assessment was made by Mr. Allan Bardsley of 4485204 Nova Scotia Limited (the “Client”). At the time of the assessment, we understand that purchase of the property is being considered. The Phase I ESA is being conducted to provide a baseline summary of the current environmental condition of the site.

The purpose of the Phase I ESA is to present factual environmental information and render an opinion regarding the environmental data collected and information reviewed for the site and adjacent properties. This was done by a review of information collected from existing documentation, a site visit, and interviews with persons familiar with the site, where possible. The assessment is useful in reducing uncertainty about potential environmental liabilities and may form the basis for further investigation of the site.

2 Scope of the Assessment

The Phase I ESA carried out by Englobe was based on the principles and practices outlined in the Canadian Standards Association (CSA) Z768-01 (R2016), (reaffirmed 2022), *Phase I Environmental Site Assessment*.

The following scope of work was included:

- A background investigation including the review of available historical and regulatory records pertaining to the site and adjacent properties;
- Site reconnaissance to visually assess the site for evidence of actual or potential environmental contamination and concerns;
- Interviews with persons familiar with the current and historic use of the site, if available; and
- Preparation of the Phase I ESA report, which presents the methodology of the assessment, evaluation of information obtained, findings, and recommendations for further action, if required.

It should be noted that information and opinions in this report are based on the above-noted research and visual observations during the site reconnaissance of the property on February 28, 2023, and that sampling, testing or moving large objects is typically not included in the scope of work for a Phase I ESA.

It should also be noted that the ground surface was snow covered at the time of the site inspection and therefore, visual observations were limited during the reconnaissance.

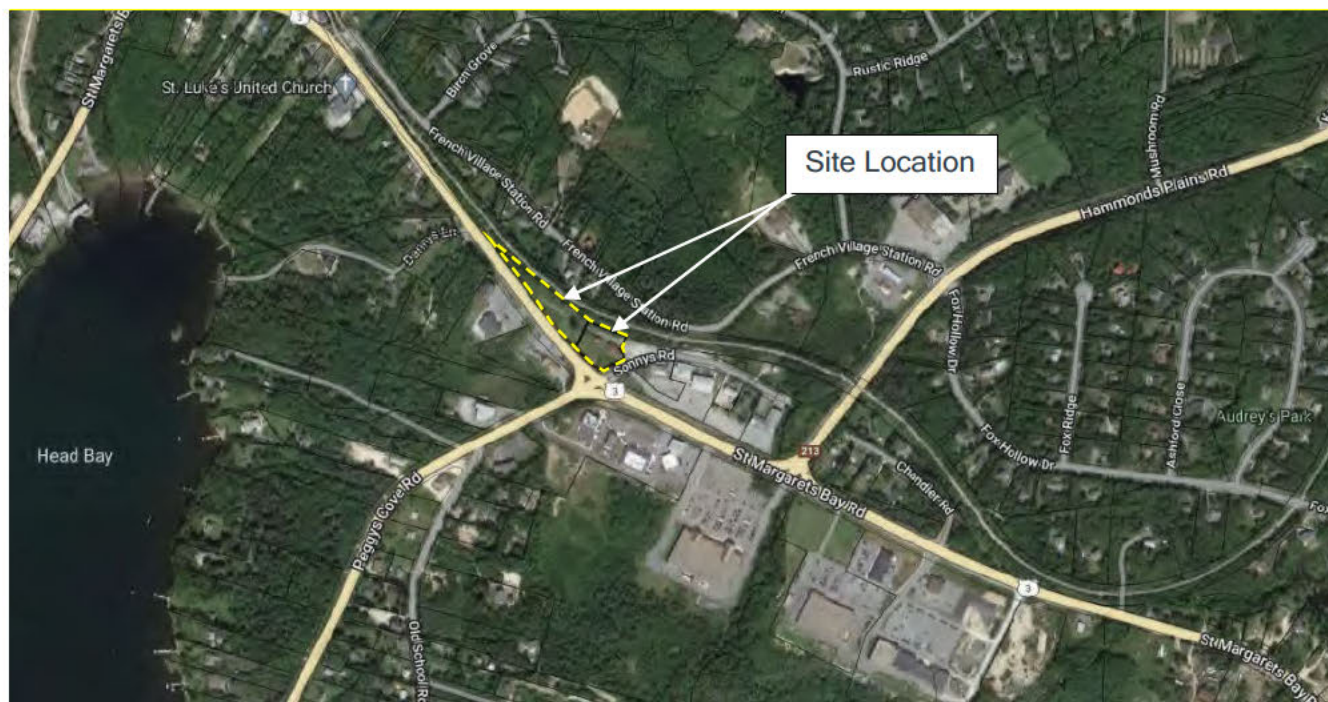
3 Property Description

3.1 Site Location and Physical Setting

The current property of interest is identified as Civic Nos. 5249 St. Margarets Bay Road (Lot MA-B, PID No. 41454133) and 51 Sonny's Road (Lot MA-A, PID No. 41454125) in Upper Tantallon, NS. The triangular-shaped parcel has a total land area of approximately 6,980 square metres (75,132 square feet) and is located north of the intersection at St. Margarets Bay Road, Sonny Road and Peggys Cove Road in the Upper Tantallon area of the Halifax Regional Municipality (HRM), Nova Scotia (NS).

A Property Map and Parcel Information reports from the Service Nova Scotia and Municipal Relations (SNSMR) *Property Online* service for the parcel (Civic Nos. 5249 St. Margarets Bay Road and 51 Sonny's Road) are provided in Appendix A. Site photographs are provided in Appendix B. A site location map is provided in Figure 3-1 (below).

Figure 3-1: Site Location Map



At the time of the site walk-through, the property was occupied by two single-storey commercial buildings (one including an attic space), a third single-storey commercial storage building and a small detached shed. The two commercial buildings are rented to Willie's Bike Rental and Sales at 5249 St. Margarets Bay Road and Maritime Marauders Gift Shop at 51 Sonny's Road. During the site walk-through, a furnace room and cold storage area and no attic space was observed at the Bicycle Rental and Sales business. An attic and utility room (not accessed) was noted at the Gift Shop. No basements were observed.

A gravel driveway is located on the north side of the structures for access and parking. The western portion of the lot is grass/tree covered while the southern section of the site grass covered with a few shrubs or small trees.

A summary of the physical description of the site is provided in Table 3-1 (on the next page).

Table 3-1: Physical Description

Item	Description
Building Details	
2 Commercial Buildings and 2 Detached Storage Buildings	
Building Use	Commercial - bike sales, gift shop, storage
Construction	All wood framed with no foundation or basements (supported on concrete blocks or wooden supports). Two-storey (equivalent) with main floor on grade and no attic (exposed to roof). Two-storey with finished attic. Small detached wooden sheds with wood floor, no insulation.
Approximate Year of Construction	Current buildings built between 1995 and 1996.
Building Additions	None
Roof	Pitched, metal. Newly installed on 5249 St. Margarets Bay Rd. in 2017. Asphalt shingles on the storage sheds.
Exterior Finishes	Wooden clapboards or painted plywood.
Interior Finishes	At 5249 St. Margarets Bay Rd., interior wall finishes consist of a mix of painted wood and unpainted drywall with the exposed underside of the wooden roof visible on the ceiling. Floors are finished with wide-plank softwood. Reportedly, only rigid styrofoam insulation is present within the building. At 51 Sonny's Road, there are painted wooden walls / ceiling on the main floor, and painted drywall walls / ceiling in the small finished A-framed attic. The floors are painted plywood.
Heating/Cooling	Fuel oil fired forced hot air furnace at 5249 St. Margarets Bay Rd., electric/propane space heaters at 51 Sonny's Road, no heat in either storage building.
Lighting	Incandescent, fluorescent in the storage building.
Elevators	None
Emergency Generators	None
Electricity	Electrical service is provided to the subject site by Nova Scotia Power (NSP). Overhead powerlines are located on Sonny's Road and St Margaret's Bay Trail.
Water and Sewer Infrastructure	Private drilled well located to the southwest of the main building. No catch basins were noted on the subject property. Stormwater flow to the west into ditches along the shoulder of the roadway.
Adjacent Property Usage	
North	A right-of-way for a former highway and a former CN Railway (currently the St. Margarets Bay Road walking and biking trail) are immediately to the north with residential homes farther north along French Village Station Road.
East	Sonny's Road with various commercial businesses (animal hospital, attorney, coffee shop, physiotherapist, auto parts store, equipment rental store, restaurant and dance studio) and a single-family residential dwelling south and north of Sonny's Road, respectively.
South / Southeast	Commercial businesses including a bank, pet store and pharmacy / physio clinic to the south across the intersection of Sonny's Road and St. Margarets Bay Road. An Irving Oil gas bar / store is located farther to the southeast, on the opposite side of St. Margarets Bay Road.
Southwest / West	Tantallon Veterinary Hospital (Civic No. 5250 St. Margarets Bay Road) and two small multi-unit commercial buildings (Civic No. 5280 St. Margarets Bay Road) located across St. Margarets Bay Road.

3.2 Topography, Geology and Hydrogeology

A summary of the topographic, geologic and hydrogeologic aspects of the site is provided in Table 3-2.

Table 3-2: Topography, Geology and Hydrogeology

Item	Description
Ground Surfaces	The property was mostly snow-covered during the site visit however based on the limited surfaces which were visible, a shared, gravel driveway is located north of the buildings with an at-grade parking area in the northeastern portion of the site. Vegetated areas, including shrubs and trees are located along the northern property line and in the northwestern portion of the site. Remaining areas of the property are occupied by the building.
Topography of Site and Surrounding Area	The property slopes downward towards St. Margarets Bay Road to the northwest. Regional topography also slopes downward to the northwest, towards St. Margarets Bay located approximately 600 metres west of the subject property.
Surficial Geology	The subject area of interest is underlain by glacial deposits known as Granite Till and surficial geology mapping of Upper Tantallon indicates that these deposits are found at the subject property. Typically, these soils are sandy with abundant cobbles and boulders, loose to compact, and greyish orange to yellowish brown in colour.
Bedrock Geology	<p>Bedrock geological mapping indicates that the subject area of Upper Tantallon is underlain by granite rock (primarily granodiorite). Typically this rock is light grey to white in colour and coarse-grained and massive in nature.</p> <p>Nova Scotia Department of Natural Resources and Renewables (NSDNRR) has developed an interactive <i>Karst Risk Map</i> (https://fletcher.novascotia.ca/DNRViewer/?viewer=Karst) to show areas of Nova Scotia where there is a relative high, medium or low risk of encountering karst geology and naturally-occurring sinkholes caused by soluble bedrock. Sudden catastrophic subsidence due to the collapse of cavities in bedrock can result in the development of sinkholes, which can cause extensive damage to buildings, roads, and other infrastructure. The cavities are created by the dissolution of soluble evaporite or carbonate rock in areas of karst terrain. The risk categories are based on several factors including geology, sinkhole occurrences and professional judgement.</p> <ul style="list-style-type: none"> – According to the <i>Karst Risk Map</i>, the site is located in a low-risk zone. The low-risk zone contains less than 0.1% of the sinkholes in the NSDNRR Nova Scotia Sinkhole Database. This zone typically does not contain sinkholes or karst terrain. However, sinkholes may still occur in this area due to unmapped soluble rocks or where soluble rocks are close to the ground surface but are overlain by other rock types or unconsolidated material. <p>Radon is a colourless, odourless and radioactive gas that is naturally occurring. It is produced from the breakdown of uranium contained in soil and bedrock, which is slowly released into the surrounding soil. Geologic settings that typically contain more uranium and resulting radon gas are those comprised of granite and shale. Radon gas typically collects in the lower parts of a building (i.e., basement) as it enters through the foundation of the structure. The entry points may include (but are not limited to) openings in the foundation for services, floor drains, foundation cracks, and unsealed joints in the concrete foundation. Thus, the amount of radon gas that enters a building depends on a variety of factors including the actual amount of radon available in the underlying soil (geologic setting) and the construction details of the building. Long-term exposure to elevated radon concentrations is associated with an increased risk of developing lung cancer. NSDNRR has developed an interactive <i>Potential for Radon in Indoor Air map</i> (https://fletcher.novascotia.ca/DNRViewer/?viewer=Radon) to categorize areas of the province in terms of the likelihood of people to be exposed to elevated concentrations of radon in indoor air.</p> <p>According to the <i>Potential for Radon in Indoor Air map</i>, the site is located in an area of high risk for radon in indoor air. The NSDNRR test database indicates that 40% of buildings in the high risk areas exceed the Health Canada guideline.</p>
Nearest Off-Site Surface Water Body	St. Margaret's Bay is located approximately 600 m to the west of the site.
Inferred Groundwater Flow Direction	Southwest

Based on the information presented in Table 3-2 pertaining to topography, geology and hydrogeology, the following was identified and, while not a current environmental concern for the site, should be taken into consideration if future site redevelopment work or earthworks are planned:

- According to NSDNRR's *Potential for Radon in Indoor Air map*, the site is located in an area of high risk for radon in indoor air. Health Canada has developed a guideline for an acceptable

concentration of radon in buildings of 200 Becquerels per cubic meter (Bq/m³); however, it is important to note that there is no “safe” level of radon gas. There are currently no regulations governing radon levels in buildings and there are no regulatory requirements to measure radon levels in buildings or to conduct radon mitigation if elevated radon levels are identified. Radon gas testing in the commercial buildings was not conducted as part of the current assessment.

- We recommended long-term radon testing be conducted following completion of any future proposed construction during the first heating season that the building is occupied to determine radon concentrations.

4 Background Investigation

At the outset of the project, a review of all background information related to the property was undertaken. The purpose of this work was to obtain information on past land use activities and possible types of contamination or hazardous materials arising from previous operational practices.

4.1 Aerial Photographs

Aerial photographs for the years 1964, 1973, 1977, 1981, 1992, 1997, 2002 and 2003 were obtained from the Nova Scotia Geomatics Centre and reviewed by Englobe. Google Earth aerial imagery from 2004 to 2022 was also reviewed. Copies of select aerial photographs reviewed are provided in Appendix C. A summary of information obtained from review of aerial photographs for the site is provided in Table 4-1.

Table 4-1. Aerial Photograph Review

Year (Scale)	Site	Surrounding Area
1964 (1:15,840)	There is a residential dwelling in the central portion of the lot at 5249 St. Margarets Bay Rd. with a gravel driveway extending north-south from St. Margarets Bay Rd. to the old former Highway No.3. The remaining area around the house was grassed. The western portion of the site is vacant with some trees.	The surrounding lands were sparsely developed. St. Margarets Bay Rd., Sonnys Road, French Village Station Rd. and the former Highway No.3 are visible. The CN Railway tracks can be seen north of the subject site, as well as several commercial businesses to the east along Sonnys Rd. including a commercial gas station.
1973 (1:15,840)	Conditions at the site are similar to those in the 1964 aerial photograph, but a second structure (possible mobile home) with gravel driveway can be seen in the location of 51 Sonnys Road, and the southern portion of the driveway for 5249 appears paved.	Conditions at the site are similar to those in the 1964 aerial photograph.
1977, 1981 (1:10,000)	Conditions at the site are similar to those in the 1973, except the second dwelling is not present.	Conditions at the site are similar to those in the 1973 except one new residence just to the north on the south side of French Village Station Rd. A crash gate can be seen across former Highway No.3. north of the site.
1992 (1:10,000)	Conditions at the site are similar to those in the 1981 aerial photograph.	Another new residence was built on the south side of French Village Station Rd. and the commercial building at 5250 St. Margarets Bay Rd. was constructed to the south on the opposite side of St. Margarets Bay Rd. The former gas station was reportedly closed / renovated into a hardware store. A new commercial building was constructed next to the former gas station on the south side of Sonnys Rd. and the area south of these 3 buildings paved for parking.

Year (Scale)	Site	Surrounding Area
1997 (10:000)	The former residence structure is gone (was reportedly moved to another property) and the existing buildings constructed. The asphalt driveway can still be seen. Storage including a large trailer unit can be seen on the north side of the old former Highway No. 3, and the site appears largely cleared with grass remaining in the SE corner of the site.	Conditions are similar to those in the 1992 except the Irving Oil gas bar / store can be seen farther to the southeast on the opposite side of the intersection of Sonnys Rd. and St. Margarets Bay Rd.
2002, 2003 (1:10,000)	The subject site is in use as a commercial garden centre including many piles and pallets of products stored on both sides of the old former Highway No.3. Plants and other displays are visible near the building and closer to St. Margarets Bay Rd. Multiple bins for bulk storage of topsoil and mulch can be seen along the old road and in the western end of the property.	Conditions are similar to those observed in the 1997 aerial photograph.
2004-2022 (Google Earth)	By 2004, the garden centre was largely closed and the site appeared vacant except for the buildings (which remained), wooden display units and storage bins. By 2012-13, an outdoor laser tag business was operating with many vertical By 2021, the only change noted was Davinci in Wood operating from the small lot at the corner closest to the intersection.	By 2004, construction of the first building across the street at 5280 St. Margarets Bay Rd. was completed, with the second building constructed by 2009, around the same time as the Acadian Maple business re-built their building at 13578 Peggy's Cove Rd. By 2013-14, the bank, pet store and pharmacy structures were completed on the south side of St. Margarets Bay Rd.

Based on Englobe's review of historic aerial photographs, a former gasoline service station was identified to the northeast at 5209 St. Margarets Bay Road and presents a potential environmental concern to the subject site. Further discussion of this property is provided in Section 5.16 - Potential Sources of Off-Site Contamination.

4.2 SNSMR Property Online Information

A review of records available from SNSMR's Property Online service was conducted. The records indicate that the site (PID Nos. 41454133 and 41454125) were created in 2017 from the subdivision of the parent parcel, identified as Lot MA (PID No. 40600330). A copy of the 2017 subdivision plan is provided in Appendix A.

Prior to the subdivision in 2017, the property was the result of both consolidation and subdivision of multiple land parcels / lots over many years. According to records, the historical property ownership has been by both by private resident and as a former Provincially-owned highway parcel (as seen in a 1980 re-subdivision plan and a 1991 parcel consolidation plan showing former Lots M-1 and M-2 and Parcels A and H).

The subject property is currently owned by 3280090 Nova Scotia Limited.

Past ownership of the site is summarized in **Error! Reference source not found.**

Table 4-2. Ownership History

Owner	Years Held
3280090 Nova Scotia Limited	2014 - Present
Crossroads Developments Limited	1992 - 2014
Anthony Daniel MacNeil (aka McNeil)	Prior to 1992
Myrtle E. & Anthony D. McNeil	1946 - 1992 (Lot M-1)
Helen M. Carr	Prior to 1946 (Lot M-1)

Owner	Years Held
Myrtle E. McNeil	1950 - 1992 (Lot M-2)
John H. Swallow	Prior to 1950 (Lot M-2)
Lorraine Fraser	1976 - 1985 (Parcel A)
Ira S. Settle	Prior to 1976 (Parcel A)
Her Majesty the Queen (Province of Nova Scotia)	Prior to 1991 (Parcel H)

No other information on property ownership was discovered by Englobe during the preliminary title search conducted for this report. All ownership information was by private individuals, except for the road portion, listed under Her Majesty the Queen (Province of Nova Scotia). Ownership information was obtained through cursory review of select online deeds and other records and is not intended to be a legal title search.

4.3 Enviroscan Report

Opta Information Intelligence (Opta) maintains historical information for properties including fire insurance plans (FIPs) and insurance underwriters' inspection reports and plans, which may identify environmental liabilities associated with the property.

A search of these records (*Enviroscan* report) was requested from Opta for the subject property (Civic Nos. 5249 St. Margarets Bay Road (Lot MA-B, PID No. 41454133) and 51 Sonny Road (Lot MA-A, PID No. 41454125) in Upper Tantallon, NS).

The *Enviroscan* reports received from Opta (Appendix D) indicates that no information was available for the site.

4.4 City Maps and Fire Insurance Plans (FIPs)

Englobe has accumulated a collection of copies of historic city maps and FIPs for various cities and towns. Additionally, FIPs may be obtained through Enviroscan reports from Opta (see section 4.3). Historic city maps generally indicate property ownership and building size and location. FIPs are useful in identifying various details that may be relevant to the current environmental conditions of the site, including: the size and shape of buildings present; construction details of buildings; commercial/industrial operations; street addresses; and the presence of potential environmental liabilities such as heating systems and petroleum storage tanks. Some of these records date back to the 1870s, although most were published between 1888 and 1972.

The site and surrounding area are not covered by city maps and no FIPs were available for review.

4.5 Municipal Directories

Englobe maintains a library of municipal directories for the years 1907, 1920, 1942, 1954, 1966, 1972, 1975-1979 and 1982-1995 and conducted a review of select directories to determine the occupational history of the site and surrounding area.

The site and surrounding area are not covered by the municipal directories available for review.

4.6 NSECC Source Information

4.6.1 Environmental Registry

Since the 1980s, Nova Scotia Environment and Climate Change (NSECC) has maintained a publicly accessible database of environmental records (registration, installation and removal of petroleum storage tanks, inspection reports, environmental site assessment reports, remediation reports, contaminated sites files, industrial approvals, etc.) on properties in the *Environmental Registry*. Englobe contacted NSECC on February 17, 2023 and requested a search of the *Environmental Registry* for information related to the subject site. A search was requested for the following properties:

- 5246 St Margarets Bay Road, Upper Tantallon, NS (PID 41454133); and
- 51 Sonny Road, Upper Tantallon, NS (PID 41454125).

In their response, information was located through the Environmental Registry by NSECC with regards to the above referenced properties. This included 2016 and 2017 discussion letters between HRM and NSECC with regard to an Application for Approval of a Final Plan of Subdivision of 2 Lots (NSECC File No. 96000-32-BED-2017-101735 for commercial use, dated March 20, 2017), and a 2018 notification form and receipt (NSECC No. 2018-102272-00) for a commercial On-Site Sewage Disposal System (installation of a 7,300-L holding tank, see plan 52784) by Mr. Andre Veinotte, P.Eng. for Able Engineering Services Inc.

A copy of the NSECC *Environmental Registry* response is provided in Appendix D.

4.7 Previous Environmental Reports

The following environmental reports related to the site was/were available for review:

- *Phase I Environmental Site Assessment, Civic No. 5249 St. Margarets Bay Road, Upper Tantallon, NS*. Prepared by Englobe (formerly LVM Maritime Testing) dated February 13, 2014 for Crossroads Development Limited.

4.7.1 Phase I ESA (Englobe, 2014)

In February 2014, Englobe (formerly Maritime Testing (1985) Limited) conducted a Phase I ESA at the subject site at 5249 St. Margarets Bay Road. In 2014, the assessment reported that the subject site was occupied by a single-storey commercial building and two commercial storage buildings, located in a primarily commercial area. At that time, the site was mostly grass-covered with trees and shrubs along the northern property line and a central paved driveway. Based on review of historical records, prior to the current use, the property has been owned by both by private residents and listed as a former Provincially-owned highway parcel.

Based on the information gathered and observations made during site reconnaissance in 2014, the previous Phase I assessment concluded there was no evidence of environmental contamination at the subject site, but given there was a drilled potable water well present at the site and a broken well cover, it was recommended that the well cover be replaced by a qualified well installer certified with Nova Scotia Environment.

4.8 Interviews

Englobe interviewed individuals familiar with the current and previous site conditions and operations at the site. The following persons were interviewed or provided information to Englobe (via email) during site reconnaissance:

— Shari Johnson, current property owner since July 2014, and has been the company Director since April 2016.

Information and/or records obtained during the interviews have been incorporated into the various sections of this report.

5 Site Reconnaissance

Englobe conducted site reconnaissance on February 28, 2023, to visually inspect the site for the presence of petroleum storage tanks, surface soil staining, hazardous materials, chemicals and waste storage and potential contamination from adjacent properties. During site reconnaissance, access was provided to all areas of the site.

It should be noted that the ground surface was snow covered at the time of the site inspection and therefore, visual observations outside the building were limited during the reconnaissance.

5.1 Petroleum Storage Tanks

A 909-L fiberglass aboveground storage tank (AST) was observed along the north exterior side of the main building. The AST was used to store No. 2 fuel oil and supplies a forced-air furnace located inside the building. The AST is date-stamped 2006 and based on the gauge, contains over 700 L of oil. At the time of site reconnaissance, the AST and associated fill/vent pipes and fuel supply line appear to be in good condition with an ice-shield cover protecting the shutoff valve for the AST. No staining was observed around the threaded fill pipe connection at the top of the AST and no staining was observed on the ground or concrete supports beneath the AST.

An abandoned steel fuel oil AST was noted (laying on its side) along the west side of the building at 5249 St. Margarets Bay Road, immediately next to the current fuel oil AST. The smaller discarded AST (450-L, dated stamped 2012) appears to be the same AST observed during our Phase I ESA conducted by Englobe in 2014. Reportedly, the current fiberglass AST was installed to replace the smaller steel AST. Given the snow cover at the time of the site visit for the Phase I ESA, no inspection under the AST was possible to determine if there were any surface stains.

Given the unknown reason the former 2012 steel AST was replaced by an older 2006 AST, and the fact the abandoned AST was simply discarded on-site after the current AST installed, we recommend soil samples be collected in the area of the current and abandoned ASTs and tested for total petroleum hydrocarbons (including BTEX parameters) to confirm the soil quality satisfies the applicable land use classification.

5.2 Elevators and Hydraulic Systems

No evidence of elevators or hydraulic systems was identified during site reconnaissance.

5.3 Asbestos

Asbestos has been used in many areas of building construction to make products strong, durable and fire-resistant. Materials found in buildings constructed or renovated prior to 1980 that commonly contain both friable and non-friable forms of asbestos include flooring (vinyl tiles, sheet flooring, mats under hardwood), wall and ceiling materials (shingles, siding, suspended tiles, plaster, stucco, drywall

filler compound), mechanical insulation (pipes, fittings, boilers, gaskets), fireproofing (panels, texture coats, sprayed products) and miscellaneous materials such as wallpaper, paints, and adhesives. Asbestos use in building construction was reduced in the late-1970s due to the health hazards associated with the inhalation of asbestos fibres. Buildings constructed in the early-to-mid-1980s may contain asbestos, as inventories of asbestos-containing materials (ACMs) were used up; generally, buildings constructed or renovated during this period are more likely to contain non-friable ACMs such as floor tiles, sheet flooring and drywall joint compound.

Based on the reported age of the structures (mid-1990s), asbestos-containing materials are not expected to be a concern for the subject property. No suspected asbestos containing materials were observed during the site visit.

5.4 Urea Foam Formaldehyde Insulation (UFFI)

UFFI was developed in the 1950s as an improved means of insulating difficult-to-reach cavities in house walls. It was typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture was injected into the wall, urea and formaldehyde united and "cured" into an insulating foam plastic. During the 1970s, when concerns about energy efficiency led to efforts to improve home insulation in Canada, UFFI was widely used to retrofit existing houses. Most installations occurred between 1977 and its ban in Canada in 1980.

Based on the reported age of the structures (mid-1990s), UFFI is not likely present. No environmental concerns were identified for the site pertaining to UFFI.

5.5 Polychlorinated Biphenyls (PCBs)

PCBs are a group of chemicals that are extremely persistent in the environment and have been associated with numerous adverse health effects following exposure to high levels (e.g., due to accidental releases or occupational exposures). Exposure to low levels of PCBs, such as those normally found in the environment, is less likely to cause adverse health effects. PCBs were first manufactured in 1929 and were used for decades in many industrial materials such as sealing compounds, cutting oils, inks and paint additives. PCBs were also used in lubricants and coolants for electrical products such as transformers and fluorescent lamp ballasts. By 1979, concerns over the environmental impacts of PCBs led to a North American ban on manufacturing and importing PCBs. Lighting in the buildings is provided by a combination of fluorescent and incandescent fixtures.

Electricity is supplied to the site by above ground power lines and NSPI-owned pole-mounted transformers along Sonny's Road and St. Margarets Bay Road east and south of the site, respectively. The lubricating oil associated with these transformers has the potential to contain PCBs. It should be noted that any maintenance and/or concerns associated with the transformers would be the responsibility of NSPI. There are no significant environmental concerns associated with these transformers.

Based on the reported age of the structures (mid-1990s), PCBs are not likely present. No environmental concerns were identified for the site pertaining to PCBs.

5.6 Lead

Lead is normally associated with old paints, weather flashing, old pipes and lead solder on copper pipes. The concentration of lead in paint has been closely regulated and allowable limits significantly decreased between 1950 and 1976. By 1976, Canadian regulations had restricted the use of lead in

interior paints to 0.5% by weight, and by 2010 to 0.09%. Consumer paint sold in Canada and the United States since 1992 is considered virtually lead-free.

Based on the reported age of the structures (mid-1990s), we do not anticipate lead-based paint or other lead containing materials in significant quantities.

5.7 Ozone-Depleting Substances (ODSs)

Chlorofluorocarbons are coolants that are typically found in air-conditioning and refrigeration systems and are ODSs. The main concerns associated with these units are the prevention of coolant leaks and proper disposal of the coolants when the units are decommissioned.

A certified air conditioning/refrigeration technician is required for any maintenance and disposal of ODS-containing units in accordance with the Nova Scotia *Ozone Layer Protection Regulations*.

During site reconnaissance, a small refrigerator was noted in the retail area of one of the structures (Maritime Marauders). The presence of ODSs should be considered prior to disposal or maintenance of this equipment.

5.8 Waste and Hazardous Chemical Storage

Non-hazardous waste generated at the site is placed curbside by the tenants and is reportedly collected bi-weekly by a private contractor for HRM and truck-hauled to the municipal landfill for disposal. Cardboard and recyclables are also collected curbside for recycling at a local facility.

Small amounts of cleaning products, paints and chemicals were noted in the commercial buildings and storage building. No other hazardous chemicals or wastes that require special handling considerations are generated or stored on the property.

5.9 Water and Sewer

The subject area is serviced by privately dug or drilled potable water wells. The drilled well on the subject site is located approximately 8 metres southwest of the building at 5249 St. Margarets Bay Road and was reportedly drilled in 1997; however, the well casing was not observed during the site visit in February 2023. Since there is no running water in the buildings, the on-site well is currently not used. In 2014, a large crack was noted in the well cap, and therefore, Englobe recommends the broken well cover be replaced by a qualified well installer certified with the NSE as surface water or other impurities could enter the well through the fractured cover.

If the drilled water well at the site is to be used for domestic or commercial purposes in the future, we recommend the water from the well be tested to ensure the quality meets the standards for the intended use of the well, including testing for petroleum hydrocarbons.

According to an interview with the former owner, there may have been a septic tank associated with the building removed from the site in 1993, but the location of the possible former septic tank is unknown. Reportedly, the subject property is currently not serviced by any type of septic system, and no septic holding tanks were installed on the site (see Section 4.6.1, commercial application to install a 7,300-litre septic holding tank at 5249 St. Margarets Bay Road (expired March 20, 2021)).

Surface water flow from the site is directed toward the northwest, and eventually flows into a surface drainage ditch along St. Margarets Bay Road.

5.10 Surface Staining

At the time of site reconnaissance, the ground surface was snow covered and therefore, visual observations were limited during the site inspection.

No known sources of surface contamination were identified during the site inspection.

5.11 Microbial Growth and Water Intrusion

Water-damaged building materials have the potential for mould growth. Microbial organisms, particularly if disturbed, can expose workers and other building occupants to excessive concentrations of spores and other metabolites, and can lead to structural deterioration of the affected building materials.

During site reconnaissance, no water-damaged or mould-impacted building materials were observed.

An intrusive investigation for water damage or mould growth was not conducted as part of this assessment.

5.12 Fill Material

No evidence of the presence of imported fill material representing a potential environmental concern was identified during site reconnaissance.

5.13 Air Emissions

Sources of air emissions that are suspected to result in residual contamination to the site were not identified during the site investigation. Air emissions at the site are expected to be limited to exhaust from the building's fuel oil-fired furnace and from idling vehicles. Further, no strong, pungent, or unusual odours were identified during site reconnaissance.

5.14 Electric and Magnetic Fields (EMFs)

EMFs are invisible forces that surround electrical equipment, power cords, and wires that carry electricity. On a daily basis, most people are exposed to EMFs at an extremely low frequency (ELF) from sources such as household wiring, lighting, appliances, computers and other electronics, and power transmission lines. EMFs are strongest when close to their source and rapidly decrease in strength with distance from the source. While it is known that EMFs at ELFs can cause weak electric currents to flow through the human body, scientific research has not established a link between exposure to these low intensity currents and any known health effects. Health Canada does not consider any precautionary measures are necessary regarding daily exposure to EMFs at ELFs.

NSPI high-tension power transmission lines are present along the eastern and northern property boundaries and extend from the site to both Sonnys Road and St. Margaret's Bay Trail. Other typical electrical equipment such as wiring, lighting, appliances, electronics, etc. are present at the site. These are not suspected to be of significant environmental concern.

5.15 Noise and Vibration

The effects of noise and vibration on human health vary according to the susceptibility of the individual exposed, the nature of the noise/vibration and whether exposure occurs in the working environment or in the home.

With the exception of typical vehicle traffic on Sonnys Road to the southeast and St. Margaret's Bay Road to the southwest, no significant long-term sources of noise and/or vibration were identified at the site. These items are not suspected to be of significant environmental concern.

5.16 Potential Sources of Off-Site Contamination

Potential sources of off-site contamination may be from migration of petroleum products or other chemicals from accidental leaks or spills on upgradient adjacent properties. During site reconnaissance, adjacent property usage was observed from the site and from publicly accessible locations. Adjacent property usage is summarized in Table 5-1.

Table 5-1: Adjacent Property Usage

Direction	Description of Adjacent Properties
North	A right-of-way for a former highway and a former CN Railway (currently the St. Margarets Bay Road walking and biking trail) are immediately to the north with residential homes farther north along French Village Station Road.
East	Sonnys Road with various commercial businesses (animal hospital, attorney, coffee shop, physiotherapist, auto parts store, equipment rental store, restaurant and dance studio) and a single-family residential dwelling south and north of Sonnys Road, respectively.
South / Southeast	Commercial businesses including a bank, pet store and pharmacy / physio clinic to the south to the south across the intersection of Sonnys Road and St. Margarets Bay Road. An Irving Oil gas bar / store is located farther to the southeast, on the opposite side of St. Margarets Bay Road.
Southwest / West	Tantallon Veterinary Hospital (Civic No. 5250 St. Margarets Bay Road) and two small multi-unit commercial buildings (Civic No. 5280 St. Margarets Bay Road) located across St. Margarets Bay Road.

No environmental concerns were identified from property use on neighbouring sites during the current assessment. However, as noted during review of historical aerial photographs in Section 4.1, a former service station and garage structure which operated on the adjacent cross-gradient property at 5209 St. Margarets Bay Road until the 1980s (currently Redmonds Home Hardware) poses a potential concern to the subject site.

Based on the location of the former service station and garage (cross-gradient of the subject site) as well as previous assessment and monitoring work conducted by Englobe (formerly as LVM Maritime) related to assessment of the former USTs and petroleum distribution equipment (i.e. pump island) at the former station, we are of the opinion that the commercial property at 5209 St. Margarets Bay Road poses no environmental concern to the subject property at 5249 St. Margarets Bay Road.

6 Conclusions

Based on the information gathered and observations made during the site reconnaissance, the assessment has revealed a potential environmental concern related to an abandoned steel fuel oil

storage tank (AST) at the site. Removal of the abandoned steel AST and further assessment is currently recommended to document the current soil conditions in the area of the ASTs following recent tank maintenance activities.

Considerations or recommendations to note with respect to preventative maintenance to on-site development is outlined below:

- According to Provincial mapping, the subject site is located in an area of high risk for radon in indoor air. Based on the Health Canada guideline for an acceptable concentration of radon in buildings, consideration must be given to potential generation and mitigation of radon gas from the underlying granitic rocks into the existing or any new proposed structures constructed on the subject site, especially if future residential re-development is being considered. This would include long-term radon testing upon completion of construction during the first heating season that the building is occupied to determine radon concentrations.
- If the drilled water well at the site is to be used for domestic or commercial purposes in the future, we recommend the water from the well be tested to ensure the quality meets the standards for the intended use of the well.
- In 2014, a large crack was noted in the well cap on the drilled domestic water well casing. Since the well cover was covered by snow at the time of the site inspection on February 28, 2023, we were unable to confirm if the cover had been fixed. Therefore, Englobe recommends if the broken well cover has not been repaired, that it be replaced by a qualified well installer certified with the NSE as surface water or other impurities could enter the well through the fractured cover.

7 Report Use and Conditions

This report was prepared for the exclusive use of 4485204 Nova Scotia Limited. It is based on data and information obtained during site visit by Englobe Corp. and is based solely upon the condition of the site on the date of such inspection, supplemented by information obtained and described herein.

The evaluation and conclusions contained in this report have been prepared in light of the expertise and experience of Englobe. In evaluating the site, Englobe has relied in good faith upon representation and information furnished by individuals noted in the report with respect to operations and existing property conditions and the historic use of the site to the extent that they have not been contradicted by data obtained by other sources. Accordingly, Englobe accepts no responsibility for any deficiency or inaccuracy in this report as a result of omissions, misstatements or misrepresentations of the persons interviewed. In addition, Englobe will not accept liability for loss, injury, claim or damage arising from any use or reliance on this report as a result of misrepresentation or fraudulent information.

Environmental conditions are dynamic in nature and changing circumstances in the environment and in the use of the site can alter radically the conclusions and information contained herein.

Appendix A

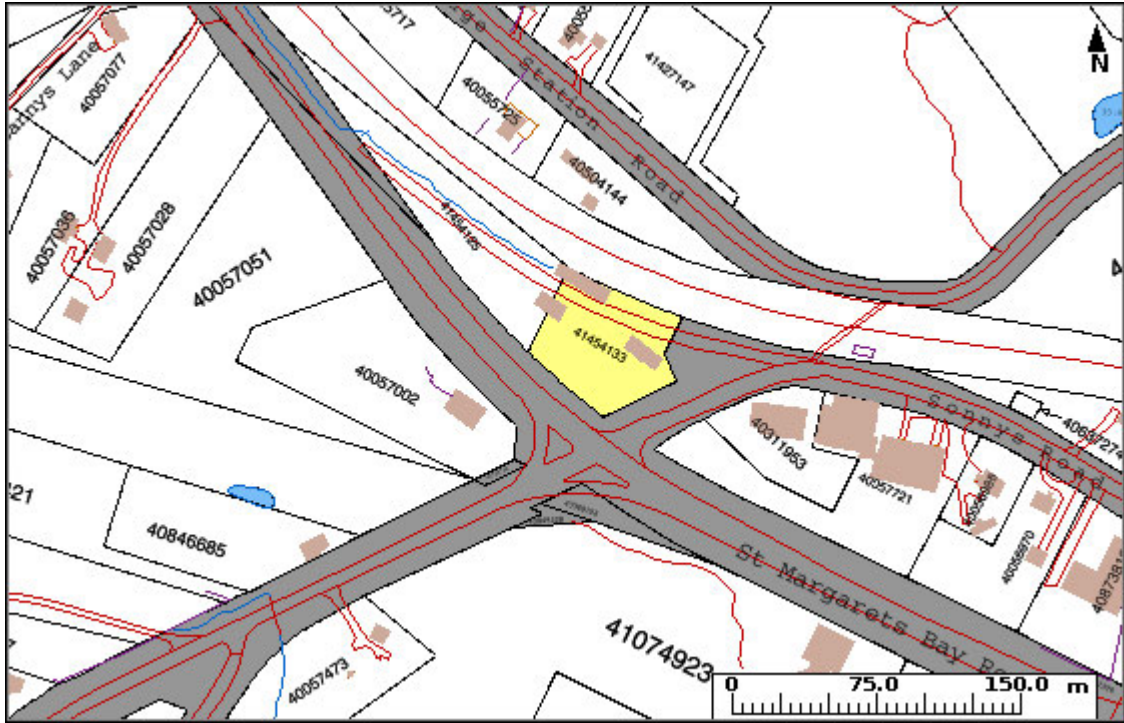
SNSMR Source Information





Property Online Map

Date: Feb 9, 2023 3:28:27 PM



PID: 41454133	Owner: 3280090 NOVA SCOTIA LIMITED	AAN: 03176177
County: HALIFAX COUNTY	Address: 5249 ST MARGARETS BAY ROAD UPPER TANTALLON	Value: \$178,500 (2023 COMMERCIAL TAXABLE)
LR Status: LAND REGISTRATION		

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](http://www.government.nova-scotia.ca), all rights reserved.



[Search](#) [Provincial Map](#) [Bulletin+Board 1](#) [Help](#)

Property Details

PID	41454133	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3487.5 SQUARE METERS	Parcel Access		Manag. Unit	MU9938
Lot	LOT MA-B	Created	Jul 24, 2017 10:48:28AM	Manner of Tenure	NOT APPLICABLE
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY		
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2017 10:48:28AM		

Location	County	Primary Location	Source
5249 ST MARGARETS BAY ROAD UPPER TANTALLON	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03176177	\$178,500 (2023 COMMERCIAL TAXABLE)	130	000	
View All Related PIDs History		Back to Results	Land Registration View	Parcel Archive View
Map View				

Owner Name	Interest Holder Type	Qualifier	Province	Country
3280090 NOVA SCOTIA LIMITED	FEE SIMPLE		NS	

Inst Type	Inst No	Year Type	Book/Page	Registration System	Registration Date
<i>No Documents Found</i>					

Inst Type	Inst No	Year Type	Plan Name	Drawer Number	Registration Date
Plan	11118650	2017	PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD		Jul 20, 2017
	View Plan				

Inst Type	Inst No	Year Type	Plan Name	Filing Reference	Instrument Date
<i>No Non-Registered Instruments Found</i>					

Parcel Relationships

Related PID	Type of Relationship
40600330	PARENT PARCEL NUMBER

[View All Related PIDs History](#)
[Back to Results](#)
[Land Registration View](#)
[Parcel Archive View](#)
[Map View](#)

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE *Land Registration Act*. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

Property Online version 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](#), all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off



Search Provincial Map Bulletin+Board 1 Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	41454133	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3487.5 SQUARE METERS	Parcel Access		Manag. Unit	MU9938
Lot	LOT MA-B	Created	Jul 24, 2017 10:48:28AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2017 10:48:28AM		
Location	5249 ST MARGARETS BAY ROAD UPPER TANTALLON	County	HALIFAX COUNTY	Primary Location	Yes
				Source	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
03176177	\$178,500 (2023 COMMERCIAL TAXABLE)	130	000	

[Back to Results](#)
[Details View](#)
[Parcel Archive View](#)
[Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
3280090 NOVA SCOTIA LIMITED	FEE SIMPLE	5832 ST. MARGARET'S BAY ROAD HEAD OF ST. MARGARET'S BAY NS CA B3Z 2E4	DEED	2014	105360755 View Form View Doc		Jul 04, 2014	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
No Records Found		

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
No Records Found						

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
* DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991
* NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991
* BELL ALIANT INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 880 HALIFAX NS CA B3J 2W3	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	-------	----------------	-------------------

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	-------	----------------	-------------------

No Records Found

Parcel Description

Registration County: HALIFAX COUNTY
 Street/Place Name: ST MARGARETS BAY ROAD /UPPER TANTALLON
 Title of Plan: PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD
 Designation of Parcel on Plan: LOT MA-B
 Registration Number of Plan: 111118650
 Registration Date of Plan: 2017-07-20 15:00:45

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
 Registration District: HALIFAX COUNTY
 Registration Year: 2017
 Plan or Document Number: 111118650

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
-----------	---------	------	------	-----------	---------------------	-------------------

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	111118650 View Plan	2017	SUBDIVISION & AMALGAMATIONS	PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD		Jul 20, 2017

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
-----------	---------	------	------	------------------	-----------------

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
40600330	PARENT PARCEL NUMBER

- [Back to Results](#)
- [Details View](#)
- [Parcel Archive View](#)
- [Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

- [Boundary/Area Problem](#)
- [General Problem](#)
- [Municipal Tax Query](#)

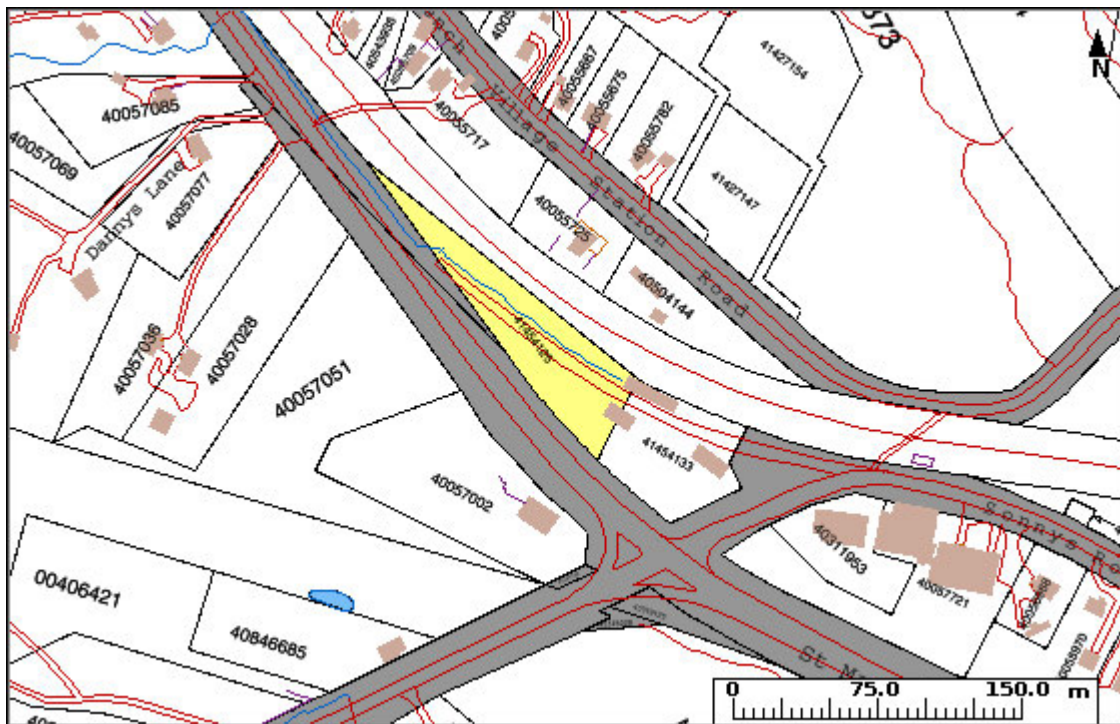
Property Online version 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](#), all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off



Property Online Map

Date: Feb 9, 2023 4:00:02 PM



PID: 41454125	Owner: 3280090 NOVA SCOTIA LIMITED	AAN: 10756138
County: HALIFAX COUNTY		Value: \$103,300 (2023 COMMERCIAL TAXABLE)
LR Status: LAND REGISTRATION	Address: 51 SONNYS ROAD UPPER TANTALLON	

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](http://www.novascotia.ca), all rights reserved.



Search Provincial Map Bulletin+Board 1 Help

Property Details

PID	41454125	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3487.5 SQUARE METERS	Parcel Access		Manag. Unit	MU9938
Lot	LOT MA-A	Created	Jul 24, 2017 10:48:28AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2017 10:48:28AM		

Location	County	Primary Location	Source
51 SONNYS ROAD UPPER TANTALLON	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10756138	\$103,300 (2023 COMMERCIAL TAXABLE)	130	000	
View All Related PIDs History		Back to Results		Land Registration View
			Parcel Archive View	Map View

Owner Name	Interest Holder Type	Qualifier	Province	Country
3280090 NOVA SCOTIA LIMITED	FEE SIMPLE		NS	

Inst Type	Inst No	Year Type	Book/Page	Registration System	Registration Date
<i>No Documents Found</i>					

Inst Type	Inst No	Year Type	Plan Name	Drawer Number	Registration Date
Plan	11118650	2017	PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD		Jul 20, 2017
	View Plan		SUBDIVISION & AMALGAMATIONS		

Inst Type	Inst No	Year Type	Plan Name	Filing Reference	Instrument Date
<i>No Non-Registered Instruments Found</i>					

Parcel Relationships

Related PID	Type of Relationship
40600330	PARENT PARCEL NUMBER

[View All Related PIDs History](#)
[Back to Results](#)
[Land Registration View](#)
[Parcel Archive View](#)
[Map View](#)

Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE *Land Registration Act*. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

[Boundary/Area Problem](#)
[General Problem](#)
[Municipal Tax Query](#)

Property Online version 2.0

This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off



Search Provincial Map Bulletin+Board 1 Help

Land Registration View

* Indicates interests inherited on subdivision or re-configuration of parcel

PID	41454125	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	3487.5 SQUARE METERS	Parcel Access		Manag. Unit	MU9938
Lot	LOT MA-A	Created	Jul 24, 2017 10:48:28AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Jul 24, 2017 10:48:28AM		

Location	County	Primary Location	Source
51 SONNYS ROAD UPPER TANTALLON	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
10756138	\$103,300 (2023 COMMERCIAL TAXABLE)	130	000	

[Back to Results](#)
[Details View](#)
[Parcel Archive View](#)
[Map View](#)

Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date	NS Non-Res?
3280090 NOVA SCOTIA LIMITED	FEE SIMPLE	5832 ST. MARGARET'S BAY ROAD HEAD OF ST. MARGARET'S BAY NS CA B3Z 2E4	DEED	2014	105360755 View Form View Doc		Jul 04, 2014	No

Farm Loan Board - Occupants & Mailing Addresses

Name	Interest Holder Type	Mailing Address
------	----------------------	-----------------

No Records Found

Benefits to the Registered Interests

Benefit Details	Interest Holder Type	Type	Year	Doc #	Book/Page/Plan	Registration Date
-----------------	----------------------	------	------	-------	----------------	-------------------

No Records Found

Burdens on the Registered Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
* DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991
* NOVA SCOTIA POWER INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 910 HALIFAX NS CA B3J 2W5	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE RENEWAL	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1980	39683 View Doc	Book 3435 Page 441	Sep 29, 1980
* HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	JOHNSON BUILDING 1672 GRANVILLE STREET FLOOR 5TH POST OFFICE BOX 186 HALIFAX NS CA B3J 2N2	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991
* BELL ALIANT INC.	EASEMENT / RIGHT OF WAY HOLDER (BURDEN)	POST OFFICE BOX 880 HALIFAX NS CA B3J 2W3	DEED	1991	51938 View Doc	Book 5170 Page 873	Dec 06, 1991

Textual Qualifications on Title

Qualifications Text

Tenants in Common not registered pursuant to the Land Registration Act

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	-------	----------------	-------------------

No Records Found

Recorded Interests

Interest Holder (Qualifier)	Interest Holder Type	Mailing Address	Type	Year	Doc #	Book/Page/Plan	Registration Date
-----------------------------	----------------------	-----------------	------	------	-------	----------------	-------------------

No Records Found

Parcel Description

Registration County: HALIFAX COUNTY
 Street/Place Name: ST MARGARETS BAY ROAD /UPPER TANTALLON
 Title of Plan: PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD
 Designation of Parcel on Plan: LOT MA-A
 Registration Number of Plan: 111118650
 Registration Date of Plan: 2017-07-20 15:00:45

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act
 Registration District: HALIFAX COUNTY
 Registration Year: 2017
 Plan or Document Number: 111118650

Non-Enabling Documents

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
-----------	---------	------	------	-----------	---------------------	-------------------

No Non Enabling Documents Found

Non-Enabling Plans

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	111118650 View Plan	2017	SUBDIVISION & AMALGAMATIONS	PLAN OF S/D SHOWING LOTS MA-A & MA-B IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LTD		Jul 20, 2017

AFR Bundles

Inst Type	Inst No	Year	Type	Filing Reference	Instrument Date
-----------	---------	------	------	------------------	-----------------

No AFR Bundles Found

Parcel Relationships

Related PID	Type of Relationship
40600330	PARENT PARCEL NUMBER

- [Back to Results](#)
- [Details View](#)
- [Parcel Archive View](#)
- [Map View](#)

This parcel IS REGISTERED PURSUANT TO THE *Land Registration Act*. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [*Land Registration Act* subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel [*Land Registration Act* subsection 21(1)].

- [Boundary/Area Problem](#)
- [General Problem](#)
- [Municipal Tax Query](#)

Property Online version 2.0

This page and all contents are copyright © 1999-2003, [Government of Nova Scotia](#), all rights reserved.
 If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca
 Please feel free to [Submit Problems](#) you find with the Property Online web site.
 Compression: Off

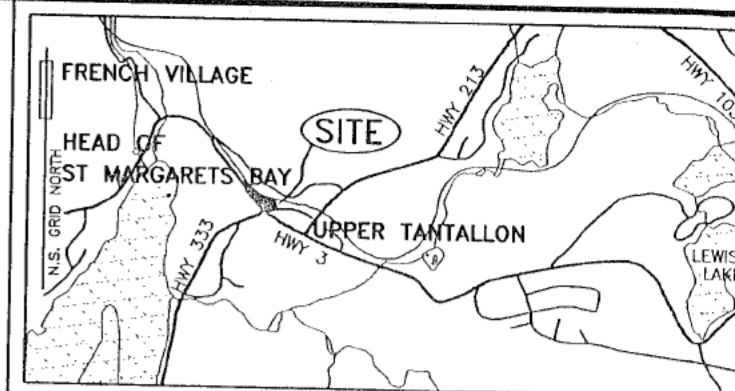
N.S.C.M. 22854
 (ATS 77 MTM 25)
 N: 4,950,607.701
 E: 5,548,614.767

PLAN REFERENCES:

1. PLAN OF SURVEY OF LOT MA, A CONSOLIDATION OF LANDS CONVEYED OR TO BE CONVEYED TO ANTHONY D. MCNEIL & M. ESTHER MCNEIL, AT UPPER TANTALLON, DATED JUNE 13, 1991, PREPARED BY WHYTE, McELMON & ASSOCIATES LTD., AND CERTIFIED BY DAVID J. WHYTE, NSLS NO. 523, REGISTRY NO. 28392.
2. PLAN SHOWING RESUBDIVISION OF LOTS D-1 & D-2 AND LANDS EXCHANGED WITH THE DEPT. OF TRANSPORTATION, LANDS OF A.D. MCNEIL & M.E. MCNEIL, UPPER TANTALLON, DATED APRIL 21, 1980, BY JOHN A. McELMON, FILE NO. 11,374-3-80, REGISTRY NO. 21617.

NOTE:

1. APPROVAL REQUESTED UNDER SECTION 40 (1) OF THE REGIONAL SUBDIVISION BY-LAW.
2. SEE BOOK 3435, PAGE 441 REGARDING PERPETUAL EASEMENT IN FAVOUR OF NOVA SCOTIA POWER INC.
3. PERPETUAL EASEMENT RESERVED FOR NOVA SCOTIA POWER INC. AND HER MAJESTY THE QUEEN. SEE BOOK 3435, PAGE 441.



TOPO MAP NO. 11 D 12 SCALE 1 / 50,000

LEGEND :

- ⊙ S.M. SURVEY MARKER (IRON BAR WITH ID CAP)
- I.B. IRON BAR
- R.P. ROCK POST
- I.P. IRON PIPE
- T.P. TRAVERSE POINT
- ⊗ W.P. WOOD POST
- △ N.S.C.M. NOVA SCOTIA CO-ORDINATE MONUMENT
- ⊠ BOUNDARY CERTIFIED BY THIS PLAN
- (C) CALCULATED
- (M) MEASURED
- (P) PLAN
- FD. FOUND
- ⊙ U.P. UTILITY POLE
- R. RADIUS
- A. ARC
- P.C. POINT OF CURVATURE
- FENCE

BEARINGS ARE REFERENCED TO ZONE 5, CENTRAL MERIDIAN 64° 30' WEST, OF THE NOVA SCOTIA 3' MODIFIED TRANSVERSE MERCATOR PROJECTION OF ATS77 GEODETIC DATUM AND WERE DERIVED FROM G.P.S. OBSERVATIONS ON N.S. CO-ORDINATE MONUMENT NUMBER 22854 1979 ADJUSTMENT.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE STATED.

TO COMPUTE GRID DISTANCES A SCALE FACTOR OF 0.999929 HAS BEEN APPLIED.

VALUES SHOWN ARE UNADJUSTED.

FIELD SURVEYS CARRIED OUT NOV. 24, DEC. 2, 2016

HALIFAX COUNTY LAND REGISTRATION OFFICE
 I certify that this plan was registered or recorded as shown here.
 Kim MacKay, Registrar

11118650 Plan # LRW/ROD
 11/30/2017 MM DD YYYY 15:00 H Time

HALIFAX REGIONAL MUNICIPALITY
 THIS FINAL PLAN OF SUBDIVISION IS APPROVED FOR

LOT(S) MA-A and MA-B (S.40C)

DATE APR 21 2017

endorsed by Development Officer
 Rosemary MacNeil

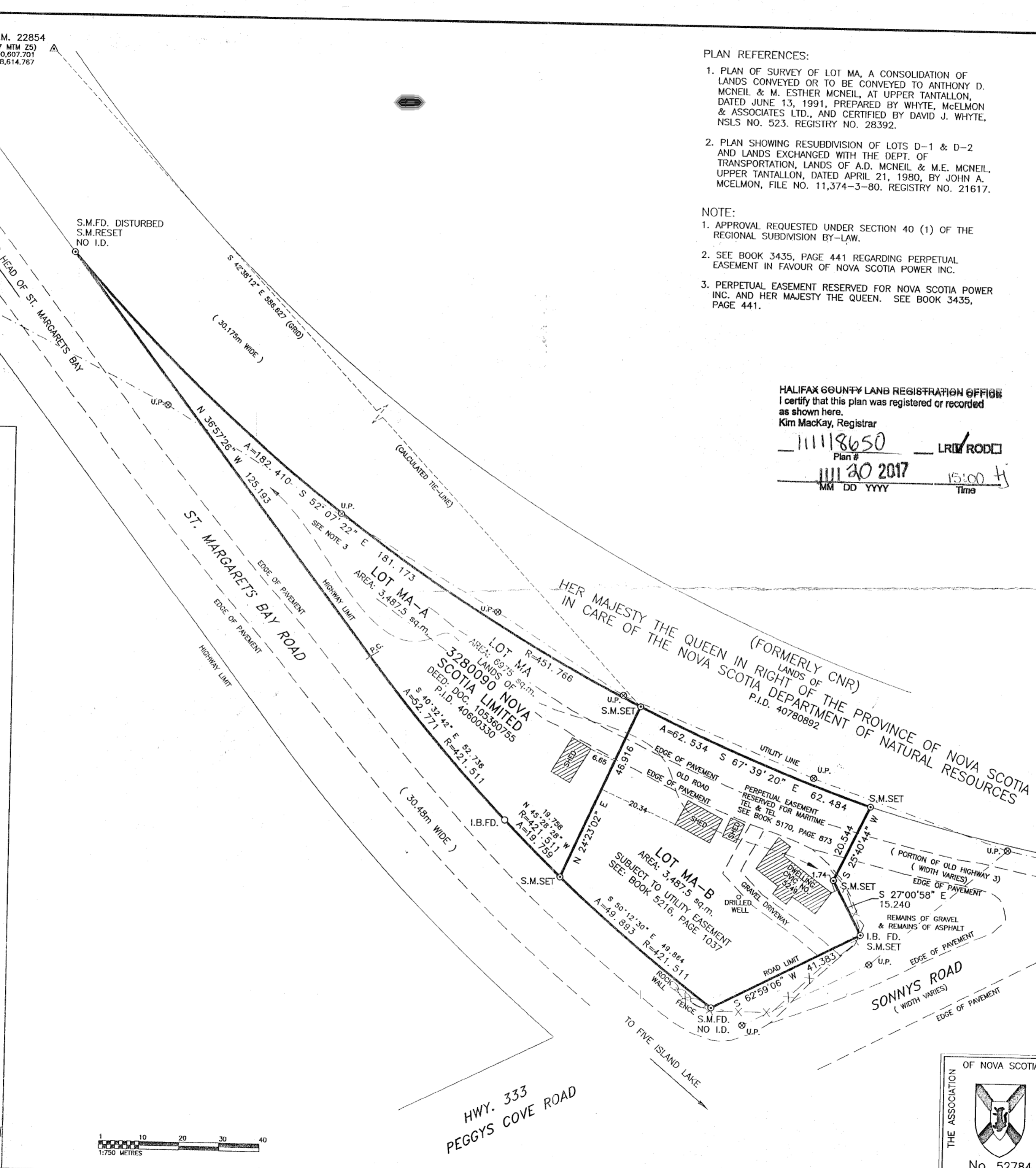
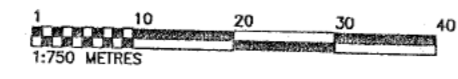
WATERCOURSE ALTERATION & PROVINCIAL PERMITS
 In the interest of water quality preservation, it is advised that there is a legal requirement under the NS Environment Act and the Activities Designation Regulations to obtain approval from the Dept. of Environment and Labour prior to commencing any work in or around the immediate vicinity of any watercourse, including the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, swamp, marsh, wetland, ravine, gulch or other natural body of water, whether it contains water or not.

HRM WATERCOURSE BUFFERS & DEVELOPMENT
 HRM by-laws contain requirements for watercourse buffers relative to adjacent development. Buffers vary in width from a minimum of 20 metres increasing to a maximum of 60 metres, depending on slopes. Activity within buffers is limited and may affect the development of the lots shown on this plan. For specific information concerning watercourse buffer requirements, please contact HRM before applying for construction permits.

SEWAGE DISPOSAL
 Lot(s) MA-A and MA-B are approved for the construction or installation of an on-site sewage disposal system for a commercial use with the following conditions:
 The design of the septic systems and their placement must be done by a private consultant (Qualified Person) and submitted to the Dept. of the Environment for review prior to lot development.

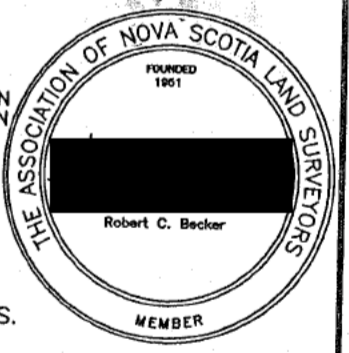
PUBLIC STREETS OR HIGHWAYS
 THE FOLLOWING STREETS AND HIGHWAYS ARE OWNED AND MAINTAINED BY THE NOVA SCOTIA DEPARTMENT OF TRANSPORTATION:
 Trunk 3
 Sonny's Road

NOTE: Lot MA-B to be accessed via Sonny's Road only.



SUBDIVISION FILE NO.
 21014
 HALIFAX REGIONAL MUNICIPALITY

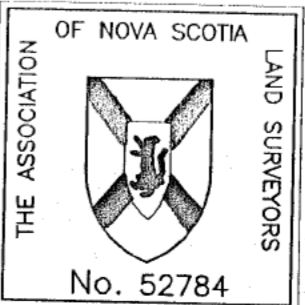
SURVEYOR'S CERTIFICATE:
 I, ROBERT C. BECKER, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE LAND SURVEYOR'S ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.
 DATED THIS 13TH OF DECEMBER, 2016



PLAN OF SUBDIVISION SHOWING LOTS MA-A & MA-B, IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LIMITED, AT 5249 ST. MARGARETS BAY ROAD, UPPER TANTALLON, HALIFAX COUNTY, NOVA SCOTIA. P.I.D. 40600330

SCALE 1 : 750	SURVEYED ROBERT C. BECKER
DATE (DD/MM/YY) 13/12/16	PROJ. NAME WAYNE REDMOND
DRN. A.V.M.	DWG. NO. 140409-01

ABLE LAND SURVEYING INC.
 50 QUEEN STREET P.O. BOX 959 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL. 902-273-3580 FAX. 902-273-3072
 Email: surveying@ableinc.ca www.ableinc.ca



Appendix B

Site Photographs



eNGLOBE



Photo 1: View (facing northwest) of the subject property at Civic Nos. 5249 St. Margarets Bay Rd. and 51 Sonnys Road, Upper Tantallon, NS. Feb. 28, 2023. Note the Selkirk chimneys and exterior finishes.



Photo 2: View (facing east) of the side of the subject building at 5249 St. Margarets Bay Rd (Feb. 28, 2023). Note the snow covered surface, exterior finishes and neighbouring buildings in the background.

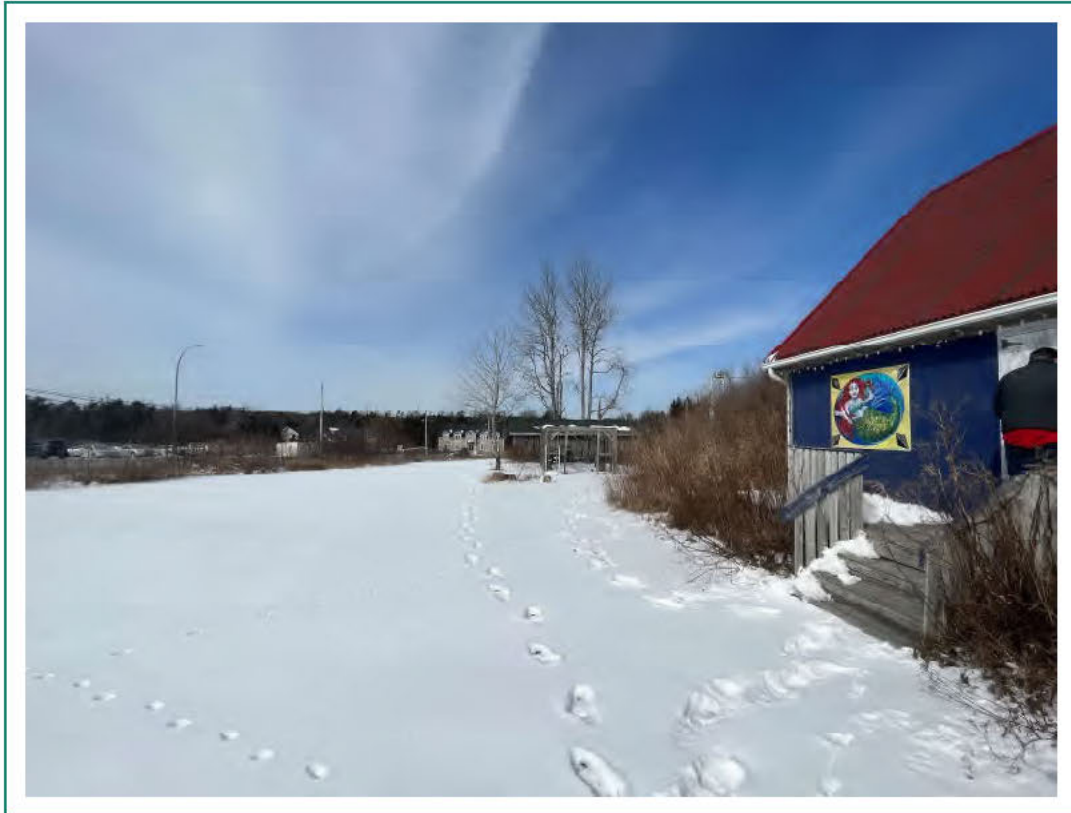


Photo 3: View of the western portion of the property including 51 Sonnys Road (to the right), wooden trellis and detached storage shed (Feb. 28, 2023). Note neighbouring buildings in the background.



Photo 4: Photo of the subject site taken looking east (February 28, 2023). Note the snow cover and neighbouring commercial buildings in the background across St. Margarets Bay Road.



Photo 5: View from the western end of the site showing the undeveloped area of the site and former road parcel/access driveway along the northern side of the site (February 28, 2023).

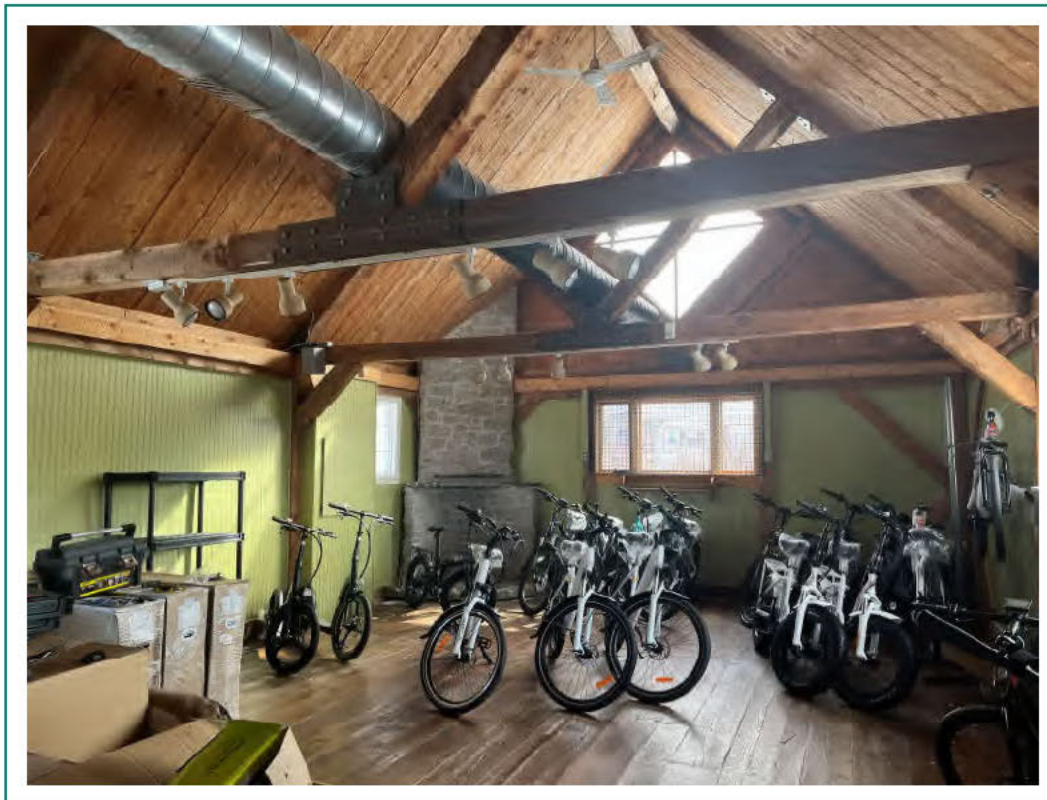


Photo 6: View of the interior of Willie's Bike Rental and Sales at 5249 St. Margarets Bay Road (February 28, 2023). Note the interior finishes.



Photo 7: Photo looking south showing fibreglass fuel oil AST and the abandoned steel AST on the west side of 5249 St. Margarets Bay Road (February 28, 2023).

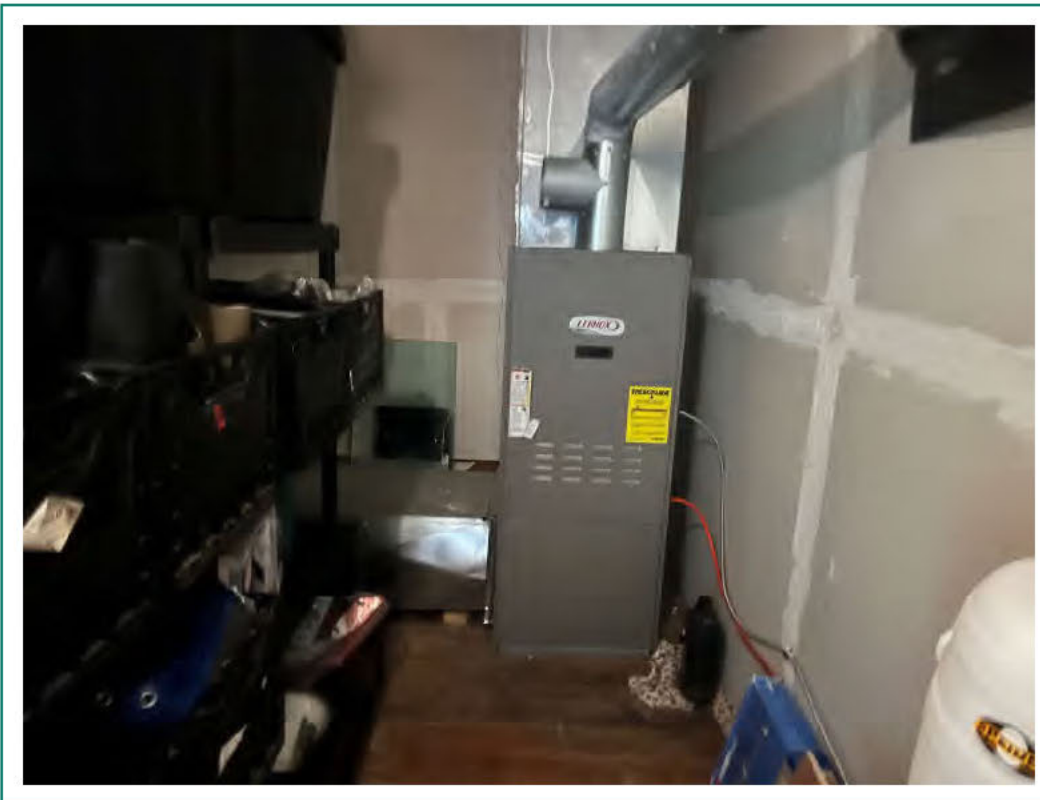


Photo 8: Photo of the oil fired forced hot air furnace inside Willie's Bike Rental and Sales at 5249 St. Margarets Bay Road (taken February 28, 2023). Note the orange fuel oil supply line.



Photo 9: Photo showing the interior of Maritime Marauders Gift Shop at 51 Sonnys Road in Upper Tantallon, NS (February 28, 2023).

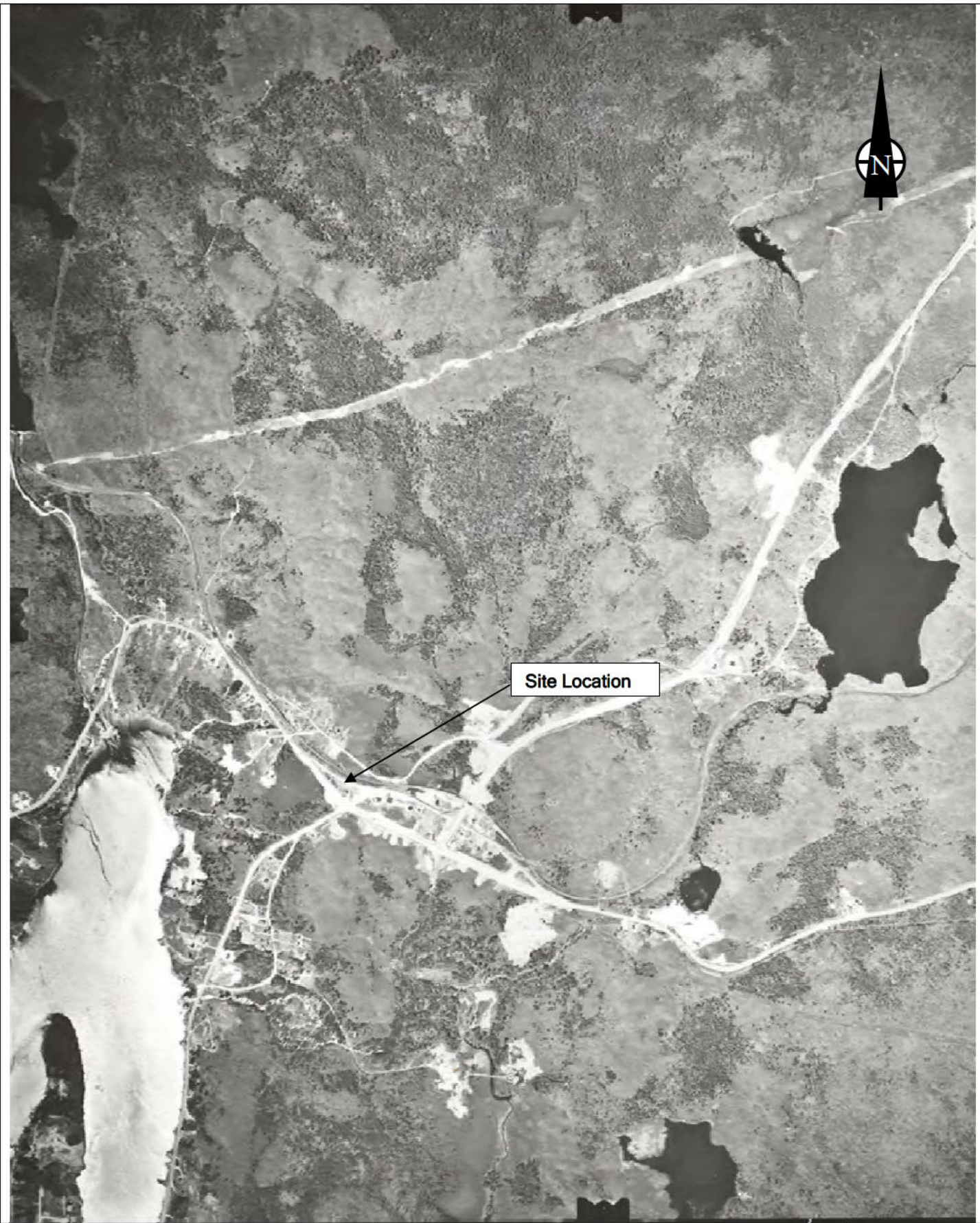


Photo 10: View looking northeast from the doorway of the storage building west of 51 Sonnys Road in Upper Tantallon, NS (taken February 28, 2023). Note the interior finishes.

Appendix C

Aerial Photographs





Job No.: 2301273.000
Date: March 2023
Scale: 1:15,840 approx.

1964 - Aerial Photograph
Phase I Environmental Site Assessment
Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonnys Rd.
Upper Tantallon, Nova Scotia

Plate C-1




Job No.: 2301273.000
Date: March 2023
Scale: 1:15,840 approx.

1973 - Aerial Photograph
Phase I Environmental Site Assessment
Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonnys Rd.
Upper Tantallon, Nova Scotia

Plate C-2



	Job No.: 2301273.000 Date: March 2023 Scale: 1:10,000 approx.	1992 - Aerial Photograph Phase I Environmental Site Assessment Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonny's Rd. Upper Tantallon, Nova Scotia	Plate C-3
---	---	--	-----------



Site Location

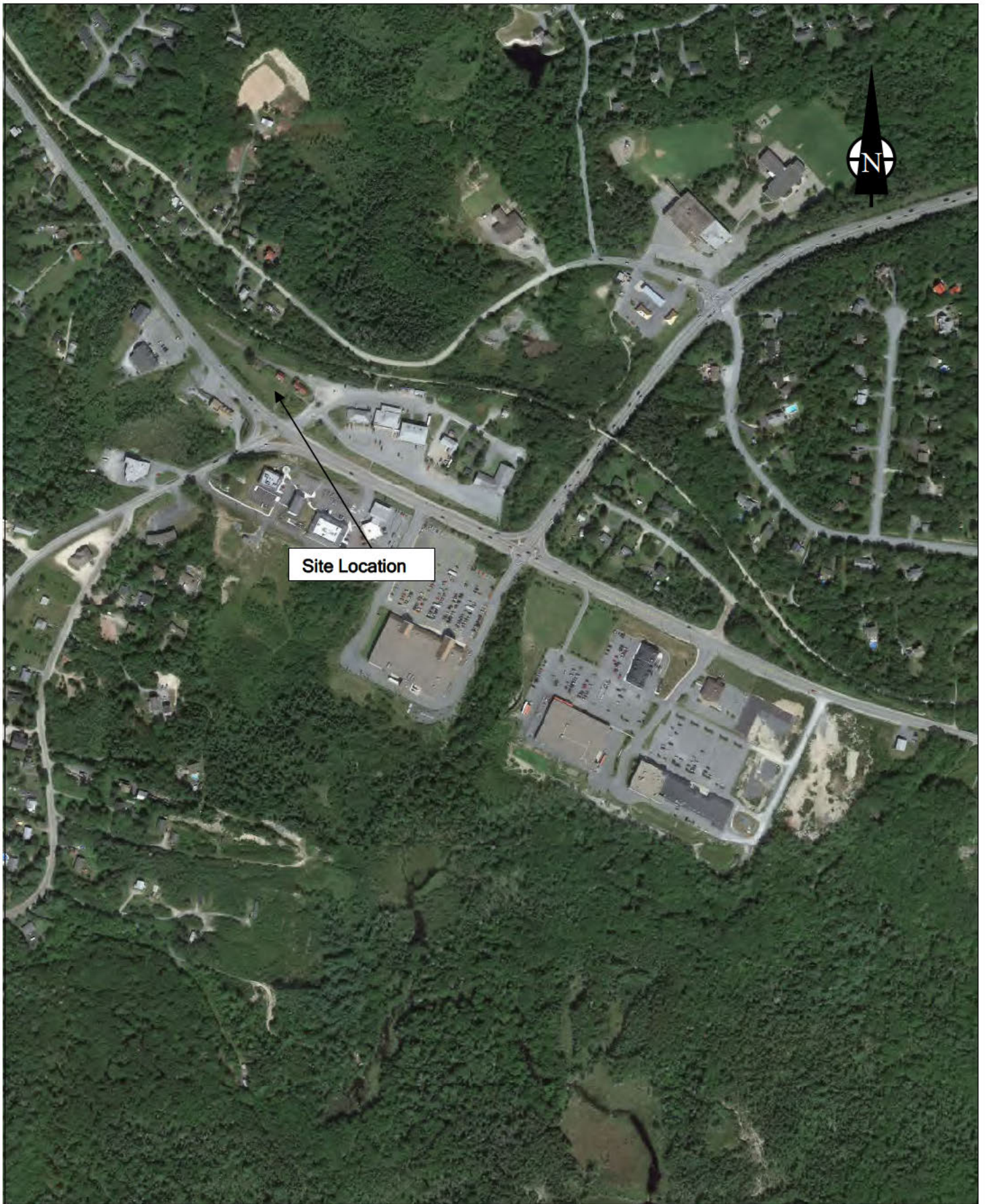
S.W. CORNER 03304 97 L-2 03-07-01 11D/12 1:10




Job No.: 2301273.000
Date: March 2023
Scale: 1:10,000 approx.

2003 - Aerial Photograph
Phase I Environmental Site Assessment
Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonny's Rd.
Upper Tantallon, Nova Scotia

Plate C-4



	<p>Job No.: 2301273.000 Date: March 2023 Scale: NTS</p>	<p>2015 - Google Earth Imagery Phase I Environmental Site Assessment Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonny's Rd. Upper Tantallon, Nova Scotia</p>	<p>Plate C-4</p>
---	---	---	------------------



Site Location



Job No.: 2301273.000
Date: March 2023
Scale: NTS

2020 - Google Earth Imagery
Phase I Environmental Site Assessment
Civic Nos. 5246 St Margarets Bay Rd. and 51 Sonny's Rd.
Upper Tantallon, Nova Scotia

Plate C-5

Appendix D

Supporting Documentation



eNGLOBE



Environment and Climate Change

Information Access
and Privacy

PO Box 442
Halifax, Nova Scotia
B3J 2P8

ph: (902) 424-2549
fax: (902) 424-6925

March 1, 2023

Our file # ENV-2023-0606/0607

Email: [REDACTED]

Nathalie Sahakyan
Englobe
97 Troop Avenue
Dartmouth NS B3B 2A7

RE: 5249 St. Margarets Bay Rd. Lot MA-B (PID 41454133) and 51 Sonnys Rd. Lot MA-A (PID 41454125), Upper Tantallon

I refer to your enquiry of the Environmental Registry received on February 17, 2023. We acknowledge receipt of payment for 2 properties.

Enclosed is the information that was located through the Environmental Registry with regards to 5249 St. Margarets Bay Rd., Upper Tantallon.

No information was located through the Environmental Registry with regards to the remaining above referenced property.

Nova Scotia Environment makes no representations or warranties on the accuracy or completeness of the information provided.

Sincerely,

[REDACTED]

Tina Skeir
Information Access Office

Our File Number: 96000-32-BED-2017-101735

March 20 2017

Ms Rosemary MacNeil
PO Box 1749
Halifax, Nova Scotia
B3J 3A5

Dear Ms MacNeil:

**RE: Application for Approval of a Final Plan of Subdivision for 2 Lot(s) , HRM
Number 21014 Upper Tantallon, Halifax County, Nova Scotia**

A plan of the subdivision, plan number 52784, dated Dec 13, 2016 prepared by Able Land Surveying Inc. has been submitted in support of this subdivision application.


The above mentioned lots have been evaluated by Mr Veinotte, and based on the information available, the following comments are provided regarding the suitability of the proposed lots for the installation of on-site sewage disposal systems. As per our phone conversation, our comment is based on the amount of daily flow designed for a system on a given property. In his report, Mr. Veinotte has indicated the lot has been assessed for commercial use and that 1000 litres per day is an acceptable design. Mr. Veinotte is a Professional Engineer qualified to make these assessments that are accepted by the Department.

Therefore, provided that the physical condition of the lot(s) and the abutting properties does not change, lot(s) MA-A and MA-B are **suitable** for the installation of a system to handle 1000 litres per day:

- a. Prior to any excavation, filling or driveway construction on the lot(s), the purchaser should be advised by the applicant to contact a qualified person/engineer regarding the location of the on-site sewage disposal system.

If you have any questions or comments, please contact me at 902-237-7430.

Yours truly


David MacDonald
Environment Inspector



Environment
Inspection, Compliance & Enforcement Division

NOTE-TO-FILE

Recorded by: David MacDonald Date: March 10, 2017

Site/Client Name: Rosemary MacNeil, HRM Development

Approval/File Number: 96000-32-101735

SUBJECT: Letter says residential use not commercial use

Rosemary MacNeil wanted to clarify that the property is for commercial use, not the single family residential use as stated on the suitability letter. Where the letter is templated at this time, I explained that we are not able to take the residential portion out of the letter. I further explained that we are interested in the flow to help determine the minimum lot size for the property, and that the determination of flow is made by the qualified person or engineer.

A letter will be developed explaining these points at the request of HRM, given we are not able to remove residential from our letter that is generated by the system.

March 6, 2017

Ms Melinda Francis
Po Box 1749
Halifax, Nova Scotia
B3J 3A5

Dear Ms Melinda Francis

RE: Application for Approval of a Final Plan of Subdivision for 2 Lot(s) , Upper Tantallon, Halifax County, Nova Scotia.

A plan of the subdivision, plan number 52784, dated Dec 13, 2016 prepared by Able Land Surveying Inc. has been submitted in support of this subdivision application.

The above mentioned lots have been evaluated by Mr Veinotte, and based on the information available, the following comments are provided regarding the suitability of the proposed lots for the installation of on-site sewage disposal systems.

Provided that the physical condition of the lot(s) and the abutting properties does not change, lot(s) MA-A and MA-B are **suitable** for single family detached residential use, subject to the following terms and conditions:

- a. Prior to any excavation, filling or driveway construction on the lot(s), the purchaser should be advised by the applicant to contact a qualified person/engineer regarding the location of the on-site sewage disposal system.

If you have any questions or comments, please contact me at 902-424-3364.

Yours truly,



David MacDonald
Inspector Specialist

cc:
3280090 NOVA SCOTIA LIMITED
Mr Veinotte

MacDonald, David (ENV) A

From: Environment
Sent: Monday, March 06, 2017 4:47 PM
To: francim@halifax.ca; MacDonald, David (ENV) A
Cc: SNAP-UAT
Subject: Subdivision Acceptance/Rejection Letter - Subdivision Lands Of Crossroads Developments Limited
Attachments: Subdivision AcceptanceRejection Letter.pdf

Dear 3280090 NOVA SCOTIA LIMITED,

Please find your Subdivision Acceptance/Rejection Letter attached to this email. If you have any questions, please contact your local Nova Scotia Environment office or visit our website at <http://novascotia.ca/nse/>.

Thank you,
Nova Scotia Environment

Minimum lot requirements for lots being subdivided

22 (1) Except as provided in subsections (3) and (5), a lot that is being subdivided on which a subdivider proposes to install or construct a system that has a maximum daily flow of up to 1500 L per day must meet the minimum lot size requirements set out in the following table:

Minimum Lot Size Requirements		
Depth of Permeable Soil (mm)	Lot Area (m²)	Lot Width (m)
0–149	9000	76
150–299	6800	60
300–600	4500	53
601–899	3150	37
900 and deeper	2700	37

PO Box 1749, Halifax, Nova Scotia B3J 3A5

Halifax: Tel: 902-490-5650; Fax: 902-490-4645
Dartmouth: Tel: 902-490-4490; Fax: 902-490-4661

Courier and Deliveries:

Halifax: 7071 Bayers Rd, Suite 2005, Halifax, NS
Dartmouth: 40 Alderney Drive, 2nd Floor, Dartmouth, NS

Subdivision Transmittal Form

To: ON-SITE SEWAGE DISPOSAL

Application Date: 26-January-2017
Date Sent: 02-March-2017

Re: HRM File # 21014 FINAL SUBDIVISION APPLICATION
Lot # MA 5249 ST MARGARETS BAY RD, UPPER TANTALLON
PID # 40600330
Additional PID #
Legal Subdivision Name 3280090 NOVA SCOTIA LTD
Common Subdivision Name 3280090 NOVA SCOTIA LTD
Phase #
Lots Requested LOTS MA-A AND MA-B
Property Owner(s) CROSSROADS DEVELOPMENTS LIMITED
CROSSROADS DEVELOPMENTS LIMITED
3280090 NOVA SCOTIA LIMITED
Primary Applicant Name CROSSROADS DEVELOPMENTS LIMITED
Address 5832 ST MARGARETS BAY RD, HEAD OF ST MARGARETS BAY B3Z 2E
Phone (902)237-3205 x
Application Comments
Sanitary Service N Water Service N
Existing Land Use COM:RESTAURANT
COM:OTHER RETAIL
Proposed Land Use COM:OFFICE
COM:RESTAURANT
COM:OTHER RETAIL

Handwritten: Daniel M.
2017-101735

The above referenced Subdivision Application is being referred to you for your review and comment on the following aspects of the application:

Do the proposed Lots meet the Department of Environment Health Division's requirements for on site septic suitability under Final subdivision approval?

Please review Preliminary comments (attached).

If you have any questions pertaining to this request, please do not hesitate to contact me at (902) 490-1201 or by Email:francim@halifax.ca.

Please return all comments to the undersigned, at the above HRM Planning and Development office.

Thank you,

MELINDA FRANCIS

Phone: (902)490-1201 x
Email: francim@halifax.ca



30 September 2014

Our File Number: 96000-32-BED-3724

Ms. Melissa Eavis
Community Development
Halifax Regional Municipality
PO Box 1749
Halifax, NS B3J 3A5

Oct 8/2014
(ME)

Dear Ms. Eavis:

**RE: Application for Approval - Preliminary Subdivision; Lots MA-1 and MA-2
Lands of Crossroads Developments, Upper Tantallon; HRM File No. 19286**

A plan of the subdivision -- plan number 140409-01, dated 29 April 2014, and prepared by Robert C. Becker, Able Land Surveying Inc. -- has been submitted in support of this subdivision application.

The above mentioned lots have been evaluated by Andre Veinotte, P. Eng. Based on the information available, the following comments are provided regarding the suitability of the proposed lots for the installation of on-site sewage disposal systems.

Provided that the physical condition of the lot(s) and the abutting properties does not change, Lots MA-1 and MA-2 **are suitable** for development, subject to the following terms and conditions: ✓

- a. Prior to any excavation, filling or driveway construction on the lot(s), the purchaser should be advised by the applicant to contact a qualified person regarding the location of the on-site sewage disposal system.

If you have any questions or comments, feel free to contact me at 902-424-2961.

Sincerely,


Sherri Kasten
Inspector Specialist

cc:

Eimas #: 2014-090982



Search Provincial Map Bulletin Board Help

Property Search Results

1 Property found

PID	Owner	Property Address	Assessment Info	Options
40600330	3280090 NOVA SCOTIA LIMITED	5249 ST MARGARETS BAY ROAD UPPER TANTALLON LOT MA	AAN: 03176177 Value: \$240,800 (2017 COMMERCIAL TAXABLE)	Details Map
	Mailing Address: 5832 ST. MARGARET'S BAY ROAD HEAD OF ST. MARGARET'S BAY NS CA B3Z 2E4	County: HALIFAX COUNTY	Area: 75076.0 SQUARE FEET	
	LR Status: LAND REGISTRATION			

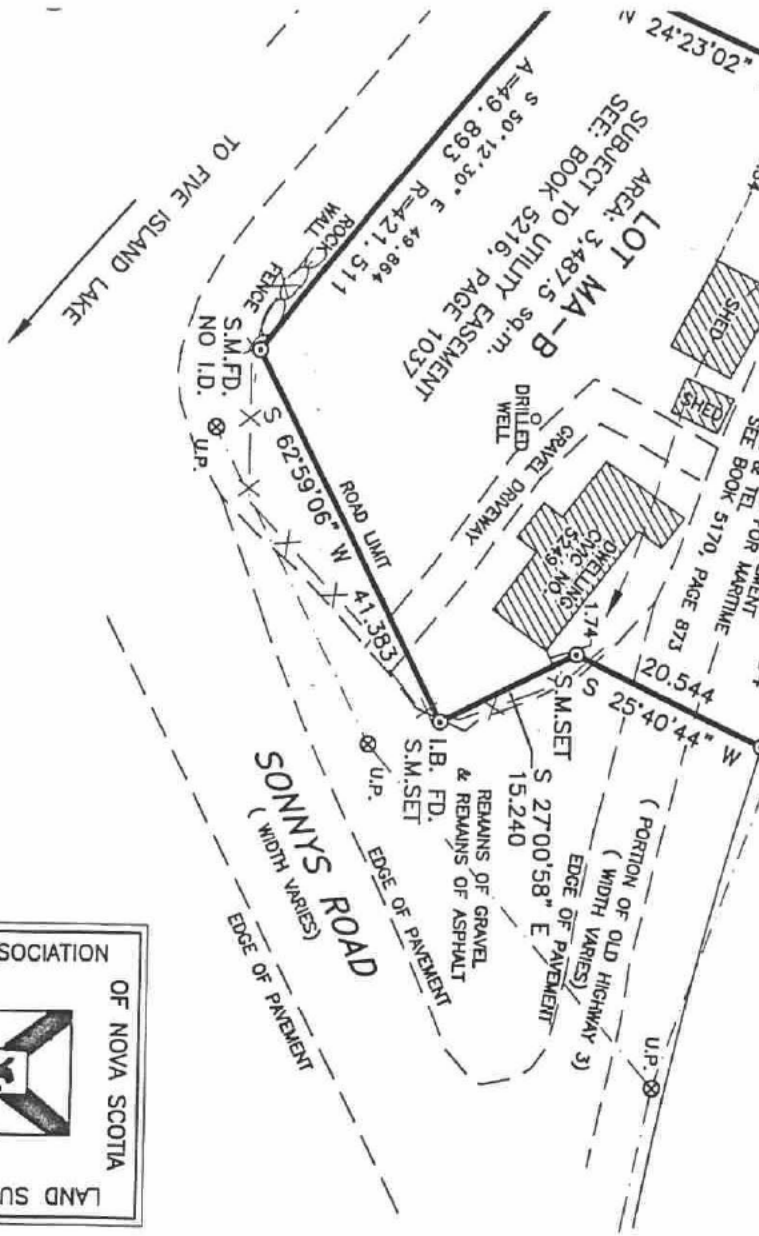
PID Owner Property Address Assessment Info Options 1

Ownership and all information in this report pertaining to Non-Land Registration Parcels is believed to be an accurate reflection of registered documents affecting the lot, parcel or area of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the lot, parcel or area of land under consideration. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

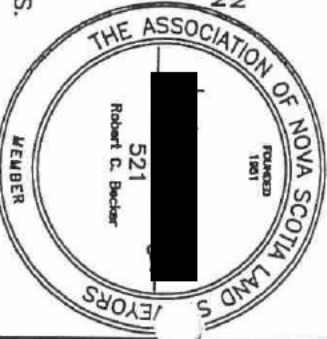
This page and all contents are copyright © 1999-2003, Government of Nova Scotia, all rights reserved. If you have comments regarding our site please direct them to: propertyonline@gov.ns.ca Please feel free to [Submit Problems](#) you find with the Property Online web site. Compression: Off

MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA
 CARE OF THE NOVA SCOTIA DEPARTMENT OF NATURAL RESOURCES
 (FORMERLY CNR)
 LANDS OF THE DEPARTMENT OF NATURAL RESOURCES
 P.I.D. 40780892



SUBDIVISION FILE NO.
 21014
 HALIFAX REGIONAL MUNICIPALITY

SURVEYOR'S CERTIFICATE:
 I, ROBERT C. BECKER, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE LAND SURVEYOR'S ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.
 DATED THIS 15TH OF DECEMBER, 2016



PLAN OF SUBDIVISION SHOWING LOTS MA-A & MA-B, IN A SUBDIVISION OF LOT MA, LANDS OF 3280090 NOVA SCOTIA LIMITED,
 AT 5249 ST. MARGARETS BAY ROAD, UPPER TANTALLON,
 HALIFAX COUNTY, NOVA SCOTIA.
 P.I.D. 40600330

SCALE	1 : 750	SURVEYED	ROBERT C. BECKER
DATE	(DD/MM/YY) 13/12/16	PROJ. NAME	WAYNE REDMOND
DRN.	A.V.M.	DWG. NO.	140409-01

ABLE LAND SURVEYING INC.
 50 QUEEN STREET P.O. BOX 959 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL. 902-273-3580 FAX. 902-273-3072
 Email: surveying@ableinc.ca www.ableinc.ca



30 Damascus Road, Suite 115
Bedford, NS
Canada B4A 0C1

902-424-7773 T
902-424-0597 F
www.novascotia.ca

March 20, 2018

Our File Number: 96000-30-BED-2018-102272

ANDRE VEINOTTE
4073 HIGHWAY #3, PO BOX 959
CHESTER, NS B0J1J0

On-site Sewage Disposal Systems NOTIFICATION RECEIPT

Province of Nova Scotia
Environment Act, S.N.S. 1994-95, c.1
On-site Sewage Disposal Systems

NOTIFIER: ANDRE VEINOTTE

NOTIFICATION #: 2018-102272-00

SITE: 5249 ST MARGARETS BAY RD. UPPER TANTALLON
HALIFAX COUNTY
PID 41454133

EFFECTIVE DATE: March 20, 2018

EXPIRY DATE: March 20, 2021

DETAILS: Holding Tank
468 (L/D)
Other

Pursuant to Part V of the *Environment Act, S.N.S. 1994-95, c.1* as amended from time to time, notification from the Notifier is acknowledged. The work done under this notification must follow the Nova Scotia On-site Sewage Disposal Systems Standard.

This Notification or a copy is to be kept on-site at all times as required under Section 22(3) of

the Approval and Notification Procedures Regulations. All personnel involved in the project must be made fully aware of the standards associated with this notification. It is the Notifier's responsibility to ensure that they are followed. Failure to comply with the standards is an offence under the *Environment Act*.

It is the Notifier's duty to advise the Department of any new and relevant information respecting any adverse effect that results or may result from the activity, which comes to the Notifier's attention after the issuance of the Notification. This is required under Section 60 of *the Environment Act*.

If the activity is altered, extended or modified beyond the description given in this Notification, please reapply as a new Notification is required.

Despite the issuance of this Notification, the Notifier is still responsible for obtaining any other authorization which may be required to carry out the activity, including those which may be necessary under provincial, federal or municipal law.

Steele D

In keeping with the privacy provisions of the *Nova Scotia Freedom of Information & Protection of Privacy Act*, Nova Scotia Environment will only use the personal information for the purpose for which the information was obtained or compiled, or for a use compatible with that purpose.

NOTIFICATION FORM On-Site Sewage Disposal System - Notification

2018-102272

Notifier contact information:

*effective May 1, 2016 notifier must be a professional engineer or qualified person

<u>Andre</u> First Name	<u>T</u> Middle Initial	<u>Veinotte</u> Last Name
<u>[REDACTED]</u> Primary Phone Number	<u>Ext</u>	<u>Secondary Phone Number</u> <u>Ext</u>
<u>902 273 3072</u> Fax Number	<u>onsite@ableinc.ca</u> Email Address	<u>8176</u> QP or P.Eng #
<u>P.Eng</u> Professional designation (QP or P.Eng)		

Notifier mailing address:

4073 Highway #3, P.O. Box 959
Street name and type, PO Box, RR #, Site #, etc.

<u>Canada</u> Country	<u>Nova Scotia</u> Province	<u>Lunenburg</u> County	<u>Chester</u> City/Town	<u>B0J 1J0</u> Postal Code
--------------------------	--------------------------------	----------------------------	-----------------------------	-------------------------------

Return Correspondence? Yes No
Preferred Method of Contact? Email Letter

Property details/location of activity

<u>5249</u> Civic number	<u>St Margarets Bay Road</u> Street name and type
<u>HRM</u> County	<u>Tantallon</u> Community
<u>41454133</u> PID	

Handwritten notes and stamps:
12/11/18
2018-102272
Coal Region

Property details

Water supply: Existing Proposed Other, please specify: _____

Water supply type: Drilled well Dug well Other, please specify: _____

Development type: Residential: Single Family

Number of bedrooms: _____ Multiple dwelling Other, please specify: Commercial

System details

Design

Selection

Design capacity (L/day): 468 Depth of permeable soil (mm): N/A

Disposal field length (m): N/A Type of permeable soil: N/A

Depth to bedrock, water table, or too permeable soil (m): > or = 1

Disposal field layout:

Multiple trench:	<input type="radio"/> At grade	<input type="radio"/> Partially trenched	<input type="radio"/> Fully trenched
Areabed:	<input type="radio"/> At grade	<input type="radio"/> Partially trenched	<input type="radio"/> Fully trenched
<input type="radio"/> C1	<input type="radio"/> C1 raised	<input type="radio"/> C2	<input type="radio"/> C2 raised
<input type="radio"/> C3	<input type="radio"/> Mound	<input type="radio"/> Sand filter	
<input checked="" type="radio"/> Holding tank	<input type="radio"/> Other, please specify: _____		

Malfunction replacement? Yes (malfunction inspection form required) No

All clearance distances required by the Standard will be maintained: Yes No

Supporting documentation

All supporting documentation is to be submitted in accordance with the *Approvals and Notification Procedure Regulations*.

Attach for ALL notifications:

Site plan Site plan must include drawing of lot layout illustrating the location of the test pit(s), direction of and % slope, location of structures (proposed or existing), watercourse(s), well(s) and other confining features identified in the Standard including required clearance distances, in relation to the planned system location.

Malfunction inspection form (if system is replacing a malfunction).

Andre Veinotte

Name (please print)

2018/03/01

Date (yyyy/mm/dd)

Notification declarations must be completed for each submission

Please select the option that applies to your situation

I own the site

I have a lease or other written agreement or option with the landowner or occupier that enables me to carry out the activity on the site

I have the legal right or ability to carry out the activity without the consent of the landowner or occupier

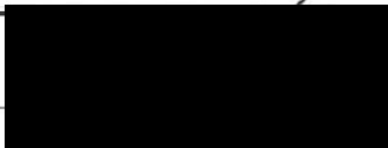
I **consent** to the use of the information I have provided on this form by Nova Scotia Environment and municipal government organizations as required for the purpose of processing my request to perform the activity indicated

I **understand** that I must provide all information about the activity, such as sketches, plans, and calculations, if requested by Nova Scotia Environment for a compliance audit

I **have read and understand** the regulations and standard that applies to the activity to which the notification relates including Nova Scotia Activities Designation Regulations, and the Nova Scotia Approval and Notification Procedures Regulations

I will carry out the activity in compliance with the *Environment Act* and the applicable regulations and standard

Signature _____



Name (Please print or type) Andre Veinotte



ABLE ENGINEERING SERVICES INC.
 4073 HIGHWAY #3
 P.O. BOX 959
 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL: 902-273-3050
 FAX: 902-273-3072
 engineering@ableinc.ca

LEGEND

- ① TREE
- ② FOUND SURVEY MARKER SET (IRON BAR WITH CAP)
- ③ POLE
- ④ POWER POLE
- ⑤ IRON PIPE (OR BAR)
- BOUNDARY LINE
- DITCH LINE CENTER LINE OF DITCH
- ORDINARY HIGH WATER MARK
- RIGHT OF WAY BOUNDARY

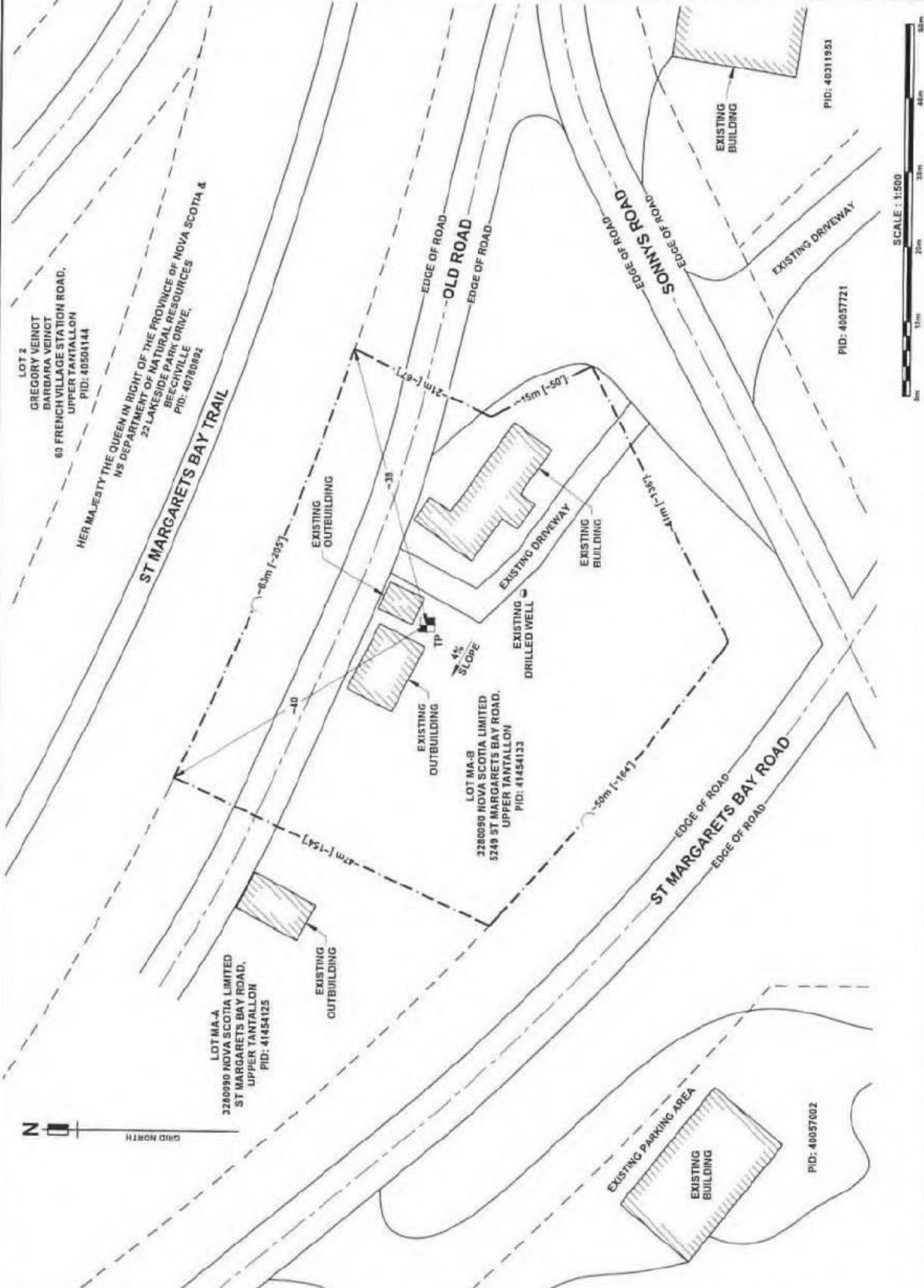
GENERAL NOTES:
 - DIMENSIONS ARE IN METERS
 - PROPERTY BOUNDARIES SHOWN HAVE BEEN DERIVED FROM NSPRD INFORMATION, SURVEY PLAN 14483-81 BY ABLE LAND SURVEYING INC. DATED 12 DECEMBER 2016 AND AERIAL IMAGERY.



PROJECT
 LOT MA-B
 3280090 NOVA SCOTIA LIMITED
 5249 ST MARGARETS BAY ROAD, UPPER TANTALLON
 PID: 41454133

DRAWING
NEW ON-SITE SEWAGE DISPOSAL SYSTEM EXISTING PLAN
 DESIGNED: A VEIHOITTE
 DATE: 01MARCH2018
 DRAWN: M ENGLAND
 DATE: 01MARCH2018
 CHECKED: A VEIHOITTE
 DATE: 01MARCH2018
 APPROVED: [Redacted]
 DATE: [Redacted]

PROJECT NO.	REVISION
170119-00	-
DRAWING NO.	SHEET NO.
170119-00	1 of 4



LOT 7
 GREGORY VEINOT
 PARKWAY VEINOT
 UPPER TANTALLON
 PID: 40501144

HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF NOVA SCOTIA
 NS DEPARTMENT OF NATURAL RESOURCES
 22 LAKESIDE PARK DRIVE,
 BEICHEVILLE
 PID: 40780892

LOT MA-A
 3280090 NOVA SCOTIA LIMITED
 ST MARGARETS BAY ROAD,
 UPPER TANTALLON
 PID: 41454125

LOT MA-B
 3280090 NOVA SCOTIA LIMITED
 5249 ST MARGARETS BAY ROAD,
 UPPER TANTALLON
 PID: 41454133

EXISTING PARKING AREA
 EXISTING BUILDING
 PID: 40057702

PID: 40057721

PID: 40311951





ABLE ENGINEERING SERVICES INC.
 4073 HIGHWAY #3
 P.O. BOX 959
 CHESTER, NOVA SCOTIA, B0J 1J0
 TEL. 902-273-3050
 FAX. 902-273-3072
 engineering@ableinc.ca

LEGEND

TREE

FOUND SURVEY MARKER SET (IRON BAR WITH CAP)

SM POWER POLE

IB IRON PIPE (OR BAR)

BOUNDARY LINE

DITCH LINE - CENTER LINE OF DITCH

OWHM - ORDINARY HIGH WATER MARK

OWM - ORDINARY WATER MARK

ROTH - RIGHT OF WAY BOUNDARY

GENERAL NOTES:
 - DRAWING UNITS ARE IN METERS.
 - DIMENSIONS SHOWN HAVE BEEN DERIVED FROM INSTRUMENTAL SURVEY PLAN 14480-01 BY ABLE LAND SURVEYING INC. DATED 13 DECEMBER 2016 AND AERIAL IMAGERY.

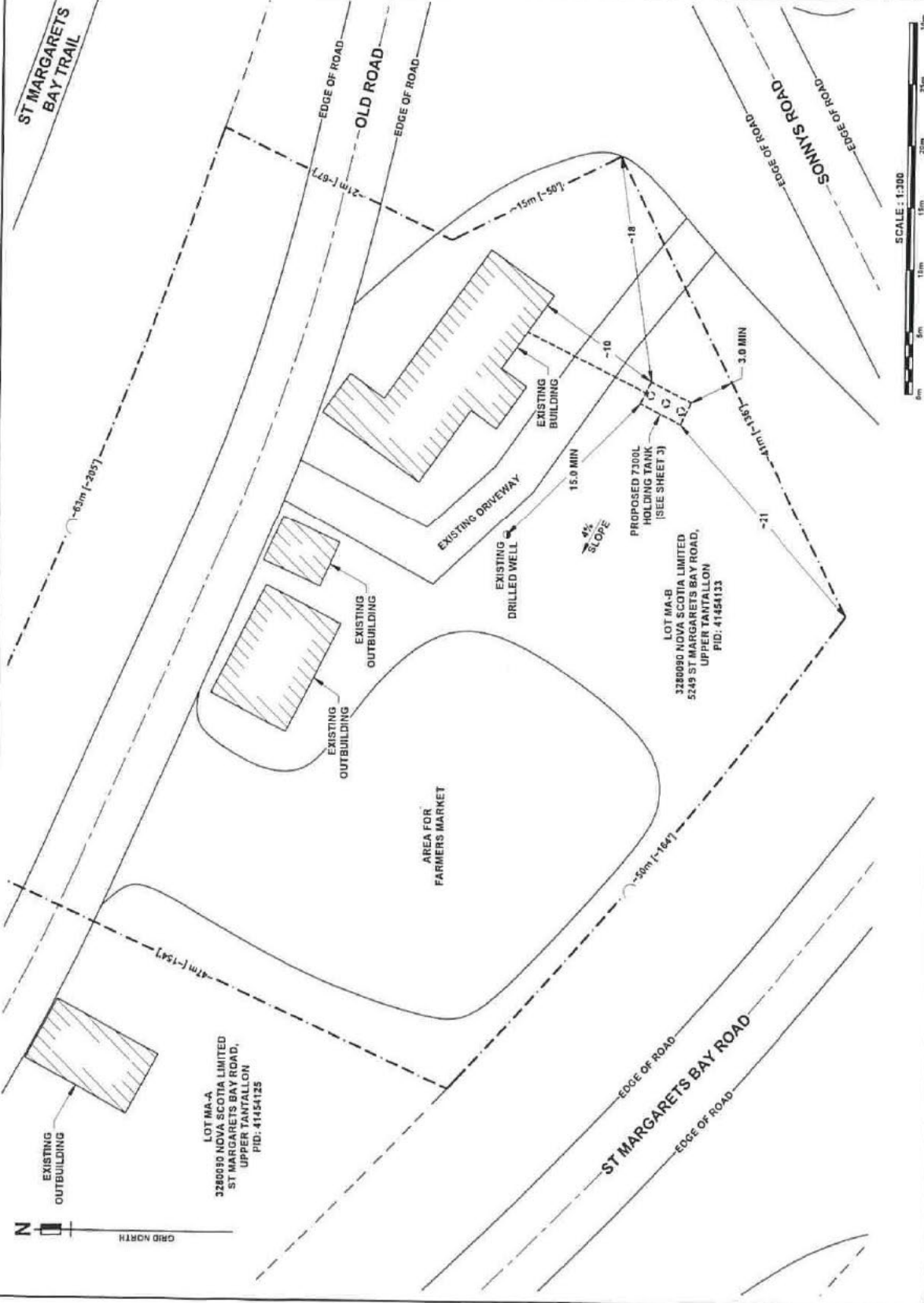


PROJECT
 LOT MA-B
 SHARI JOHNSON
 3280090 NOVA SCOTIA LIMITED
 5249 ST MARGARETS BAY ROAD, UPPER TANTALLON
 PID: 41454133

DRAWING
 NEW
 ON-SITE SEWAGE DISPOSAL SYSTEM PROPOSED PLAN

DESIGNED AVEINDOTTE
 DATE 01MARCH2016
 DRAWN M ENGLAND
 DATE 01MARCH2016
 CHECKED AVEINDOTTE
 DATE 01MARCH2016
 APPROVED
 DATE

PROJECT NO.	REVISION
170119-00	
DRAWING NO. 170119-00	SHEET NO. 2 of 4





ABLE ENGINEERING SERVICES INC.
4073 HIGHWAY #3
P.O. BOX 959
CHESTER, NOVA SCOTIA, B0J 1J0
TEL. 902-273-3050
FAX. 902-273-3072
engineering@ableinc.ca

LEGEND
--- BOUNDARY LINE
- - - CENTER LINE OF DITCH
OHWM - ORDINARY HIGH WATER MARK
OWM - ORDINARY WATER MARK
ROW - RIGHT OF WAY BOUNDARY

GENERAL NOTES:
- DRAWING UNITS ARE IN METERS UNLESS OTHERWISE SPECIFIED

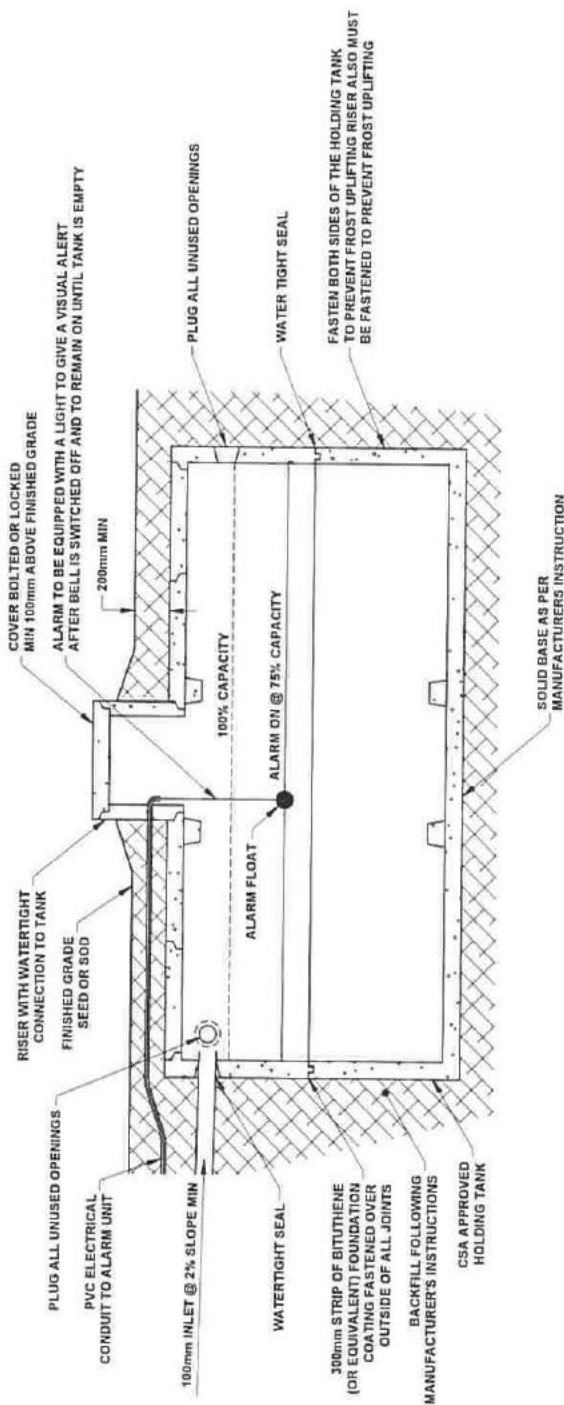


PROJECT
LOT MA-B
SHARI JOHNSON
3280090 NOVA SCOTIA LIMITED
5249 ST MARGARETS
BAY ROAD, UPPER TANTALLON
PID: 41454133

DRAWING
NEW
ON-SITE SEWAGE
DISPOSAL SYSTEM
SECTION AND DETAIL

DESIGNED: AVEIROTTE
DATE: 01MARCH2018
DRAWN: BLENDCH2018
DATE: 01MARCH2018
CHECKED: AVEIROTTE
DATE: 01MARCH2018
APPROVED: [Signature]
DATE:

PROJECT NO.	170119-00
DRAWING NO.	170119-00
REVISION	
SHEET NO.	3 of 4



TYPICAL 7300L MULTI-PIECE HOLDING TANK
SCALE: NTS

GENERAL CONDITIONS

CONTRACTOR SHALL VERIFY LOCATION OF ALL WELLS, WATERCOURSES, LOT BOUNDARIES AND ALL ELEVATIONS PRIOR TO CONSTRUCTION (WITHIN 30.5m FROM THE LOCATION OF DISPOSAL SYSTEM)

BACKWASH WATER FROM WATER TREATMENT DEVICES MUST NOT BE DISCHARGED TO THE ON-SITE SEWAGE DISPOSAL SYSTEM.

ROOF, FOUNDATION AND LOT DRAINAGE MUST BE DIRECTED AWAY FROM THE DISPOSAL FIELD, SEPTIC TANK AND PUMP (SIPHON) CHAMBER.

THIS DIAGRAM IS TO BE READ IN COMBINATION WITH DOCUMENTS SUBMITTED WITH THE APPLICATION FOR APPROVAL TO INSTALL THE ON-SITE SYSTEM AND THE ATTACHED SPECIFICATIONS.

CONTROL PANEL TO BE PLACED IN BUILDING OR WATERTIGHT ENCLOSURE

TANK MUST BE MADE WATERTIGHT AND TESTED FOR LEAKS BEFORE IT IS PLACED IN OPERATION

STEPS MUST BE TAKEN TO ENSURE THAT THE AREA IS NOT SUBJECT TO VEHICULAR TRAFFIC OF ANY OTHER DISTURBANCE SUCH AS EXCAVATION OR STOCKPILING OF EXCAVATED MATERIAL ETC. INSTALLATION OF A PHYSICAL BARRIER IS RECOMMENDED.

IT IS THE OWNERS RESPONSIBILITY TO ASSURE THAT THE CONSTRUCTION OF FOUNDATIONS, DRIVEWAY, WELL OR ANY OTHER DEVELOPMENT ON THE LOT WILL NOT IMPACT ON THE FEASIBILITY OF ON-SITE SEWAGE DISPOSAL FIELD INSTALLATION.

DISPOSAL SYSTEM MUST BE INSTALLED BY A CONTRACTOR LICENSED TO INSTALL ON-SITE SEWAGE DISPOSAL SYSTEMS IN NOVA SCOTIA.

ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE NOVA SCOTIA ON-SITE SEWAGE DISPOSAL SYSTEMS REGULATIONS, ON-SITE SEWAGE SYSTEMS STANDARD AND CONDITIONS OF THIS APPROVAL.

APPROVAL INFORMATION	
AUTHORIZED:	SHARI JOHNSON
APPROVAL NO: EXPIRY DATE:	
LOCATION	MASONS BEACH ROAD, FIRST SOUTH
APPLICANT:	ANDRE VEINOTTE P.ENG



ABLE ENGINEERING SERVICES INC.
4073 HIGHWAY #3
P.O. BOX 959
CHESTER, NOVA SCOTIA, B0J 1J0
TEL: 902-273-3050
FAX: 902-273-3072
engineering@ableinc.ca



PROJECT
LOT MA-B
SHARI JOHNSON
3280090 NOVA SCOTIA LIMITED
5249 ST MARGARETS
BAY ROAD, UPPER TANTALLON
PID: 41454133

DRAWING NO.	NEW
TITLE	ON-SITE SEWAGE DISPOSAL SYSTEM SPECIFICATIONS
DESIGNED	A.VERNOTTE
DATE	01MARCH2016
DRAWN	M.ENGLEND
DATE	01MARCH2016
CHECKED	A.VERNOTTE
DATE	01MARCH2016
APPROVED	
DATE	

PROJECT NO.	170119-00
DRAWING NO.	170119-00
SHEET NO.	4 OF 4

EXISTING DISPOSAL FIELD: (IF APPLICABLE)
ALL EXISTING DISPOSAL FIELD MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE ENGINEER.
EXISTING GROUND MATERIAL SHALL BE EXCAVATED TO A DEPTH AS DIRECTED BY THE ENGINEER.
ALL EXISTING DISPOSAL AREA BED MATERIAL SHALL BE REPLACED WITH BACKFILL MATERIAL SPECIFIED HEREIN OR AS APPROVED BY THE ENGINEER.

LAUNDRY FACILITY SPECIFICATIONS:
IT IS RECOMMENDED THAT ALL WASHING MACHINES HAVE A LIMIT FILTER ATTACHED TO THE OUTLET PIPE AS SPECIFIED HEREIN.
LIMIT FILTER SHALL BE THE "LIMIT LUV-R" MODEL FILTER UNIT SHALL BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS DIRECTLY TO EACH WASHING MACHINE. EQUIVALENT UNITS WILL BE ACCEPTED UPON REVIEW BY THE ENGINEER.

IMPORTED FILTER SAND SPECIFICATIONS:
CONTRACTOR SHALL PROVIDE THE SOURCE OF IMPORTED FILTER SAND AND RECENT PERTINENT PERMEABILITY TEST RESULTS IN WRITING TO THE ENGINEER PRIOR TO SHIPPING ANY MATERIAL.
THE ENGINEER RESERVES THE RIGHT TO TEST ALL IMPORTED SAND PRIOR TO INSTALLATION.
THE ENGINEER RESERVES THE RIGHT TO TEST ALL IMPORTED SAND AFTER SAND INSTALLATION AND PRIOR TO ANY OTHER WORK. APPROVAL OF IMPORTED SAND WILL BE BASED ON IN-PLACE FIELD TESTS TAKEN AFTER INSTALLATION.
ANY SAND INSTALLED WITHOUT PRIOR APPROVAL BY THE ENGINEER MAY NOT BE ACCEPTED AND MAY BE REMOVED TO BE REPLACED.

SEPTIC TANK PUMP CHAMBER:
SEPTIC AND HOLDING TANKS MUST CONFORM TO A STANDARD CAN/CSA-B66-10.
ACCEPTABLE MATERIALS ARE REINFORCED CONCRETE, FIBERGLASS OR POLYETHYLENE.
CONCRETE MINIMUM STRENGTH: 4000 PSI (28 MPa) AT 28 DAYS.
AIR EXTRACTING: 5% STRUCTURAL FIBER REINFORCEMENT.
CONSTRUCTION JOINTS TO BE SEALED WITH BUTYL ROPE OR EQUIVALENT.
MAXIMUM BURY: 5 FEET (1.5 METERS)

ALL TANKS, RISERS, AND COVERS MUST BE WATERTIGHT.
ALL TANKS MUST BE ASSEMBLED AND INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.
TANKS MUST INCLUDE A WATERTIGHT ACCESS FOR MAINTENANCE, INSPECTION AND PUMP OUT.
EFFECTIVE FILTERS MUST BE INSTALLED AT EXIT HOUSING OF ALL SEPTIC TANKS.
WHERE TOP OF TANK IS MORE THAN 300mm BELOW FINISHED GRADE, A RISER MUST BE INSTALLED TO EXTEND WITHIN 300mm OF FINISHED GRADE.

ALL TANK STRUCTURES TO HAVE MINIMUM 150mm COMPACTED DEPTH OF 25mm DIA. CRUSHER RUN GRAVEL OR 25mm DIA. CLEAR CRUSHED STONE BEDDING.

TOPSOIL SEED AND SOD:
ALL DISTURBED GROUND TO BE COVERED WITH TOPSOIL AND SEED OR COVERED WITH SOD.
SHOULD BE COVERED WITH TOPSOIL AND SEED OR SOD.
SEEDING OR SOD MAY BE PLACED.
IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLETE SEEDING OR SODDING WHEN SEASONAL CONDITIONS PERMIT.
IT IS RECOMMENDED THAT MULCH OR STRAW BE PLACED AFTER SEEDING TO PROMOTE GROWTH.

INSPECTIONS:
THE ENGINEER MAY INSPECT ALL PHASES OF THE WORK INCLUDING THE FOLLOWING:
- EXISTING SITE PRIOR TO START OF ANY CONSTRUCTION TO VERIFY LOCATION OF DISPOSAL FIELD.
- PRIOR TO PLACEMENT OF SAND FILL, AFTER SITE PREPARATION AND GRUBBING.
- PUMP SYSTEMS MUST BE PRESSURE TESTED WITH WATER PRIOR TO COVERING DISPOSAL FIELD.
- AFTER TOPSOIL INSTALLATION.
- AFTER INTERIOR SOIL STABILIZATION.
- AFTER GRASS HAS ROOTED.
- FINAL APPROVAL WILL NOT BE GRANTED UNTIL FINISHED GRADE SURFACE HAS BEEN GRADED ACCORDING TO DESIGN AND ALL DISTURBED SOIL STABILIZED WITH GRASS.

SPECIAL NOTES:
- BACKFILL AGAINST FOUNDATION TO BE GRADED TO SLOPE AWAY FROM DISPOSAL FIELD.
- ALL ROOF DRAINS TO DISCHARGE AWAY FROM DISPOSAL FIELD.
- PROPOSED DRIVEWAYS SHOWN ARE FOR REFERENCE ONLY. ACTUAL DRIVEWAY LOCATION IS BY OTHERS. RECEIVING APPROVAL FROM MTR AND IN ACCORDANCE WITH ANY AND ALL APPLICABLE PROVINCIAL, MUNICIPAL AND LOCAL BYLAWS.

GENERAL SPECIFICATIONS:
* ALL CONSTRUCTION WORK AND INSTALLATION METHODS AND PRACTICES SHALL BE IN ACCORDANCE WITH ALL MANUFACTURERS INSTRUCTIONS, AND THE IN-SITE SEWAGE DISPOSAL SYSTEMS STANDARD OR AS DIRECTED BY THE ENGINEER.
* ALL ELECTRICAL WORK SHALL BE INSTALLED ACCORDING TO ALL APPLICABLE ELECTRICAL CODES AND CARRIED OUT AND CERTIFIED IN WRITING BY A LICENSED ELECTRICIAN.
* PROPERTY BOUNDARIES SHOWN ARE ONLY APPROXIMATE AND SHALL BE VERIFIED ON SITE BY THE CONTRACTOR OR OMISSIONS FOUND IN THESE PLANS AND SPECIFICATION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
* UNSUITABLE SOIL CONDITIONS ENCOUNTERED DURING CONSTRUCTION MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ADDITIONAL GRAVEL BEDDING MAY BE REQUIRED.
* ALL STRUCTURES, TANKS, PIPES, MATERIALS AND DEVICES SHALL BE INSTALLED OR AS SHOWN ON THESE PLANS OR AS PER THE ON-SITE SEWAGE DISPOSAL SYSTEMS STANDARD OR AS DIRECTED BY THE ENGINEER.

PIPING:
* ALL BUILDING SEWER GRAVITY PIPE TO BE 100mm DIAMETER PVC SDR 35 (CSA-B137.0-02 OR CSA-B162.1) WITH MINIMUM 2% SLOPE.
* ALL GRAVITY DISTRIBUTION PIPES SHALL HAVE A MINIMUM SLOPE OF 60-100mm PER 30 METERS OF LENGTH, AND CONFORM TO CSA-B162.1 WITH HOLE SPACING AS SHOWN IN DIAGRAM JD OF IN-SITE SEWAGE DISPOSAL SYSTEMS STANDARD.
* UNLESS OTHERWISE SPECIFIED ALL PRESSURIZED DISTRIBUTION PIPE SHALL HAVE NO SLOPE AND IS TO BE 50mm SOLID PIPE WITH FIELD DRILLED HOLES UNLESS OTHERWISE SPECIFIED.
* UNLESS OTHERWISE SPECIFIED PRESSURIZED DISTRIBUTION PIPE HOLES SHALL BE FIELD DRILLED 11mm DIAMETER AND SPACED AT 1.0m OVER THE LENGTH OF THE PIPE OR AS PROVIDED BY THE ENGINEER.
* ALL PUMP SYSTEMS SHALL BE CONNECTED TO THE DISPOSAL FIELD BY A "SIPHON BREAKER".
* ALL SYSTEMS USING AN "EVENDOSE" - LOW PRESSURE MICRO DOSING SYSTEM SHALL HAVE THE DISTRIBUTION PIPE SLOPE, HOLE SIZES AND SPACING SET AS PER THE MANUFACTURERS INSTRUCTIONS OR AS DIRECTED BY THE ENGINEER.
* ALL PIPE TO PIPE AND PIPE TO STRUCTURE CONNECTIONS TO BE SECURELY FITTED OR GLUED TO PROVIDE A WATERTIGHT SEAL.

BACKFILL MATERIAL AND PROCEDURES:
* NO BACKFILL MATERIAL SHALL BE PLACED ON SITE WITHOUT APPROVAL BY THE ENGINEER.
* CONTRACTOR SHALL PROVIDE THE SOURCE OF BACKFILL MATERIAL IN WRITING PRIOR TO INSTALLING ON SITE.
* STRUCTURAL BACKFILL MATERIAL SHALL BE COMPACTED IN LAYERS OF THICKNESS SPECIFIED BY THE ENGINEER.

SUB-DRAIN AND INTERCEPTOR TRENCH SPECIFICATIONS (WHERE INCLUDED IN SYSTEM DESIGN):
* SWALE DITCH SHALL HAVE MINIMUM 2% SLOPE AND BE CONSTRUCTED TO CREATE POSITIVE DRAINAGE AWAY FROM THE DISPOSAL FIELD.
* SUB-DRAIN PIPE TO BE FLEXIBLE PLASTIC 4" PERFORATED BIG-O OR EQUIVALENT.
* SUB-DRAIN TRENCH DEPTH TO BE DETERMINED BY THE ENGINEER DURING CONSTRUCTION.
* SUB-DRAIN PIPE TO HAVE MINIMUM 2% POSITIVE SLOPE.
* SUB-DRAIN TRENCH TO BE FILLED WITH 025mm CLEAR STONE.
* SUB-DRAIN TRENCH TO BE COVERED WITH GEOTEXTILE FABRIC AND EXTENDED DOWN EACH SIDE OF TRENCH TO MIN 300mm DEPTH.

PUMP AND EFFLUENT FORCE MAIN SPECIFICATIONS (WHERE INCLUDED IN SYSTEM DESIGN):
* ALL FORCE MAIN PIPE TO BE CONTINUOUS LENGTH.
* ALL FORCE MAIN PIPE TO HAVE MINIMUM 100mm SAND BEDDING.
* ALL PIPE SHALL HAVE A MINIMUM GROUND COVER OF 450mm.
* PUMP CHAMBER SHALL BE FITTED WITH EFFLUENT PUMP (AS SPECIFIED HEREIN).
* PUMP SHALL BE SET UP TO PROVIDE DOSING VOLUME OF 500 LITERS OR AS DIRECTED BY THE ENGINEER.
* PUMP SHALL BE EQUIPPED WITH A HIGH LEVEL ALARM PROVIDING AUDIBLE AND VISUAL ALERT WITHIN THE FACILITY.
* EFFLUENT PUMP IS TO MEET OR EXCEED FLOW SPECIFICATIONS WITH HIGH LEVEL ALARM AS APPROVED BY THE ENGINEER.
* ELECTRICAL JUNCTION PANEL TO BE RATED FOR THIS APPLICATION AS APPROVED BY THE ENGINEER.
* ALL ELECTRICAL WIRING TO BE CONTAINED IN WATERPROOF CONDUIT.
* FORCE MAIN CRUSHING BURIED UNDER ROADWAYS SHALL BE PROTECTED BY SECONDARY ENCLOSURE TO PREVENT CRUSHING.



ENGINEERING SERVICES INC.

Holding Tank Pump Schedule Calculation Sheet
Andre Veinotte, P. Eng

Project Name: 5249 St Margarets Bay Road
Project #: 170119-00
Date: 01/03/2018

Entered Values in BLUE
Calculated Values in RED

Holding Tank Capacity _____
Sewage Production / Day of Farmers Market _____
Estimated Number of Persons / Market Day _____
Estimated Flow / Market Day _____
Pump at _____

7300 L
18.0 L/Day/Person
26 Person
488 L/Market Day
75% tank capacity = 5475 L

Estimated Pump Schedule: Once Every 12 Market Days

Signature: _____





enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Midori

Site Address:

5249 St Margarets Bay Rd., Upper Tantallon, NS, Canada

Project No:

2301273.000

Opta Order ID:

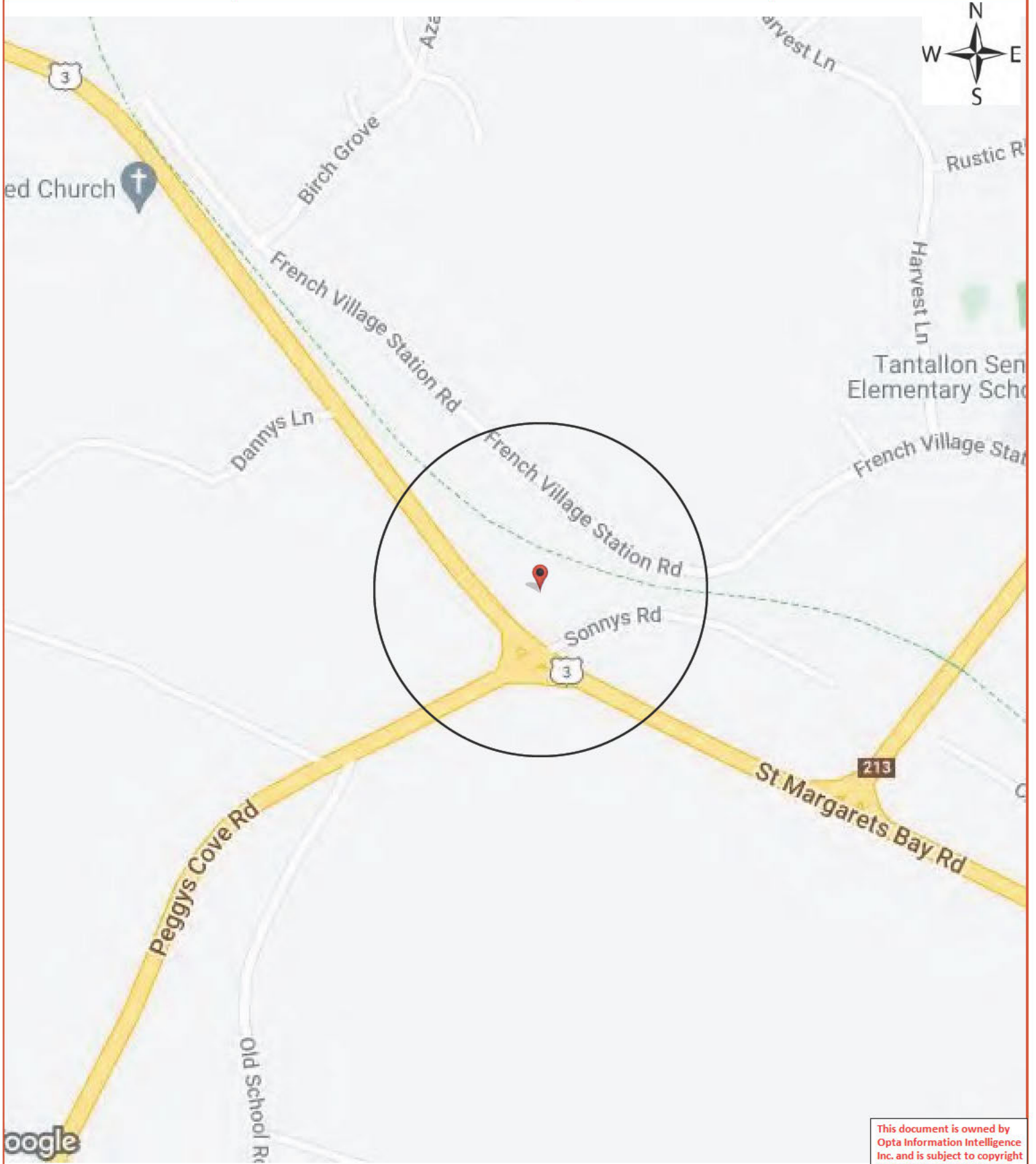
124407

Requested by:

Nathalie Sahakyan
EnGlobe Corp

Date Completed:

3/13/2023 6:16:19 PM



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

No Records Found

Requested by:
Nathalie Sahakyan

Date Completed: 03/13/2023 18:16:19



OPTA INFORMATION INTELLIGENCE

No Records Found





enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Stephanie

Site Address:

51 Sonny's Road Upper Tantallon NS Canada

Project No:

2301273.000

Opta Order ID:

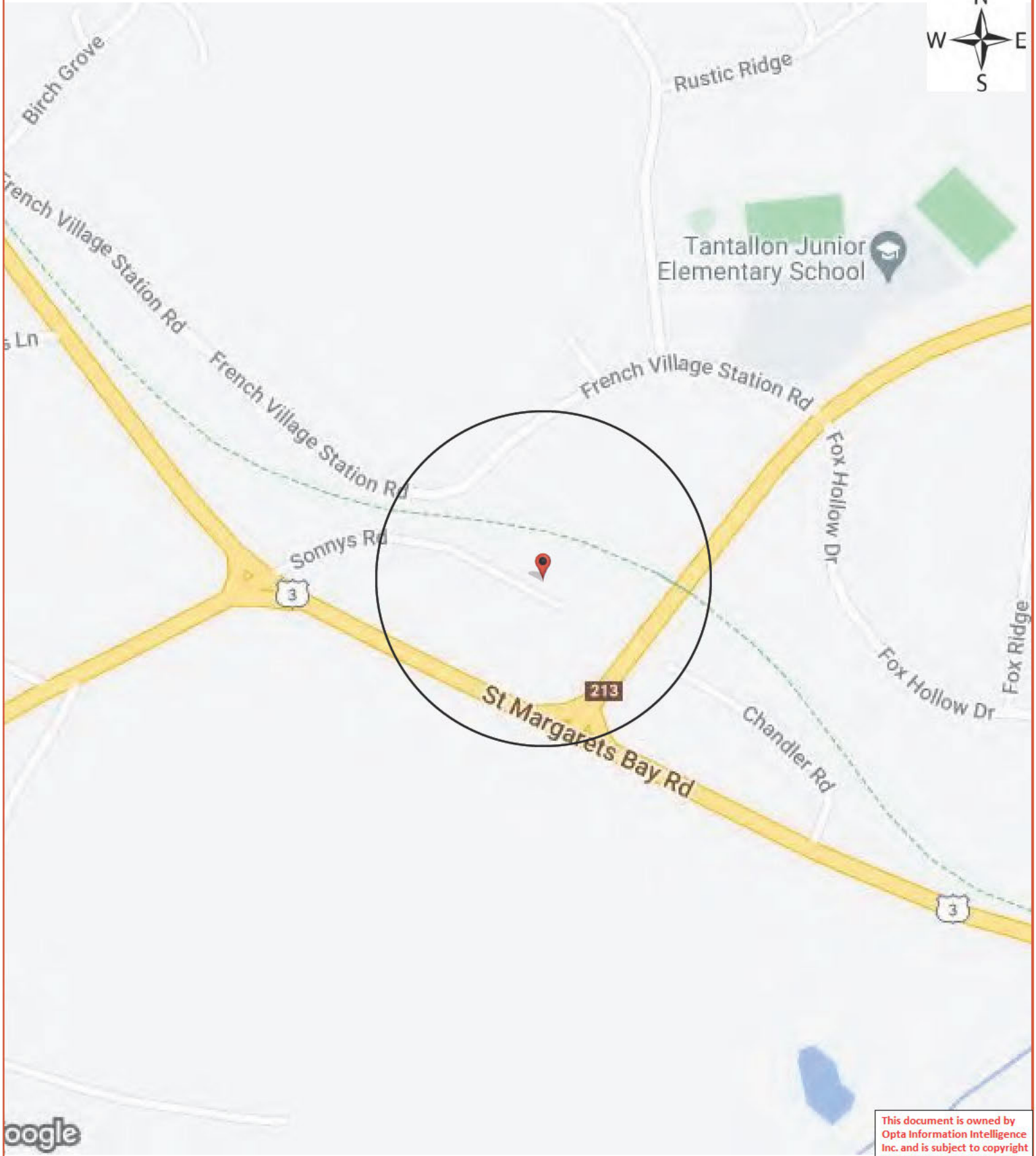
124408

Requested by:

Nathalie Sahakyan
EnGlobe Corp

Date Completed:

3/14/2023 11:50:49 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

No Records Found

Requested by:
Nathalie Sahakyan

Date Completed: 03/14/2023 11:50:49



OPTA INFORMATION INTELLIGENCE

No Records Found



