
CONSTRUCTION MANAGEMENT PLAN

April 9, 2025



1027-1037 Lucknow Street



Halifax, Nova Scotia

Project Number 24-831

PREPARED BY:

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TABLE OF CONTENTS

1.0	Introduction	1
1.1	Project Description and Objectives	1
1.2	Project Contact Information	1
2.0	Construction Schedule and Logistics.....	2
2.1	Schedule	2
2.2	Work within the Public Right-of-Way	2
2.3	Hours	2
3.0	Relevant Regulations & Guidelines	3
3.1	Occupational Health & Safety Regulations.....	3
3.2	Municipal Regulations & Guidelines.....	3
4.0	Vehicle and Pedestrian Management.....	4
4.1	Vehicular Traffic Control.....	4
4.1.1	Payment of Applicable Fees	4
4.1.2	Vehicular Hazard Assessment.....	4
4.1.3	Traffic Control Plan Preparation & Monitoring	4
4.1.4	Notifications of Traffic Closures	4
4.1.5	Traffic Control Element Inspection & Maintenance	4
4.1.6	Changes to Traffic Control Plans.....	5
4.1.7	Emergency Vehicle Access.....	5
4.1.8	Traffic Control Plans & Haul Route Plan	5
4.1.9	Haul Route Plan	5
4.1.10	Parking	5
4.2	Pedestrian Management	6
4.2.1	Bus Stop Relocation.....	6
4.2.2	Payment of Applicable Fees	6
4.2.3	Pedestrian Hazard Assessment	6
4.2.4	Pedestrian Management Plan Preparation & Monitoring	6
4.2.5	Notifications of Pedestrian Closures	6
4.2.6	Pedestrian Management Plan Compliance	6
4.2.7	Changes to Pedestrian Management Plans.....	6

4.2.8 Pedestrian Management Plans.....	6
4.2.9 Pre-Project Hazard Assessment.....	7
4.2.10 Visually Impaired Persons.....	7
4.2.11 Accessibility	7
5.0 Construction Site Protection and Hoarding	8
5.1 Site Protection and Hoarding Materials	8
5.1.1 Jersey Barriers	8
5.1.2 Fencing.....	8
5.1.3 Translucent Mesh.....	8
5.1.4 Site Fencing.....	8
5.1.5 Covered Ways.....	8
5.1.6 Snow Removal	8
5.1.7 Site Lines.....	8
5.1.8 Emergency Access & Egress.....	8
5.1.9 Reinstatement of Public Property	9
5.2 Site Protection Aesthetics.....	9
5.3 Signage.....	9
5.3.1 Project Management Plan Renderings	9
5.3.2 Pedestrian Information Boards	9
6.0 Lifting, Hoisting and Crane Operations	9
6.1 Navigation Canada & Transport Canada Regulatory Approvals	9
6.2 Operations above the Public Realm	10
7.0 On-Site Conditions	10
7.1 Site Safety and Security	10
7.1.1 Access & Egress Gates	10
7.1.2 Hazard Warning Signage.....	11
7.1.3 Gate Locking & Monitoring.....	11
7.1.4 Fence Signage	11
7.1.5 Inspection Reports.....	11
7.1.6 Dangerous Activities.....	11
7.1.7 Emergency Contact Information	12
7.1.8 After-hours Lighting.....	12

7.1.9 Fire Suppression System.....	12
7.2 Material Handling, Loading/Unloading, Delivery, and Vehicle Staging.....	12
7.3 Environmental Controls.....	12
7.3.1 Street & Right-of-Way Cleaning	12
7.3.2 Stormwater Management and Runoff Pollution.....	13
7.3.3 Noise Pollution	13
7.3.4 Dust Pollution	13
7.3.5 Emissions Control	13
7.3.6 Rodent Control	13
7.3.7 Light Pollution.....	15
8.0 Community Engagement & Notification	15
8.1 Pre-CMP Community Engagement	15
8.2 Scheduled Community Notifications	16
8.3 Closure Notification Requirements	16
9.0 Permit & Notification Requirements.....	16
10.0 Regulation & Enforcement.....	16
10.1 Inspection & Monitoring.....	16
11.0 Summary	17
Appendices.....	A
Appendix A – Demolition Phase CMP Drawings.....	A
Encroachment Plan.....	A
Crane Plan.....	A
Traffic Control Plans	A
Truck Haul Plan.....	A
Pedestrian Management Plan	A
Appendix B – Project information Board.....	B
Appendix C – draft notification letter.....	C
Appendix D – hazard assessment	D
Appendix E – RODENT CONTROL INFORMATION	A
Contrac Blox Specifications	A
Bait Trap Specifications	A
Appendix F – Transport canada approval.....	B

1.0 INTRODUCTION

1.1 PROJECT DESCRIPTION AND OBJECTIVES

Southwest Properties is proposing to develop an eighteen-story, high-rise tower over a three-story podium with at-grade walk-up units. This project is located at 1027-1037 Lucknow Street, Halifax and is currently developed with existing multi-unit buildings.

DesignPoint, together with **Southwest Properties**, has prepared this Construction Management Plan (CMP) to reduce negative impacts to the community as a result of construction activities. This CMP is intended to be an evolving document to help guide the project team to mitigate impacts to the adjacent community before they arise and to address unforeseen issues. CMP drawings can be found in **Appendix A**.

Should any changes be required to any aspect of this CMP, an email and hard copy of the proposed changes shall be sent to HRM for review a minimum of 10 days prior to their proposed implementation. Changes will only be implemented following approval from HRM.

1.2 PROJECT CONTACT INFORMATION

The project team for the proposed development consists of:

Developer:	Southwest Properties
	<i>1315 Lower Water Street, Halifax, Nova Scotia, B3J 0J4</i>
	Stephen Tanner – 902-292-8795
Project Management:	Stephen Tanner
	<i>1315 Lower Water Street, Halifax, Nova Scotia, B3J 0J4</i>
	902-292-8795
Traffic Control Services:	Southwest Properties
	<i>To Be Determined</i>
	TBD – TBD
Rodent Control Services:	Boyds Pest Control
	<i>To Be Determined</i>
	902-222-6117

2.0 CONSTRUCTION SCHEDULE AND LOGISTICS

2.1 SCHEDULE

• Excavation	(December, 2025 – May, 2026)	6 Months
• Concrete Work	(June, 2026 – October, 2027)	17 Months
• Exterior/ Interior Finishes	(November, 2027 – October, 2028)	12 Months

From start to completion, the project will take approximately 35 months.

2.2 WORK WITHIN THE PUBLIC RIGHT-OF-WAY

The installation of municipal services will require encroachments within the Halifax Regional Municipality (HRM) right-of-way (ROW) and will remain in place for a short period of time while the waterline and sanitary lines are installed. Extents of encroachments are provided in the Encroachment Plans in **Appendix A**.

Anticipated dates for this work are as follows:

• Site Services	May, 2026
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2.3 HOURS

• Monday to Friday:	7:00 a.m. – 8:00 p.m.
• Saturdays:	8:00 a.m. – 7:00 p.m.
• Sundays, Statutory Holidays, & Remembrance Day:	9:00 a.m. – 7:00 p.m.

Construction will be completed during daytime hours to avoid interruptions to residents in the evenings and night. Construction activities must adhere to all restrictions outlined in the HRM Noise Bylaw (N-200).

3.0 RELEVANT REGULATIONS & GUIDELINES

3.1 OCCUPATIONAL HEALTH & SAFETY REGULATIONS

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

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

3.2 MUNICIPAL REGULATIONS & GUIDELINES

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

- S-300 Streets;
- E-200 Encroachments;
- B-201 Building;
- N-200 Noise;
- T-600 Trees;
- S-900 Controlled Access Streets;
- T-400 Truck Routes;
- W-101 Discharge into Public Sewers;
- B-600 Blasting;
- HRM TCM Supplement;
- Smoke Free Act.

4.0 VEHICLE AND PEDESTRIAN MANAGEMENT

4.1 VEHICULAR TRAFFIC CONTROL

This project site is in a dense urban environment which poses specific risks related to vehicular traffic. This CMP identifies vehicle traffic controls to protect motorists, the public, and on-site workers.

Prior to any construction activity, all temporary workplace traffic control devices and signage will be in place as per the Nova Scotia Temporary Workplace Traffic Control Manual (latest edition) in accordance with the CMP drawings.

Ends of F-Type concrete barriers at starts of temporary sidewalks shall have reflective tape complete with contrasting colors to assist in identifying temporary crosswalks. Similar reflective tape with contrasting colors will be provided along the sides of F-Type concrete barriers, near their tops, both on the vehicular traffic side and the pedestrian traffic side to assist in delineation of travel ways and walkways at night.

4.1.1 Payment of Applicable Fees

Payment of all applicable fees will be made in accordance with HRM Administrative Order 15 (AO15).

4.1.2 Vehicular Hazard Assessment

See **Appendix D** for vehicular and pedestrian hazard assessment information which validates the contractor's rationale for requiring street encroachments and temporary sidewalks.

4.1.3 Traffic Control Plan Preparation & Monitoring

Separate Traffic Control Plans (TCPs) have been prepared as required for each project phase in accordance with the standards identified in the TAC Manual of Uniform Traffic Control Devices, the NSTIR Temporary Workplace Traffic Control Manual, and the HRM Traffic Control Manual Supplement.

TCPs have been prepared by DesignPoint's certified temporary workplace signer (TWS), Adam Leahy. The TCPs illustrate the proposed signage which will be installed to warn vehicular traffic ahead of, and throughout, the construction zone. Traffic control features and methods as well as information related to the TCPs are provided in **Sections 4.1.8**.

4.1.4 Notifications of Traffic Closures

The contractor shall notify HRM and the public to proposed traffic closures as outlined in **Section 8.3**.

4.1.5 Traffic Control Element Inspection & Maintenance

All TCPs will be implemented and monitored by a Certified Traffic Control Company and its team of certified Traffic Control Persons (as recognized by the Nova Scotia Department of Transportation and Infrastructure Renewal). Construction warning signage will be displayed throughout the approaches, to and adjacent to, the project site in accordance with the Nova Scotia Temporary Workplace Traffic Control Manual. The contractor will inspect traffic control elements at the start and end of the workday, or more frequently as required, and will maintain traffic control elements as required to ensure that the TCPs are effectively and correctly implemented.

4.1.6 Changes to Traffic Control Plans

Requests for modifications to TCPs will be sent to HRM for approval a minimum of 10 days prior to their proposed implementation.

4.1.7 Emergency Vehicle Access

Emergency vehicle access to the project site will always be maintained throughout the life of the project.

In cases of emergencies, on-site workers will exit the project site through gates along Lucknow Street. These gates will always remain unlocked when workers are on site to allow emergency response units to access the site.

4.1.8 Traffic Control Plans & Haul Route Plan

Traffic Control Plans, Encroachment Plans and Haul Route Plan are provided in **Appendices A**.

4.1.9 Haul Route Plan

A Haul Route Plan (HRP) is provided in **Appendix A** and will be implemented throughout all phases of this construction project. This HRP includes the proposed route which construction and delivery trucks will use throughout construction and adheres to the HRM Traffic Control Manual Supplement. As shown in the HRP, haul routes will extend to their origins and destinations by streets approved in the HRM Truck Route Bylaw (T-400).

4.1.10 Parking

Parking Stall Removal

During the Demolition Phase, on-street parking stalls will be removed across from 1027-1037 Lucknow Street. During the services connection 6 parking spots will be placed out of service. These are further identified in **Section 4.1.10.3**.

Contractor Parking

To minimize parking requirements in adjacent neighborhoods, on-site workers will be encouraged to carpool to the project site. Some contractor parking will be provided on the private property of the project.

Temporary Parking

During the Excavation and Concrete Work Phases, the contractors will be responsible to secure off-site parking.

The developer is not requesting additional temporary on-street parking currently.

Net Parking Loss

During the Excavation Phase on-street parking stalls will be removed. During the servicing connection there will be a net parking loss of 6 spaces (see **Section 4.1.10.3**).

Parking Within Encroachment Areas

Encroachment areas are intended for use as loading areas and temporary pedestrian routes. On-site workers will not be permitted to park within the encroachment areas.

4.2 PEDESTRIAN MANAGEMENT

Pedestrian management will be of foremost consideration throughout the construction of this project. During construction, the east side of Lucknow Street will be closed to pedestrians. DesignPoint has prepared Pedestrian Management Plans (PMPs) and wayfinding signage to assist pedestrians in navigating their way around this project site. These plans and signs are provided in **Appendix A**.

4.2.1 Bus Stop Relocation

A bus stop relocation is not necessary for this project.

4.2.2 Payment of Applicable Fees

Payment of all applicable fees will be made in accordance with HRM Administrative Order 15 (AO15).

4.2.3 Pedestrian Hazard Assessment

See **Appendix D** for Pedestrian Hazard Assessment information.

4.2.4 Pedestrian Management Plan Preparation & Monitoring

Separate Pedestrian Management Plans (PMPs) have been prepared as required for each project phase. PMPs have been prepared by DesignPoint's certified temporary workplace signer (TWS), Adam Leahy. The PMPs illustrate the proposed signage which will be installed to warn pedestrian traffic ahead of and throughout the construction zone.

4.2.5 Notifications of Pedestrian Closures

The construction manager shall notify HRM and the public to proposed pedestrian closures as outline in **Section 8.3**.

4.2.6 Pedestrian Management Plan Compliance

All PMPs will be implemented and monitored by the contractor. Construction warning signage will be displayed throughout the approaches to, and adjacent to, the project site. The contractor will inspect pedestrian management elements at the start and end of the workday, or more frequently as required, and will maintain pedestrian management elements as required to ensure the PMPs are effectively and correctly implemented.

4.2.7 Changes to Pedestrian Management Plans

Requests for modifications to PMPs will be sent to HRM for approval a minimum of 10 days prior to their proposed implementation.

Notification of pedestrian disruptions will be distributed to affected residents and businesses a minimum of 5 days in advance of disruptions. Modifications to PMPs for unforeseen events will be sent to the Municipality for approval.

4.2.8 Pedestrian Management Plans

Pedestrian Management Plans (PMPs) have been prepared by DesignPoint's certified temporary workplace signer (TWS), Adam Leahy. Separate PMPs have been prepared as required for each project phase (see **Appendices A**). The Pedestrian Management Plans illustrate the pedestrian routes

throughout construction and signs which will be erected to warn and direct pedestrians in a safe and convenient manner.

4.2.9 Pre-Project Hazard Assessment

See **Appendix D** for vehicular and pedestrian hazard assessment information which validates the construction manager's rationale for requiring street encroachments and temporary sidewalks.

4.2.10 Visually Impaired Persons

Construction areas can be particularly difficult to navigate for visually impaired persons. DesignPoint has reviewed elements identified by the Canadian National Institute for the Blind (CNIB) to assist the visually impaired and has incorporated these elements into the design of the CMP.

Ends of F-Type concrete barriers at starts of temporary sidewalks will have reflective tape complete with contrasting colors to assist the visually impaired in navigating their way around this project site. Similar reflective tape with contrasting colors will be provided along the sides of F-Type concrete barriers, near their tops, both on the vehicular traffic side and the pedestrian traffic side.

Sawhorse barricades painted "safety orange" will be located at all termination points along pedestrian routes to assist all pedestrians, especially visually impaired persons, in identifying the transition between pedestrian routes and traffic travel ways. These sawhorse barricades will be constructed complete with an orange-painted wooden 2"x 4" board complete with visual and braille text indicating "No Crossing" which will be fixed along the bottom of the sawhorse barricade for cane detection. Sawhorse barricades will be set up at existing street crossings to clearly identify that these crossings are out-of-service.

4.2.11 Accessibility

All pedestrian routes shall be barrier-free, utilizing existing curb cuts and sidewalk ramps. It will always be the contractor's responsibility to keep all pedestrian routes free and clear of obstructions, including snow, construction debris, and public debris to ensure their continued functionality.

5.0 CONSTRUCTION SITE PROTECTION AND HOARDING

5.1 SITE PROTECTION AND HOARDING MATERIALS

5.1.1 Jersey Barriers

Concrete F-Type barriers will be installed as per the CMP drawings throughout all project phases. It will be the contractor's responsibility to regularly inspect the condition and layout of these barriers to ensure their continued functionality.

5.1.2 Fencing

During short term work when installing site services within the ROW fast fencing maybe used. This fencing will be properly secured and inspected regularly

5.1.3 Translucent Mesh

Translucent Mesh will be used on this project, see Encroachment Plan (Appendix A).

5.1.4 Site Fencing

The project is intending to install an 8' high painted plywood fence. The fence will be designed, stamped, and signed by NS registered engineer. The fence will be the substrate for wayfinding, project information and safety signage. See attached Engineered Fencing Drawings.

5.1.5 Covered Ways

No covered walkways will be used as part of this project.

5.1.6 Snow Removal

It will be the contractor's responsibility throughout all construction phases to keep all temporary sidewalks clean and free of snow and ice. The contractor will not dump snow or ice onto adjacent public property and will truck snow off site as required to prevent the unsafe build-up of snow piles.

The contractor will be responsible to remove snow and ice as required to ensure that emergency access is maintained to the project site.

5.1.7 Site Lines

Rigid fences and signage will be installed as per the CMP drawings such that vehicular site lines are maintained around the corners of street intersections.

5.1.8 Emergency Access & Egress

Along Lucknow Street, the site will be accessible through four gates. These gates are the only locations that will receive equipment/materials during construction and will always be locked after work hours. In cases of emergencies, on-site workers will exit the project site through these gates. These gates will always remain unlocked when workers are on site so as not to not restrict emergency response units from accessing the site.

An existing fire hydrant located along Lucknow Street will be temporarily removed and be unavailable to firefighters throughout all phases. This work has been shown on the civil drawings and is being coordinated with Halifax Water and local fire authorities.

5.1.9 Reinstatement of Public Property

The contractor will be responsible to repair and pay for any and all damages incurred due to temporary encroachments including, but not limited to:

1. Rigid fence and scaffolding holes reinstated with concrete to existing conditions or better;
2. Street lines repainted to existing conditions;
3. Damaged sidewalks, curbs, sodding, and other public elements reinstated to existing conditions or better;
4. Tactile pedestrian launch bars removed, and asphalt underneath treated with asphalt sealant;
5. Cracked asphalt within the encroachment areas repaired using hot rubber (or approved equivalent).

5.2 SITE PROTECTION AESTHETICS

Throughout all phases of the project, the project shall regularly inspect the project site and adjacent areas and keep these areas clean and free of debris, snow, and ice.

No additional site protection aesthetics are planned at this time.

5.3 SIGNAGE

5.3.1 Project Management Plan Renderings

Please refer to the attached Pedestrian Management Plans, indicating wayfinding and pedestrian route map in **Appendix A**.

5.3.2 Pedestrian Information Boards

Project information boards will be mounted to the wooden portion of the site hoarding at the location identified on the Site Management Plan (**Appendix A**) to keep the public informed of general project details and project contact information. Information boards will be made from a weatherproof material and secured to site hoarding using screws (or another approved equivalent). The sign should be at least 1000mm X 1000mm.

6.0 LIFTING, HOISTING AND CRANE OPERATIONS

6.1 NAVIGATION CANADA & TRANSPORT CANADA REGULATORY APPROVALS

This project will apply for a separate encroachment permit for the tower crane during its use on the project. Shop drawings for the crane will be submitted at this time.

During crane assembly and disassembly, crane components will be unloaded from a transport truck within the loading area within the site. These components will be assembled within the project site by site equipment. The developer will submit an application for the Transport Canada approval prior to crane erection.

6.2 OPERATIONS ABOVE THE PUBLIC REALM

During lifting operations, loads will not be suspended over the public realm.

7.0 ON-SITE CONDITIONS

7.1 SITE SAFETY AND SECURITY

The CMP shall identify on-site safety protocols and consider at minimum, but not limited to, the following:

- (a) access and egress gates shall be clearly marked as per the traffic management plan;
- (b) signage shall be placed outside the hoarding, which warns of hazards that may exist, in accordance with applicable Occupational Health and Safety regulations;
- (c) gates shall be locked and the perimeter fencing or hoarding secured to provide security against public access during off work hours and monitored in high traffic areas during operation;
- (d) hoarding shall be marked clearly “No Trespassing – Construction Personnel Only”, and personal protective equipment requirements clearly marked (e.g., “Hard Hats and Safety Footwear Must Be Worn Beyond This Point”);
- (e) the contractor or owner shall conduct regular inspections, as required, of hoarding for general condition and have a scheduled inspection procedure in place;
- (f) inspection reports including information on what maintenance activities were conducted must be kept on site at all times and be available to the Engineer upon request;
- (g) emergency site-contact information shall be prominently posted;
- (h) after hours lighting in support of site security may be required;
 - (i) if a smoking area is to be provided on site it must conform with the Nuisance and Smoking By-law and the Smoke Free Places Act;
- (j) access must be maintained at all times to active fire suppression systems, including sprinkler connections;
 - (i) a plan that shows the shortest unencumbered route from public property to the sprinkler connections must be submitted as part of the CMP;
 - (ii) a sign located at sprinkler connections and at the site access is required to guide fire fighters to an accessible water source. The sign locations must be shown on the route plan;

7.1.1 Access & Egress Gates

Signs identifying the “Entrance Gate” and “Exit Gate” will be prominently posted as per the encroachment plan (see **Appendix A**). These signs will be mounted directly onto the gates using steel cables.

7.1.2 Hazard Warning Signage

Hazard warning signs will be fastened to the “Entrance Gate” and “Exit Gate” warning personnel of potential hazards and personal protective equipment (PPE) required.

7.1.3 Gate Locking & Monitoring

Gates will be locked during non-work hours and will always be closed not in use. During holidays and weekends, the contractor will be responsible to check the project site gates daily to ensure they are secure.

7.1.4 Fence Signage

Construction fencing will be marked with “No Trespassing – Construction Personnel Only” signs. All personnel on the construction site will always be required to use all proper personal protective equipment (PPE). PPE requirements will be prominently posted, and visitors will be required to sign in at the project site office before entering the site.

7.1.5 Inspection Reports

The contractor will regularly inspect hoarding and address all safety-related and other deficiencies in a prompt and timely manner. Inspection reports on maintenance activities carried out will always be kept on site.

7.1.6 Dangerous Activities

Public safety and the safety of on-site workers will be of critical importance throughout all construction phases and all works will be carried out in accordance with the Nova Scotia Occupational Health and Safety Act. For all dangerous activities, first aid kits will be readily available. See **Appendix D** for vehicular and pedestrian hazard assessment information.

Hot Works

Hot works will be undertaken a minimum of 3 m inside the project site property boundary. During hot works, the contractor will ensure that a first aid kit and fire extinguisher are readily available (in addition to the first aid kits and fire extinguishers identified in **Section 7.1**) in the immediate vicinity of the work such. In addition, hot works will be undertaken away from heavy equipment and heavy equipment routes.

On Site Smoking

Smoking areas will be provided on site will conform with the Nuisance and Smoking By-Law and the Smoke Free Places Act.

Ignition Source Controls

It will be the contractor’s responsibility to review potential ignition sources regularly and to proactively mitigate the potential for them to ignite. Potential ignition sources include faulty wiring, hot surfaces and motors, welding, grinding, and other sparks, convex lenses (magnifying glasses), and reactive chemicals. Material and equipment specifications and best practices will be followed during all construction activities to reduce the risk of ignition. In addition, potential ignition sources and work which may result in potential ignition will be kept away from heavy equipment and heavy equipment routes.

Storage of Combustible Materials

On-site materials will be protected as required from environmental conditions such as snow, rain, and wind to prevent materials from causing harm to on-site workers or the general public. Combustible materials, as well as explosive, reactive, and corrosive materials, will be stored in accordance with their product specifications using storage sheds and containers within the loading area and on-site as required and will be kept away from heavy equipment and heavy equipment routes.

Waste Management Practices

Throughout construction the contractor will be required to maintain a clean and tidy work environment and work to proactively eliminate risks. The construction manager will monitor the project site throughout work activity and ensure that waste is removed in a prompt and timely manner such that it does not pose a risk to on-site construction activities, on-site workers, or the general public.

7.1.7 Emergency Contact Information

As outlined in **Section 5.3**, throughout all project phases, the developer and construction manager's emergency contact information will be prominently posted on the project information board.

7.1.8 After-hours Lighting

Site lighting will be maintained for safety reasons. Every effort will be made to redirect lighting away from adjacent residential areas. Existing site lighting will be retained as long as possible.

7.1.9 Fire Suppression System

As discussed in **Section 5.1.8**, the existing 3 fire hydrant near the project site will remain in service for the entirety of the project duration.

7.2 MATERIAL HANDLING, LOADING/UNLOADING, DELIVERY, AND VEHICLE STAGING

All material handling, loading, and unloading, deliveries, and vehicle staging will take place on site. The Haul Route Plan shows the route for trucks travelling to and from the project site, as outlined in **Section 4.1.9** of this report.

On-site materials will be protected as required from environmental conditions such as snow, rain, and wind to prevent materials from causing harm to on-site workers or the public. Efforts will be made to prevent dust and other materials from becoming airborne during high wind events.

See **Appendix D** for vehicular and pedestrian hazard assessment information.

7.3 ENVIRONMENTAL CONTROLS

7.3.1 Street & Right-of-Way Cleaning

The contractor will have access to a street cleaner which will be used as required to sweep streets and travel ways in and around the project site. Pedestrian travel ways will be hand swept as required or more frequently as required. Fencing will be situated to allow HRM snow clearing contractors free access to the ROW for snow clearing.

7.3.2 Stormwater Management and Runoff Pollution

The contractor will be required to prevent sediment from entering all adjacent catch basins and leads using erosion and sediment controls (see NSE Erosion & Sedimentation Control Handbook for Construction Sites). All water on site will be treated and pumped to an existing on-site catch basin in accordance with HRM Bylaw W-101. The proposed construction will not cause negative impacts to the storm systems or affect drainage paths.

To achieve this, the contractor will install and maintain sediment traps in all catch basins directly adjacent to the project site. The sediment trap in this catch basin will provide further protection against storm system sedimentation. A filtering pond with a filtering bag will be used to reduce suspended particles before it is released.

7.3.3 Noise Pollution

The construction manager and contractor will always adhere to the HRM Noise Bylaw (N-200).

7.3.4 Dust Pollution

As outlined in **Section 5.1** of this report, fencing and opaque mesh will assist in preventing the spread of dust throughout the project site.

In addition to the fencing and opaque mesh, the contractor will be responsible to carry out the following dust/debris controls;

1. Adjacent streets and properties will be regularly swept clean;
2. The excavation access will regularly be topped with clean gravel to prevent tire tracing from trucks;
3. Catch basins within and adjacent to hoarding will have sediment traps installed;
4. On dry days the site will be watered to prevent dust from becoming airborne; and
5. The upper levels of the new building will be regularly swept clean and materials secured to prevent construction debris from exiting the building site.

7.3.5 Emissions Control

All construction vehicles will be required to use the loading area for parking and idling to keep exhaust emissions within the construction zone as much as possible. Vehicles will be staged so that idling will not occur for more than 3 minutes at a time. Note that, unless a vehicle motor is required to run to complete work functions, it must be turned off after no more than 3 minutes. Signs identifying these idling requirements will be posted on the front of the project site office trailer and within the loading area.

7.3.6 Rodent Control

Rodent movement increases during construction activities. The owner has engaged a certified rodent control professional, Boyd's Pest Control, to prepare a Rodent Control Plan (RCP) to help mitigate this. The RCP applies to all project phases with the goal of preventing movement of rodents off-site to find safe refuge in adjacent areas.

Rodent Control Credentials

Boyd's Pest Control is certified by the Canadian Pest Management Association (CPMA), is a member in good standing with the National Pest Management Association (NPMA) and is certified to be in conformance with ISO 9001:2008. All rodent control technicians on site will hold Nova Scotia Environment (NSE) pest control licenses. Proof of these documents will always be kept on site at the project site office trailer and remain available.

Rodent Control Management

The RCP will consist of a baiting and monitoring program. Bait stations (traps) will be placed approximately every 15 meters (50 feet) as outlined in the NPMA Pest Management Standards for Food Processing & Handling Facilities. Auxiliary buildings will remain locked and secure during all non-work hours and sewer laterals to be removed will be removed in a prompt and timely manner such that they do not provide safe refuge for rodents. In addition, standing water will be promptly pumped off-site to abate attractive conditions for rodent habitation.

Boyd's Pest Control will begin 6 weeks prior to the commencement of the demolition phase by placing 40 bait stations (10 per floor) inside the existing building on site (to be demolished) and around the perimeter of the project site. This will help to lower the number of active rodents inside the project area prior to demolition. At the end of this 6-week period, Boyd's Pest Control will submit a rodent control effectiveness report to HRM for review. During construction phases (demolition, excavation, substructure, and superstructure), additional bait stations and catch basins will be set on neighboring properties and within the HRM ROW. See the Rodent Control Plan drawing in Appendix A for bait station and baited catch basin locations. The owner has obtained letters of approval from neighboring property owners and HRM to place bait stations in these locations and a letter of approval from Halifax Water to include bait in the catch basins to be baited.

Bait stations will be secured in their locations using wooden stakes (for open sodded and dirt locations), weighted patio stones (behind walls and on paved areas), and zip-ties (fixed to fences). Photos of bait station locations for bait stations on neighboring properties and within the HRM ROW are provided in Appendix L. Bait stations within the project site will be fixed to rigid fences using zip-ties and will be placed on the private side of property line.

Bait stations and catch basins will be baited using Contract Blix in accordance with the Environment Canada Pest Control Products Act. Information and specifications for bait stations and bait are provided in Appendix L. Each bait station and catch basin will be assigned a Universal Product Code (barcode). Catch basins will be baited using a stainless-steel wire which will hang from the top of the catch basin with bait hanging just above the catch basin channel.

Boyd's Pest Control will provide weekly monitoring of every bait station and catch basin. During each visit to an individual bait station or catch basin, the Boyd's Pest Control technician will open the bait station (or pull up the catch basin wire), scan the unit's bar code using a handheld scanner, record the amount of bait consumed, the amount of bait replenished, the site conditions (weather), and the condition of the bait and bait station (or catch basin). The technician will then upload this data into the Boyd's Pest Control software which will track bait consumption trends throughout the life of the project. Boyd's Pest Control will review bait consumption trends weekly to confirm the effectiveness of the plan.

Bait stations may be added in areas of particularly high consumption trends. Handheld scanner information and software tracking templates are provided in Appendix L. Boyd's Pest Control will also set up a digital portal with all rodent control records. Access to this portal will be provided to HRM, the contractor, and the owner. Visible rodent carcasses will be collected and removed from the project site and neighboring areas on a weekly basis.

A rodent control package will always be kept on site and be housed in the project site office trailer. It will include copies of Boyd's Pest Control certifications, letters of good standing, letters of conformance, technician names and licenses, rodent control plans, and rodent control records. Boyd's Pest Control technicians will be required to sign in and out upon arrival to, and departure from, the project site.

Rodent Control Safety Considerations

Public safety will be of critical importance for rodent control activities. Physical (snap) traps will be prohibited unless approved by HRM (the contractor must request proposed CMP changes to HRM a minimum of 10 days prior to planned implementation for review). Trap size will be sufficiently small to prevent children, dogs, or cats from entering and becoming poisoned and the bait/poison will be sufficiently weak so as not to not kill children, dogs, or cats. In addition, bait stations will be tampering proof and bait will be securely fixed inside so that it cannot be shaken out. Bait stations will be opaque to protect the public from unsightly images.

Project Closure

Following completion of this project, Boyd's Pest Control will promptly collect and appropriately dispose of all unused bait, bait stations, and remaining carcasses and will provide a close out letter to HRM outlining the work that was completed throughout construction and confirming that all necessary clean-up has been completed.

7.3.7 Light Pollution

Lighting of the project site (private property) will be 3 m (maximum) above the highest elevation of the building or excavation and will be directed inwards towards the property. It is expected that lights will be installed on the tower crane and every effort will be made to aim the lights away from adjacent properties.

8.0 COMMUNITY ENGAGEMENT & NOTIFICATION

8.1 PRE-CMP COMMUNITY ENGAGEMENT

The owner and construction manager intend to contact neighboring residents and distribute community consultation letters to neighboring property owners in the immediate vicinity of the project. A sample of the letter that will be distributed is provided in **Appendix C**. Additional project information and major project updates will be sent to the community periodically throughout construction, as required.

During construction, project contact information will be easily identifiable on Development Information Signs, which will be posted around the project site.

8.2 SCHEDULED COMMUNITY NOTIFICATIONS

As mentioned in Section 8.1, major project updates will be sent to the community periodically throughout construction.

8.3 CLOSURE NOTIFICATION REQUIREMENTS

Notification of street closures and public service interruptions will adhere to the requirements of the HRM Traffic Control Manual Supplement. Street closure requests require 10 days (minimum) notice to HRM prior to their planned implementation and must be approved by HRM prior to implementation. Notification to the affected public will be made a minimum of 5 days prior to the disruption. These notifications will be hand delivered, and the contractor will keep and maintain a list of all effectively notified property owners such that they ensure all affected parties are notified. The contractor will notify HRM immediately upon confirmation of affected parties that have been notified and their respective civic addresses. A Draft Notification Letter is provided in **Appendix C**.

9.0 PERMIT & NOTIFICATION REQUIREMENTS

The contractor will be responsible to coordinate a pre-construction meeting 10 days prior to construction commencement to review the CMP on site. Attendees will include the contractor, the owner, HRM, Halifax Water (HW), utility companies, and representatives from neighboring properties.

10.0 REGULATION & ENFORCEMENT

10.1 INSPECTION & MONITORING

The construction manager will be responsible to monitor the implementation of the CMP daily, or more frequently as necessary, to ensure its continued effectiveness. The construction manager will complete a daily inspection/maintenance log of all CMP elements.

As outlined in **Section 1**, any changes required to this CMP must be sent to HRM for review 10 days (minimum) prior to their proposed implementation. Changes may only be implemented following HRM approval.

11.0 SUMMARY

This CMP has been prepared with the goal to minimize negative impacts to the community, pedestrians, and traffic throughout construction of this project. This CMP will be used as a minimum standard and any further safety protection required, or methods to provide a more positive environment, will be used throughout construction as necessary as approved by HRM.

Should you have any questions or comments related to this document, please contact DesignPoint. For all construction-related inquiries, please contact the owner, contractor, or traffic control service provider (see contact information in **Section 1.2**).

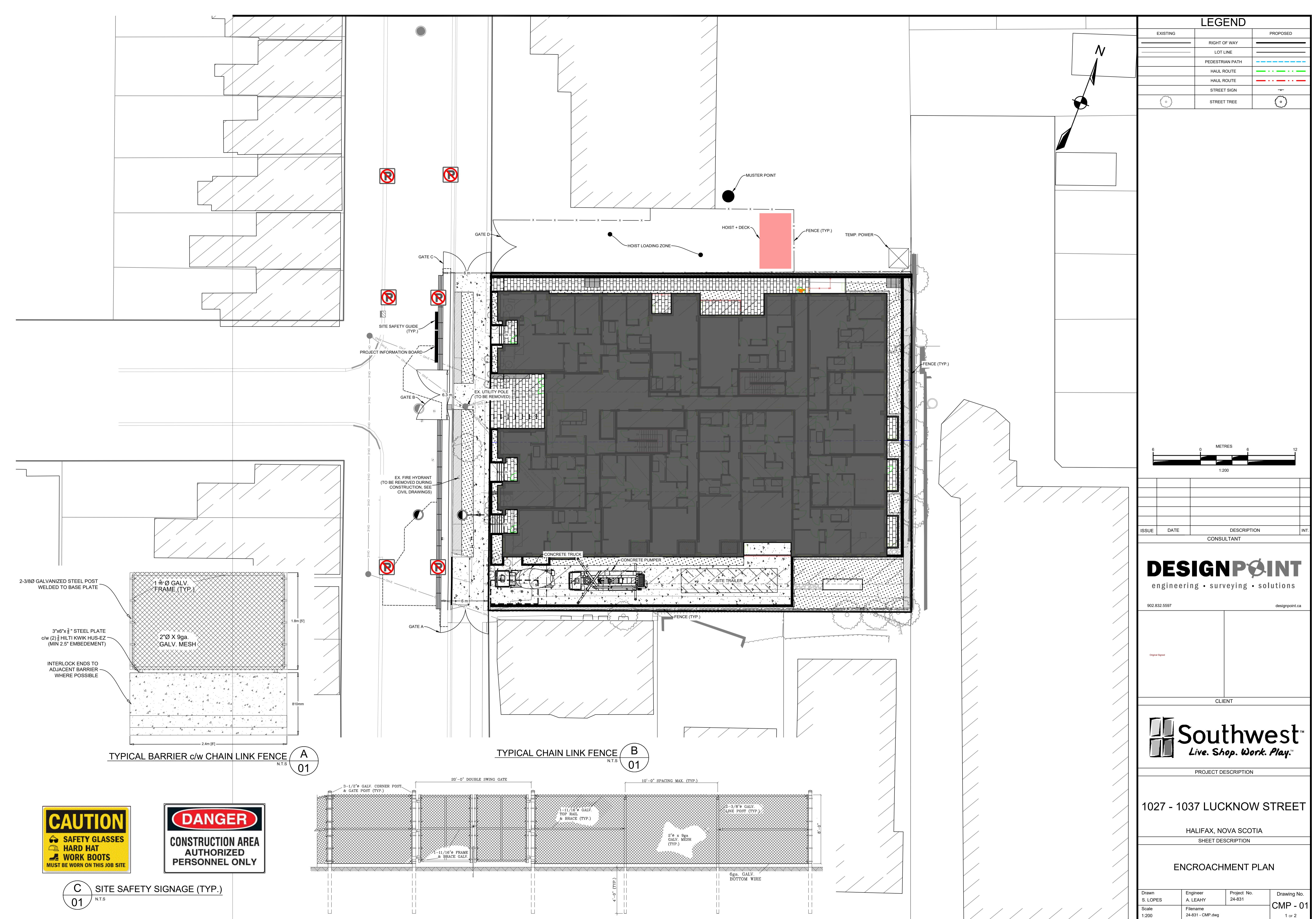
Regards,

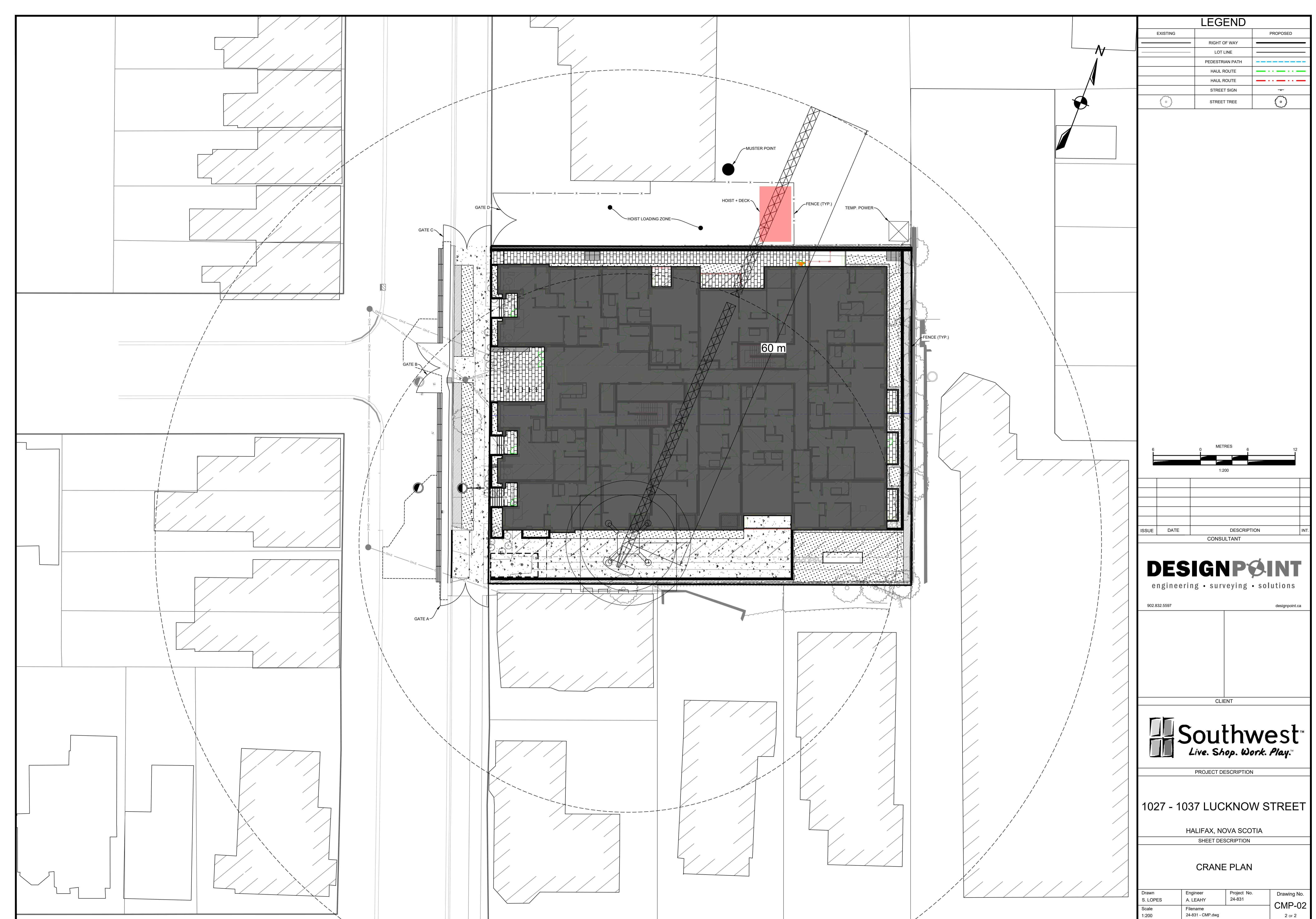
Adam Leahy, P. Eng

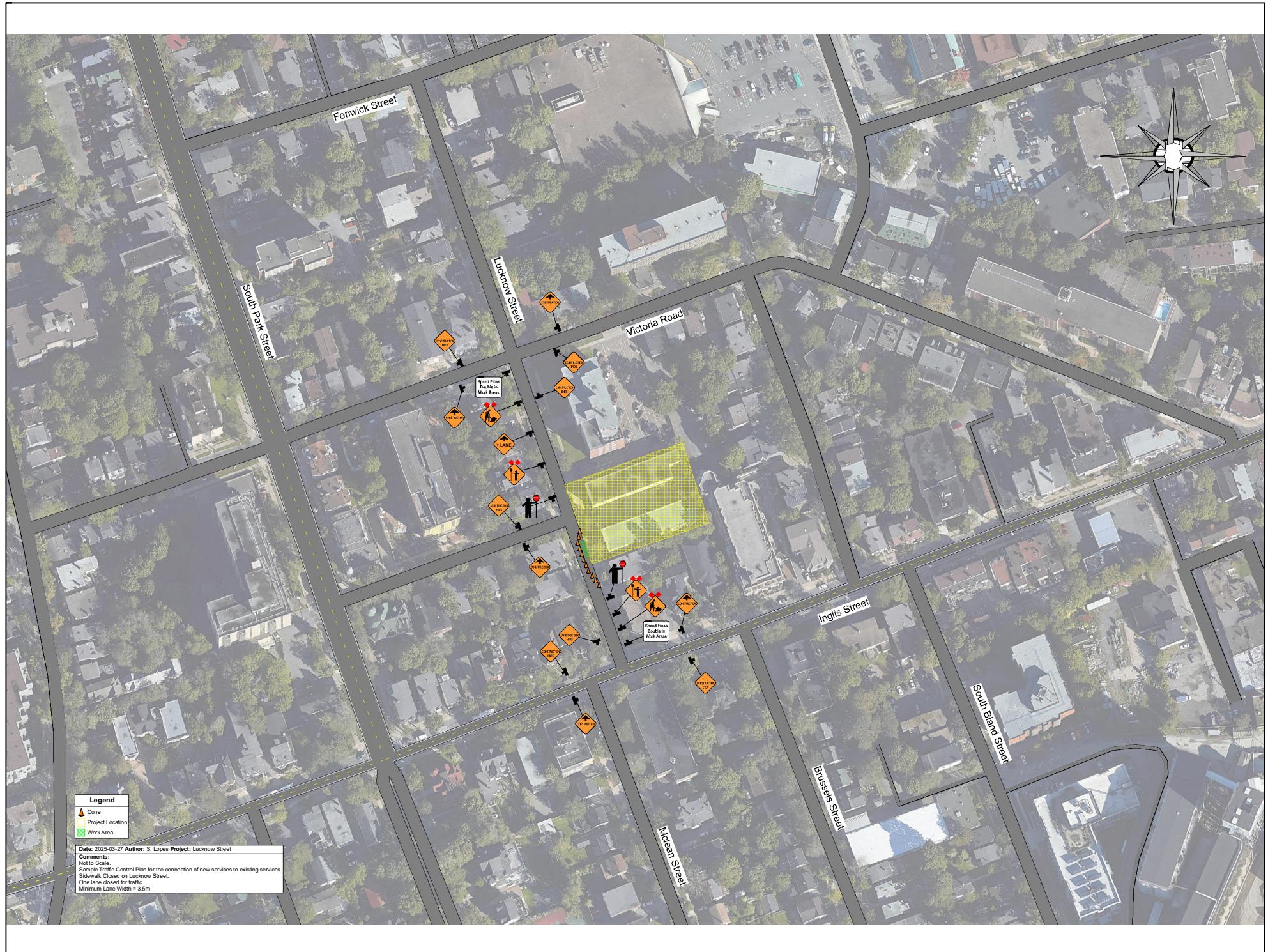
APPENDICES

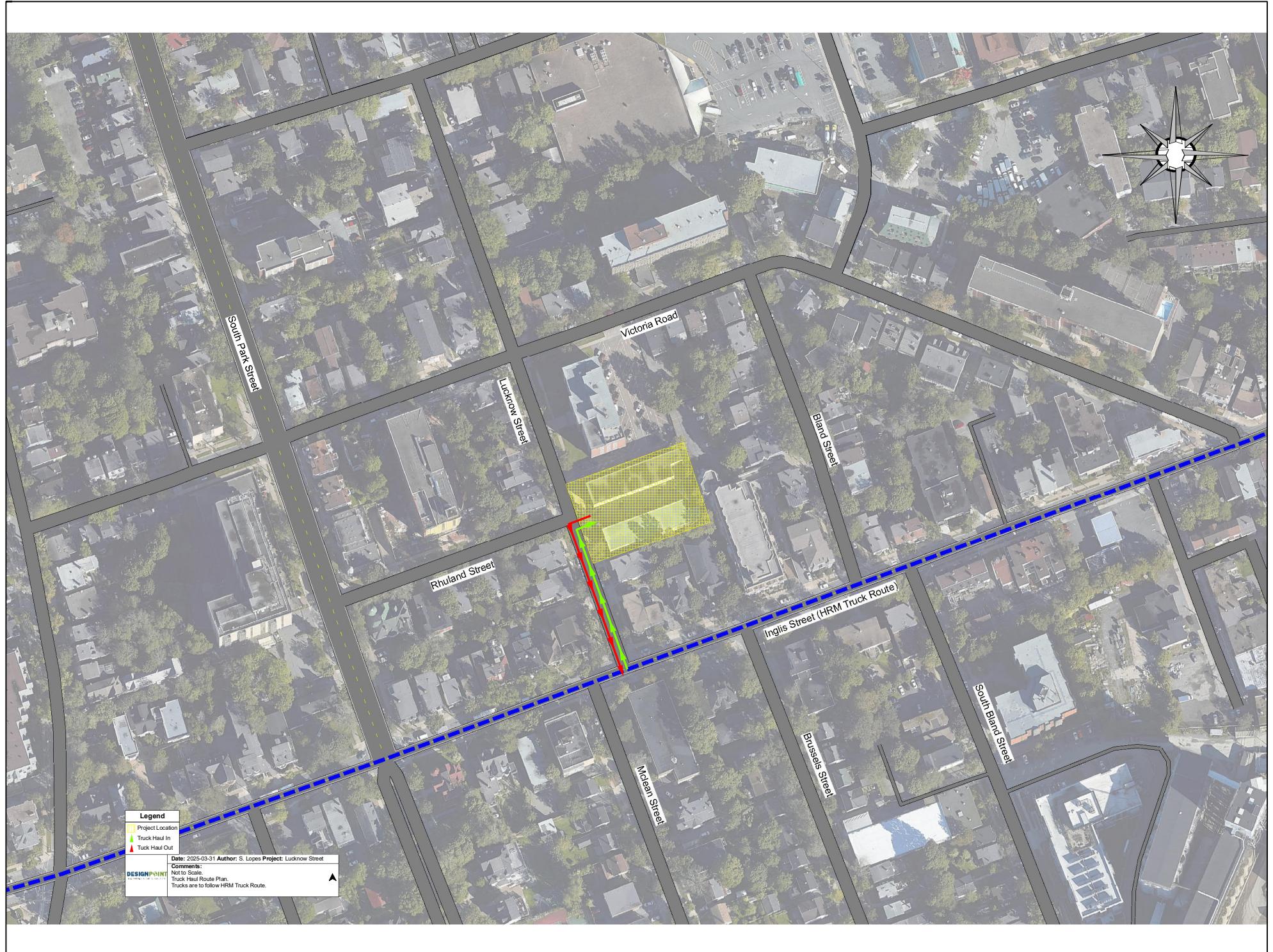
APPENDIX A – DEMOLITION PHASE CMP DRAWINGS

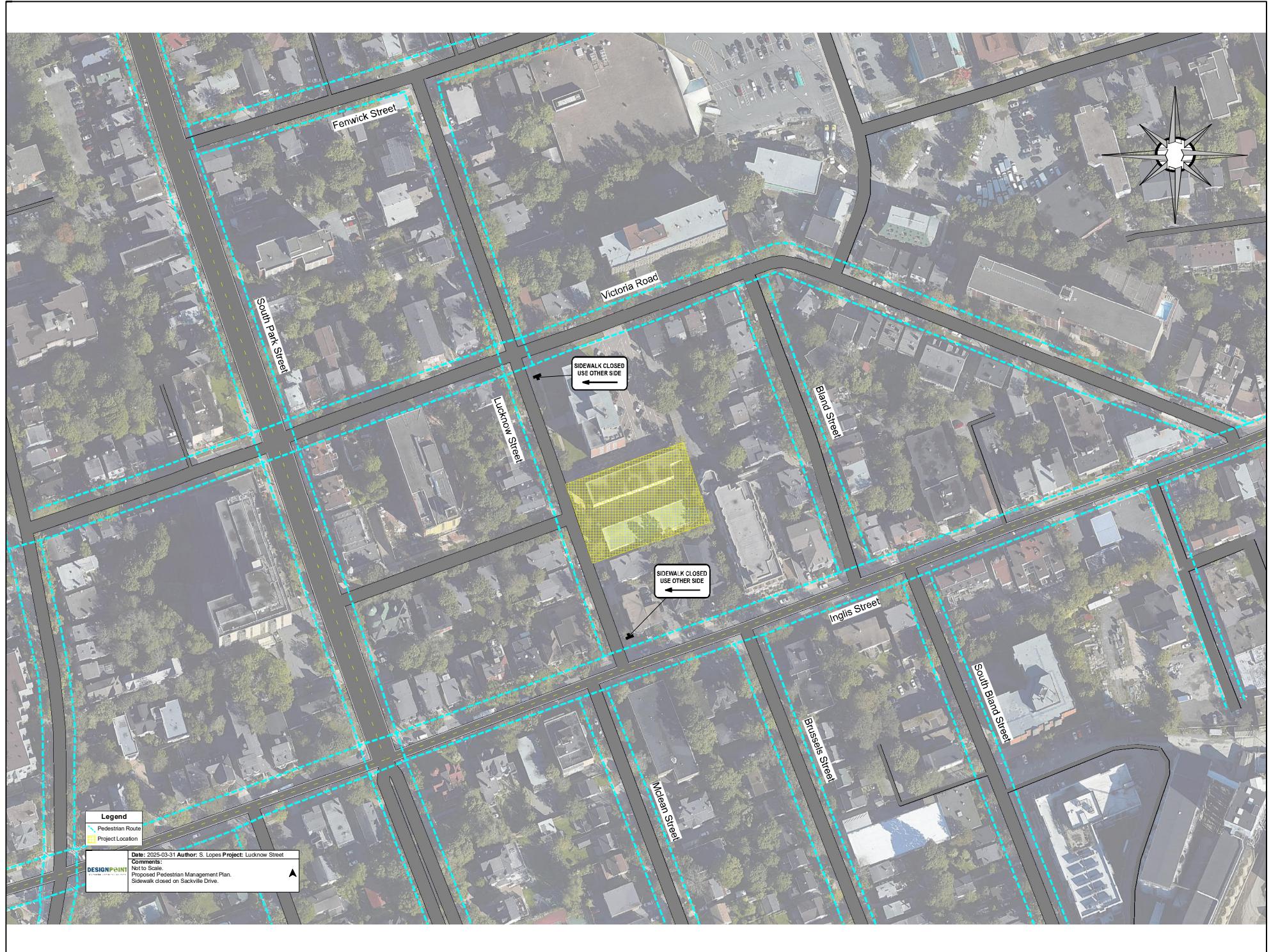
- Encroachment Plan
- Crane Plan
- Traffic Control Plans
- Truck Haul Plan
- Pedestrian Management Plan











APPENDIX B – PROJECT INFORMATION BOARD

1027-1037 Lucknow Street Development

Halifax, Nova Scotia



DECEMBER 2025 – OCTOBER 2028

Developer & Project Management:

Southwest Properties

Stephen Tanner – 902-292-8795

APPENDIX C – DRAFT NOTIFICATION LETTER



1027-1037 Lucknow Street Development

DRAFT NOTIFICATION LETTER

Stephen Tanner
902-292-8795

Date

NOTIFICATION OF LANE CLOSURE: LUCKNOW STREET, HALIFAX, NOVA SCOTIA

This is to inform you that to facilitate construction operations in association with the proposed development a lane closure on Lucknow Street between Victoria Rd and Inglis St will occur on or about **DATE** with an anticipated duration of approximately **TIME**.

Should you have any questions or concerns please feel free to contact the below:

CONTACT INFORMATION:

Construction Manager:

Stephen Tanner
902-292-8795

Our company has been retained by **Southwest Properties** as the Project Manager to complete work on the **1027-1037 Lucknow Street**. Should any questions arise throughout construction, please feel free to contact the undersigned.

Yours Truly,
NAME
COMPANY

APPENDIX D – HAZARD ASSESSMENT

1027-1037
Prepared By: DesignPoint
Date: 31/03/2025
Location: Halifax, NS
Lucknow Street

No	Hazard	Project Phase	Vehicular Impacts	Mitigation Methods	Pedestrian Impacts	Mitigation
1	3m deep excavation	Excavation	Vehicles may enter project site and fall down excavation.	Place F-Type concrete barriers around where vehicles may enter open excavation.	Pedestrians may enter project site and fall down excavation.	Place F-Type concrete barriers / fencing around entire project site.
			Vehicle weight may surcharge excavation, causing excavation wall failure	Close sidewalks adjacent to project site, moving vehicles farther away from excavation.		
2	Snow & Ice Clearing	All phase	Vehicles may become stuck in snow or slip-on ice	The contractor shall remove all snow on temporary sidewalks and within the loading area and will not dump onto public property (HRM Right-of-Way).	Pedestrians may become stuck in snow or slip-on ice.	The contractor shall remove all snow on temporary sidewalks and shall salt sidewalks to prevent ice buildup.
3	Construction Waste	All phase	Vehicles may strike or be struck by construction waste.	The contractor shall keep the project site and surrounding areas clean and free of construction debris.	Pedestrians may strike or be struck by construction waste.	The contractor shall keep the project site and surrounding areas clean and free of construction debris.
4	Vehicular & Pedestrian	All phase	Drivers and pedestrians may become confused or impatient with construction activities. Pedestrians may walk in unmarked crosswalks or in vehicular travel areas. Drivers may fail to obey traffic signage.	Vehicular and pedestrian signage will be posted prominently around the project site to facilitate pedestrian movement. Notification will be sent prior to all traffic interruptions.	Drivers and pedestrians may become confused or impatient with construction activities. Pedestrians may walk in unmarked crosswalks or in vehicular travel areas. Drivers may fail to obey traffic signage.	Vehicular and pedestrian signage will be posted prominently around the project site to facilitate pedestrian movement. Notification will be sent prior to all traffic interruptions.
5	Heavy Machinery Operation	All phase	Heavy machinery or vehicles may break down or overturn, damaging other vehicles.	The contractor shall maintain safe distances between vehicles and heavy machinery on-site. F-Type barriers will be installed to separate construction vehicles from public traffic.	Heavy machinery or vehicles may break down or overturn, injuring pedestrians.	The contractor shall maintain safe distances between pedestrians, vehicles, and heavy machinery. Rigid fences will be installed to separate construction vehicles from pedestrians.
			Heavy machinery or vehicles may overturn due to uneven terrain, damaging other vehicles.	The contractor shall maintain safe distances between vehicles and heavy machinery on-site and ensure travel routes are kept flat.	Heavy machinery or vehicles may overturn due to uneven terrain, injuring pedestrians. Pedestrians may walk on uneven terrain causing them to twist their ankles or fall.	The contractor shall maintain safe distances between pedestrians, vehicles, and heavy machinery and ensure travel routes are kept flat.
6	Project Site Lines	All phase	Fences and signs may impact vehicular site line visibility	Fences will be curved such that vehicles can see around corners at intersections. Signs will be placed such that they do not extend into vehicle and pedestrian routes.	Fences and signs may impact vehicular site line visibility causing drivers to be unaware of pedestrians.	Fences will be curved such that vehicles can see around corners at intersections. Signs will be placed such that they do not extend into vehicle and pedestrian routes.
7	Construction Signage	All phase	Construction signage may strike vehicular traffic.	Construction signage will be securely fixed to existing poles,	Construction signage may strike pedestrians.	Construction signage will be securely fixed to existing poles, temporary concrete sign bases, or rigid fences.
8	Dangerous Materials	All phase	Flammable, explosive, & hot materials may damage vehicles if not properly maintained & stored.	The contractor will use and store dangerous materials properly as per manufacturers' specifications.	Flammable, explosive, & hot materials may injure pedestrians if not properly maintained & stored.	The contractor will use and store dangerous materials properly as per manufacturers' specifications.
9	Rodent Control Devices	All phase	Vehicles may drive over and strike rodent control devices	Rodent control devices will be placed outside vehicular travel ways	Pedestrians may trip over rodent control devices.	Rodent control devices will be placed outside pedestrian travel ways and be securely fixed or weighted to prevent unintended movement.
10	Reinstatement of Public Infrastructure & Service Installation	All phase	Heavy equipment and hot concrete used during public infrastructure reinstatement and service installation may cause damage to vehicle	The contractor shall maintain safe distances between vehicles and heavy machinery on-site. F-Type barriers will be installed to separate construction vehicles from public traffic during public infrastructure reinstatement and service installation.	Heavy equipment and hot concrete used during public infrastructure reinstatement may injure pedestrians.	The contractor shall maintain safe distances between pedestrians, vehicles, and heavy machinery. Sidewalks adjacent to the public infrastructure reinstatement and service installation

APPENDIX E – RODENT CONTROL INFORMATION

Contrac Blox Specifications

Bait Trap Specifications



CONTRAC® BLOX KILLS RATS & MICE

SAFETY DATA SHEET

ACCORDING TO REGULATION:
GHS/WHMIS 2015

DATE OF ISSUE:
January 2020

PREPARED BY:
CAR

SECTION 1. PRODUCT AND COMPANY IDENTIFICATION

Product Identifier: CONTRAC® BLOX KILLS RATS & MICE

PMRA Registration Number: 22239

Relevant identified uses: Anticoagulant Rodenticide

Uses advised against: Use only for the purpose described above

MANUFACTURER/SUPPLIER:

Bell Laboratories, Inc.

3699 Kinsman Blvd.

Madison, WI 53704, USA

Email: sds@belllabs.com

Phone: 608-241-0202

Medical or Vet Emergency: 877-854-2494 or 952-852-4636

Spill or Transportation Emergency: 800-424-9300 (CHEMTREC)

SECTION 2. HAZARDS IDENTIFICATION

WHMIS Classification: Not classified

Signal Word PMRA: Warning/Poison

Precautionary Statements: KEEP OUT OF REACH OF CHILDREN, PETS AND LIVESTOCK. May be harmful or fatal if swallowed or absorbed through the skin. Chemical-resistant gloves must be worn when handling product and when disposing of dead rodents, unconsumed bait and empty containers. Avoid contact with eyes, skin or clothing. Wash hands before eating, drinking, chewing gum, using tobacco or using the toilet. Wash skin thoroughly with soap and water after handling. Wash contaminated clothing, separately from other laundry, with soap and water before reuse. KEEP AWAY FROM FEED AND FOODSTUFFS.



See Section 15 for information on PMRA applicable safety, health, and environmental classifications.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Component	CAS No.	% By weight
Bromadiolone [3-[3-(4'-Bromo-[1,1'-biphenyl]-4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy-2H-1-benzopyran-2-one]	28772-56-7	0.005%
Inert and Non-Hazardous Ingredients (Unlisted components are non-hazardous)	Proprietary	99.995%

SECTION 4. FIRST AID MEASURES

Description of first aid measures

Ingestion: Call physician or emergency number immediately. Have person sip a glass of water if able to swallow. Do not induce vomiting unless instructed by physician.

Inhalation: Not applicable.

Eye contact: Hold eye open and rinse slowly with water for 15 – 20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. If irritation develops, obtain medical assistance.

Skin contact: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15 - 20 minutes. If irritation develops, obtain medical assistance.

Most important symptoms and effects, both acute and delayed

Ingestion of excessive quantities may cause nausea, vomiting, loss of appetite, extreme thirst, lethargy, diarrhea, bleeding.

Advice to physician: If ingested, administer Vitamin K₁ intramuscularly or orally as indicated for bishydroxycoumarin overdoses. Repeat as necessary as based upon monitoring of prothrombin times.

Advice to Veterinarian: For animals ingesting bait and/or showing poisoning signs (bleeding or elevated prothrombin times), give Vitamin K₁. If needed, check prothrombin times every 3 days until values return to normal (up to 30 days). In severe cases, blood transfusions may be needed.

SECTION 5. FIRE-FIGHTING MEASURES

Extinguishing media

Suitable Extinguishing Media: water, foam or inert gas.

Unsuitable Extinguishing Media: None known.

Special hazards arising from the mixture: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include carbon monoxide and traces of bromine and hydrogen bromide.

Advice for firefighters: Wear protective clothing and self-contained breathing apparatus.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures: Collect spillage without creating dust.

Environmental precautions: Do not allow bait to enter drains or water courses. Where there is contamination of streams, rivers or lakes contact the appropriate environment agency.

Methods and materials for containment and cleaning up

For Containment: Sweep up spilled material immediately. Place in properly labeled container for disposal or re-use.

For Cleaning Up: Wash contaminated surfaces with detergent. Dispose of all wastes in accordance with all local, regional and national regulations.

Reference to other sections: Refer to Sections 7, 8 & 13 for further details of personal precautions, personal protective equipment and disposal considerations.

SECTION 7. HANDLING AND STORAGE

Precautions for safe handling: All handlers must wear long-sleeved shirt and long pants, shoes plus socks, and chemical resistant gloves when handling this product. Do not handle the product near food, animal foodstuffs or drinking water. Keep out of reach of children. Do not use near heat sources, open flame, or hot surfaces. As soon as possible, wash hands thoroughly after applying bait and before eating, drinking, chewing gum, using tobacco, or using the toilet.

Conditions for safe storage, including any incompatibilities: Store in cool, dry place away from other chemicals and food or feed. Store product not in use, in original container, in a secure location inaccessible to children and non-target animals.

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Established Limits

Component	OSHA	ACGIH	Other Limits
Bromadiolone	Not Established	Not Established	Not Established

Appropriate Engineering Controls: Not required

Occupational exposure limits: Not established

Personal Protective Equipment:

Respiratory protection: Not required

Eye protection: Not required

Skin protection: Not required

Hygiene recommendations: Wash thoroughly with soap and water after handling.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Appearance/Color:	Blue wax block
Odor:	Sweet grain-like
Odor Threshold:	No Data
pH:	No Data
Melting point:	No Data
Boiling point:	No Data
Flash point:	No Data
Evaporation rate:	No Data
Flammability:	No Data
Upper/lower flammability or explosive limits:	No Data
Vapor Pressure:	No Data
Vapor Density:	No Data
Relative Density:	1.13 g/mL @ 20°C
Solubility (water):	Negligible
Solubility (solvents):	No Data
Partition coefficient: n-octanol/water:	No Data
Auto-ignition temperature:	No Data
Decomposition temperature:	No Data
Viscosity:	No Data

SECTION 10. STABILITY AND REACTIVITY

Reactivity: Stable when stored in original container in a cool, dry location.

Chemical stability: Stable when stored in original container in a cool, dry location.

Possibility of hazardous reactions: Refer to Hazardous decomposition products

Conditions to avoid: Avoid extreme temperatures (below 0°C or above 40°C).

Incompatible materials: Avoid strongly alkaline materials.

Hazardous decomposition products: High temperature decomposition or burning in air can result in the formation of toxic gases, which may include carbon monoxide and traces of bromine and hydrogen bromide.

SECTION 11. TOXICOLOGICAL INFORMATION

Information on toxicological effects

Acute Toxicity

LD50, oral (ingestion): >5000 mg/kg (rats) (Bromadiolone Rat LD50 oral: 0.70 mg/kg bw).

LD50, dermal (skin contact): > 5001 mg/kg (rats) (Bromadiolone rabbit LD50 dermal: 1.71 mg/kg bw).

LC50, inhalation: Product is a wax block and therefore exposure by inhalation is not relevant.

Skin corrosion/irritation: Not irritating to skin.

Serious eye damage/Irritation: Not irritating to eyes.

Respiratory or skin sensitization: Dermal sensitization: Not a Sensitizer (Guinea pig maximization test).

Germ cell mutagenicity: Contains no components known to have a mutagenetic effect.

Carcinogenicity: Contains no components known to have a carcinogenetic effect.

Components	NTP	IARC	OSHA
Bromadiolone	Not listed	Not listed	Not listed

Reproductive Toxicity: No data

Aspiration Hazard: Not applicable. Product is a wax block.

Target Organ Effects: Reduced blood clotting ability.

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity Effects: This product is toxic to fish and wildlife. Keep out of lakes, streams or ponds.

Persistence and degradability: Product is inherently biodegradable.

Bioaccumulative potential: Not determined. Bromadiolone water solubility is extremely low (< 0.1mg/l).

Mobility in Soil: Not determined. Mobility of bromadiolone in soil is considered to be limited.

Other adverse effects: None.

SECTION 13. DISPOSAL CONSIDERATIONS

Do not reuse empty container. Dispose of unused or spoiled bait in accordance with local requirements. Follow provincial instructions for any required cleaning of the container prior to its disposal. Make the empty container unsuitable for further use. Dispose of the container in accordance with provincial requirements. For more information on the disposal of unused, unwanted product and cleanup of spills, contact the provincial regulatory agency or the Manufacturer. Dispose of dead rodents in garbage or by burying.

SECTION 14. TRANSPORT INFORMATION

UN number: Not regulated

UN proper shipping name: Not regulated

Transport hazard class(es): Not regulated

Packing group : Not regulated

Environmental Hazards

DOT Road/Rail: Not considered hazardous for transportation via road/rail.

DOT Maritime: Not considered hazardous for transportation by vessel.

DOT Air: Not considered hazardous for transportation by air.

Canadian Classification: Not considered hazardous

Freight Classification: LTL Class 60

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC code: Not applicable

Special precautions for user: None

SECTION 15. REGULATORY INFORMATION

Safety, health and environmental regulations/legislation specific for the substance or mixture:

Health Canada PMRA: This pesticide product is regulated by the Pesticide Management Regulatory Agency of Health Canada and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets (SDS), and for workplace labels of non-pesticide chemicals. The safety, health, environmental, and hazard information required on the pesticide label is listed below and reflected throughout this SDS. The pesticide label also includes other important information, including directions for use.

TSCA: All components are listed on the TSCA Inventory or are not subject to TSCA requirements

CERCLA/SARA 313: Not listed

CERCLA/SARA 302: Not listed

SECTION 16. OTHER INFORMATION

For additional information, please contact the manufacturer noted in Section 1.

NFPA	Health: 1 (caution)	Flammability: 1 (slight)	Reactivity: 0 (stable)	Specific Hazard: None
HMIS	Health: 2 (moderate)	Flammability: 1 (slight)	Reactivity: 0 (minimal)	Protective Equipment: B

Disclaimer: The information provided in this Safety Data Sheet has been obtained from sources believed to be reliable. Bell Laboratories, Inc. provides no warranties; either expressed or implied, and assumes no responsibility for the accuracy or completeness of the data contained herein. This information is offered for your consideration and investigation. The user is responsible to ensure that they have all current data, including the approved product label, relevant to their particular use.



The header features a stylized eagle logo above the word "plastdiversity". Below the logo is a horizontal navigation menu with links: HOME, PLASTDIVERSITY, PRODUCTS, NEWS, QUALITY, and CONTACTS. To the right of the menu is a small graphic of a flag with red, white, and blue horizontal stripes.

Home » Products » Products for Pest Control Professionals » **Bait sta**



NEPTUNO BAIT STATION

- ✓ Bait station for mice and rats.
- ✓ Made of high quality polypropylene.
- ✓ With key and double lock.
- ✓ Security system that prevents forced opening with hands.
- ✓ Each unit includes removable tray, wire to support bait and wall adapter.
- ✓ All interior fittings are removable and can be used with rodenticide, glue board, rat trap or drinking troug

235x185x90 mm - DIMENSIONS



APPENDIX F – TRANSPORT CANADA APPROVAL



TO BE PROVIDED UNDER SEPARATE COVER