

**REGULAR COUNCIL MEETING AGENDA**  
**Held on Wednesday, June 17, 2026, at 5:00 PM**  
**In-Person Town Hall Council Chambers 2<sup>nd</sup> Floor**

**Teleconference Toll Free Number – 1-833-311-4101**  
**Access Code: 2865 436 0287**

**Video Conference Link: [Click Here](#)**  
**Access Code: 2865 436 0287**

<b>1.</b>	<b>Call Meeting to Order</b>
<b>2.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>
<b>3.</b>	<b>Canadian National Anthem</b>
<b>4.</b>	<b>Land Acknowledgement Statement</b>
<b>5.</b>	<b>Public Question/Comment (Only Addressing Motion(s) or Reports on the Agenda)</b>
<b>6.</b>	<b>Disclosure Additional Items</b>
<b>7.</b>	<b>Presentations/Awards/Deputations</b>
	1. 2026 Senior of the Year Award – Mary Donevan
<b>8.</b>	<b>Delegations</b>
	1. Dave Schur – 279 North Street – Exemption from Water Works By-law No. 2008-020 – Request to Use Existing Water/Sewer Line
<b>9.</b>	<b>Mayor’s Declarations – None</b>
<b>10.</b>	<b>Unfinished Business</b>
	<b>Brenda Guy, Manager of Planning and Development</b>
	Council-PD-2026-07 – Gananoque Seniors Association and Legion Request for Parking Relief
	<b>Tanya Dallaire, Deputy Treasurer</b>
	Council-FIN-2026-20 – Municipal Accommodation Tax (MAT) Summary
<b>11.</b>	<b>Motion #26-111 – Approval of Minutes – Wednesday, June 3, 2026</b>
<b>12.</b>	<b>By-law(s)</b>
	1. By-law No. 2025-055 – 2026 Tax Rates and Ratios (3 <sup>rd</sup> Reading)

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town’s website.

<b>13.</b>	<b>Staff Reports</b>
	<b>John Morrison, Treasurer</b>
	Council-FIN-2026-21 – 2026 Quarter One (Q1) Community Grant Program
	Council-FIN-2026-22 – 2026 Quarter One (Q1) Financial Results and Forecast
	Council-FIN-2026-23 – Development Charge (DC) Reduction Program
	<b>David Armstrong, Manager of Public Works</b>
	Council-RDS-2026-13 – Award of Contract – Street Sweeper Replacement
	Council-RDS-2026-14 – Award of Contract – Sidewalk Multi-Function Tractor
	Council-RDS-2026-15 – Award of Contract – Arthur Street Reconstruction Phase II
	Council-UTIL-2026-08 – Groundwater Sampling and Monitoring – 251 Third Street (formerly 305 Third Street)
	Council-UTIL-2026-09 – Award of Contract – Elmwood Drive Watermain Replacement
	Council-UTIL-2026-10 – East End Pumping Station (EEPS) Projected Costs and Budget Deviation
<b>14.</b>	<b>Motions</b> (Council Direction to Staff) – None
<b>15.</b>	<b>Correspondence</b>
	1. Ministry of Municipal Housing and Affairs (MMAH) – <i>Protecting Ontario’s Streets and Communities Act</i> – Proposed Amendment
<b>16.</b>	<b>Notice Required Under the Notice By-law</b> – None
<b>17.</b>	<b>Committee Updates</b> (Council Reps)
<b>18.</b>	<b>Discussion of Additional Items</b>
<b>19.</b>	<b>Questions from the Media</b>
<b>20.</b>	<b>Closed Session</b> – None
<b>21.</b>	<b>Confirmation By-law</b>
	By-law No. 2026-056 – Confirm the proceedings of Council for the meeting held on Wednesday, June 17, 2026
<b>22.</b>	<b>Next Meeting:</b> Wednesday, July 15, 2026 @ 5:00 PM
<b>23.</b>	<b>Adjournment</b>

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# **The Corporation of the Town of Gananoque**

## **Land Acknowledgement Statement**

We begin this meeting of Council by acknowledging that we are on traditional territory of the Haudenosaunee (*Hoe-den-oh-show-nee*) and Anishinabe (*A-nish-in-'a-bay*) and First Peoples. We do so respecting both the land and the Indigenous People who continue to walk with us through this world.

We are grateful for the opportunity to gather here.

In recognition of the contributions and importance of all Indigenous Peoples, we strongly support Truth and Reconciliation Calls to Action in our nation and commit to support local endeavors where possible.

**Deputation Request to Appear Before Council**  
 (This form is mandatory before any request is considered)

(\*) Signifies required information.

**\*Name of person and/or associate or organization wishing to appear:**

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**\*Topic of discussion (please be specific, provide details, and attach any additional information).**

**NOTE:** All documents provided are open for public review to ensure transparency and openness of Council meetings. All information/documents are posted on the Town’s website in advance of the meeting. If requesting a closed (in-camera) audience with Council the subject matter must meet the requirements under the *Municipal Act*, Section 239.

Additional Information attached:	Yes	No
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**\*Purpose of Request: (Please mark at least one)**

	Information or Educational Purposes only	
	Requesting a Letter of Support	
	Requesting Funding – Amount of Request	\$
<input checked="" type="checkbox"/>	Other (provide details) Seeking Approval to Service Garage through existing services	



Dave Schur – 279 North Street

### **Request**

We are requesting approval to service the proposed garage through the existing water and sewer lines located in the crawlspace of the dwelling due to the cost and complexity of running the services to the front lot line and the additional annual cost of a water meter.

### **Background**

Development Permit DP2026-02 (Attached) was approved at the April 28, 2026, Planning Advisory Committee and Building Permit BP-2026-047 for a 28' X 32' detached garage in the rear of 279 North Street was issued May 28, 2026.

One condition remains before construction can begin:

- Servicing Plan shall be submitted indicating the proposed sanitary service and water supply for approval by the Town.

The attached Servicing Plan was supplied to the Public Works Department on May 6, 2026. After several follow-ups we received a reply from David Armstrong, Manager of Public Works on May 31<sup>st</sup> denying our request noted above to service the private, detached garage using the existing water and sewer services in the crawlspace of the dwelling.

The Public Works Department is telling us; that to install a small bathroom (toilet & sink only), we have to trench from the garage in the rear to the front lot line of the property and hook up to services there, plus install a separate water meter for the garage.

This is impractical for two reasons:

- 1) As our lot has shallow rock, we would need to jack hammer the rock and create 2 separate trenches for the water and sewer lines 100' +/- . According to Mr. Armstrong these lines need to be a minimum of 1.5 meters (5 feet) apart. Additionally, the distance between our dwelling and the dwelling at 277 North Street is only 2.17 meters (7 feet). Not only would trenching 100' be extremely expensive, it would risk damaging the foundations of our house and our neighbor's house.
- 2) Adding a separate water meter for a small bathroom in the garage would be cost prohibitive, adding an annual cost of at least \$1,200.

On June 4<sup>th</sup>, Mr. Armstrong conducted an in-person site visit at 279 North Street at which time he agreed that the cost to breakout the rock and the additional annual cost of the water meter was significant. He reviewed our plan to run the water and sewer lines the 30' feet into the crawlspace and attach them to the existing services.

On June 5<sup>th</sup>, Mr. Armstrong once again denied our request, in his opinion, it wasn't the preferred option.

We have reviewed the servicing plan with our plumber and believe that it represents the best option for a challenging layout. Servicing an ancillary building like a garage through existing services of a dwelling is allowed under the Ontario Building Code 7.1.2.4 (1)

#### **7.1.2.4. Separate Services**

- (1) Except as provided in Sentences (2) and (3), piping in any *building* connected to the public services shall be connected separately from piping of any other *building*, except that an ancillary *building* on the same property may be served by the same service. (See Note A-7.1.2.4.(1))
- (2) No *plumbing* serving a *dwelling unit* shall be installed in or under another unit of the *building* unless the piping is located in a tunnel, pipe corridor, common *basement* or parking garage, so that the piping is *accessible* for servicing and maintenance throughout its length without encroachment on any private living space, but this Sentence does not prevent *plumbing* serving a unit located above another unit from being installed in or under the lower unit.
- (3) *Water service pipes* or *building sewers* serving *buildings* located on the same property may connect into a *private water supply* or a *private sewer* conforming to Article 7.1.2.5.

While onsite Mr. Armstrong noted concerns about getting the lines below the frost line. As this is not uncommon when dealing with shallow rock, we have arranged to have the appropriate heating cable and insulation installed to ensure the water line is protected from freezing.

Staff have also expressed concerns about this garage becoming an Additional Residential Unit (ARU) in the future and are trying to hold us to an ARU servicing standard.

This is clearly addressed in our Development Permit as it states that:

- Approval is for an accessory garage only. Any consideration for an Additional Residential Unit will require a subsequent Development Permit and separate municipal services.

By-Law 2008-20 : Regulates Water Works, Section 15.8 states that “at the discretion of the Operating Authority” who as stated in the By-law is Council. We are requesting Council’s approval today to service the proposed garage through the existing water and sewer lines located in the crawlspace of the dwelling.

To further explain why we feel this request should be approved Section 15.8 (given below) gives an exception for private garages attached to any residence. Since this section references “every separate building” we believe the intent is to permit accessory structures such as a garage to be serviced through existing services of a dwelling.

Conventionally attached garages, with a shared common wall, doesn’t meet the definition of a separate building and therefore this clause would not be required in the By-Law.

15.8. At the discretion of the Operating Authority, every separate building supplied with water, **with the exception of private garages attached to any residence**, shall be furnished with a separate service and water meter/remote, and in the case of duplex houses and other buildings with more than a single family unit there shall be a separate “Water (Lateral) Service” and water meter/remote for each single family unit, except for larger buildings, where one “Water (Lateral) Service” may be permitted and equipped with bulk water meter/remotes and in which case all Operating and Capital Water and Wastewater Rate Charges shall be applied on a per-unit basis.

Amy & Dave Schur  
279 North Street  
Gananoque ON  
K7G 1L9  
[schurhouse@hotmail.com](mailto:schurhouse@hotmail.com)

File No. **DP2026-02**

OWNERS: **Amy & Dave Schur**

The property municipally and legally described as

**279 NORTH STREET  
PLAN 86 LOT 381 GAN RIVER ES  
TOWN OF GANANOQUE**

applied to the Town of Gananoque for an application for a Development Permit to  
**SEEK RELIEF OF THE REAR YARD SETBACK AND LOT COVERAGE  
TO CONSTRUCT A GARAGE**

Please be advised that your application for a Development Permit as noted above has been reviewed and approved by the Planning Advisory Committee for the construction of a new single storey two car garage (83.24m<sup>2</sup>) with studio, workshop and washroom with relief from North Alley from 6m to 2.29m and relief for the increase of lot coverage from 10% to 12.4% provided the following conditions are met:

- Grading and Drainage Plan prepared by an Engineer to be submitted for review and approval by the Town
- Servicing Plan shall be submitted indicating the proposed sanitary service and water supply for approval by the Town
- Clearance approvals be obtained from Eastern Ontario Power for the hydro lines
- Approval is for an accessory garage only. Any consideration of an Additional Residential Unit will require a subsequent Development Permit and separate municipal services.
- All costs associated with fulfilling the conditions of this decision are borne by the Owner, and
- The Owner fulfill all conditions within one year of this approval or the application will lapse.

Development Permit

UPON ALL CONDITIONS BEING MET, A DEVELOPMENT PERMIT WILL BE ISSUED. A DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT.

Appeals

The applicant may appeal this decision to the Ontario Land Tribunal (OLT), instructions and a copy of the appeal form are available for download from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Notice of this Decision was given on  
**May 5, 2026**

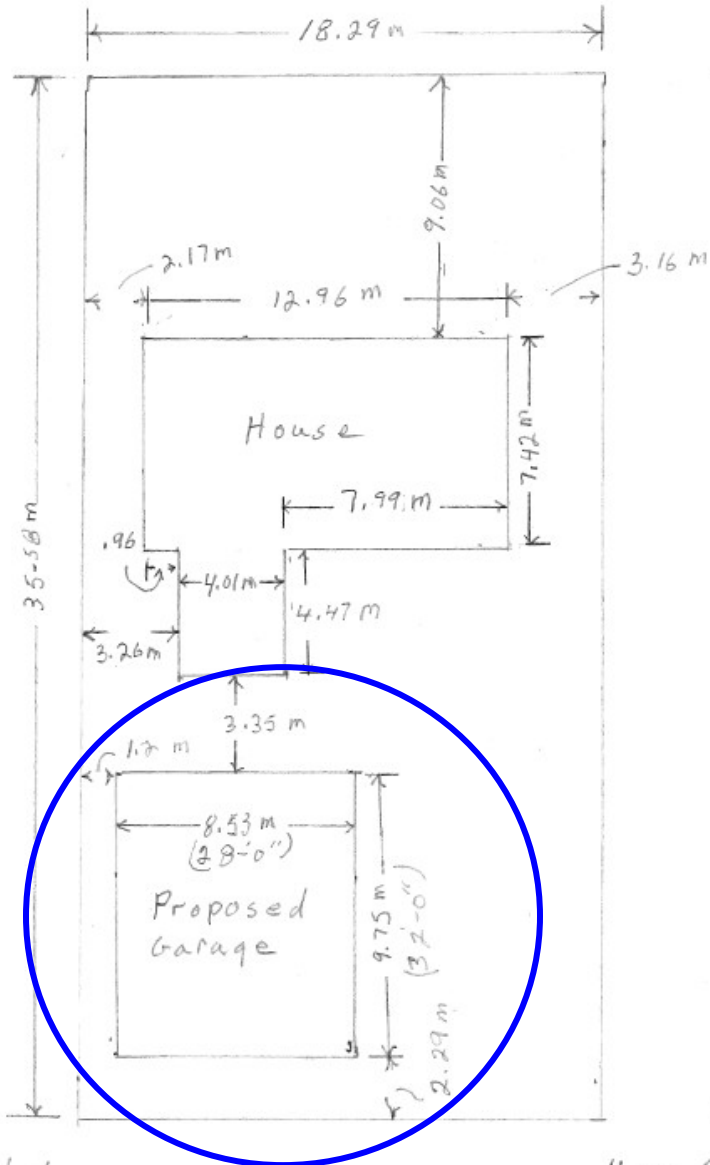
Appeal periods ends **May 26, 2026**



Brenda Guy  
Manager of Planning and Development  
613-382-2149 ext.1126 or [bguy@gananoque.ca](mailto:bguy@gananoque.ca)

# SITE PLAN

North Street



Scale  $\frac{1}{16}'' = 1'-0''$

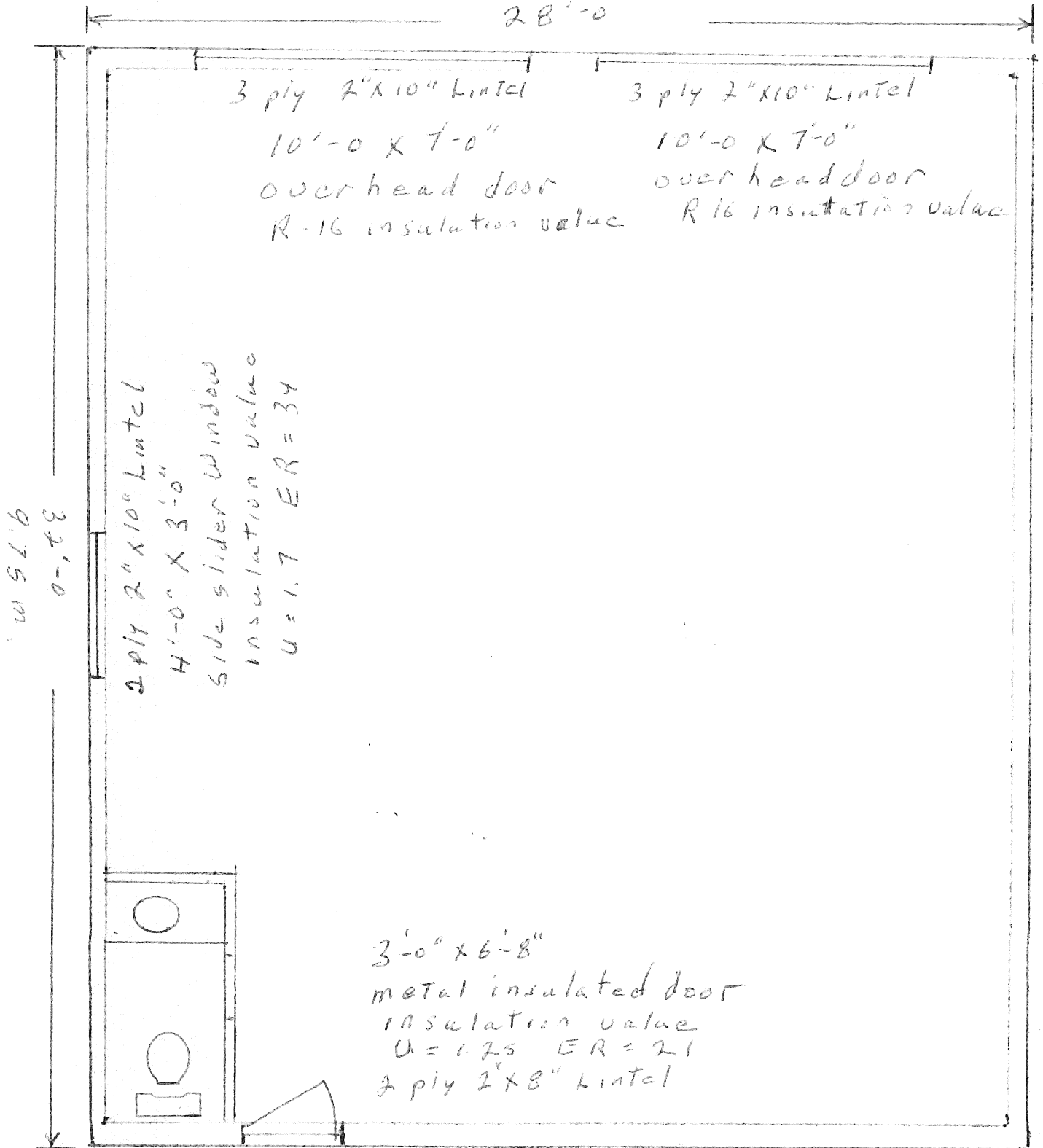
North Alley

New Garage  
Dave & Amy Schar  
279 North Street  
Lot Plan

# North Alley

8.58 m

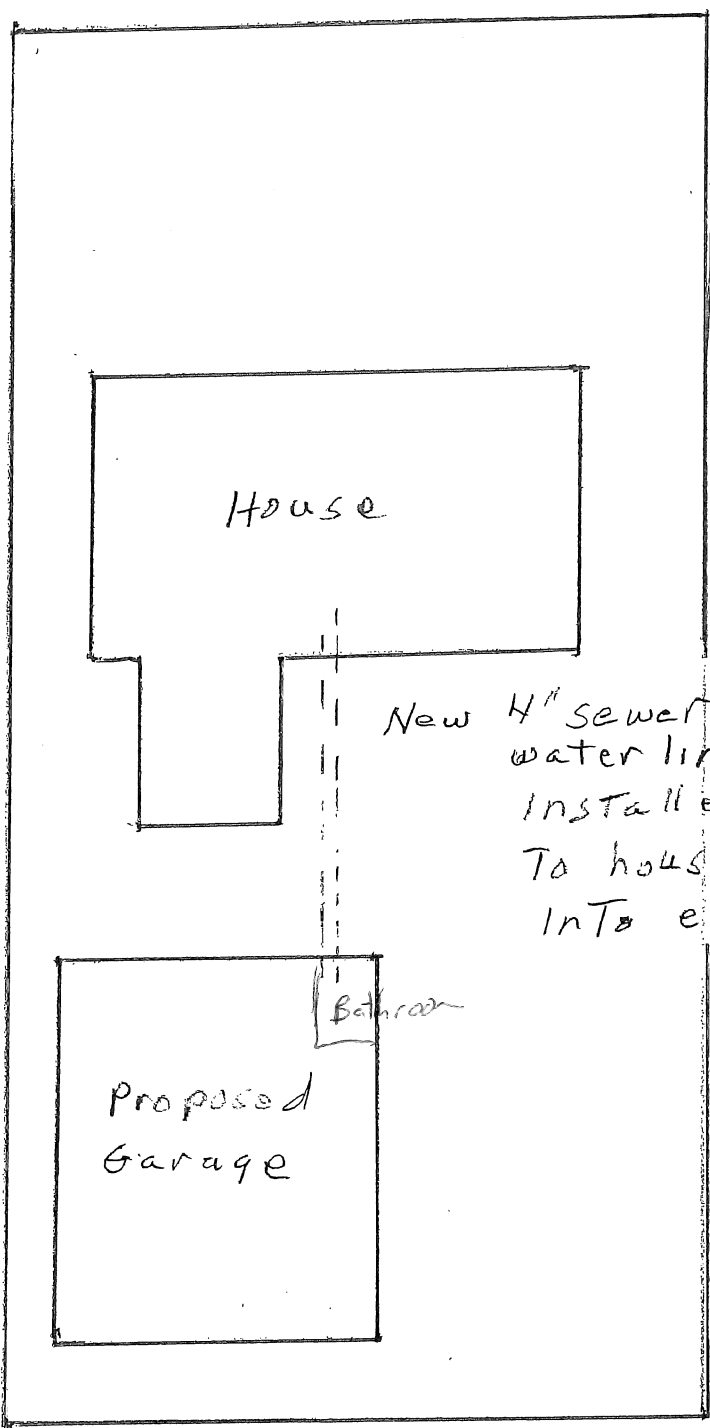
28'-0"



New Garage  
Dave & Amy Schur  
279 North Street  
Floor Plan

North Street

Our  
option

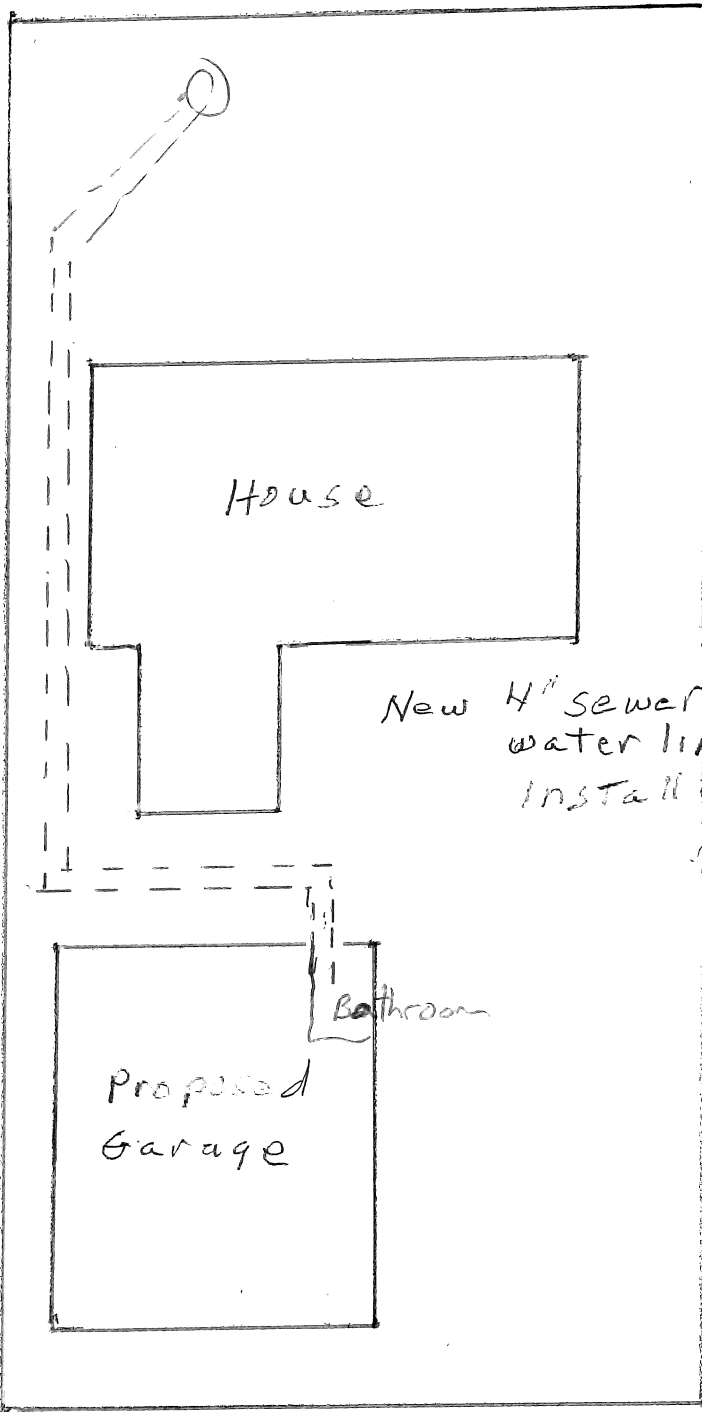


New 4" sewer line and  
water line To be  
installed underground  
To house and tied  
into existing line

North Alley

New Garage  
Dave & Amy Schur  
279 North Street  
Sewer & water

North Street



Town's Option

New 4" sewer line and water line to be installed underground

Bathroom

Proposed Garage

House

North Alley

New Garage  
Dave & Amy Schur  
279 North Street  
Sewer & Water

**Report Council – PD-2026-07**

**Date:** June 17, 2026

**IN CAMERA**

**Subject:** Gananoque Seniors' Association and Royal Canadian Legion Request –  
Parking Relief

**Author:** Brenda Guy, Manager of Planning and Development  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE UPHOLDS THE PROVISIONS OF THE TRAFFIC AND PARKING BY-LAW NO. 2015-070, AS PRESENTED IN REPORT COUNCIL -PD-2026-07.

**STRATEGIC PLAN COMMENTS:**

Sector #6: Governance – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

**BACKGROUND:**

Council received a Delegation at the May 20, 2026 Council meeting from the Gananoque Seniors Association and the Royal Canadian Legion Branch 92. The request is for free parking in the Pine Street parking lot one day a week continuously.

As understood by Staff, the Legion is host to the Gananoque Seniors Association on Wednesdays through-out the year for a drop-in centre.

**Motion #26-089 – Request for Free Parking in Pine Street Parking Lot – One Day Per Week (Wednesday)**

**Moved by:** Deputy Mayor Leakey

**Seconded by:** Councillor Osmond

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO BRING BACK A COUNCIL REPORT REGARDING THE FEASIBILITY OF ALLOWING FREE PARKING IN THE PINE STREET PARKING LOT, ON WEDNESDAYS, TO ALLOW SENIORS TO ATTEND THE SENIORS DROP-IN CENTRE PROGRAM, AS REQUESTED BY THE GANANOQUE SENIORS ASSOCIATION AND ROYAL CANADIAN LEGION BRANCH 92.

**CARRIED – UNANIMOUS**

## **INFORMATION/DISCUSSION:**

It is understood that the Gananoque Seniors' Association has been very successful since its' formation with current membership numbers of 260 people. Associations, clubs, service clubs and volunteers are a huge part of the community of varying demographics and varying affordability. The partnership and utilization of the Legion property is beneficial for all parties involved providing parking, accessibility options for attendees and space for the activities being provided.

As conveyed, the Seniors' Association are utilizing the top floor of the Legion facility on Mondays, Wednesdays and Fridays from 12:30-4:00pm since May 1, 2026. It was conveyed that they hope to expand to Tuesdays and Thursdays. Drop-ins on Wednesdays currently host approximately 20 people. The Association anticipates high numbers in the fall and winter based on a survey in April where 97% indicated they would attend the drop-ins on a regular basis. It is unclear whether the 97% was specific to Wednesdays or drop-ins overall. The other drop-ins days include activities such as knitting/crocheting, trivia and social times (June schedule).

Based on the Association's April 22, 2026, Facebook post, the promotion of free drop-in activities at the new location, together with the apparent availability of ample parking, may have generated expectations regarding site accessibility and parking availability that were not consistent with existing conditions.

The Legion hosts a variety of activities such as but not limited to cribbage, trivia, bridge and bingo on weekdays along with the Legion lounge which is open daily. Their euchre events are year around on Wednesdays at 1:00pm with an average of 40 people. Logistically the legion parking lot has 24 parking spaces (1 accessible) and the parking lot is fully utilized on euchre days until 4:00pm. (As an aside, the Legion parking lot within the downtown core is very beneficial particularly given businesses within the Commercial Traditional designation are not required to provide on-site parking.)

It is important to recognize that free parking requests are received from a variety of groups and associations, including off-season drop-in visitors to the Boat Museum café, fundraising initiatives, volunteer and participants in other community events. In light of this, the current request presents a challenge, as all groups and associations play an important role within the community no matter how large or small. From Staff's perspective, the objective is to ensure that any requests or relief being considered are addressed in a manner that is fair, consistent, and transparent—not only for one group or one portion of the population, but for all groups within the community.

Given the request and motion of Council, Staff are providing the following information based on what is in place:

- The Town requires paid parking at the 79 Pine Street lot in addition to King Street East, in the area of 55 King Street East by pay and display machines or meters along with opportunity via Honk Mobile.
- As per the Fees and Rates By-law Parking fees are \$0.25/10 min or \$1.50/hr.

- Pine Street (Stone Street to Charles Street) provides 2 hour parking, Monday to Friday 7am to 5pm. This is similar to Garden Street – the two streets parallel to King Street – offering free parking with a time limit which supports both short-term and long-term parking needs.
- Stone Street provides for paid parking north of Pine Street, free parking south of Pine Street (west side). The free parking south of Pine Street supports 24 hour on-street parking.
- The Town (with the BIA) provides for free parking in the downtown core for the months December, January and February to all our residents and visitors.

The following provides information on why paid parking is in place:

- Particularly, during the tourism season, parking and the management of the public spaces are in place to improve vehicle turnover and traffic flow, helping maintain access to the small businesses and services that support the community in all seasons.
- The result of management ensures there are open spots for visitors, shoppers supporting these small businesses.
- Paid parking is not about making things harder but about everyone be able to access the downtown or other parts of Town.
- Providing free parking may be about affordability for some, but not for all in all demographics.
- Exempting one group – Gananoque Seniors' Association - leads to requests from other organizations, making it difficult to enforce restrictions fairly across the Town.

Financially, municipalities use parking revenue to fund what would otherwise be an increase in taxes to the annual budget. Staff have noted that, as a general rule of thumb, parking revenue offsets the full contractual costs incurred for Animal Control, Parking, and By-law Enforcement services. This provides the Town with access to a number of By-law Officers in any of the areas and providing after hours pager services. Additionally, it can be equated to local infrastructure, road maintenance and managing of public green spaces. Parking revenue offsets municipal expenditures to the taxpayer.

The current By-law Enforcement budget provides for parking enforcement primarily for the months of March to November. The hours allocated are generally between 25-50 hours a week. Peak hours are utilized specifically during the summer months and events, not to ticket but to manage the flow of traffic. The current contract generally provides for one officer undertaking parking at one given time, who is covering the entire Town for 3-7 hours a day from the waterfront, downtown, higher traffic streets, marina, arena and complaints received.

Below is a synopsis of one day as reported by a By-law Officer:

- A By-law Officer was documenting – not ticketing - vehicles on Pine Street. An unhappy individual was taking photos of the Officer reporting that they were "*taking pictures and bringing the matter to council*" after being asked if she could help them. The Officer requested the individual stop taking photos of her. The individual wanted the Officer to go into the Legion and speak to the people in the Legion. The Officer advised it would not be appropriate for her to do so.

- Subsequently, the Officer was stopped by a resident of Pine Street if she was patrolling Pine Street. The resident thanked her and allegedly indicated that they have had difficulty with aggressive people and parking on Pine Street including blocking of driveways (citing they are Legion visitors).

Staff are not bringing the above noted scenarios to indicate one is right or wrong but to illustrate to Council that while providing or granting something it can impact another, if not managed.

Specific to the 79 Pine Street lot request, 2025 saw 355 transactions through the pay and display machine (\$896.80) and 40 transactions (\$177.00) through the Honk Mobile app for a total of 395 transactions. Based on data that we obtained, the parking lot is likely underutilized in comparison and there is merit as to the efficient use of the property on a broader discussion.

Staff do not recommend amending the By-law, as the current By-law ensures a fair and consistent approach for all community groups and users, regardless of age or financial means. Providing access or subsidizing one group over another is not recommended.

If Council wishes to amend the By-law to allow parking and use of the Pine Street parking lot, Staff recommend that access be available to the general public and not limited to the Gananoque Seniors' Association. Staff also do not support giving preference to one group for one location over another location, as this could additionally be seen as unfair to other community organizations and users.

Further to the above, Staff do not recommend passes or placards on dashboards as it is not regulated and becomes challenging administratively. Historically, passes have been utilized in limited circumstances, such as emergency road reconstruction projects affecting specific neighbourhoods, where access was monitored by home address or vehicle identification. Passes have also been issued for a special event, such as a fishing derby, where event organizers have prepaid for participant parking. At the Marina, parking permits are linked to vehicle licence plates associated with boat slip agreements.

**APPLICABLE POLICY/LEGISLATION:**

Traffic and Parking By-law No. 2015-070

**FINANCIAL CONSIDERATIONS:**

n/a

**CONSULTATIONS:**

Gananoque Seniors' Association  
Royal Canadian Legion Branch 92

**ATTACHMENTS:**

n/a

<b>APPROVAL</b>	<hr/> <b>Brenda Guy, Manager of Planning and Development</b>
	<hr/> <b>John Morrison, Treasurer</b> Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the Municipal Act and regulations.
	<hr/> <b>Melanie Kirkby, CAO</b>

**Report Council – FIN-2026-20**

**Date:** June 17, 2026  **IN CAMERA**  
**Subject:** Municipal Accommodations Tax (MAT) Summary  
**Author:** Tanya Dallaire, Deputy Treasurer  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION, THE SUMMARY OF MUNICIPAL ACCOMMODATION TAX (MAT) REVENUE, AS PRESENTED IN REPORT COUNCIL FIN-2026-20.

**STRATEGIC PLAN COMMENTS:**

Sector 3 – Financial Sustainability – Strategic Initiative #1 – Ensure that Gananoque is and remains an affordable place to do business and raise a family.

**BACKGROUND:**

The intent of this report is to provide Council with a summary of Municipal Accommodation Tax (MAT) revenue from the program's inception October 31, 2019 through to December 31, 2025.

Municipal Accommodation Tax (MAT) is a tax charged on the purchase of short-term accommodations, such as hotel rooms, motels, inns, bed-and-breakfasts, and some vacation rentals. The tax is collected from visitors and remitted to the municipality. The tax is applied to accommodation charge before HST. Accommodation providers collect the tax from guests and remit it to the municipality on a quarterly basis. The tax is paid primarily by visitors rather than local residents. The current rate for MAT for the Town of Gananoque is 4%.

**INFORMATION/DISCUSSION:**

Since its inception, the Municipal Accommodation Tax (MAT) has raised \$2,005,861 for the Town of Gananoque.

The following is a summary MAT revenue earned by year and by quarter:

Year	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec	Total
2019	-	-	-	324	324
2020	18,550	7,987	107,829	19,796	154,161
2021	9,095	17,764	179,704	50,331	256,895
2022	16,784	84,274	210,468	69,254	380,780
2023	21,511	84,404	232,165	57,020	395,100
2024	22,305	102,861	193,380	51,708	370,254
2025	25,923	96,456	265,734	60,235	448,348
Total	114,167	393,746	1,189,280	308,668	2,005,861

MAT collected and remitted was adversely impacted by the COVID-19 pandemic but has continued to recover in the four most recent years, 2022 to 2025.

On quarterly MAT returns, accommodation providers are required to report total accommodations revenue and the number of room-nights that correspond to the MAT collected and remitted.

Across all accommodation providers, it is estimated that the Town of Gananoque has 650 rooms available.

Based on the room-night information collected through quarterly MAT returns, the following is the estimated combined % occupancy by year and by quarter:

Year	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec	Total
2019				0%	0%
2020	5%	1%	29%	5%	10%
2021	3%	6%	52%	16%	19%
2022	7%	39%	54%	23%	31%
2023	4%	27%	52%	20%	26%
2024	7%	24%	39%	15%	22%
2025	11%	32%	66%	21%	33%

Some accommodation providers choose to open seasonally from approximately May to October. When closed, accommodation providers are required to file “nil” MAT returns.

**APPLICABLE POLICY/LEGISLATION:**

Town of Gananoque By-law No. 2019-058

**FINANCIAL CONSIDERATIONS:**

To keep municipal accommodation tax rate status-quo at 4% or consider an increase or decrease to meet the needs of accommodation providers and the Town.

**CONSULTATIONS:**

None

**ATTACHMENTS:**

None

<b>APPROVAL</b>	<p>_____</p> <p>Tanya Dallaire, Deputy Treasurer</p> <p>_____</p> <p>John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions follow Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____</p> <p>Melanie Kirkby, CAO</p>
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**AND WHEREAS** THE ASSET MANAGEMENT PLAN IS AN ESSENTIAL ASPECT OF THE MUNICIPAL OPERATIONS AND LONG-TERM PLANNING AFFECTING YEARLY BUDGETS AND DAILY TASKS;

**AND WHEREAS** THESE INTERNAL PROCESSES CONTINUE TO BE DEFINED TO SUPPORT TIMELY DECISION MAKING AND EFFICIENT SERVICE DELIVERY TO THE COMMUNITY.

**NOW THEREFORE**, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO BRING BACK A STATUS REPORT IDENTIFYING BY DESCRIBING AND COSTING THE INTERNAL PROCESSES AND SYSTEMS CURRENTLY UTILIZED BY ALL DEPARTMENTS AND THOSE ENVISIONED IN MODERNIZING THE EFFICIENCY OF THE CORPORATION'S SERVICE DELIVERY PROGRAM.

**CARRIED – UNANIMOUS**

**2. Direction to Staff – Council Leadership Review Survey – Councillor Osmond**

**\*\*Mayor Beddows vacated the chair in order to speak to the proposed recommendation.**

**\*\*Deputy Mayor Leaky took the chair.**

**\*\*At this point, Mayor Beddows requested a recorded vote on the recommendation being considered.**

**Motion #26-108 – Direction to Staff – Council Leadership Review Survey**

**Moved By:** Councillor Osmond **Seconded By:** Councillor Harper

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECT STAFF TO PREPARE, DEVELOP AND EXECUTE A 360 COUNCIL LEADERSHIP REVIEW SURVEY FOR STAFF TO COMPLETE EVERY 2 YEARS, STARTING JULY 2026, THAT WILL PROVIDE ALL STAFF AN ANONYMOUS TOOL TO PROVIDE THEIR FEEDBACK ON INDIVIDUAL COUNCIL MEMBERS LEADERSHIP SKILLS AND HOW THEY HAVE PERFORMED TO DATE USING A SCORE AND COMMENTS.

THE SURVEY QUESTIONS SHOULD REFLECT SECTIONS 224 AND 225 OF THE MUNICIPAL ACT, 2001, AND INCLUDE CORE LEADERSHIP COMPETENCIES LIKE RESPECT, COLLABORATION, INTEGRITY, COMMUNICATION, PEOPLE CENTERED AND INNOVATION.

AND FURTHER DIRECT STAFF THAT THE RESULTS OF THE ANONYMOUS STAFF SURVEY WILL BE RELEASED AS A REPORT, ENTERED AS CORRESPONDENCE AT THE MID-POINT OF EACH TERM AND SUMMER OF THE FINAL TERM OF COUNCIL AND SHARED PUBLICLY.

<b>RECORDED VOTE:</b>	<b>Aye</b>	<b>Nay</b>
Brown, Colin		X
Harper, Matt	X	
Kirkby, Patrick	X	
Koiner, Anne-Marie		X
Leakey, Vicki		X
Osmond, David	X	
Beddows, John		X
<b>TOTALS</b>	<b>3</b>	<b>4</b>

**DEFEATED – 3 Ayes, 4 Nays**



	<p><b>NOW THEREFORE</b>, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECT STAFF TO SEEK A LEGAL OPINION ON HOW TO BEST ADDRESS A RECENT FACEBOOK POST FROM THE MAYOR REGARDING A COMPLAINT TO THE OMBUDSMAN REFERENCING THE CONDUCT OF CLERK AND COUNCIL, WHICH MAY BE CONSIDERED WORKPLACE HARASSMENT UNDER THE TOWN'S HUMAN RESOURCE POLICY AND CODE OF CONDUCT POLICY,</p> <p>AND FURTHER IDENTIFY MEASURES RECOMMENDED FOR COUNCIL TO WORK TOWARDS PROVIDING A WORKPLACE FREE OF HARASSMENT, AS REQUIRED BY THE TOWN'S HUMAN RESOURCES POLICY</p> <p style="text-align: right;"><b>CARRIED – 5 Ayes, 1 Nay, 1 Abstain</b></p>		
<b>17.</b>	<b>Correspondence</b>		
	1. Ontario Provincial Conservation Agency – Regional Conservation Authorities Update		
<b>18.</b>	<b>Notice Required Under the Notice By-law – None</b>		
<b>19.</b>	<b>Committee Updates (Council Reps)</b>		
	<ul style="list-style-type: none"> <li>Members of Council provided their updates.</li> </ul>		
<b>20.</b>	<b>Discussion of Additional Items</b>		
	1. <b>Benefits Incentive for Council Members – Councillor Osmond</b>		
	<p><b>Motion #26-110 – Benefits Incentive for Council Members</b>  <b>Moved By:</b> Councillor Harper <b>Seconded By:</b> Councillor Brown  BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE DIRECTS STAFF TO BRING BACK A REPORT ON THE COST OF BENEFITS TO COUNCIL – OMERS, MEDICAL, DENTAL, ETC., INCLUDING REGIONAL MUNICIPAL GOVERNMENTS THAT DO SO, AND WHAT THEIR PACKAGES LOOK LIKE.</p> <p style="text-align: right;"><b>CARRIED – UNANIMOUS</b></p>		
<b>21.</b>	<b>Questions from the Media – None</b>		
<b>22.</b>	<b>Confirmation By-law</b>		
	<p><b>By-law No. 2026-049 – Confirming By-law – June 3, 2026</b>  <b>Moved By:</b> Councillor Koiner <b>Seconded By:</b> Councillor Harper  BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-049, BEING A BY-LAW TO CONFIRM THE PROCEEDINGS OF COUNCIL AT ITS REGULAR MEETING HELD ON WEDNESDAY, JUNE 3<sup>RD</sup>, 2026, BE READ THREE TIMES AND FINALLY PASSED THIS 3<sup>RD</sup> DAY OF JUNE 2026.</p> <p style="text-align: right;"><b>CARRIED – UNANIMOUS</b></p>		
<b>23.</b>	<p><b>Next Meeting(s):</b></p> <ol style="list-style-type: none"> <li>Special Council – Wednesday, June 10, 2026 at 4:00 PM – Strategic Plan Milestones Review</li> <li>Regular Council – Wednesday, June 17, 2026 at 5:00 PM</li> </ol>		
<b>24.</b>	<b>Adjournment</b>		
	<p><b>Moved By:</b> Mayor Beddows  Be it resolved that the Council of the Town of Gananoque hereby adjourns the Wednesday, June 3<sup>rd</sup>, 2026, regular meeting of Council at 8:28 PM.</p> <p style="text-align: right;"><b>CARRIED – UNANIMOUS</b></p>		
<hr/> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">John S. Beddows, Mayor</td> <td style="width: 50%; border: none;">Lynsey Zufelt, Deputy Clerk</td> </tr> </table>		John S. Beddows, Mayor	Lynsey Zufelt, Deputy Clerk
John S. Beddows, Mayor	Lynsey Zufelt, Deputy Clerk		

THE CORPORATION OF THE TOWN OF GANANOQUE

BY-LAW NO. 2026-055

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**BEING A BY-LAW TO SET THE:**

- 1) **2026 TAX RATES; AND;**
  - 2) **2026 TAX RATIOS**
- 

**WHEREAS** the Council of The Town of Gananoque has prepared a budget including estimates of all sums it requires during the year 2026 for the purposes of the Town pursuant to Section 290 of the *Municipal Act*, 2001, S.O. 2001, c. 25 as amended;

**AND WHEREAS** the Town of Gananoque 2026 Capital and Operating Budgets requirements were adopted by By-law No. 2026-055 providing that the following amounts be raised through taxation:

General Municipal Levy	\$8,978,264
Police Services Levy	<u>\$3,564,245</u>
Total Municipal Levy	\$12,542,509

**AND WHEREAS** the 2026 Returned Assessment Roll for The Town of Gananoque, for taxation in 2026, the amount of taxable assessment thereon is \$619,883,600;

**AND WHEREAS** it is necessary for the Council of The Town of Gananoque, pursuant to the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, Section 308 (4), and Regulations thereto, to establish the tax ratios for The Town of Gananoque;

**AND WHEREAS** the tax ratios determine the relative amount of taxation to be borne by each Property Class;

**AND WHEREAS** the Property Classes have been prescribed by the Minister of Finance under the *Assessment Act* R.S.O. 1990, as amended, Section 7, and Regulations related thereto;

**AND WHEREAS** pursuant to Section 313 (1) of the *Municipal Act*, 2001, S.O. 2001, c. 25, as amended, the Council of The Town of Gananoque may establish tax reductions for prescribed property subclasses for The Town of Gananoque;

**AND WHEREAS** in accordance with Section 329.1 of the *Municipal Act*, 2001, S.O. 2001, c. 25 as amended, Council has certain options with respect to the calculations of the amount of taxes for municipal and school purposes payable in respect of property in the Commercial, Industrial, or Multi-Residential Property Tax Classes for 2023 or a subsequent taxation year;

**AND WHEREAS** Section 8.0.2 (1) of O.Reg 73/03, as amended by Ontario Regulation 102/16, allows a municipality to exit certain classes from the tax capping program if no capped properties in the class are beyond 50% of Current Value Assessment (CVA) level taxes;

**AND WHEREAS** the Council has reviewed the provision of the *Municipal Act* and hereby deems it necessary and appropriate to adopt optional tools for the purpose of administering limits for the Commercial, Industrial and Multi-Residential Property Tax Classes;

**AND WHEREAS** it is necessary for the Council of The Town of Gananoque pursuant to the *Municipal Act*, as amended, Section 312 and Regulations related thereto, to establish the Tax Rates for Town of Gananoque;

**AND WHEREAS** Sections 307 and 208 of the said Act require tax rates to be established in the same proportion to tax ratio;

**AND WHEREAS** the Council of the Town of Gananoque reviewed Report Council-FIN-2026-19, and concurs with the staff recommendation;

**AND WHEREAS** the Council of The Corporation of the Town of Gananoque deems it appropriate to pass such a By-law to approve the 2026 Tax Rates and Ratios.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque hereby enact as follows:

That the sum of \$8,978,264 shall be raised, for general municipal purposes, in the year 2026 by taxation on the whole of taxable assessment by means of a tax rate imposed on the respective assessments in accordance with the statutes in that behalf, and as set forth in Schedule 'A', which is attached hereto and is declared to be included and form part of this By-law.

1. That the sum of \$3,564,245 shall be raised, for general Police Services purposes, including emergency services building costs, in the year 2026 by taxation on the whole of taxable assessment by means of a tax rate imposed on the respective assessments in accordance with the statutes in that behalf, and as set forth in Schedule 'A' which is attached hereto and declared to be included and form part of this By-law.
2. Further that the Police Services levy be indicated on the 2026 final tax bill separate from the general municipal levy.
3. That the 2026 tax ratios for property in the following property classes are hereby established as follows:
  - A) The residential property class is 1.0000;
  - B) The multi-residential property class is 1.8475;
  - C) The new multi-residential property class is 1.1000;
  - D) The commercial property class, including the shopping centre property class and applicable new construction commercial classes, is 1.8475;
  - E) The industrial property class is 1.8940;
  - F) The pipeline property class is 1.5789;
  - G) The farmland property class is 0.2500; and
  - H) The managed forest property class is 0.2500.
4. That for the purposes of this By-law, the Commercial Property Class includes all Commercial and Shopping Centre Property Tax Classes as prescribed by Ontario Regulation 282/98, as amended.
5. That the tax rate reductions for prescribed subclasses shall be as follows:
  - A) The commercial excess land subclass and commercial vacant land subclass shall be reduced by 30%, resulting in an effective tax ratio of 1.2933; and
  - B) The industrial excess land subclass and industrial vacant land subclass shall be reduced by 35%, resulting in an effective tax ratio of 1.2311.
6. That for greater certainty, the tax ratios and subclass reductions established by this By-law shall apply to the property classes and subclasses as returned on the 2026 assessment roll.
7. That the Town of Gananoque has completed four (4) year phase out of the Tax Capping Program, which commenced in 2017 for the Commercial Class and that the Industrial and Multi-Residential Classes continue to be excluded from the capping program.

8. A minimum Current Value Assessment (CVA) tax of 100% of Current Value Assessment for, newly constructed properties, and new-to-the-class property is hereby created.
9. The Town of Gananoque, calculate, bill and collect the education levy using education tax rates as set by the Province of Ontario.
10. The said taxes imposed by the By-law together with any Local Improvement amounts and special charges and rents and rates payable, and reduced by the amount of the interim levy of taxes authorized by By-law No. 2026-012 of the Town of Gananoque passed on the 4<sup>th</sup> February day of 2026, shall be payable in two (2) installments as follows:

**August 31, 2026**

**October 30, 2026.**

11. In the event of non-payment of these installments of taxes by the due dates, a penalty of 1.25% shall be added on the first day of each calendar month thereafter in which default continues but not after the 31<sup>st</sup> day of December, 2026.
12. All taxes unpaid and overdue as of December 31, 2026, shall be entered into the tax arrears ledger and the Treasurer shall add to the amount of all such unpaid taxes, interest at the rate of 1.25% on the first day of each calendar month thereafter in which default continues.
13. The Tax Administrator shall not accept payment for the current year taxes until all arrears, including penalty and interest, of former years applicable to such property have been paid in full.
14. A statement of the time and manner of payment and different rates imposed shall be printed on or be forwarded with the tax bills.
15. The Tax Administrator, not later than twenty-one (21) days prior to the date that the first installment is due, shall mail the tax notice or cause it to be mailed to the last known address or the residence, or the place of business, for all persons in respect to which taxes are payable.
16. That the following payment alternatives be provided to the property owners of The Town of Gananoque:
  - A) Preauthorized Payment Plans;
  - B) Telephone Payments through most financial institutions;
  - C) On-line internet banking Payments;
  - D) ATM Payments at most financial institutions in Canada;
  - E) Debit Card payments;
  - F) Cheque payments at the Municipal Office
  - G) By drop box at the Municipal Office, located at 30 King Street East, Gananoque, Ontario.
17. Except as provided in the By-law, all rates imposed for the year 2026 are deemed to have been imposed and to be due on and from the 1<sup>st</sup> day of January, 2026.
18. If any Section or portion of this By-law or of Schedule 'A' is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of the Town of Gananoque that all remaining sections and portions of the By-law and Schedule 'A' continue in force and effect.
19. That the effective date of this By-law shall be the date of final passage thereof.

Read a first and second time this 3<sup>rd</sup> day of June, 2026.

\_\_\_\_\_  
John Beddows, Mayor

\_\_\_\_\_  
Penny Kelly, Clerk

(Seal)

Read a third time and finally passed this 17<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
John Beddows, Mayor

\_\_\_\_\_  
Penny Kelly, Clerk

(Seal)

**By-law No. 2026-055  
2026 Tax Rates and Ratios  
Schedule 'A'**

<b>General Purpose Levy</b>				<b>Municipal</b>	<b>Police Service</b>	<b>Total Municipal</b>	<b>Education</b>	<b>Total</b>
<b>Property Class</b>	<b>RTC/RTQ</b>	<b>Tax Ratio</b>	<b>% of Full Rate</b>	<b>Tax Rate</b>	<b>Tax Rate</b>	<b>Tax Rate</b>	<b>Tax</b>	<b>Tax Rate</b>
Residential	RT	1.0000	100%	0.01262273	0.00501105	0.01763377	0.00153000	0.01916377
Multi-Residential	MT	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00153000	0.03410840
New Multit-Residential	NT	1.1000	100%	0.01388500	0.00551215	0.01939715	0.00153000	0.02092715
Farmlands	FT	0.2500	100%	0.00315568	0.00125276	0.00440844	0.00038250	0.00479094
Commercial - Occupied	CT	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00880000	0.04137840
Commercial - Excess Land	CU	1.2933	70%	0.01632434	0.00648053	0.02280488	0.00880000	0.03160488
Commercial - Vacant Land	CX	1.2933	70%	0.01632434	0.00648053	0.02280488	0.00880000	0.03160488
Commercial (New Constr) - Occupied	XT	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00880000	0.04137840
Commercial (New Constr) - Excess Land	XU	1.2933	70%	0.01632434	0.00648053	0.02280488	0.00880000	0.03160488
Commercial (New Constr) - Vacant Land	XX	1.2933	70%	0.01632434	0.00648053	0.02280488	0.00880000	0.03160488
Industrial - Occupied	IT	1.8940	100%	0.02390745	0.00949092	0.03339837	0.00880000	0.04219837
Industrial - Excess Land	IU	1.2311	65%	0.01553984	0.00616910	0.02170894	0.00880000	0.03050894
Industrial - Vacant Land	IX	1.2311	65%	0.01553984	0.00616910	0.02170894	0.00880000	0.03050894
Pipeline	PT	1.5789	100%	0.01993002	0.00791194	0.02784196	0.00880000	0.03664196
Shopping Centre	ST	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00880000	0.04137840
Shopping Centre (New Const)	ZT	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00880000	0.04137840
Managed Forests	TT	0.2500	100%	0.00315568	0.00125276	0.00440844	0.00038250	0.00479094
<b>General Purpose Payment in lieu</b>								
<b>Property Class</b>	<b>RTC/RTQ</b>	<b>Tax Ratio</b>	<b>% of Full Rate</b>					
Residential- PIL General	RG	1.0000	100%	0.01262273	0.00501105	0.01763377	0.00000000	0.01763377
Residential- PIL Full	RP	1.0000	100%	0.01262273	0.00501105	0.01763377	0.00153000	0.01916377
Commercial PIL - Full	CF	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00880000	0.04137840
Commercial PIL - General	CG	1.8475	100%	0.02332049	0.00925791	0.03257840	0.00000000	0.03257840

**Council Report – FIN-2026-21**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** 2026 Q1 Community Grant Program

**Author:** John Morrison, Treasurer  **OPEN SESSION**

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION, THE STATUS OF THE COMMUNITY GRANT PROGRAM AND CASINO RESERVE FUNDING, AS PRESENTED IN COUNCIL REPORT FIN-2026-021.

**STRATEGIC PLAN COMMENTS:**

Sector 3 – Financial Sustainability – Strategic Initiative #1 – Ensure that Gananoque is and remains an affordable place to do business and raise a family.

**BACKGROUND:**

The intent of this report is to provide Council a quarterly status report of the Community Grant Program.

**Community Grant Applicants in 2026**

Year-to-date, the Community Grant Program has received 7 applications and granted \$16,970 in funding

ORGANIZATION	PURPOSE	FUNDING REQUEST AMOUNT	Approved Funding	Applicant
Gan Rocks	Support Gananoque Foodbank	820.00	410.00	Steve Wells
Girls Incorporated of Upper Canada	Summer Camp Program	10,825.00	5,000.00	Lesley Hubbard
Wheels of Care	2026 Ride program	20,500.00	5,000.00	Marion Sprenger
Gananoque Food Bank	Emergency Food Kits for homeless		700.00	Andy White
Thousand Islands Association	Preserving the Blue Water Trail of Rock Shoal	20,000.00	2,860.00	Peter Finton
Lions Club of Gananoque	Pump-Gan-Fest 2026	2,285.00	500.00	Joanne Chitty
Rotary Club of Gananoque	Installation of Heritage plaques on King St	7,500.00	2,500.00	Doug Bickerton
		<b>\$ 61,930.00</b>	<b>\$ 16,970.00</b>	

**APPLICABLE POLICY/LEGISLATION:**

None.

**FINANCIAL CONSIDERATIONS:**

The Community Grant Program has committed \$16,970 in funding to date. With a total 2026 OLG funding allocation of \$42,500, this leaves an uncommitted balance of \$25,530 available for the remainder of the year.

**CONSULTATIONS:**

None

**ATTACHMENTS:**

None

<b>APPROVAL</b>	<p>_____</p> <p>John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions follow Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____</p> <p>Melanie Kirkby, CAO</p>
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**Report Council – FIN-2026-22**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** 2026 Quarter One (Q1) Financial Results & Forecast

**Author:** John Morrison, Treasurer  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES THE 2026 QUARTER ONE (Q1) BUDGET VARIANCE AND FORECAST, AS PRESENTED IN REPORT COUNCIL FIN-2026-22.

**STRATEGIC PLAN COMMENTS:**

Sector 3 – Financial Sustainability – Strategic Initiative #1 – Ensure that Gananoque is and remains an affordable place to do business and raise a family.

**BACKGROUND:**

The purpose of this report is to provide Council with a Q1 financial update for the period ending March 31, 2026. The report presents year-to-date actual operating results and a seasonally adjusted year-end forecast by service area and by category. It also includes observations on Capital Matters Pending / Work in Progress, the Consolidated Balance Sheet, and municipal ratio analysis.

This report is intended to provide Council with a concise picture of financial performance, forecast risks, capital work in progress, and the Town's overall financial position at the end of Q1. Departmental responsibilities have not changed; the presentation follows the Town's service-area and category reporting structure to support transparency, comparability, and financial oversight.

**INFORMATION/DISCUSSION:**

Two views are provided: (1) Budget variance and forecast by functional service, and (2) Budget variance and forecast by category (revenues and expenditures). Variances reflect seasonality and timing—some revenues and costs occur later in the year.

**EXECUTIVE SUMMARY**

At the end of Q1, the Town is projecting a year-end operating deficit of \$24,248. This represents a small variance relative to the total operating budget of approximately \$12.54 million and indicates that the overall operating position remains generally stable.

The main forecast pressure is revenue-related, particularly Casino revenue, which is projected to be \$188,576 below budget. This is partially offset by favourable projections in grants, user fees, licences and permits, and other revenues.

On the expenditure side, the only projected variance is a \$9,700 transfer to reserve. This transfer relates to the projected surplus for the Library Board and the BIA. This should not be interpreted as a municipal operating service pressure, as the Library Board and BIA are not direct municipal service areas.

Actual Q1 results show that the Town has earned approximately 22.9% of budgeted revenues and incurred approximately 22.1% of budgeted expenditures. Both figures are slightly below the straight-line Q1 benchmark of 25%. This is not unusual, as municipal revenues and expenditures are not always earned or incurred evenly throughout the year.

The Capital Matters Pending review shows that the Town has a significant work plan underway, with 112 capital projects and total work in progress of approximately \$26.5 million. At the end of Q1, approximately \$2.3 million had been spent and \$892,340 are committed expenditures.

The Consolidated Balance Sheet shows that the Town remains in a strong financial position, with financial assets of approximately \$35.1 million, financial liabilities of approximately \$12.8 million, and net financial assets of approximately \$22.3 million.

### Q1 Actual Results Compared to Budget

Item	Q1 Actual	Annual Budget	% of Budget
Total Revenue	\$3,560,811	\$15,584,640	22.9%
Total Expenditures	\$6,214,187	\$28,127,149	22.1%

The Town has earned 22.9% of budgeted revenues and incurred 22.1% of budgeted expenditure. Both are below the 25% straight-line benchmark. This does not necessarily indicate a concern, as municipal revenues and expenditure often have timing differences.

### Operating Forecast by Service Area

#### Service Area Observations

Service Area	Q1 Actual	Budget	Year-End Projection	Projected Surplus / (Deficit)
Net Taxation	\$3,134	(\$268,073)	(\$268,073)	\$0
Unconditional Grants	(\$320,475)	(\$1,281,900)	(\$1,281,900)	\$0
General Government	\$710,817	\$3,549,224	\$3,666,139	(\$116,915)
Protection to Persons & Property	\$868,426	\$5,243,767	\$5,153,889	\$89,878
Transportation Services	\$681,859	\$2,276,979	\$2,275,392	\$1,587
Environmental Services	\$72,925	\$366,884	\$366,884	\$0
Health Services	\$176,946	\$710,024	\$710,024	\$0
Social & Family Services	\$52,156	\$216,394	\$216,394	\$0
Social Housing	\$69,329	\$292,318	\$292,318	\$0

Service Area	Q1 Actual	Budget	Year-End Projection	Projected Surplus / (Deficit)
Recreation & Cultural Services	\$30,459	\$920,389	\$920,389	\$0
Planning & Development	\$307,799	\$516,503	\$515,301	\$1,202
<b>Total Operating</b>	<b>\$2,653,376</b>	<b>\$12,542,509</b>	<b>\$12,566,757</b>	<b>(\$24,248)</b>

### General Government

General Government is the largest forecast pressure, with a projected deficit of \$116,915. This is the main service-area driver of the overall projected operating deficit. The primary issue is revenue-related, particularly Casino revenue. The 2026 budget includes \$930,000 in Casino revenue, while the year-end projection is currently \$741,424, resulting in a projected shortfall of \$188,576. Casino revenue should be treated as a key revenue risk to monitor throughout the year. This is not a direct cash loss; rather, it means that the Town is forecasting Casino revenue to be lower than the amount assumed in the approved 2026 budget. This pressure is partially offset by favourable projections in other revenue categories.

### Protection to Persons and Property

Protection to Persons and Property is forecast to be favourable by \$89,878. This favourable variance offsets a significant portion of the pressure in General Government. This service area includes fire services, policing, building inspection, by-law enforcement, animal control, emergency preparedness, conservation authority, and community safety and well-being. Although the service area is currently projected to be favourable, it should continue to be monitored, as policing, fire services, overtime, recoveries, and grant-related activity can change throughout the year.

### Transportation Services

Transportation Services is projected to be favourable by \$1,587, which is a minor variance. Overall, this service area is tracking close to budget. Transportation costs can be seasonal, particularly for winter control, roads maintenance, fleet, and contracted services. Staff will continue to monitor this area as the year progresses.

### Environmental Services

Environmental Services are forecast to be on budget. No year-end surplus or deficit is currently projected.

### Health Services

Health Services are forecast to be on budget. No significant variance is currently projected.

### Social and Family Services

Social and Family Services are forecast to be on budget.

### Social Housing

Social Housing is forecast to be on budget.

## Recreation and Cultural Services

Recreation and Cultural Services are forecast to be on budget.

## Planning and Development

Planning and Development is projected to be favourable by \$1,202. This is a minor variance and indicates that the service area is currently tracking close to budget.

## Forecast by Budget Category

Category	Q1 Actual	Budget	Year-End Projection	Projected Surplus / (Deficit)	% of Budget Earned / Incurred
Taxation	\$0	(\$315,573)	(\$315,573)	\$0	0.0%
Grants	(\$553,655)	(\$1,641,326)	(\$1,704,686)	\$63,360	33.7%
Other Municipalities	\$0	(\$218,410)	(\$218,410)	\$0	0.0%
Casino Revenues	(\$185,356)	(\$930,000)	(\$741,424)	(\$188,576)	19.9%
Investment Income	(\$170,132)	(\$941,669)	(\$941,669)	\$0	18.1%
User Fees & Other Revenues	(\$2,135,313)	(\$9,297,004)	(\$9,403,447)	\$106,443	23.0%
Licences & Permits	(\$442,964)	(\$1,224,030)	(\$1,224,855)	\$825	36.2%
Penalties & Interest	(\$28,229)	(\$124,000)	(\$124,000)	\$0	22.8%
Rental, Donations & Other	(\$45,162)	(\$245,842)	(\$249,242)	\$3,400	18.4%
Transfers from Other Funds	\$0	(\$527,473)	(\$527,473)	\$0	0.0%
Internal Charges	\$0	(\$119,313)	(\$119,313)	\$0	0.0%
<b>Total Revenue</b>	<b>(\$3,560,811)</b>	<b>(\$15,584,640)</b>	<b>(\$15,570,092)</b>	<b>(\$14,548)</b>	<b>22.9%</b>
Salaries, Wages & Benefits	\$2,568,003	\$11,182,113	\$11,182,113	\$0	23.0%
Utilities & Insurance	\$220,342	\$1,319,093	\$1,319,093	\$0	16.7%
Contracted Services	\$375,548	\$2,622,654	\$2,622,654	\$0	14.3%
Materials & Other Expenditures	\$958,252	\$4,344,966	\$4,344,966	\$0	22.1%
Financial Expenses	\$215,813	\$964,834	\$964,834	\$0	22.4%
Transfers to Other Funds	\$1,876,228	\$7,693,489	\$7,703,189	(\$9,700)	24.4%
<b>Total Expenditures</b>	<b>\$6,214,187</b>	<b>\$28,127,149</b>	<b>\$28,136,849</b>	<b>(\$9,700)</b>	<b>22.1%</b>
<b>Total Operating</b>	<b>\$2,653,376</b>	<b>\$12,542,509</b>	<b>\$12,566,757</b>	<b>(\$24,248)</b>	

**Revenue Observations**

Total revenues are projected to be \$14,548 below budget by year-end. The most significant revenue pressure is Casino revenue, which is projected to be \$188,576 below budget. At Q1, the Town has received \$185,356, representing approximately 19.9% of the annual Casino revenue budget of \$930,000.

This shortfall is largely offset by favourable projections in other revenue categories:

Revenue Category	Projected Surplus / (Deficit)
Grants	\$63,360
User Fees & Other Revenues	\$106,443
Licences & Permits	\$825
Rental, Donations & Other	\$3,400
Casino Revenues	(\$188,576)
<b>Net Revenue Variance</b>	<b>(\$14,548)</b>

The key revenue message is that Casino revenue remains the primary risk; however, other revenue categories are currently helping offset most of the projected shortfall.

**Expenditure Observations**

Total expenditures are projected to be \$9,700 over budget by year-end. This variance relates to a transfer to reserve to offset the projected surplus for the Library Board and BIA. This should not be interpreted as a municipal operating service pressure. The Library Board and BIA are separate from the Town’s direct municipal service areas, and their projected surplus is being transferred to reserve rather than treated as a municipal operating surplus.

Municipal operating expenditures are otherwise forecast to remain on budget. At the end of Q1, the Town had incurred 22.1% of budgeted expenditures, compared with the straight-line Q1 benchmark of 25%. This indicates that spending is generally tracking within budget at this stage.

**Capital Matters Pending / Work in Progress**

Staff also reviewed the Town’s capital work in progress, referred to as Capital Matters Pending. These are approved capital projects that are either carried forward from prior years, included in the 2026 capital budget, or adjusted through approved 2026 budget deviations.

At the end of Q1, the Town had 112 capital projects identified as work in progress, with a total approved capital value of \$26,662,164. Of this amount, \$2,296,370 had been spent by the end of Q1, and a further \$892,340 had been committed expenditures.

This means approximately 12.0% of the total capital work plan was either spent or committed at the end of Q1, leaving approximately \$23,473,454, or 88.0%, remaining. This is not unusual for Q1. Capital activity is often lower in the first quarter because many projects depend on

procurement, design work, seasonal construction windows, contractor availability, grant approvals, and coordination with other infrastructure projects.

### Capital Work in Progress by Service Area

Service Area	# Projects	Total 2026 WIP	Q1 Expenditures	Committed	Remaining Balance	% Spent / Committed
General Government - Rental Properties	3	\$1,104,860	\$158,327	\$0	\$946,533	14.3%
General Government	20	\$469,205	\$35,889	\$0	\$433,316	7.6%
Protection to Persons & Property	8	\$221,030	\$2,968	\$0	\$218,062	1.3%
Transportation Services	22	\$6,849,979	\$775,693	\$0	\$6,074,286	11.3%
Environmental Services	38	\$16,505,723	\$672,366	\$892,340	\$14,941,017	9.5%
Recreation & Cultural Services	4	\$132,751	\$23,098	\$0	\$109,653	17.4%
Recreation & Cultural Services - Marina	5	\$658,144	\$617,553	\$0	\$40,592	93.8%
Recreation & Cultural Services - Arena	10	\$664,278	\$6,800	\$0	\$657,478	1.0%
Planning & Development	2	\$56,194	\$3,676	\$0	\$52,518	6.5%
<b>Total</b>	<b>112</b>	<b>\$26,662,164</b>	<b>\$2,296,370</b>	<b>\$892,340</b>	<b>\$23,298,454</b>	<b>12.0%</b>

### Capital Matters Pending Observations

The Town has a significant capital work plan underway, with \$26.6 million in approved capital work in progress at the end of Q1.

Only 8.6% of the total capital work plan had been spent by the end of Q1. When purchase orders are included, approximately 12.0% was spent or committed. This reflects the timing of

capital work, which typically increases later in the year as projects move through procurement, design, construction, and completion.

The largest capital work area is Environmental Services, with \$16.5 million in work in progress. This represents the majority of the Town's active capital program and includes major water and wastewater infrastructure projects. Q1 expenditures were \$672,366, with an additional \$892,340 in committed expenditures.

Transportation Services is the second-largest area, with \$6.8 million in work in progress. Q1 expenditures were \$775,693, leaving approximately \$5.9 million remaining. This area includes road, bridge, storm sewer, fleet, and public works infrastructure projects.

General Government - Rental Properties includes facility-related projects. This area has approximately \$1.1 million in work in progress, with \$158,327 spent to the end of Q1.

Recreation and Cultural Services - Marina is substantially advanced compared with other service areas. Approximately 93.8% of the Marina capital work has been spent, leaving a remaining balance of approximately \$40,592. This suggests these projects are nearing completion or are substantially complete.

Protection to Persons and Property and Arena capital projects have low Q1 spending levels. This does not necessarily indicate a concern, but it shows that most of the approved work remains to be completed or committed later in the year.

### Consolidated Balance Sheet Review

Staff also reviewed the Consolidated Balance Sheet for the period ending March 31, 2026. The balance sheet provides a broader view of the Town's financial position, including cash, receivables, liabilities, reserves, debt, tangible capital assets, and accumulated surplus.

On March 31, 2026, the Town continues to report a strong financial position. Financial assets totalled \$35.1 million, compared with financial liabilities of \$12.8 million, resulting in net financial assets of approximately \$22.3 million.

### Consolidated Balance Sheet Highlights

Balance Sheet Item	2025	2026	Change
Cash	\$25,331,974	\$27,768,858	\$2,436,884
Cash Equivalents	\$1,124,763	\$1,042,965	(\$81,798)
Taxes Receivable	\$3,681,677	\$3,828,234	\$146,557
Utility Receivable	\$223,255	\$1,605,326	\$1,382,070
Accounts Receivable	\$1,868,164	\$851,415	(\$1,016,749)
Total Financial Assets	\$32,229,833	\$35,096,798	\$2,866,965
Total Financial Liabilities	\$10,727,406	\$12,813,834	\$2,086,429
Net Financial Assets	\$21,502,428	\$22,282,964	\$780,536
Tangible Capital Assets	\$80,763,071	\$88,000,368	\$7,237,296
Total Non-Financial Assets	\$81,242,351	\$88,302,790	\$7,060,439
<b>Total Accumulated Surplus</b>	<b>\$102,744,779</b>	<b>\$110,585,754</b>	<b>\$7,840,975</b>

**Balance Sheet Observations**

The Town’s cash position increased from \$25.3 million in 2025 to \$27.8 million in 2026, an increase of approximately \$2.4 million. This supports short-term liquidity and provides flexibility for operating needs, capital work in progress, and reserve-backed commitments.

Total financial assets increased by approximately \$2.9 million, from \$32.2 million to \$35.1 million. This indicates that the Town’s liquid and near-liquid financial position improved year over year.

Total financial liabilities increased by approximately \$2.1 million, from \$10.7 million to \$12.8 million. This increase is mainly due to higher accounts payable and accrued liabilities and an increase in long-term debt.

Long-term debt increased from \$5.1 million to \$6.0 million. While debt has increased, the Town continues to hold significant financial assets and accumulated surplus.

Tangible capital assets increased from \$80.8 million to \$88.0 million, reflecting continued investment in municipal infrastructure and capital assets.

Accumulated surplus increased from \$102.7 million to \$110.6 million, an increase of approximately \$7.8 million. This reflects the Town’s overall net financial and capital position.

**Municipal Ratio Analysis**

Ratio	Calculation	2026 Result	Observation
Liquidity Ratio	Financial Assets / Financial Liabilities	2.74: 1	The Town has \$2.74 in financial assets for every \$1.00 of financial liabilities.
Cash Coverage Ratio	Cash and Cash Equivalents / Financial Liabilities	2.25: 1	Cash and cash equivalents are more than twice total financial liabilities.
Net Financial Asset Ratio	Net Financial Assets / Financial Assets	63.5%	A strong portion of financial assets remains available after accounting for liabilities.
Debt to Financial Assets Ratio	Long-Term Debt / Financial Assets	17.2%	Long-term debt represents a manageable portion of financial assets.
Debt to Accumulated Surplus Ratio	Long-Term Debt / Accumulated Surplus	5.4%	Debt remains low relative to accumulated surplus.
Reserves and Reserve Funds to Financial Assets	Reserves and Reserve Funds / Financial Assets	76.8%	A significant portion of financial assets is supported by reserves and reserve funds.
Tangible Capital Asset Ratio	Tangible Capital Assets / Total Assets	71.5%	Most of the Town asset base is invested in infrastructure and capital assets.

**Ratio Analysis Observations**

The Town’s liquidity position is strong. A liquidity ratio of 2.74:1 indicates that the Town has sufficient financial assets to meet its reported liabilities.

The cash coverage ratio of 2.25:1 also indicates a strong cash position. Cash and cash equivalents total approximately \$28.8 million, compared with total financial liabilities of approximately \$12.8 million.

The Town remains in a net financial asset position of approximately \$22.3 million. This means financial assets exceed financial liabilities, which is a positive indicator of financial sustainability.

Long-term debt represents approximately 17.2% of financial assets and 5.4% of accumulated surplus. This suggests that the Town's debt level remains manageable in relation to its financial position.

Reserves and reserve funds remain an important part of the Town's financial position. Discretionary reserve funds, obligatory reserve funds, and reserves total approximately \$26.9 million. This represents approximately 76.8% of financial assets, showing that a significant portion of the Town's financial resources is committed or designated for future purposes.

The increase in tangible capital assets reflects continued investment in municipal infrastructure. This is consistent with the Capital Matters Pending report, which shows that the Town has a significant capital work plan underway.

### **Overall Financial Observations**

- The Town's Q1 financial position is generally stable.
- The operating forecast projects a small deficit of \$24,248, which is minor relative to the total operating budget.
- The main operating pressure is Casino revenue, which is projected to be \$188,576 below budget.
- Other revenues are helping offset the Casino revenue pressure, particularly grants, user fees and other revenues.
- Municipal expenditures are otherwise forecast to remain on budget. The only expenditure variance is a transfer to reserve related to the projected surplus for the Library Board and BIA, which are not direct municipal service areas.
- Capital work in progress remains significant, with \$26.5 million in approved capital work and approximately 88.0% remaining at the end of Q1.
- The Consolidated Balance Sheet shows strong liquidity, a positive net financial asset position, manageable debt, and significant reserves.

### **APPLICABLE POLICY/LEGISLATION:** 2026 Mayor's Deemed Budget

**FINANCIAL CONSIDERATIONS / GRANT OPPURTUNITES:**

The Q1 financial update indicates that the Town remains in a stable financial position. The projected operating deficit is small and is primarily driven by revenue risk, particularly Casino revenue. Municipal expenditures are generally tracking within budget.

The Town continues to maintain strong liquidity, significant financial assets, manageable debt levels, and substantial reserves. Capital work in progress remains significant, and spending is expected to increase as projects move through procurement, design, construction, and completion later in the year.

Staff will continue to monitor Casino revenue, other corporate revenues, operating expenditures, reserve transfers, capital project progress, purchase order commitments, debt, cash flow, and reserve balances through the next quarterly update.

**CONSULTATIONS:**

Senior Management.

**ATTACHMENTS:**

- 2026 Q1 Budget variance by Service
- 2026 Q1 Budget variance by Category
- 2026 Q1 Consolidated Balance Sheet
- 2026 Q1 Work-in Progress

<b>APPROVAL</b>	<p>_____</p> <p>John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____</p> <p>Melanie Kirkby, CAO</p>
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**BUDGET VARIANCE BY SERVICE**



Report Council-FIN-2026-22, Attachment 1

For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>Net Taxation</b>								
Supplemental & omitted assessment	0.00	-25,000.00	-25,000.00	1.00	0.00	-25,000.00	-25,000.00	1.00
PILs	0.00	-272,962.00	-272,962.00	1.00	0.00	-290,573.00	-290,573.00	1.00
MOS/357/358/ARB	9,015.79	47,500.00	38,484.21	0.81	3,133.79	47,500.00	44,366.21	0.93
<b>Total Net Taxation</b>	<b>9,015.79</b>	<b>-250,462.00</b>	<b>-259,477.79</b>	<b>1.04</b>	<b>3,133.79</b>	<b>-268,073.00</b>	<b>-271,206.79</b>	<b>1.01</b>
<b>Unconditional Grants</b>								
OMPF	-294,375.00	-1,177,500.00	-883,125.00	0.75	-320,475.00	-1,281,900.00	-961,425.00	0.75
<b>Total Unconditional Grants</b>	<b>-294,375.00</b>	<b>-1,177,500.00</b>	<b>-883,125.00</b>	<b>0.75</b>	<b>-320,475.00</b>	<b>-1,281,900.00</b>	<b>-961,425.00</b>	<b>0.75</b>
<b>General government</b>								
User fees and service charges	-15,514.10	-52,500.00	-36,985.90	0.70	-24,571.00	-73,465.00	-48,894.00	0.67
Casino Revenue	-198,543.00	-1,200,000.00	-1,001,457.00	0.83	-185,356.00	-930,000.00	-744,644.00	0.80
Investments	-192,992.82	-500,000.00	-307,007.18	0.61	-170,131.91	-752,830.00	-582,698.09	0.77
Penalties and interest on taxes	-31,093.07	-120,000.00	-88,906.93	0.74	-28,229.22	-124,000.00	-95,770.78	0.77
Rental & other income	-87,677.89	-188,820.00	-101,142.11	0.54	-79,219.72	-215,137.00	-135,917.28	0.63
Transfer from reserves & reserve funds	0.00	-141,145.00	-141,145.00	1.00	0.00	-141,145.00	-141,145.00	1.00
Council expenditures	45,620.57	170,365.00	124,744.43	0.73	90,346.72	317,838.00	227,491.28	0.72
Corporate expenditures	890,611.26	4,088,422.00	3,197,810.74	0.78	939,452.26	4,080,328.00	3,140,875.74	0.77
Elections expenditures	3,179.04	13,780.00	10,600.96	0.77	3,361.14	30,452.00	27,090.86	0.89
IT expenditures	37,623.83	208,145.00	170,521.17	0.82	51,491.68	220,000.00	168,508.32	0.77
Town Hall expenditures	20,293.94	231,252.00	210,958.06	0.91	15,408.20	225,407.00	209,998.80	0.93
Buildings & other properties	198,659.01	765,401.00	566,741.99	0.74	79,507.27	836,926.00	757,418.73	0.91
MPAC	18,243.00	73,380.00	55,137.00	0.75	18,757.77	74,850.00	56,092.23	0.75
<b>Total General government</b>	<b>688,409.77</b>	<b>3,348,280.00</b>	<b>2,659,870.23</b>	<b>0.79</b>	<b>710,817.19</b>	<b>3,549,224.00</b>	<b>2,838,406.81</b>	<b>0.80</b>
<b>Protection to Persons &amp; Property</b>								
Fire Services revenues	-9,243.03	-14,500.00	-5,256.97	0.36	-20,969.02	-30,000.00	-9,030.98	0.30
Police Services revenues	-436,395.10	-1,322,520.00	-886,124.90	0.67	-452,469.02	-1,289,429.00	-836,959.98	0.65
Building permits & inspections	-8,470.60	-175,000.00	-166,529.40	0.95	-31,610.00	-150,800.00	-119,190.00	0.79
Animal Control revenues	-6,217.00	-8,350.00	-2,133.00	0.26	-5,130.00	-7,500.00	-2,370.00	0.32
By-Law enforcement revenues	0.00	-2,000.00	-2,000.00	1.00	0.00	-3,000.00	-3,000.00	1.00
Fire Services expenditures	212,062.44	1,034,962.00	822,899.56	0.80	201,023.88	1,107,421.00	906,397.12	0.82
EMS Building expenditures	67,070.14	314,090.00	247,019.86	0.79	70,309.50	315,732.00	245,422.50	0.78
Police Services expenditures	1,119,293.75	4,562,826.00	3,443,532.25	0.75	1,021,392.02	4,695,808.00	3,674,415.98	0.78
Building Inspections	44,383.19	308,452.00	264,068.81	0.86	55,783.94	341,982.00	286,198.06	0.84
Animal Control expenditures	4,006.78	27,300.00	23,293.22	0.85	4,606.25	27,100.00	22,493.75	0.83
ByLaw Enforcement expenditures	14,436.63	72,259.00	57,822.37	0.80	16,265.69	78,725.00	62,459.31	0.79
Crossing Guards expenditures	10,093.65	50,306.00	40,212.35	0.80	10,924.54	53,115.00	42,190.46	0.79
Emergency Preparedness expenses	163.83	3,500.00	3,336.17	0.95	0.00	3,500.00	3,500.00	1.00
Conservation Authority	55,085.69	55,085.00	-0.69	0.00	0.00	59,113.00	59,113.00	1.00
Community Safety & Wellbeing	0.00	42,000.00	42,000.00	1.00	-1,701.76	42,000.00	43,701.76	1.04
<b>Total Protection to Persons &amp; Property</b>	<b>1,066,270.37</b>	<b>4,948,410.00</b>	<b>3,882,139.63</b>	<b>0.78</b>	<b>868,426.02</b>	<b>5,243,767.00</b>	<b>4,375,340.98</b>	<b>0.83</b>

**BUDGET VARIANCE BY SERVICE**



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>Transportation services</b>								
User fees & services charges	-4,713.37	0.00	4,713.37	0.00	-1,586.80	0.00	1,586.80	0.00
Transfer from reserves & internal chrg	0.00	-161,529.00	-161,529.00	1.00	0.00	-176,313.00	-176,313.00	1.00
Parking Fines & other revenues	-4,129.03	-150,500.00	-146,370.97	0.97	-6,690.94	-145,000.00	-138,309.06	0.95
Transportation	53,825.71	239,226.00	185,400.29	0.78	57,421.45	208,395.00	150,973.55	0.72
Fleet & Equipment	48,351.40	186,300.00	137,948.60	0.74	83,090.59	152,810.00	69,719.41	0.46
Roadways	224,868.26	872,232.00	647,363.74	0.74	272,592.40	1,044,986.00	772,393.60	0.74
Bridges & culverts	1,712.70	7,529.00	5,816.30	0.77	279.82	15,173.00	14,893.18	0.98
Roadside maintenance	10,446.72	229,932.00	219,485.28	0.95	3,501.25	319,314.00	315,812.75	0.99
Hardtop	9,849.88	112,531.00	102,681.12	0.91	6,924.54	134,318.00	127,393.46	0.95
Gravel roads	225.60	25,560.00	25,334.40	0.99	2,863.01	26,996.00	24,132.99	0.89
Traffic operations	9,573.90	117,699.00	108,125.10	0.92	19,015.85	127,199.00	108,183.15	0.85
Winter Control	164,369.52	227,970.00	63,600.48	0.28	190,634.53	240,093.00	49,458.47	0.21
Parking	7,535.22	69,100.00	61,564.78	0.89	6,145.08	83,600.00	77,454.92	0.93
Steet Lighting	52,134.76	231,566.00	179,431.24	0.77	47,668.47	235,408.00	187,739.53	0.80
<b>Total Transportation services</b>	<b>574,051.27</b>	<b>2,007,616.00</b>	<b>1,433,564.73</b>	<b>0.71</b>	<b>681,859.25</b>	<b>2,266,979.00</b>	<b>1,585,119.75</b>	<b>0.70</b>
<b>Environmental services</b>								
Waste collection revenues	-57,475.00	-248,600.00	-191,125.00	0.77	-81,675.00	-236,500.00	-154,825.00	0.65
Recycling revenues	0.00	-14,752.00	-14,752.00	1.00	0.00	0.00	0.00	0.00
Wastewater revenues	-12,112.31	-2,748,583.00	-2,736,470.69	1.00	-837,710.79	-3,698,107.00	-2,860,396.21	0.77
Water revenues	-10,267.04	-3,390,255.00	-3,379,987.96	1.00	-643,621.61	-2,705,539.00	-2,061,917.39	0.76
Waste collection	53,445.13	351,142.00	297,696.87	0.85	60,600.43	377,770.00	317,169.57	0.84
Recycling	16,156.01	84,750.00	68,593.99	0.81	254.40	46,000.00	45,745.60	0.99
Storm Water	0.00	60,144.00	60,144.00	1.00	0.00	189,614.00	189,614.00	1.00
Wastewater collection & treatment	595,429.07	2,717,740.00	2,122,310.93	0.78	811,842.69	3,479,361.00	2,667,518.31	0.77
Water distribution & treatment	781,219.51	3,290,191.00	2,508,971.49	0.76	715,479.30	2,803,285.00	2,087,805.70	0.74
Utility Fleet & Equipment	9,071.28	130,907.00	121,835.72	0.93	47,755.84	121,000.00	73,244.16	0.61
<b>Total Environmental services</b>	<b>1,375,466.65</b>	<b>232,684.00</b>	<b>-1,142,782.65</b>	<b>-4.91</b>	<b>72,925.26</b>	<b>376,884.00</b>	<b>303,958.74</b>	<b>0.81</b>
<b>Health services</b>								
Physician recruitment funding	-13,714.56	-136,500.00	-122,785.44	0.90	-10,575.03	-136,500.00	-125,924.97	0.92
Joint Services allocation	-9,300.30	-3,515.00	5,785.30	-1.65	-897.84	-3,652.00	-2,754.16	0.75
Health Unit	26,728.29	91,720.00	64,991.71	0.71	26,912.61	95,411.00	68,498.39	0.72
Ambulance Services	117,438.00	521,614.00	404,176.00	0.77	132,687.90	559,809.00	427,121.10	0.76
Physician recruitment	42,705.85	190,530.00	147,824.15	0.78	28,818.52	194,956.00	166,137.48	0.85
<b>Total Health services</b>	<b>163,857.28</b>	<b>663,849.00</b>	<b>499,991.72</b>	<b>0.75</b>	<b>176,946.16</b>	<b>710,024.00</b>	<b>533,077.84</b>	<b>0.75</b>
<b>Social &amp; family services</b>								
St Lawerance Lodge revenues	-8,802.11	-15,150.00	-6,347.89	0.42	0.00	0.00	0.00	0.00
Child Care	10,755.24	43,221.00	32,465.76	0.75	9,825.39	41,267.00	31,441.61	0.76
St Lawerance Lodge	17,672.46	86,211.00	68,538.54	0.80	13,314.00	53,256.00	39,942.00	0.75
Social & family services	35,606.55	116,304.00	80,697.45	0.69	29,016.93	121,871.00	92,854.07	0.76

## BUDGET VARIANCE BY SERVICE



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>Total Social &amp; family services</b>	<b>55,232.14</b>	<b>230,586.00</b>	<b>175,353.86</b>	<b>0.76</b>	<b>52,156.32</b>	<b>216,394.00</b>	<b>164,237.68</b>	<b>0.76</b>
<b>Social Housing</b>								
Social Housing	81,367.89	277,315.00	195,947.11	0.71	69,328.65	292,318.00	222,989.35	0.76
<b>Total Social Housing</b>	<b>81,367.89</b>	<b>277,315.00</b>	<b>195,947.11</b>	<b>0.71</b>	<b>69,328.65</b>	<b>292,318.00</b>	<b>222,989.35</b>	<b>0.76</b>
<b>Recreation &amp; cultural services</b>								
Donations, Rentals & other income	-1,478.06	-13,180.00	-11,701.94	0.89	-8,143.27	-30,800.00	-22,656.73	0.74
Park & playground income	-12,320.00	-12,700.00	-380.00	0.03	-2,174.00	-20,000.00	-17,826.00	0.89
Baseball & other field income	0.00	-4,400.00	-4,400.00	1.00	0.00	-2,650.00	-2,650.00	1.00
Arena Facility income	-140,633.79	-477,495.00	-336,861.21	0.71	-150,250.84	-489,621.00	-339,370.16	0.69
GBM Rink income	-1,223.00	-6,000.00	-4,777.00	0.80	-390.00	-5,400.00	-5,010.00	0.93
Marina Facility income	-769,224.62	-1,180,238.00	-411,013.38	0.35	-449,685.85	-1,380,061.00	-930,375.15	0.67
Cummunity Grant funding	0.00	-85,000.00	-85,000.00	1.00	0.00	-46,500.00	-46,500.00	1.00
Library funding	-66,786.31	-278,518.00	-211,731.69	0.76	-5,000.00	-310,155.00	-305,155.00	0.98
Recreation & Active Special Events	0.00	-40,000.00	-40,000.00	1.00	0.00	-82,000.00	-82,000.00	1.00
Recreation expenditures	11,913.86	67,084.00	55,170.14	0.82	33,324.70	118,429.00	85,104.30	0.72
Parks	23,524.47	507,121.00	483,596.53	0.95	33,972.95	541,794.00	507,821.05	0.94
Fleet & Equipment	9,309.10	42,500.00	33,190.90	0.78	2,833.85	42,500.00	39,666.15	0.93
Baseball Fields	0.00	7,665.00	7,665.00	1.00	189.61	5,128.00	4,938.39	0.96
Arena Facility	176,733.53	761,806.00	585,072.47	0.77	252,599.09	859,047.00	606,447.91	0.71
GBM Rink	16,066.37	47,195.00	31,128.63	0.66	12,439.20	48,636.00	36,196.80	0.74
Recreation & Active Speciaal Events	2,577.92	85,335.00	82,757.08	0.97	3,428.91	100,000.00	96,571.09	0.97
Non Town Events	106.14	1,500.00	1,393.86	0.93	652.13	1,500.00	847.87	0.57
Trails	0.00	17,310.00	17,310.00	1.00	0.00	22,546.00	22,546.00	1.00
Marina	164,843.56	991,518.00	826,674.44	0.83	242,589.78	1,191,341.00	948,751.22	0.80
Library	53,166.11	278,518.00	225,351.89	0.81	58,083.80	310,155.00	252,071.20	0.81
Community Grants	30,415.99	85,000.00	54,584.01	0.64	5,989.17	46,500.00	40,510.83	0.87
<b>Total Recreation &amp; cultural services</b>	<b>-503,008.73</b>	<b>795,021.00</b>	<b>1,298,029.73</b>	<b>1.63</b>	<b>30,459.23</b>	<b>920,389.00</b>	<b>889,929.77</b>	<b>0.97</b>
<b>Planning &amp; development</b>								
Planning & Zoning Fees	-31,677.86	-44,056.00	-12,378.14	0.28	-13,177.50	-33,500.00	-20,322.50	0.61
Committee of Adjustment funding	0.00	-2,000.00	-2,000.00	1.00	0.00	-1,500.00	-1,500.00	1.00
Economic development funding	-5,351.75	-50,540.00	-45,188.25	0.89	-885.00	-50,045.00	-49,160.00	0.98
Residential Development	-3,703.74	0.00	3,703.74	0.00	-342.09	0.00	342.09	0.00
Municipal Accomodation Tax	0.00	-415,000.00	-415,000.00	1.00	0.00	-400,000.00	-400,000.00	1.00
Vistor Centre	-2,202.73	-134,908.00	-132,705.27	0.98	-20,343.64	-132,675.00	-112,331.36	0.85
Arts, Culture & Herriage Special Event	-10,000.00	-50,000.00	-40,000.00	0.80	0.00	-58,000.00	-58,000.00	1.00
RED Project/TLTI funding	0.00	-30,000.00	-30,000.00	1.00	0.00	-40,000.00	-40,000.00	1.00
BIA Levy & other revenue	0.00	-77,070.00	-77,070.00	1.00	-6,300.00	-71,867.50	-65,567.50	0.91
Planning & Zoning	40,340.12	191,440.00	151,099.88	0.79	48,464.87	216,927.00	168,462.13	0.78
Committee of Adjustment	0.00	3,950.00	3,950.00	1.00	0.00	5,150.00	5,150.00	1.00
Economic Development	43,271.16	189,746.00	146,474.84	0.77	41,776.01	205,994.00	164,217.99	0.80
Rural Economic Development / TLTI	0.00	30,000.00	30,000.00	1.00	0.00	40,000.00	40,000.00	1.00

## BUDGET VARIANCE BY SERVICE



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
Tourism	29.10	0.00	-29.10	0.00	29.10	0.00	-29.10	0.00
MAT Administration	78,450.00	415,000.00	336,550.00	0.81	189,768.23	400,000.00	210,231.77	0.53
Vistor Centre	26,622.88	237,429.00	210,806.12	0.89	34,748.85	247,747.00	212,998.15	0.86
Arts, Culture & Hertiage Special Event	23,597.71	96,350.00	72,752.29	0.76	24,350.04	116,405.00	92,054.96	0.79
BIA	2,599.95	77,070.00	74,470.05	0.97	9,709.88	71,867.50	62,157.62	0.86
<b>Total Planning &amp; development</b>	<b>161,974.84</b>	<b>437,411.00</b>	<b>275,436.16</b>	<b>0.63</b>	<b>307,798.75</b>	<b>516,503.00</b>	<b>208,704.25</b>	<b>0.40</b>
<b>Total OPERATING</b>	<b>3,378,262.27</b>	<b>11,513,210.00</b>	<b>8,134,947.73</b>	<b>0.71</b>	<b>2,653,375.62</b>	<b>12,542,509.00</b>	<b>9,889,133.38</b>	<b>0.79</b>

## BUDGET VARIANCE BY CATEGORY



Report Council-FIN-2026-22, Attachment 2

For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>REVENUE</b>								
<b>Taxation</b>								
Supplemental & omitted assessment	0.00	-25,000.00	25,000.00	-1.00	0.00	-25,000.00	25,000.00	-1.00
PILs	0.00	-272,962.00	272,962.00	-1.00	0.00	-290,573.00	290,573.00	-1.00
<b>Total Taxation</b>	<b>0.00</b>	<b>-297,962.00</b>	<b>297,962.00</b>	<b>-1.00</b>	<b>0.00</b>	<b>-315,573.00</b>	<b>315,573.00</b>	<b>-1.00</b>
<b>Grants</b>								
OMFP	-294,375.00	-1,177,500.00	883,125.00	-0.75	-320,475.00	-1,281,900.00	961,425.00	-0.75
Other Ontario grants	-155,312.75	-399,595.00	244,282.25	-0.61	-233,180.27	-358,526.00	125,345.73	-0.35
Other Federal grants	-766.50	-758.00	-8.50	0.01	0.00	-900.00	900.00	-1.00
<b>Total Grants</b>	<b>-450,454.25</b>	<b>-1,577,853.00</b>	<b>1,127,398.75</b>	<b>-0.71</b>	<b>-553,655.27</b>	<b>-1,641,326.00</b>	<b>1,087,670.73</b>	<b>-0.66</b>
<b>From other municipalities</b>								
Other municipalities	-5,000.00	-223,853.00	218,853.00	-0.98	0.00	-218,410.00	218,410.00	-1.00
<b>Total From other municipalities</b>	<b>-5,000.00</b>	<b>-223,853.00</b>	<b>218,853.00</b>	<b>-0.98</b>	<b>0.00</b>	<b>-218,410.00</b>	<b>218,410.00</b>	<b>-1.00</b>
<b>Casino revenues</b>								
Casino Revenue	-198,543.00	-1,200,000.00	1,001,457.00	-0.83	-185,356.00	-930,000.00	744,644.00	-0.80
<b>Total Casino revenues</b>	<b>-198,543.00</b>	<b>-1,200,000.00</b>	<b>1,001,457.00</b>	<b>-0.83</b>	<b>-185,356.00</b>	<b>-930,000.00</b>	<b>744,644.00</b>	<b>-0.80</b>
<b>Investment Income</b>								
Investment income	-195,978.33	-685,530.00	489,551.67	-0.71	-170,131.91	-941,669.00	771,537.09	-0.82
<b>Total Investment Income</b>	<b>-195,978.33</b>	<b>-685,530.00</b>	<b>489,551.67</b>	<b>-0.71</b>	<b>-170,131.91</b>	<b>-941,669.00</b>	<b>771,537.09</b>	<b>-0.82</b>
<b>User fees &amp; other revenues</b>								
General government	-33,680.89	-71,600.00	37,919.11	-0.53	-40,065.21	-88,600.00	48,534.79	-0.55
Protection to Persons & Property	-285,895.98	-1,142,973.00	857,077.02	-0.75	-278,286.04	-1,137,893.00	859,606.96	-0.76
Transportation services	-7,765.37	-100,000.00	92,234.63	-0.92	-7,193.30	-95,000.00	87,806.70	-0.92
Environmental services	-57,475.00	-248,600.00	191,125.00	-0.77	-81,675.00	-236,500.00	154,825.00	-0.65
Water & Sewer services	-22,279.35	-5,941,343.00	5,919,063.65	-1.00	-1,481,282.40	-6,202,842.00	4,721,559.60	-0.76
Health services	-12,784.02	-16,317.00	3,532.98	-0.22	-4,098.24	-17,127.00	13,028.76	-0.76
Social & family services	-8,802.11	-15,150.00	6,347.89	-0.42	0.00	0.00	0.00	0.00
Recreation & Cultural Services	-319,723.58	-825,683.00	505,959.42	-0.61	-214,337.72	-943,847.00	729,509.28	-0.77
Planning & Development	-42,119.10	-593,070.00	550,950.90	-0.93	-28,375.09	-575,195.00	546,819.91	-0.95
<b>Total User fees &amp; other revenues</b>	<b>-790,525.40</b>	<b>-8,954,736.00</b>	<b>8,164,210.60</b>	<b>-0.91</b>	<b>-2,135,313.00</b>	<b>-9,297,004.00</b>	<b>7,161,691.00</b>	<b>-0.77</b>
<b>Licenses &amp; permits</b>								
Licences	-15,359.38	-76,325.00	60,965.62	-0.80	-12,317.74	-71,900.00	59,582.26	-0.83
Permits	-707,554.07	-1,030,980.00	323,425.93	-0.31	-430,646.29	-1,152,130.00	721,483.71	-0.63
<b>Total Licenses &amp; permits</b>	<b>-722,913.45</b>	<b>-1,107,305.00</b>	<b>384,391.55</b>	<b>-0.35</b>	<b>-442,964.03</b>	<b>-1,224,030.00</b>	<b>781,065.97</b>	<b>-0.64</b>
<b>Penalties and interest</b>								
Penalties & interest on taxes	-31,093.07	-120,000.00	88,906.93	-0.74	-28,229.22	-124,000.00	95,770.78	-0.77

**BUDGET VARIANCE BY CATEGORY**



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>Total Penalties and interest</b>	<b>-31,093.07</b>	<b>-120,000.00</b>	<b>88,906.93</b>	<b>-0.74</b>	<b>-28,229.22</b>	<b>-124,000.00</b>	<b>95,770.78</b>	<b>-0.77</b>
<b>Rental. donations &amp; other incomes</b>								
Rental income	-42,146.85	-162,175.00	120,028.15	-0.74	-40,162.06	-176,742.00	136,579.94	-0.77
Donations	-7,204.81	-12,700.00	5,495.19	-0.43	-5,000.00	-19,100.00	14,100.00	-0.74
Other income	-760.00	-55,000.00	54,240.00	-0.99	0.00	-50,000.00	50,000.00	-1.00
<b>Total Rental. donations &amp; other incom</b>	<b>-50,111.66</b>	<b>-229,875.00</b>	<b>179,763.34</b>	<b>-0.78</b>	<b>-45,162.06</b>	<b>-245,842.00</b>	<b>200,679.94</b>	<b>-0.82</b>
<b>Transfers from other funds</b>								
Reserves	-4,501.75	-340,800.00	336,298.25	-0.99	0.00	-386,327.50	386,327.50	-1.00
Reserve Funds	0.00	-141,145.00	141,145.00	-1.00	0.00	-141,145.00	141,145.00	-1.00
<b>Total Transfers from other funds</b>	<b>-4,501.75</b>	<b>-481,945.00</b>	<b>477,443.25</b>	<b>-0.99</b>	<b>0.00</b>	<b>-527,472.50</b>	<b>527,472.50</b>	<b>-1.00</b>
<b>Internal Charges</b>								
Transportation services	0.00	-104,529.00	104,529.00	-1.00	0.00	-119,313.00	119,313.00	-1.00
<b>Total Internal Charges</b>	<b>0.00</b>	<b>-104,529.00</b>	<b>104,529.00</b>	<b>-1.00</b>	<b>0.00</b>	<b>-119,313.00</b>	<b>119,313.00</b>	<b>-1.00</b>
<b>Total REVENUE</b>	<b>-2,449,120.91</b>	<b>-14,983,588.00</b>	<b>12,534,467.09</b>	<b>-0.84</b>	<b>-3,560,811.49</b>	<b>-15,584,639.50</b>	<b>12,023,828.01</b>	<b>-0.77</b>
<b>EXPENDITURE</b>								
<b>Salaries wages &amp; benefits</b>								
FT Salaries & Wages	1,373,619.08	6,233,750.00	-4,860,130.92	-0.78	1,541,176.79	6,864,487.00	-5,323,310.21	-0.78
PT Salaries & Contract Salaries	225,933.87	1,095,731.00	-869,797.13	-0.79	211,489.73	1,127,293.00	-915,803.27	-0.81
OT Wages	161,231.34	379,705.00	-218,473.66	-0.58	123,676.03	425,346.00	-301,669.97	-0.71
Salaries - other divisions	486.24	0.00	486.24	0.00	300.16	0.00	300.16	0.00
Stand by salaries	13,442.52	46,669.00	-33,226.48	-0.71	12,382.60	52,652.00	-40,269.40	-0.76
Special allowances	0.00	16,042.00	-16,042.00	-1.00	0.00	10,410.00	-10,410.00	-1.00
Long Service allowance	0.00	2,000.00	-2,000.00	-1.00	0.00	2,000.00	-2,000.00	-1.00
Training wages	20,736.93	84,435.00	-63,698.07	-0.75	14,993.31	94,444.00	-79,450.69	-0.84
PT Fire calls	10,045.45	68,880.00	-58,834.55	-0.85	18,384.48	76,942.00	-58,557.52	-0.76
Honorariums	0.00	15,500.00	-15,500.00	-1.00	0.00	15,500.00	-15,500.00	-1.00
Uniforms	5,148.24	42,300.00	-37,151.76	-0.88	8,093.86	51,200.00	-43,106.14	-0.84
Clearing allowance	0.00	1,000.00	-1,000.00	-1.00	0.00	1,000.00	-1,000.00	-1.00
Benefits - Retirees	6,456.07	24,308.00	-17,851.93	-0.73	8,242.49	24,337.00	-16,094.51	-0.66
EHT	34,054.13	151,902.00	-117,847.87	-0.78	37,723.29	168,250.00	-130,526.71	-0.78
Source deductions	133,978.17	458,609.00	-324,630.83	-0.71	143,607.07	497,580.00	-353,972.93	-0.71
Other benefits	13,159.52	64,600.00	-51,440.48	-0.80	17,727.08	59,400.00	-41,672.92	-0.70
WSIB	57,524.85	247,250.00	-189,725.15	-0.77	72,324.61	260,986.00	-188,661.39	-0.72
Benefits - Manulife	147,456.18	581,111.00	-433,654.82	-0.75	174,804.52	665,794.00	-490,989.48	-0.74
OMERS	142,598.16	675,629.00	-533,030.84	-0.79	169,797.36	765,067.00	-595,269.64	-0.78
Employee Mental Health & Wellness	0.00	10,000.00	-10,000.00	-1.00	119.34	2,000.00	-1,880.66	-0.94
Employee Programs	0.00	8,167.00	-8,167.00	-1.00	1,161.00	3,425.00	-2,264.00	-0.66
Sick Fund Payout	0.00	14,000.00	-14,000.00	-1.00	0.00	14,000.00	-14,000.00	-1.00
Sick Leave Expense	15,346.50	0.00	15,346.50	0.00	11,999.04	0.00	11,999.04	0.00

## BUDGET VARIANCE BY CATEGORY



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
<b>Total Salaries wages &amp; benefits</b>	<b>2,361,217.25</b>	<b>10,221,588.00</b>	<b>-7,860,370.75</b>	<b>-0.77</b>	<b>2,568,002.76</b>	<b>11,182,113.00</b>	<b>-8,614,110.24</b>	<b>-0.77</b>
<b>Utilities &amp; Insurance</b>								
Utilities	11,795.16	696,765.00	-684,969.84	-0.98	72,793.06	674,886.00	-602,092.94	-0.89
Insurance	419.62	546,528.00	-546,108.38	-1.00	115,715.85	514,835.00	-399,119.15	-0.78
Telephone	11,522.54	56,270.00	-44,747.46	-0.80	11,028.08	52,840.00	-41,811.92	-0.79
Internet	12,136.57	82,266.00	-70,129.43	-0.85	20,805.34	76,532.00	-55,726.66	-0.73
<b>Total Utilities &amp; Insurance</b>	<b>35,873.89</b>	<b>1,381,829.00</b>	<b>-1,345,955.11</b>	<b>-0.97</b>	<b>220,342.33</b>	<b>1,319,093.00</b>	<b>-1,098,750.67</b>	<b>-0.83</b>
<b>Contracted services</b>								
MPAC	18,243.00	73,380.00	-55,137.00	-0.75	18,757.77	74,850.00	-56,092.23	-0.75
Audit	949.77	46,716.00	-45,766.23	-0.98	0.00	57,660.00	-57,660.00	-1.00
Legal	17,452.07	88,300.00	-70,847.93	-0.80	46,381.73	230,300.00	-183,918.27	-0.80
Engineering & other services	236,362.91	1,677,043.00	-1,440,680.09	-0.86	217,626.77	1,786,359.00	-1,568,732.23	-0.88
IT contracted services	62,632.31	244,980.00	-182,347.69	-0.74	70,237.97	305,715.00	-235,477.03	-0.77
IT software as services	16,900.69	40,923.00	-24,022.31	-0.59	22,543.95	167,770.00	-145,226.05	-0.87
<b>Total Contracted services</b>	<b>352,540.75</b>	<b>2,171,342.00</b>	<b>-1,818,801.25</b>	<b>-0.84</b>	<b>375,548.19</b>	<b>2,622,654.00</b>	<b>-2,247,105.81</b>	<b>-0.86</b>
<b>Materials &amp; other expenditures</b>								
Administrative	37,037.80	303,304.00	-266,266.20	-0.88	31,420.29	171,672.00	-140,251.71	-0.82
Meetings & conferences	33,049.33	215,670.00	-182,620.67	-0.85	54,582.11	271,920.00	-217,337.89	-0.80
Program expenditures	533,273.12	1,765,217.00	-1,231,943.88	-0.70	374,507.19	1,845,000.00	-1,470,492.81	-0.80
Equipment	63,268.15	340,662.00	-277,393.85	-0.81	45,515.34	385,550.00	-340,034.66	-0.88
Supplies	218,986.25	625,198.00	-406,211.75	-0.65	152,787.28	664,795.00	-512,007.72	-0.77
Materials	17,091.25	171,330.00	-154,238.75	-0.90	32,643.24	137,000.00	-104,356.76	-0.76
Committees	26,816.23	244,610.00	-217,793.77	-0.89	107,252.77	207,662.50	-100,409.73	-0.48
Fuel	3,066.00	5,850.00	-2,784.00	-0.48	1,189.98	5,200.00	-4,010.02	-0.77
Cummunity Grants	30,415.99	85,000.00	-54,584.01	-0.64	5,410.00	46,500.00	-41,090.00	-0.88
Property rentals	32,939.23	270,750.00	-237,810.77	-0.88	58,820.76	268,556.00	-209,735.24	-0.78
Taxation	9,015.79	47,500.00	-38,484.21	-0.81	3,133.79	47,500.00	-44,366.21	-0.93
Maintenances	53,395.13	328,695.00	-275,299.87	-0.84	90,989.63	293,610.00	-202,620.37	-0.69
<b>Total Materials &amp; other expenditures</b>	<b>1,058,354.27</b>	<b>4,403,786.00</b>	<b>-3,345,431.73</b>	<b>-0.76</b>	<b>958,252.38</b>	<b>4,344,965.50</b>	<b>-3,386,713.12</b>	<b>-0.78</b>
<b>Financial expenses</b>								
Principial on Long-term debt	137,767.76	416,005.00	-278,237.24	-0.67	151,537.63	558,537.00	-406,999.37	-0.73
Interest on Long-term debt	56,481.76	195,830.00	-139,348.24	-0.71	64,275.57	406,297.00	-342,021.43	-0.84
<b>Total Financial expenses</b>	<b>194,249.52</b>	<b>611,835.00</b>	<b>-417,585.48</b>	<b>-0.68</b>	<b>215,813.20</b>	<b>964,834.00</b>	<b>-749,020.80</b>	<b>-0.78</b>
<b>Transfer to other funds</b>								
Transfer to reserves	459,284.00	2,242,964.00	-1,783,680.00	-0.80	485,860.50	2,132,018.00	-1,646,157.50	-0.77
Transfer to reserve funds	1,365,863.50	5,463,454.00	-4,097,590.50	-0.75	1,390,367.75	5,561,471.00	-4,171,103.25	-0.75
<b>Total Transfer to other funds</b>	<b>1,825,147.50</b>	<b>7,706,418.00</b>	<b>-5,881,270.50</b>	<b>-0.76</b>	<b>1,876,228.25</b>	<b>7,693,489.00</b>	<b>-5,817,260.75</b>	<b>-0.76</b>

# BUDGET VARIANCE BY CATEGORY



For Period Ending 31-Mar-2026

	ACTUAL 2025	BUDGET 2025	VARIANCE	%	ACTUAL 2026	BUDGET 2026	VARIANCE	%
<b>OPERATING</b>								
Total EXPENDITURE	5,827,383.18	26,496,798.00	-20,669,414.82	-0.78	6,214,187.11	28,127,148.50	-21,912,961.39	-0.78
Total OPERATING	3,378,262.27	11,513,210.00	-8,134,947.73	-0.71	2,653,375.62	12,542,509.00	-9,889,133.38	-0.79

**TOWN OF GANANOQUE**  
**CONSOLIDATED BALANCE SHEET**



For Period Ending 31-Mar-2026

	2025	2026
<b>OPERATING</b>		
<b>Financial assets</b>		
Cash	25,331,974.17	27,768,857.98
Cash Equivalents	1,124,763.01	1,042,965.18
Taxes receivable	3,681,676.90	3,828,233.94
Utility receivable	223,255.26	1,605,325.60
Accounts receivable	1,868,164.04	851,415.26
<b>Total Financial assets</b>	<b>32,229,833.38</b>	<b>35,096,797.96</b>
<b>Financial liabilities</b>		
Accounts Payable & Accrued Liabilities	(2,356,136.95)	(3,664,008.53)
Other Current Liabilities	(215,863.67)	(273,949.53)
Employee future benefit obligations	(1,300,694.00)	(1,353,044.00)
Asset retirement obligations	(1,661,254.33)	(1,330,482.46)
Deferred revenues	(106,293.47)	(169,335.88)
Long-term debts	(5,087,163.26)	(6,023,013.83)
<b>Total Financial liabilities</b>	<b>(10,727,405.68)</b>	<b>(12,813,834.23)</b>
<b>Non Financial assets</b>		
Tanagible Capital Assets	80,763,071.44	88,000,367.70
Inventories	79,146.55	97,867.85
Prepaid expenses	400,133.12	204,554.80
<b>Total Non Financial assets</b>	<b>81,242,351.11</b>	<b>88,302,790.35</b>
<b>Accumulated Surplus</b>		
Discretionary Reserve Funds	(15,361,555.17)	(14,795,098.16)
Obligatory Reserve Funds	(264,665.57)	(110,021.17)
Reserves	(11,434,667.80)	(12,043,503.59)
Amounts to be recovered in future year	7,969,965.04	8,608,672.44
Equity in tangible capital assets	(83,653,855.31)	(92,245,803.60)
<b>Total Accumulated Surplus</b>	<b>(102,744,778.81)</b>	<b>(110,585,754.08)</b>
<b>Total OPERATING</b>	<b>0.00</b>	<b>0.00</b>



Project #	Carry forward	Budget 2026	2026 Budget Deviations	2026 WIP	2026 Expenditures	POs Committed	Year-End Balance	Comments	Anticipated Completion Date
<b>Dept 30298 General government - rental properties</b>									
Facilities Kinsmen Renovation	240126	104,756.00	0.00	\$972,082	\$1,076,838	\$158,327	\$0	\$918,511	In Progress
Facilities Little Pump House Shell (B) Renewals	256005	\$8,000	\$11,425	\$0	\$19,425	\$0	\$0	\$19,425	Not Started
Facilities Little Pump House Electrical (D50 & G40) Renewals	266046	\$8,597	\$0	\$0	\$8,597	\$0	\$0	\$8,597	Not Started
	3	<b>\$121,353</b>	<b>\$11,425</b>	<b>\$972,082</b>	<b>\$1,104,860</b>	<b>\$158,327</b>	<b>\$0</b>	<b>\$946,533</b>	

<b>Dept 30299 General government</b>									
Facilities Clock Tower Shell (B) Renewals	256001	\$99,770	\$0	\$0	\$99,770	\$0	\$0	\$99,770	Substantial complete
Facilities Clock Tower Interior (C) Renewals	256002	\$60,000	\$0	\$0	\$60,000	\$0	\$0	\$60,000	
Facilities Customs Building Electrical (D50 & G40) Renewals	256003	\$1,087	\$0	\$0	\$1,087	\$0	\$0	\$1,087	
Facilities Library & VC Umbrella Shelter	256006	\$0	\$0	\$0	\$0	\$10,311	\$0	(\$10,311)	
OSIM Inspection	257005		\$7,140	\$0	\$7,140	\$0	\$0	\$7,140	
Susan Pust	257008	\$5,000	\$0	\$0	\$5,000	\$0	\$0	\$5,000	
NG 911	257009		\$25,000	\$0	\$25,000	\$25,578	\$0	(\$578)	
Facilities Town Park Bandshell Shell & Exterior (B & G20) Renewals	266017		\$5,500	\$0	\$5,500	\$0	\$0	\$5,500	
Facilities ES Building Shell & Exterior (B & G20) Renewals	266023		\$1,500	\$0	\$1,500	\$0	\$0	\$1,500	
Facilities ES Building Plumbing (D20) Renewals	266025		\$1,500	\$0	\$1,500	\$0	\$0	\$1,500	
Facilities ES Building HVAC (D30) Renewals	266026	(\$1,927)	\$1,927	\$0	\$0	\$0	\$0	\$0	
Facilities ES Building Fire Alarm, Emergency Lighting/Equipment & Security (D40/50) Renewals	266027		\$7,500	\$0	\$7,500	\$0	\$0	\$7,500	
Facilities ES Building Electrical (D50 & G40) Renewals	266028		\$3,162	\$0	\$3,162	\$0	\$0	\$3,162	
Facilities JSHP Washrooms Plumbing (D20) Renewals	266032		\$1,500	\$0	\$1,500	\$0	\$0	\$1,500	
Facilities Town Hall Shell & Exterior (B & G20) Renewals	266053		\$36,955	\$0	\$36,955	\$0	\$0	\$36,955	
Facilities Town Hall Interior Renewals	266054	\$149,856	\$0	\$0	\$149,856	\$0	\$0	\$149,856	
Facilities Town Hall HVAC (D30) Renewals	266055		\$6,069	\$0	\$6,069	\$0	\$0	\$6,069	
Facilities Library & VC HVAC (D30) Renewals	266062		\$6,440	\$0	\$6,440	\$0	\$0	\$6,440	
Facilities Town Hall Substructure (A) Repairs	266101		\$13,500	\$0	\$13,500	\$0	\$0	\$13,500	
Facilities Old Pumphouse -110 Kate St renovations	266107			\$37,726	\$37,726	\$0	\$0	\$37,726	
<b>Subtotal</b>	20	<b>\$313,786</b>	<b>\$117,693</b>	<b>\$37,726</b>	<b>\$469,205</b>	<b>\$35,889</b>	<b>\$0</b>	<b>\$433,316</b>	

<b>Dept 30410 Protective services</b>									
Fire Fleet Rescue 5 (3/4 Ton Pickup) Renewal - Vehicle	253002		\$88,434	\$0	\$88,434	\$0	\$0	\$88,434	In Progress
Fire Training Facility Upgrades - Building	253008	\$47,096	\$0	\$0	\$47,096	\$219	\$0	\$46,877	
Police IT Renewals - Dispatch Equipment	254002	(\$4,500)	\$5,000	\$0	\$500	\$0	\$0	\$500	
Police Protect Vest Renewals - Body Armour	254004	\$10,000	\$5,000	\$0	\$15,000	\$0	\$0	\$15,000	
Police Fleet Unit 1751 (Patrol Unit) - Vehicle	254006		\$35,000	\$0	\$35,000	\$0	\$0	\$35,000	
Police rapid deployment - Hard Armour	254011		\$5,000	\$0	\$5,000	\$0	\$0	\$5,000	
Police Speed detection devices - in vehicle & static	254012		\$5,000	\$0	\$5,000	\$2,749	\$0	\$2,251	
Police Portable Radio Project	254013		\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	

	Project #	Carry forward	Budget 2026	2026 Budget Deviations	2026 WIP	2026 Expenditures	POs Committed	Year-End Balance	Comments	Anticipated Completion Date
<b>Subtotal</b>	8	<b>\$52,596</b>	<b>\$168,434</b>	<b>\$0</b>	<b>\$221,030</b>	<b>\$2,968</b>	<b>\$0</b>	<b>\$218,062</b>		
<b>Dept 30611 Transportation services</b>										
PW Roads Annual ACPM (Asphalt, Concrete, Milling & Paving) Program	245901	\$150,312	\$718,100	\$0	\$868,412	\$0	\$0	\$868,412		
King Street Pedestrian Bridge Removal	245903	\$496,961	\$0	\$0	\$496,961	\$333,161	\$0	\$163,800	In Progress	
Rail-to-Trail Pedestrian Bridge Replacement	245904	\$245,929	\$123,500	\$0	\$369,429	\$0	\$0	\$369,429		
Storm Sewer Maintenance Program	245906	\$45,649	\$350,000	\$0	\$395,649	\$4,980	\$0	\$390,669		
Storm Sewer Master Plan Study	245907	\$77,560	\$0	\$0	\$77,560	\$19,671	\$0	\$57,889	In Progress	
PW Road Track Skid Steer w/ 6-way grader blade attachment & carbide tip Hartley rake	255003	\$295,000	\$0	\$0	\$295,000	\$238,910	\$0	\$56,090	Substantial complete	
PW Roads Unit 131 (Backhoe) Replacement	255005		\$340,000	\$0	\$340,000	\$0	\$0	\$340,000		
PW Roads Unit 118 (Vacuum Truck) Replacement	255009		\$420,000	\$0	\$420,000	\$0	\$0	\$420,000		
PW Roads Unit 134 (Trackless) Replacement	255018		\$190,000	\$0	\$190,000	\$0	\$0	\$190,000		
Town Gates Rehabilitation Project	255025	\$75,000		\$21,182	\$96,182	\$101,661	\$0	(\$5,479)	Substantial complete	
PW Roads Black Snappers Pedestrian Bridge Rehabilitation	255026	\$100,000	\$100,000	\$0	\$200,000	\$0	\$0	\$200,000		
PW Roads Water Street Swing Bridge Rehabilitation	255027	\$139,395	\$60,000	\$0	\$199,395	\$0	\$0	\$199,395		
PW Office Facility Capital Repairs & Maintenance	255028	\$25,000	\$20,000	\$0	\$45,000	\$0	\$0	\$45,000		
PW Garage Facility Capital Repairs & Maintenance	255029	\$30,000	\$40,000	\$0	\$70,000	\$0	\$0	\$70,000		
Elmwood Dr (King St E to Pine St E) Stormwater Infrastructure Rough-In	255030	\$125,000	\$0	\$0	\$125,000	\$0	\$0	\$125,000		
Arthur St (Charles St S to end Arthur St) Road & Sidewalk Reconstruction	255031	(\$62,609)	\$1,100,000	\$0	\$1,037,391	\$29,483	\$0	\$1,007,908	In Progress	
Arthur St (Charles St S to end Arthur St) Storm Sewer Replacement	255032	\$100,000	\$1,100,000	\$0	\$1,200,000	\$0	\$0	\$1,200,000		
Birch St (King St W to Second St) Road & Sidewalk Reconstruction	255033		\$51,000	\$0	\$51,000	\$0	\$0	\$51,000		
Birch St (King St W to Second St) Storm Sewer Replacement	255034		\$51,000	\$0	\$51,000	\$0	\$0	\$51,000		
Elizabeth Street Parkette Stormwater Outfall Rehabilitation	255041		\$75,000	\$0	\$75,000	\$0	\$0	\$75,000		
Public Works - Fleet - Flacon 2 Ton Trailer (Dump Box)	265002			\$47,000	\$47,000	\$47,827	\$0	(\$827)	Substantial complete	
PW Yard Fueling Facility Upgrades / Renewals	265003		\$200,000	\$0	\$200,000	\$0	\$0	\$200,000		
<b>Subtotal</b>	22	<b>\$1,843,197</b>	<b>\$4,938,600</b>	<b>\$68,182</b>	<b>\$6,849,979</b>	<b>\$775,693</b>	<b>\$0</b>	<b>\$6,074,286</b>		
<b>Dept 30811 Environmental services</b>										
Shoreline Erosion Mitigation Project	240100	\$76,023	\$0	\$0	\$76,023	\$0	\$0	\$76,023	In Progress	
Wastewater Master Plan Study	240902	\$121,275	\$0	\$0	\$121,275	\$0	\$0	\$121,275	In Progress	
Utilities Storage Facility Project	240903	\$23,855	\$0	\$0	\$23,855	\$0	\$0	\$23,855	In Progress	
WTP Controls Renewals - Water Network	240904	\$10,014	\$0	\$0	\$10,014	\$0	\$0	\$10,014	In Progress	
WD Customer Water Meter Renewals - Water Network	240905	\$2,167	\$0	\$0	\$2,167	\$0	\$0	\$2,167	In Progress	
WD Hydraulic Modelling Study - Water Network	240906	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$10,000		
WTP HVAC Upgrades/Renewals - Water Network	250003	\$25,000	\$175,000	\$0	\$200,000	\$0	\$0	\$200,000		
WTP SCADA Renewals - Water Network	250005	(\$2,895)	\$18,000	\$0	\$15,105	\$0	\$0	\$15,105		
WTP Electrical/Instrumentation Renewals - Water Network	250007	(\$30,000)	\$30,000	\$0	\$0	\$0	\$0	\$0	Substantial complete	
WTP Low Lift Pump & Rapid Mixer Renewals - Water Network	250008	\$7,472	\$40,000	\$0	\$47,472	\$0	\$0	\$47,472		
WTP Backwash Renewals - Water Network	250010	\$17,413	\$0	\$0	\$17,413	\$13,827	\$0	\$3,586	In Progress	
WTP High Lift Pump Renewals - Water Network	250012	\$7,433	\$0	\$0	\$7,433	\$0	\$0	\$7,433	Substantial complete	
WTP Wastewater Transfer Renewals - Water Network	250013		\$40,000	\$0	\$40,000	\$14,071	\$0	\$25,929		
WT Backflow Renewals - Water Network	250014	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$10,000	In Progress	
WD Arthur St (Charles St S to sub - Arthur st) Watermain Replacement - Water Network	250015	\$137,500	\$880,000	\$0	\$1,017,500	\$0	\$0	\$1,017,500	Not Started	
WD Birch St (King St W to Second St) Watermain Replacement - Water Network	250016		\$51,000	\$0	\$51,000	\$0	\$0	\$51,000		
WD Hydrant Replacement/Rebuild Program - Water Network	250021	\$4,475	\$25,500	\$0	\$29,975	\$0	\$0	\$29,975		
WD Valve Replacement Program - Water Network	250022	\$5,822	\$25,500	\$0	\$31,322	\$0	\$0	\$31,322		



	Project #	Carry forward	Budget 2026	2026 Budget Deviations	2026 WIP	2026 Expenditures	POs Committed	Year-End Balance	Comments	Anticipated Completion Date
WD Elmwood Dr (King St E to Pine St E) Watermain Replacement - Water Network	250023	\$305,518	\$0	\$0	\$305,518	\$4,355	\$0	\$301,163	In Progress	
WD Water Tower Renewal - Water Network	250025	\$36,805	\$905,000	\$0	\$941,805	\$6,553	\$0	\$935,252	In Progress	
WD Lead Service Replacement Program - Water Network	250026	\$7,959	\$25,500	\$0	\$33,459	\$0	\$0	\$33,459		
WD Curbstop Replacement Program - Water Network	250028	\$20,882	\$25,500	\$0	\$46,382	\$0	\$0	\$46,382		
EEPS Upgrade Project (Chemical Building/Storage, 2nd Wet Well) - Sanitary Sewer Network	250029	\$2,385,058	\$975,000	\$0	\$3,360,058	\$594,259	\$892,340	\$1,873,459	In Progress	
Lagoon Forcemain Twinning Project - Sanitary Sewer Network	250031	\$451,347	\$1,000,000	\$0	\$1,451,347	\$36,039	\$0	\$1,415,308	In Progress	
Lagoon Cell #1 Influent / Bypass Chamber Renewal - Sanitary Sewer Network	250032		\$902,000	\$0	\$902,000	\$0	\$0	\$902,000		
Lagoon Sludge Removal - Sanitary Sewer Network	250035	\$2,706	\$3,222,500	\$0	\$3,225,206	\$0	\$0	\$3,225,206		
WWC Arthur St (Charles St S to Deadend E of William St S) Sewermain Replacement - Sanitary Sewer Network	250037	\$125,000	\$812,120	\$0	\$937,120	\$0	\$0	\$937,120		
WWC Birch St (King St W to Second St) Sewermain Replacement - Sanitary Sewer Network	250038		\$50,000	\$0	\$50,000	\$0	\$0	\$50,000		
WWC Service Lateral Relining & Replacement / Manhole Reburishment Program - Sanitary Sewer Network	250043	(\$2,376)	\$25,500	\$0	\$23,124	\$0	\$0	\$23,124		
WWC Water Street PS#2 Pump Renewals - Sanitary Sewer Network	250044		\$15,300	\$0	\$15,300	\$0	\$0	\$15,300		
WWC Main Street PS#3 Pump Renewals - Sanitary Sewer Network	250045	\$35,000	\$0	\$0	\$35,000	\$3,261	\$0	\$31,739	In Progress	
WWC SSPS Pump Renewals - Sanitary Sewer Network	250047		\$17,850	\$0	\$17,850	\$0	\$0	\$17,850		
WWC Manhole #18 Renewals - Sanitary Sewer Network	250048		\$35,700	\$0	\$35,700	\$0	\$0	\$35,700		
PW Utilities Equipment Renewals - Water Network	250054		\$15,300	\$0	\$15,300	\$0	\$0	\$15,300		
WD Watermain Relining Pilot Project	260001		\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$1,000,000		
Lagoon Cell #1 Liner Rehabilitation - Sanitary Sewer Network - Sanitary Sewer Network	260002		\$2,250,000	\$0	\$2,250,000	\$0	\$0	\$2,250,000		
Lagoon Cell #2 Storm Drainage Repair - Sanitary Sewer Network	260003		\$50,000	\$0	\$50,000	\$0	\$0	\$50,000		
WWC Sewer Camera - Sanitary Sewer Network	260004		\$100,000	\$0	\$100,000	\$0	\$0	\$100,000		
<b>Subtotal</b>	<b>38</b>	<b>\$3,793,453</b>	<b>\$12,712,270</b>	<b>\$0</b>	<b>\$16,505,723</b>	<b>\$672,366</b>	<b>\$892,340</b>	<b>\$14,941,017</b>		

### Dept 31610 Recreation & cultural services

Trail Signage	247003	\$6,271	\$0	\$0	\$6,271	\$0	\$0	\$6,271	In Progress	
Recreation Fleet Unit 301 Renewal (1/2 Ton Truck) - Vehicle	252002	\$0	\$86,700	\$0	\$86,700	\$3,072	\$0	\$83,628	In Progress	
Recreation Fleet Unit 311 Renewal (Ride On Mower) - Equipment	252005	\$0	\$32,640	\$0	\$32,640	\$20,026	\$0	\$12,614	Substantial complete	
Recreation Ice Edger Renewal	252006	\$0	\$7,140	\$0	\$7,140	\$0	\$0	\$7,140	Substantial complete	
<b>Subtotal</b>	<b>4</b>	<b>\$6,271</b>	<b>\$126,480</b>	<b>\$0</b>	<b>\$132,751</b>	<b>\$23,098</b>	<b>\$0</b>	<b>\$109,653</b>		

### Dept 31611 Recreation & cultural services - Marina

Marina Main Fixed Dock Reconstruction - Docks	251001	\$101,876	\$0	\$0	\$101,876	\$0	\$0	\$101,876	Substantial complete	
Marina Floating Dock Replacements - Docks	251002	\$227,743	\$0	\$0	\$227,743	\$296,771	\$0	(\$69,028)	Substantial complete	
Marina Main Bldg Main Door Replacement - Building	251003	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$20,000	In Progress	
Marina Main Bldg Hot Water Tank Replacement - Building	251005	\$14,000	\$0	\$0	\$14,000	\$11,040	\$0	\$2,960	Substantial complete	
Marina Dock & Shoreline Rehabilitation	251006	\$294,525	\$0	\$0	\$294,525	\$309,741	\$0	(\$15,216)	Substantial complete	
<b>Subtotal</b>	<b>5</b>	<b>\$658,144</b>	<b>\$0</b>	<b>\$0</b>	<b>\$658,144</b>	<b>\$617,553</b>	<b>\$0</b>	<b>\$40,592</b>		

### Dept 31612 Recreation & cultural services - Arena

Arena Boilers Replacements	242001	\$7,000	\$0	\$0	\$7,000	\$0	\$0	\$7,000	In Progress	
Arena HVAC (D30) Renewals	252012	\$24,557	\$67,000	\$0	\$91,557	\$6,800	\$0	\$84,757	In Progress	
Arena HVAC Upgrades - Building	252013	\$20,000	\$0	\$0	\$20,000	\$0	\$0	\$20,000	In Progress	
Arena Electrical / Lighting Renewals - Building	252014	\$5,973	\$99,623	\$0	\$105,596	\$0	\$0	\$105,596	In Progress	
Arena Plumbing Renewals - Building	252015	\$2,966	\$26,967	\$0	\$29,933	\$0	\$0	\$29,933	In Progress	
Arena Interior Renewals - Building	252018	\$15,750	\$88,317	\$0	\$104,067	\$0	\$0	\$104,067	In Progress	
Arena Elevator Replacement - Building	252021		\$255,000	\$0	\$255,000	\$0	\$0	\$255,000	Not Started	
Arena Overhead Netting Replacement - Building	252022		\$29,375	\$0	\$29,375	\$0	\$0	\$29,375	In Progress	
Arena Shell (B) Renewals	262001		\$10,000	\$0	\$10,000	\$0	\$0	\$10,000	In Progress	



Project #	Carry forward	Budget 2026	2026 Budget Deviations	2026 WIP	2026 Expenditures	POs Committed	Year-End Balance	Comments	Anticipated Completion Date
Arena Fire, Security, Safety & Emergency Lighting (D40, D50 & F20) Renewals		\$11,750	\$0	\$11,750	\$0	\$0	\$11,750	In Progress	
<b>Subtotal</b>	<b>\$76,246</b>	<b>\$588,032</b>	<b>\$0</b>	<b>\$664,278</b>	<b>\$6,800</b>	<b>\$0</b>	<b>\$657,478</b>		
<b>Dept 31810 Planning &amp; development</b>									
Planning Development Permit By-law	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$50,000		
Official Plan	\$6,194	\$0	\$0	\$6,194	\$3,676	\$0	\$2,518		
<b>Subtotal</b>	<b>\$56,194</b>	<b>\$0</b>	<b>\$0</b>	<b>\$56,194</b>	<b>\$3,676</b>	<b>\$0</b>	<b>\$52,518</b>		
<b>Total</b>	<b>\$6,921,240</b>	<b>\$18,662,934</b>	<b>\$1,077,990</b>	<b>\$26,662,164</b>	<b>\$2,296,370</b>	<b>\$892,340</b>	<b>\$23,473,454</b>		

**Report Council – FIN-2026-23**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** Development Charge (DC) Reduction Program

**Author:** John Morrison, Treasurer  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION COUNCIL REPORT FIN-2026-23, REGARDING THE DEVELOPMENT CHARGE REDUCTION PROGRAM;

AND THAT COUNCIL DIRECTS STAFF NOT TO PROCEED WITH AN APPLICATION TO THE DEVELOPMENT CHARGE REDUCTION PROGRAM AT THIS TIME, AS PRESENTED IN REPORT COUNCIL-FIN-2026-23.

**STRATEGIC PLAN COMMENTS:**

Sector 3 – Financial Sustainability – Strategic Initiative #1 – Ensure that Gananoque is and remains an affordable place to do business and raise a family.

**BACKGROUND:**

The Province of Ontario, in partnership with the Government of Canada, has launched the Development Charge Reduction Program. The program is intended to support municipalities that reduce residential development charge rates for a three-year period, while also providing funding for housing-enabling infrastructure.

Under the program, municipalities must commit to reducing residential development charge rates by 30% to 50% or greater and maintain the reduction for three years. The reduction must apply across all residential development types and areas of the municipality. The program materials indicate that eligible projects may receive funding of up to 90% of eligible project costs, with the municipality responsible for a minimum 10% contribution.

Applications must be submitted through the Transfer Payment Ontario system by June 19, 2026, at 10:00 a.m. ET. The program has a single intake, and late applications will not be accepted.

The program is competitive, and funding approval is not guaranteed. Applications are assessed based on the depth of the development charge reduction, housing impact, municipal contribution, and project shovel-readiness.

The Town currently collects relatively modest development charge revenues, and its current development charge rates are low compared to many larger and faster-growing municipalities. Staff anticipate approximately 276 new housing units over the next three years. Based on current development charge rates and the anticipated number of new units, the direct financial benefit to builders from a temporary development charge reduction would be limited when compared to the scale of major growth-related infrastructure projects.

Staff reviewed potential capital projects that could be considered under the program. The Forcemain Twinning Project is included in the Town's Development Charges Background Study and capital plan. The current Background Study identifies a net capital cost of approximately \$4,500,000, with \$839,201 identified as a potential development charge recovery. However, the current estimated project cost in today's dollars is approximately \$9,500,000.

This is an important limitation. The DCRP guidelines indicate that only project costs identified as recoverable through development charges in the Development Charges Background Study will be considered eligible project costs. As a result, although the current estimated project cost is approximately \$9,500,000, the maximum theoretical DCRP funding under the current Background Study would be approximately \$755,281, being 90% of the \$839,201 potential development charge recovery.

This difference highlights the need to update the Town's Development Charges Background Study. The current Background Study does not reflect the current estimated cost of the Forcemain Twinning Project and may not adequately capture the Town's current growth-related infrastructure costs.

#### **Discussion:**

The Development Charge Reduction Program may provide a significant funding opportunity for municipalities with high development charge rates, large growth forecasts, and shovel-ready housing-enabling infrastructure projects. However, staff believe the program is less favourable for municipalities with modest development charge rates and lower annual development charge collections.

The Town's residential development charge rates are relatively low. As a result, a 30% or 50% reduction would provide only a modest per-unit reduction to builders. While any reduction may be beneficial, staff do not believe the reduction would be large enough to materially affect housing prices or materially accelerate housing construction. Other factors, including interest rates, construction costs, land availability, servicing constraints, and market demand, are likely to have a greater influence on housing starts.

Based on 276 anticipated new housing units over the next three years, the estimated foregone development charge revenue would vary depending on the type of housing constructed. Using the 2026 urban residential development charge rates, the estimated three-year revenue foregone would range from approximately \$122,500 to \$283,000 under a 30% reduction, and from approximately \$204,200 to \$471,700 under a 50% reduction. The lower end assumes bachelor or one-bedroom apartment units, while the higher end assumes single or semi-detached units. The actual financial impact would depend on the final housing mix and timing of building permits.

The Forcemain Twinning Project is a strong candidate than other projects that are primarily rehabilitation, repair, or renewal because it may be characterized as wastewater infrastructure that supports system capacity and future growth. However, the potential DCRP benefit is limited by the amount of the project identified as recoverable through development charges in the Town's current Development Charges Background Study.

The project has a current estimated cost of approximately \$9,500,000. However, the current Background Study identifies a net capital cost of approximately \$4,500,000 and only \$839,201 as a potential development charge recovery. Based on the DCRP cost-share model, the maximum theoretical DCRP funding would therefore be approximately \$755,281, with a minimum municipal contribution of approximately \$83,920 toward the DC-recoverable portion of the project.

The remaining \$8,660,799 of the current project cost is not reflected as potential development charge recovery under the current Background Study. This substantially limits the potential value of the grant opportunity and highlights the importance of ensuring that the Town's Development Charges Background Study reflects current project costs, updated construction pricing, and growth-related infrastructure requirements.

There are several concerns with proceeding.

First, the program requires the Town to reduce development charge rates for three years, while the grant is not guaranteed. The Town would incur foregone development charge revenue regardless of whether the reduction ultimately results in new housing starts beyond what is already expected.

Second, although the program materials state that projects may be funded up to 90% of eligible costs, the eligible project cost appears to be limited to the amount identified as recoverable through development charges in the Background Study. In this case, the potential development charge recovery is \$839,201, not the full \$9,500,000 current project cost.

Third, the application also requires the funding request to be reflective of the estimated development charge relief provided and the proposed municipal contribution. It is not clear whether the Province would consider a funding request of approximately \$755,281 to be proportionate to the Town's expected development charge relief and anticipated housing growth.

Fourth, the program creates a potential shift in funding risk to the wastewater rate base. Any ineligible costs, cost overruns, financing costs, and any portion of the project not funded through the program would remain the Town's responsibility. The program also uses milestone-based payments, meaning the Town may need to manage cash flow until eligible milestones are met and approved.

Fifth, there may be long-term development charge implications. Once the three-year reduction period ends, reinstating full development charge rates may appear to the development community as a significant rate increase, even though it would simply be the end of a temporary reduction. This may create pressure to extend or phase out the reduction, creating additional financial impacts.

Sixth, it is unclear whether future indexing or development charge rate updates would be permitted during the three-year reduction period. This is an important consideration because construction costs have increased significantly, and the Town's current development charge rates may not adequately reflect current or future infrastructure costs.

Finally, staff note that the Town's current Development Charges Background Study appears to materially limit the amount of project costs that could potentially be considered eligible under the DCRP. The Forcemain Twinning Project has a current estimated cost of approximately \$9,500,000, while the potential development charge recovery is only \$839,201. This difference suggests that the Town's current development charge rates and Background Study may not adequately reflect current growth-related infrastructure costs.

Rather than reducing current development charge rates for a three-year period, staff believe it would be prudent to review the Town's Development Charges Background Study in 2027. A new or updated Background Study would allow the Town to update capital project costs, reflect recent construction cost escalation, review growth assumptions, and assess whether current development charge rates are sufficient to fund growth-related infrastructure.

**APPLICABLE POLICY/LEGISLATION:**

DCRP- Program Guidelines

**FINANCIAL CONSIDERATIONS:**

If Council does not proceed with an application, there is no direct financial impact arising from the Development Charge Reduction Program. The Town would avoid the estimated \$3,000 to \$4,000 consultant cost associated with preparing an application and would avoid the financial risk of committing to a three-year development charge reduction.

If Council directed staff to proceed with an application using the Forcemain Twinning Project, the estimated financial implications would be as follows:

Item	Estimated Amount
Current estimated Forcemain Twinning Project cost	\$9,500,000
Net capital cost identified in current DC Background Study	\$4,500,000
Potential development charge recovery identified in current DC Background Study	\$839,201
Maximum theoretical DCRP funding at 90% of DC-recoverable amount	\$755,281
Minimum municipal contribution at 10% of DC-recoverable amount	\$83,920
Project cost not reflected as potential DC recovery under current Background Study	\$8,660,799
Estimated consultant cost to prepare application	\$3,000 to \$4,000

The estimated development charge revenue foregone over three years would depend on housing mix. Based on 276 anticipated new units and the Town's 2026 urban residential development charge rates, the estimated revenue foregone would be:

Scenario	Estimated three-year DC revenue foregone
30% reduction – lower housing rate assumption	approximately \$122,500
30% reduction – higher housing rate assumption	approximately \$283,000
50% reduction – lower housing rate assumption	approximately \$204,200
50% reduction – higher housing rate assumption	approximately \$471,700

Based on this analysis, the maximum theoretical DCRP funding for the Forcemain Twinning Project is approximately \$755,281. However, this amount is not guaranteed and appears to be limited by the \$839,201 potential development charge recovery identified in the current Development Charges Background Study. The full \$9,500,000 project cost would not appear to be eligible for 90% funding.

The potential benefit of the grant must therefore be weighed against the estimated foregone development charge revenue, the consultant cost to prepare the application, staff time, uncertainty of approval, cash-flow risk, and the risk that any unfunded or ineligible costs would be borne by the Town through wastewater rates, and reserves,

Given the limitation created by the current Development Charges Background Study, the uncertainty of approval, the consultant cost, the staff time required, and the required three-year development charge reduction, staff do not recommend proceeding with a DCRP application at this time.

Staff further recommend that the Town advance a review of the Development Charges Background Study in 2027 to ensure that development charge rates appropriately reflect current construction costs, updated project estimates, and the Town's growth-related infrastructure need.

### **CONSULTATIONS:**

Staff note that the program appears better suited to larger, faster-growing municipalities with higher development charge rates, larger development charge collections, and shovel-ready housing-enabling infrastructure projects. For smaller municipalities, the required three-year development charge reduction may provide only a limited housing incentive while still creating financial risk, including ineligible costs, cost overruns, cash-flow timing, and unfunded project costs. A link to the City of Stratford Council report has been included for Council's reference, as that report outlines similar concerns regarding proportionality, financial risk, and alignment with smaller municipal growth patterns.

<https://calendar.stratford.ca/meetings/Detail/2026-06-08-1900-Regular-Council/99fa7546-6beb-4a1b-9723-b460014fdafa>

**ATTACHMENTS:**

ATT1 – DCRP – Program Guidelines

ATT2 – DCRP – Application Template

<p><b>APPROVAL</b></p>	<p>_____</p> <p>John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions follow Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____</p> <p>Melanie Kirkby, CAO</p>
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# Development Charge Reduction Program

Program Guidelines

June 1, 2026

**Application Deadline: June 19, 2026**

## Contents

1. Program Overview .....	4
2. Program Objectives .....	4
3. Applicant Eligibility .....	5
3.1 Overview .....	5
3.2 Joint Applications .....	7
4. Project Conditions .....	7
4.1 Overview .....	7
4.2 Project Eligibility .....	8
4.3 Eligible Asset Types .....	9
4.4 Other Requirements .....	11
4.5 Project Shovel-Readiness .....	11
4.6 Development Charge Background Study .....	12
4.7 Asset Management Plan .....	12
4.8 Provincial Land-Use Planning .....	12
5. Application Process .....	13
5.1 Number of Project Submissions .....	13
5.2 Submissions and Funding Approval Steps .....	13
5.3 Key Dates .....	15
5.4 Project Description .....	15
6. Assessment Process .....	15
6.1 Assessment Criteria .....	15
7. Financial Matters .....	16
7.1 Cost-Sharing .....	16
7.2 Funding Maximum .....	16
7.3 Combining Funding from Other Sources (Stacking) .....	16
7.4 Eligible Project Costs .....	17
7.5 Ineligible Project Costs .....	17
7.6 Payments & Reporting .....	18

8. Duty to Consult .....20

9. Contact Information .....20

10. Outcomes and Indicators.....21

11. Application Package Requirements .....21

12. Project Maps in KML Format .....22

    12.1 What is a KML File .....22

    12.2 KML Submission Structure.....24

    12.3 How to Create a KML File .....25

# 1. Program Overview

On March 30, 2026, Canada and Ontario announced the historic partnership, known as the Canada-Ontario Partnership to Build (COPB), in support of shared goals, including building more homes faster to make housing more affordable, getting shovels in the ground on key transit projects and supporting economic development.

The Development Charge Reduction Program (DCRP) delivers on a key pillar of the COPB commitment. The DCRP is an application-based program to provide up to \$8.8 billion in federal and provincial capital funding to enable Ontario municipalities to unlock more housing supply by:

- providing partial relief to their builder community from development charges (DCs) for three years; and
- prioritizing investments in housing-enabling infrastructure over ten years.

The following guidelines provide an overview of program details and requirements and act as a reference for municipal applicants. **Please review it in detail before applying for the DCRP and note that there will only be a single intake for this program.**

## 2. Program Objectives

A DC is a discretionary charge that a municipality can choose to levy on new residential developments **to pay for a portion of growth-related infrastructure costs** for services such as water, wastewater, stormwater, roads, transit, fire, ambulance, police and community centres.

**Rising municipal DCs add to the cost of building homes and therefore, are considered a major barrier to unlocking the housing supply.** This program is designed to address this barrier.

Eligible municipal applicants must commit **to reduce DC rates across the board (i.e., for all residential development types in all areas of the municipality) from their level as of March 30, 2026 and maintain that reduction for three years** to have eligible projects considered for funding.

The eligibility for the program also extends to municipalities that took early action – i.e., reduced and maintained low DCs prior to March 30, 2026.

Eligible projects must meet the following outcomes:

- Primarily enable the construction of new housing units;
- Accelerate the delivery and implementation of shovel-ready infrastructure projects in the municipality's DC background study and capital plan; and

- Be complete by October 31, 2035.

The funding intake is a competitive process. Funding approval is not guaranteed.

The Province reserves the right to deny any application regardless of whether all criteria have been met, and to reduce or otherwise adjust the funding amount for approved applications.

## 3. Applicant Eligibility

### 3.1 Overview

#### Eligible Applicants

Eligible applicants, (i.e., Ontario single, upper and lower tier municipalities), must meet the following eligibility requirements:

- Levy residential DCs i.e., have an active DC by-law in place as of March 30, 2026
- Provide an agreement-in-principle at the time of application to:
  - reduce DC rates, in effect on March 30, 2026, by 30% to 50% or greater and maintain the reduction for three years;
  - apply the DC rate reduction to all residential development types; and
  - where the application is submitted jointly, take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with all the above-noted obligations.

Please note that:

- the DC rate reduction must be inclusive of area-specific DCs, where those exist.
- the manner in which the DC rate reduction is arrived at – i.e., reducing the DCs for certain services or for all services by the same percentage is a municipal choice.
- actual DC reduction changes are to be in-effect immediately following the execution of the Transfer Payment Agreement (TPA). Any payments would be conditional on the applicant, including any non-signatory applicants, reducing and maintaining the DC rate reductions. In addition, municipalities would need to take such steps to ensure that developments that obtain building permit after March 30, 2026 receive the benefits of the DC reductions from this program. These steps may include where applicable, using the streamlined process introduced through Bill 17, the *Protect Ontario by Building Smarter and Faster Act, 2025*, to immediately reduce their DC rates in their DC by-law and post the new by-law on their website.

### Eligibility for Applicants with demonstrated retroactive DC actions

To be eligible for program funding for retroactive actions, the applicable municipalities:

- must provide evidence of having reduced and maintained DC reductions of 30% to 50% across the board (i.e., for all residential development types);
- Maintain the DC reductions for a period of three years; and
- Ensure the DC relief is provided to builders, who created new housing (i.e., had building permits issued) during this three-year period.

### **Application Requirements**

Eligible applicants would need to provide the following information in their application, other than the evidence with respect to the DC rate reduction as outlined above:

- An estimate of the number of housing units that will benefit from the reduced DCs (i.e., the DC relief provided to builders) and the resulting amount of DC relief;
- A reasonable estimate of the number of housing units that will be enabled by the proposed municipal infrastructure project(s);
- Proposed infrastructure projects for DCRP funding from within the municipal DC Background Study, and municipal capital plan. *Please note that municipalities considered for retroactive DC reductions can choose projects from the municipal capital plan that may not be in their DC background study.*
- Commitment to funding at least 10% of eligible municipal infrastructure project costs ; and
- Commitment to complying with the [Housing, Infrastructure and Communities Canada's Buy Canadian Policy](#) or [Municipal Buy Ontario Procurement Directive](#), as set out in the TPA.

Please note that **applications would be prioritized based on the depth of DC rate reduction and the number of housing units that would benefit from the DC relief provided to builders in their communities.**

**Applications that provide for greater DC rate reductions (i.e., more than 30% to 50%) and higher municipal infrastructure project cost contributions (i.e., more than 10%) would be eligible to receive higher DCRP funding to support more cost-shared municipal infrastructure projects.**

## 3.2 Joint Applications

Joint applications among municipalities (e.g., joint lower and upper-tier applications, or across municipal boundaries) are eligible, in circumstances where a single infrastructure project might span multiple municipalities. For example:

- Large-scale housing enabling infrastructure projects can span large land areas extending beyond a single municipality's borders.
- Complex infrastructure needs, i.e., where municipalities might require shared infrastructure, such as roads or water/wastewater projects, that necessitates coordination across municipal boundaries to ensure all areas receive necessary services.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application. All municipalities that are part of the joint application are required to meet the eligibility criteria for the DCRP.

**Important:** The DC rate reduction commitment and impact information in the joint application should be consistently cross-referenced in all individual applications to enable a comprehensive understanding of the impact of the individual applicants' DC rate reduction relative to funding amounts requested across projects (joint and individual).

## 4. Project Conditions

### 4.1 Overview

The provision of the DCRP is governed by the Government of Ontario/Ministry of Municipal Affairs and Housing (Province/Ministry) and the Government of Canada/Housing, Infrastructure and Communities Canada (Federal Government/HICC). The TPAs between the Province and the recipient will set out the terms and conditions under which the Ministry agrees to provide funds to municipal applicants, and will provide additional details on payment schedules, reporting, audit, ongoing compliance and enforcement requirements.

The Province and the Federal Government will fund up to a maximum of 90% of eligible project costs, with the recipient required to fund all remaining of eligible project costs (minimum of 10%).

It is the Province's expectation that TPAs will be entered into with the primary municipal applicant, who is the owner of the infrastructure asset(s) and whose projects are approved by the provincial government and the federal government. The terms of any such TPA would require the recipient to take steps to ensure that all non-signatory applicants continue to meet the obligations outlined in these Guidelines.

## 4.2 Project Eligibility

Projects must comply with the following conditions to be considered eligible:

- (1) **Project construction start:** Projects must start no later than July 31, 2030.
- (2) **Project construction completion:** Project construction must be complete by October 31, 2035. [Completion means a project can be used for the purpose for which it was intended.]
- (3) **Development charge background study:** Projects must be included in the applicant's most recent DC background study supporting the DC by-law. *Please note that municipalities recognized for retroactive application would be eligible for putting forward infrastructure projects that are not included in their DC background study.*
- (4) **Capital plan:** Projects should be informed by an applicant's capital plan.
- (5) **Infrastructure Type:**
  - **Housing-enabling infrastructure projects would be prioritized, and these are projects that support creation of new housing units.**
  - Community infrastructure projects, that support the development of complete communities, will be considered for funding.
- (6) **Project Type:** A project can be new infrastructure and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth.
  - Projects can be stand-alone or a component of a larger project.
- (7) **Financial sustainability:** Projects should have a financial plan in place to operate the asset(s) and should not be dependent on or seek senior level government support for operational funding or potential cost over-runs or escalations experienced on a project (unless that funding has been previously secured).
- (8) **Asset management plans:** Projects should be considered in the next update of the asset management plan, including incorporating the plan to fund/finance lifecycle costs.
- (9) **Duty to consult:** Where the duty to consult Indigenous communities is triggered, the municipal applicant must confirm that consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality

may be required to provide a complete consultation record and any accommodation measures adopted in response to consultation with Indigenous communities.

(10) **Accessibility standards:** Projects must meet or exceed the requirements of the Ontario Building Code.

The application must include a clearly defined scope of work, schedule, and list of dependencies to enable a comprehensive understanding of the project (financial, technical, risk, etc.).

#### **Ineligible Projects:**

- Projects that have started construction prior to a Transfer Payment Agreement (TPA) being fully executed;
- Planning and design work as stand-alone projects; and
- Projects that are for rehabilitating (i.e., extending the life or improve the quality, functionality or safety of an asset) and/or repairing existing municipal infrastructure.

### 4.3 Eligible Asset Types

#### Potable Water:

- Drinking water treatment facilities
- Drinking water storage assets
- Drinking water pump stations
- Local drinking pipes (transmit water from municipality to homes/businesses)
- Transmission drinking water pipes
- Metering as part of a larger potable water distribution system project
- Other types of potable water assets

#### Stormwater:

- Stormwater drainage pump stations
- Stormwater storage assets
- Stormwater pipes
- Stormwater diversion assets
- Stormwater retention assets
- Shoreline protection assets
- Other types of stormwater assets

#### Wastewater:

- Wastewater treatment
- Wastewater pump stations
- Wastewater lift stations
- Wastewater storage tanks

- Wastewater collection and/or conveyance
- Other types of wastewater assets

#### Fixed Transportation:

- Maintenance and storage facilities (charging stations)
- Roads and streets
- Bridges
- Tunnels
- Public transit exclusive tracks
- Public transit exclusive roads/lanes
- Public transit exclusive bridges
- Public transit exclusive tunnels
- Passenger stations/terminals
- Transit shelters
- Passenger drop-off facilities
- Other type of public transit fixed assets

#### Transportation Rolling Stock

- Heavy railcars (subway)
- Commuter railcars (locomotives and passenger)
- Light railcars
- Streetcars
- Specialized transit (para or handi transpo and dial a ride)
- Public transit buses
- Cutaway vehicles
- Service and support vehicles
- Other types of rolling stock

#### Public Safety and Emergency Services:

- Fire services:
  - Fire stations
  - Fire pumpers, aerials
  - Other fire assets
- Police services
  - Police detachments
  - Other police assets
- Paramedic services
  - Paramedics station space
  - Other paramedics assets

#### Community Infrastructure:

- Community centres (multi purpose facilities)
- Libraries
- Cultural centres
- Parks (including play structures)
- Local aquatics centres and pools
- Sports and recreation centres
- Local recreational arenas (i.e., ice-skating facilities)
- Child and youth centres
- Senior day centres
- Performing arts centres

## 4.4 Other Requirements

The application must demonstrate how it will meet the intended outcomes of the program. For example:

- Unlocking Housing Supply:** Applicants must provide a reasonable estimate of the number of housing units that would be enabled as a result of the eligible project(s) and those that benefitted from the DC relief to builders.
- Asset ownership:** Applicants must attest to owning and ensuring the operation of the infrastructure assets put forward for funding. Municipalities without current ownership must attest to acquiring and ensuring the operation of the infrastructure assets by the specified date.
- Payments:**
  - All successful applicants would be funded on a milestone-basis.
    - Milestone-based funding means that provincial and federal funds would be distributed to successful applicants after they have provided a report to the government demonstrating that required milestones, as set out in the TPA, have been met. Milestone-based funding may include a requirement to provide information about project costs incurred.
  - Applicants must have a financing strategy in place to cover project costs upfront and unanticipated shifts in costs during the project such as cost escalations and overruns. **Recipients will be responsible for all cost over-runs and financing costs.**

## 4.5 Project Shovel-Readiness

Applicants that provide eligible projects that are shovel-ready at the time of application would be prioritized for program funding consideration.

The following are potential shovel-readiness indicators:

- Environment Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

Please note that the projects do not need to meet all the shovel-readiness indicators outlined above at the time of application, but the project must start construction no later than July 31, 2030, and be complete by October 31, 2035.

#### 4.6 Development Charge Background Study

Eligible projects must be identified in the applicant's most recent development charge background study as a project that will begin by July 31, 2030.

Only project costs identified as recoverable through DCs (including inflation) based on the background study will be considered as project costs for an eligible project. This means that costs reflected as a benefit to existing development or funding post-period capacity will not be considered as eligible project costs.

#### 4.7 Asset Management Plan

Eligible projects should be incorporated in the municipality's asset management plan by its next update, including the lifecycle management activities and financial management plan.

#### 4.8 Provincial Land-Use Planning

Applications should ensure that the housing enabled by the eligible project is aligned with and supports provincial land use planning priorities and outcomes, as set out in provincial land use policy, municipal official plans and zoning by-laws.

Applicants are required to submit a copy of the applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated.

## 5. Application Process

### 5.1 Number of Project Submissions

**Each eligible applicant may submit more than one application individually or jointly with other municipalities.** Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle, as appropriate, smaller projects into larger ones. However, municipal commitments to DC reductions must be consistent across all applications (i.e., only projects may vary). The application requires municipal prioritization of projects with rationale.

Applicants are responsible for proposing project(s) and requested funding amounts that are reflective of the estimated amount of DC relief provided to builders and the proposed municipal contribution for each project. In cases, where an applicant will be reducing DC rates beyond 30% to 50%, this should be factored accordingly in the number and scale of project(s) proposed for program funding.

If eligible applicants want to submit a joint project, then the primary applicant must submit it in a separate application that does not include any individual projects.

**Please note that projects that are housing-enabling (i.e., water, wastewater, stormwater, roads and transit) will be prioritized over community-building projects for DCRP funding.**

### 5.2 Submissions and Funding Approval Steps

**Step 1:** Applicants must register or login online through the Province of Ontario's online grant portal, Transfer Payment Ontario (TPON). Step by step support for working with the online grant portal are found [here](#). Full details on the application can be found by following the Submitting for Funding link from the TPON landing page. When filling out the application, please review your organization's contact information carefully. If the Ministry of Municipal Affairs and Housing is unable to contact a project representative in a timely manner, an application may be deemed incomplete. Only authorized representatives of the applicant organization should be included on the form (consultants should not be named as the point of contact). Authorized representatives typically include an individual that can legally bind the organization (e.g., CAO, treasurer).

**Step 2:** The application form and supporting documents must be submitted online through the Transfer Payment Ontario (TPON) system by 10 a.m. ET on June 19, 2026. For a complete list of supporting documents please see Section 11: Application Package Requirements.

A scanned application form will not be accepted. Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.

For technical issues related to the submission of your application form or if you note any discrepancies in the pre-filled section of the application form, please contact Transfer Payment Ontario Client Care at 416-325-6691 or 1855-216-3090 or email [TPONCC@ontario.ca](mailto:TPONCC@ontario.ca) for assistance. For all other program related questions, please contact [DCRP@ontario.ca](mailto:DCRP@ontario.ca).

**Step 3:** Once the completed application form has been submitted, an automated acknowledgement of receipt and a file number will be emailed to the primary applicant.

**Step 4:** Projects decisions will be made by the Province and the federal government.

**Step 5:** Notification of project approval.

**Step 6:** TPA development. Once a project has been approved, the Province will provide the necessary TPA to the applicant for signature. The TPA sets out the terms and conditions of funding including:

- Outlining the recipients ongoing obligation to maintain the DC rate reduction, as agreed upon by the parties, for a period of three years, including any associated representations, warranties, covenants and undertakings.
- That any contracts for goods and/or services will be procured through a fair, transparent, competitive, value-for-money process and in compliance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or [Municipal Buy Ontario Procurement Directive](#), as applicable.
- That the applicant will fulfill all Duty to Consult and other requirements, e.g., Environmental Assessment if applicable.
- A detailed list of eligible and ineligible expenditures (see Section 7.4 and 7.5 for more details).
- Communication requirements (including project signage).
- Mandatory reporting requirements, including insurance obligations.
- Milestones for payment, including compliance and verification requirements.
- Any funding received by that municipality will be subject to the terms of the signed TPA.
- Additional requirements related to greenhouse gas emissions, climate adaptation measures, or other compliance obligations as determined by the Government of Canada, or Province of Ontario based on the nature, scope, and potential impacts of the project.

As the program implementation progresses, TPAs may need to be amended including, but not limited to, changes to the terms and conditions, updates to the program guidelines and requirements for program reporting and/or communications.

## 5.3 Key Dates

Applications and all supporting documentations must be submitted through TPON by **10 a.m. ET on June 19, 2026**.

Note: applications including all supporting documentation will not be accepted after this time and submissions cannot be changed after this deadline. **Failure to meet minimum submission requirements will result in the submission being identified as incomplete and at risk of not proceeding to the evaluation portion of the application process.**

**The TPAs must be executed prior to August 15, 2026.**

Projects must start no later than July 31, 2030, and be complete by October 31, 2035.

## 5.4 Project Description

A technical description of the proposed project should provide the Ministry adequate information to understand the scope of the project. Strong project descriptions include but are not limited to:

- Project location;
- Project Need and Timing;
- Type of asset;
- Length of project work;
- Project objectives and expected outcomes and benefits;
- Project scope and details;
- Nature of work; and
- Project risk and mitigation measures.

# 6. Assessment Process

## 6.1 Assessment Criteria

**Ontario will assess complete applications with projects that meet program requirements primarily in relation to the following assessment criteria:**

### **Criteria 1 – DC Rate Reduction**

Applications will be assessed on the depth of their committed DC rate reductions with reductions beyond the minimum required being eligible for higher program funding.

## Criteria 2 – Housing Impact

Applications will be assessed on the number of housing units enabled by DC relief provided to builders.

Projects that support housing-enabling infrastructure and the number of housing units enabled by the project will be prioritized for funding.

## Criteria 3 – Municipal Contribution

Applications will be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding. Please note that ineligible project costs (i.e., soft costs) would count towards the municipal contribution amount for assessment purposes only.

While applications would be required to provide the estimated amount of DC relief provided to builders over three years, **the estimate provided must be reasonable. It may be audited to confirm variances between estimate and actuals as part of the TPA.**

# 7. Financial Matters

## 7.1 Cost-Sharing

Successful projects would be cost shared between municipal applicants, the province and the federal government. This includes a minimum of 10% of project expenditures covered by municipalities with the remaining 90% or less cost-shared by the province and federal government.

## 7.2 Funding Maximum

The maximum funding for municipal projects depends on the program uptake and the merits of each application.

## 7.3 Combining Funding from Other Sources (Stacking)

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards the municipal contribution.

**Please note that, this program does not supersede previous intergovernmental funding agreements** and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

## 7.4 Eligible Project Costs

For projects approved under DCRP, eligible project expenditures are those incurred for, and directly related to, specific project costs, incurred solely for the successful delivery of the project, and deemed to be reasonable by the Ministry, in its sole discretion.

Construction costs will not be covered until such time that all duty to consult (DTC) and/or environmental assessment (EA) requirements are fulfilled by the applicant. Costs related to the DTC and EA requirements, incurred after February 26, 2026, are eligible under the program.

Eligible project costs include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (including costs of construction, labour, materials, and equipment)
- EA and DTC costs incurred after February 26, 2026

All project contracts for goods and/or services must be awarded in a way that is fair, transparent, competitive and consistent with value-for-money principles in accordance with Housing, Infrastructure and Communities Canada's Buy Canadian Policy or [Municipal Buy Ontario Procurement Directive](#), as applicable.

## 7.5 Ineligible Project Costs

Successful applicants are responsible and must pay for all ineligible project costs as well as any potential cost over-runs or escalations experienced on a project, which includes:

- 1) Soft costs, including those related to design, engineering, legal fees, and permitting and insurance. Please note that soft costs can be counted towards municipal contribution for assessment purposes only.
- 2) Other ineligible costs that cannot be counted towards municipal contributions.
  - Costs incurred after October 31, 2035;
  - Costs incurred for cancelled projects;
  - Any overhead costs, including salaries and other employment benefits of any employees of the applicant, any direct or indirect operating or administrative costs of applicants, and

more specifically any costs related to planning, engineering, architecture, supervision, management and other activities normally carried out by the applicant's staff;

- Provincial sales tax, goods and services tax, or harmonized sales tax;
- Any costs eligible for rebates;
- Costs for operating expenses, including maintenance work; and
- Cost related to furnishing and non-fixed assets which are not essential for the operation of the asset/project

A more detailed list of eligible and ineligible expenditure categories will be set out in the TPAs entered into between the Province and the recipient. The Province retains the sole discretion to determine whether a project cost is eligible or ineligible.

## 7.6 Payments & Reporting

Funding will be disbursed to applicants once a report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

Expenditures for projects will be disbursed, conditional on the recipient municipality completing project milestones and submitting appropriate reporting which is deemed satisfactory.

For illustrative purposes only, an example of a payment schedule is included below. Further information on payment schedules and required reporting schedules will be provided in the TPA.

<b>Milestone</b>	<b>Supporting Documentation</b>	<b>Payment Amount</b>
Milestone 1	Taken all necessary actions to authorize the execution of the Agreement and as applicable, updating the DC rates in the DC by-law. Any other reporting requirements requested by the Ministry.	Up to 10% of project Total Eligible Cost (TEC)
Milestone 2	Construction Contract Award confirmation and project progress report, including revised budget forecast. Any other reporting requirements requested by the Ministry.	Up to 10% of project TEC

<b>Milestone</b>	<b>Supporting Documentation</b>	<b>Payment Amount</b>
Milestone 3	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 30% Expenditure Documentation and Project Progress Report	Up to 10% of project TEC
Milestone 4	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 45% Expenditure Documentation and Project Progress Report	Up to 15% of project TEC
Milestone 5	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 65% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 6	Subject to the terms and conditions of this Agreement, the receipt, to the satisfaction of the Province, of the 85% Expenditure Documentation and Project Progress Report	Up to 20% of project TEC
Milestone 7	Completion of project. Any other reporting requirements requested by the Ministry.	Up to 5% of project TEC
Milestone 8	Final Report, may include any or all supporting documents related to the project lifecycle. Any other reporting requirements requested by the Ministry.	Province's acceptance and approval of Final report– release of the final (up to) 10% of project TEC.

Further information on the actual payment schedule and required reporting schedule will be provided in the TPA. Additional reporting requirements may be required as part of ongoing project monitoring that are not outlined above and are not tied to any payment (e.g., project status).

### **Annual Reports**

Recipient municipalities will be required to submit a DCRP annual report using a template to be provided by the Province. The year-end report will outline actual activities undertaken and expenditures incurred.

Reports must include:

- Actual and forecasted expenditures by activity, aligned with eligible categories;
- Reconciliation of funds received and funds spent;
- Actual DC relief provided for each year in the three-year DC reduction period;
- New housing units supported as a result of the DC relief for each year in the three-year DC reduction period (as evidenced by approvals for developments and the issuance of building permits);
- New housing units supported through the funded infrastructure project(s); and
- Other data and information, as specified in the TPA, such as use of Red Seal endorsed tradespeople and unionized labour, use of Canadian materials, goods and services, in accordance with Housing, Infrastructure and Communities Canada’s Buy Canadian Policy or [Municipal Buy Ontario Procurement Directive](#), as applicable, and applicable climate change reporting.

Year-end reports are to be approved/authorized by municipal council or a delegated authority prior to submission. Year-end reports that are incomplete or not to the satisfaction of the province or not submitted by the deadlines identified in TPA may result in the province withholding the milestone payment.

The province will review year-end reports for alignment with municipal application, including eligible expenditures and to verify compliance with the DCRP TPA, DCRP program guidelines and any other applicable government directive or legislation.

## 8. Duty to Consult

As part of the application process for funding, applicants will be required to complete the Duty to Consult (DTC) Questionnaire found in the DCRP Application Form. This includes providing information related to outreach, engagement and consultation with Indigenous communities.

The Province reserves the right to withhold funding or recover funds utilized for construction-related activities if they began prior to DTC requirements having been met.

## 9. Contact Information

For program related inquiries, the Development Charge Reduction Program team can be reached by email at [DCRP@ontario.ca](mailto:DCRP@ontario.ca). For inquiries related to the TPON system, please contact TPON at [TPONCC@ontario.ca](mailto:TPONCC@ontario.ca).

# 10. Outcomes and Indicators

Outcome Description	Indicator	Unit of Measure
Municipal DC rates are reduced	Extent to which developments are proceeding (i.e., building permits are issued) in the municipality  Baseline: developments that were issued building permit in fiscal year 2025 (i.e., Apr 1, 2024 – Mar 31, 2025)	Year-over-Year increase in the number of building permits issued within the three year-period
New residential growth	Extent of housing units enabled	Number of new housing units that benefit from DC relief.
		Number of new housing units enabled by the investment in infrastructure.

# 11. Application Package Requirements

As part of the complete DCRP application, applicants will be required to submit the following through TPON:

- ✓ The DCRP Application Form which will provide information about your project proposal. The form also includes an attestation form in the appendices that need to be completed.
- ✓ Project Map clearly identifying all components in the project description in KML format (Refer to Section 12 “Maps in KML Format” below) and submitted as an attachment through TPON.
- ✓ Land use planning information related to proposed housing development (e.g., location, official plan designation and zoning for subject area, status of and information regarding any other land-use planning applications/approvals).
- ✓ The applicant may also be required to submit additional supporting documentation, including but not limited to:
  - DC by-law;
  - The latest DC background study with highlights on pages where the project is listed;
  - DC background study and/or Treasurer’s Statement showing DC reserve funds for the project (if applicable);
  - The capital budget/plan with highlights on pages where the project is listed

- Awarded tender/contract (if applicable);
- Applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated;
- Lab results;
- Advisory orders;
- Secondary plans;
- Master infrastructure plans;
- Municipal structure inspection form;
- Engineering plans;
- Design reports; and/or
- Photographs.

## 12. Project Maps in KML Format

The provincial government requires a detailed KML file showing exactly where each work site/asset is located. This is not a picture or PDF map of the project location, but a digital spatial representation of the project location produced by a geographic information system.

### 12.1 What is a KML File

This simple file type, designed specifically for the visualization of geographic data, provides an accurate and detailed representation of the project and asset locations. Using a KML allows a variety of point, polygon, and line data to be represented spatially with detail and consistency.

A KML file identifies project-specific spatial information which will help reviewers understand the nature and location of your project as well as the work that you are proposing to do.

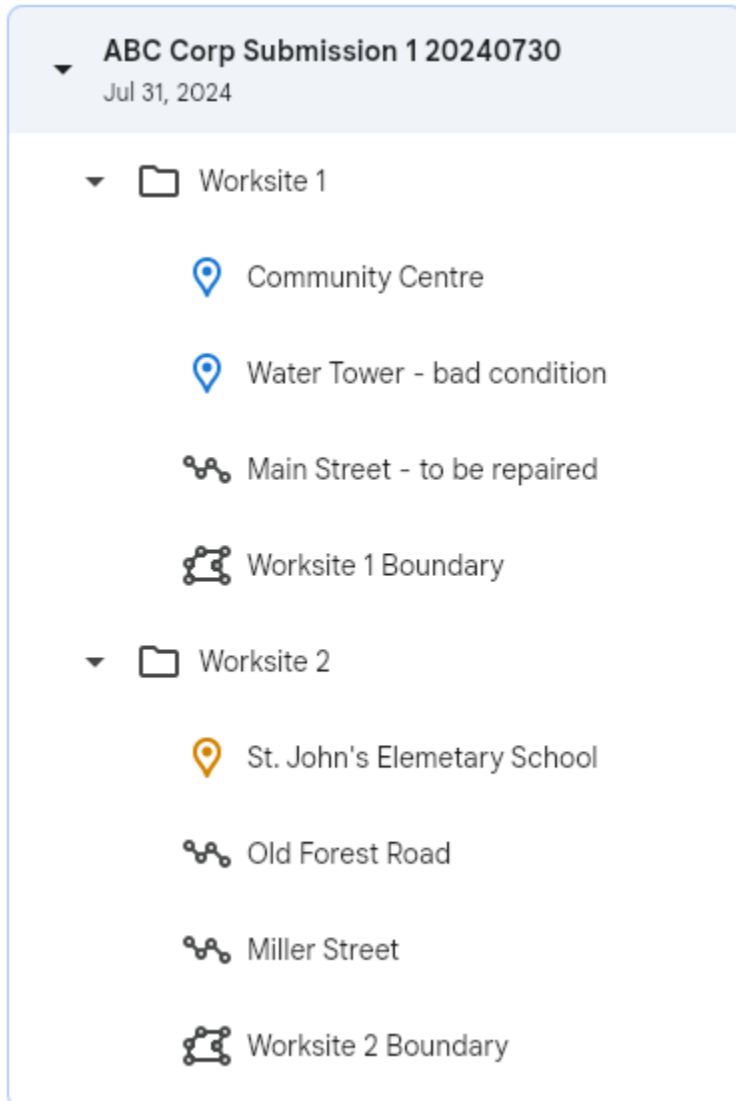
A submitted KML file must include a geometry for each element/asset of the project you are applying for.

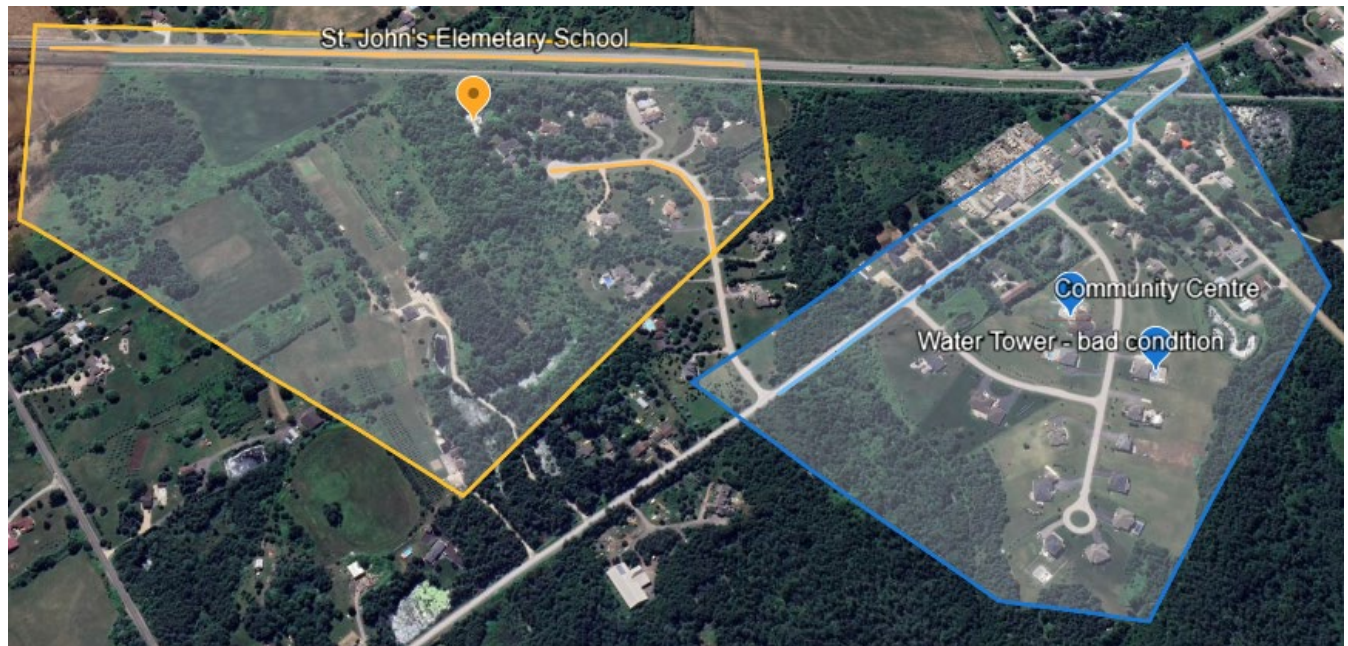
Every submitted KML file must include geometries representing the location of the asset on the ground. Geometries can be of three different types:

- Placemark (point):  
Use placemarks, or points, to represent discrete points on a map (small areas). Examples include: buildings, water towers, hydro poles, bridges, etc.
- Path (line):  
Use paths, or lines, to represent elongated features over larger distances such as roads, water mains, trails, rivers/streams, etc.

- Polygon:  
Use polygons to represent two-dimensional shapes that cover larger areas. Examples include parks, lots and concessions, project boundaries and large water bodies such as lakes and ponds.

See the below images for an example of a nicely structured KML file in Google Earth. Note that these images are meant for general reference for KML creation and may not reflect the data the applicant is meant to capture.





## 12.2 KML Submission Structure

- 1) When creating a KML file, the naming convention of the file should include:
  - Applicant name
  - Name of submission
  - Date of submission (yyyymmdd)

An example KML name would be: 'ABC Corp - Submission 1 - 20240730'

- 2) When adding geometries (placemarks, paths or polygons), each geometry should include:
  - Name:

Ensure that each geometry is clearly named with the asset type and key identifying information. For example, the condition of the asset should be included in the name where applicable (and expanded upon in the description – see below). It should be clear to the reviewer what each geometry represents based on the name. Examples:

    - i. A path (line) geometry named 'Main Street – to be repaired'
    - ii. A point bridge geometry named 'Elora Bridge – good condition'
    - iii. A polygon geometry named 'Worksite 1', displaying the boundary of the proposed worksite(s) of the applicant.
  - Description (Recommended):

Add a description to the geometry for any additional information that cannot be captured in the name. Every geometry can be edited and a description added.

- Images/Videos (Optional):  
Attach an image or video file/URL to a geometry to provide further context to an asset.

3) When editing a KML file, use folders to categorize key information types. Note that you can further subdivide groups of geometries by adding sub folders. In general, there should be a folder for:

- Key application information:  
For example, label the folder 'New infrastructure to be built'
  - i. You may add sub folders by asset type. For example, a 'Bridges' sub folder, or a 'Assets in Critical Condition' subfolder.
- Supplemental application information:  
This may or may not be necessary depending on your application. This could include items like site administration centers.

The applicant may choose an alternative folder structure, as long as it clearly identifies intuitive groupings of geometries for the reviewer.

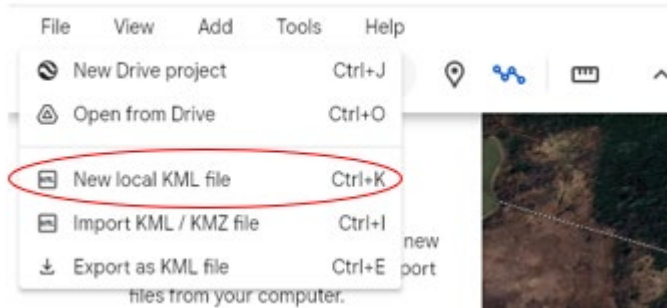
## 12.3 How to Create a KML File

A KML file can be created easily by anyone using Crown-Indigenous Relations and Northern Affairs Canada's (CIRNAC) publicly available Aboriginal & Treaty Rights Information System (ATRIS) web-based application or Google Earth's free web application, as well as other geographic software packages like ArcGIS or QGIS. This guide will walk you through the steps to do so using Google Earth or ATRIS.

### **Create a KML File using Google Earth:**

1. Open Google Earth.
  - Go to the [Google Earth website](#) and click 'Launch Earth'.
2. Navigate to your area of interest.
  - Use the search bar or manually navigate to the area where you want to create your KML.
3. Create a new KML.
  - In the top left of Google Earth, click 'File', then click 'New local KML file'. This will create a new KML file to add geometries in. Ensure you name the KML file following the conventions in the KML Submissions Structure section, ie. Applicant Name

followed by the date of creation ('yyyymmdd').

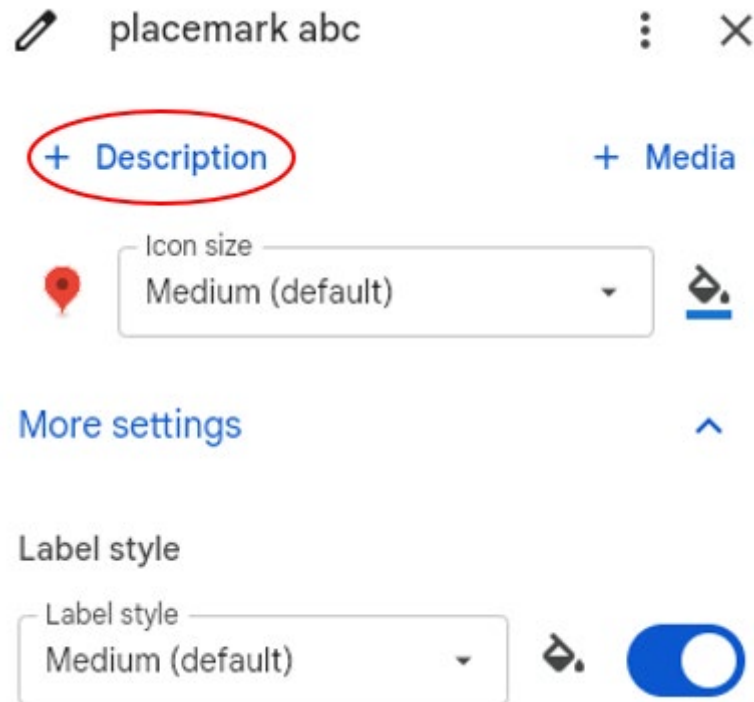


- Note that there is also an option to import existing KML's you've created 'New local KML file'.
4. Draw geometries. There are three types of geometries you can draw; placemarks, paths and polygons. Note that you can edit any geometry after it is created.
- Add Placemarks (point geometries):
    - i. Click on the Placemark button (the pushpin icon) in the toolbar.

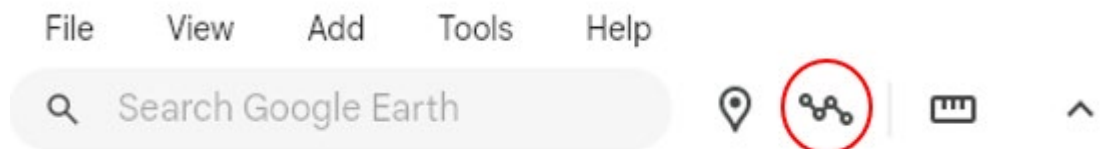


- ii. A new placemark will appear at the center of the view. You can drag it to the exact location you want.
- iii. In the pop-up window that appears, give the placemark a name that properly identifies this feature (see KML Submission Structure section). Add a

description to provide further context to the feature.

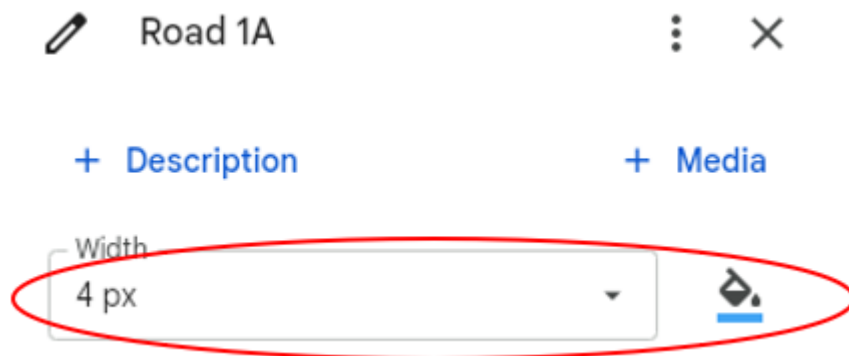


- iv. Optional: click the icon image to change the icon symbol. This helps the viewer to visually differentiate between placemarks. For example, give bridge placemarks that same symbol.
  - v. When done, click OK to save the placemark.
- Add Paths (line geometries):
    - i. Click on the Path button (the lines icon) in the toolbar.



- i. Click on the map to start drawing your path. Each click will add a point to the path.
- ii. Once you finish drawing, give the path a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.

- iii. Optional: you may adjust the line width and line colour to help visually differentiate different types of lines.



- iv. Click OK to save the path.
- Add Polygons:
  - i. Click on the Path button (the lines icon) in the toolbar.

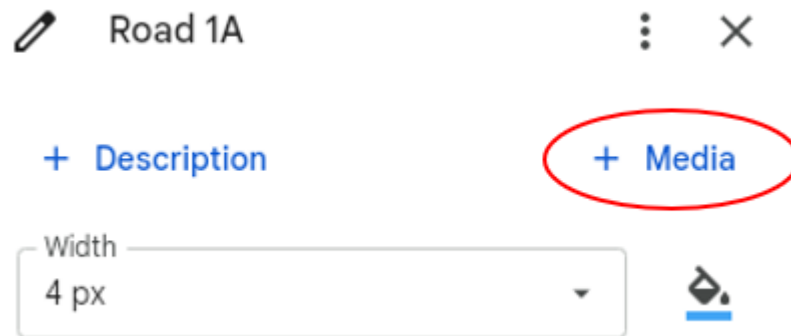


- ii. Click on the map to start drawing your polygon. Each click will add a point to the polygon. Note that this operates identically to creating a path. The only difference is, to make a polygon geometry, you must close the linework by meeting the end of the line with the start of the line. When you hover over the end of the line, you should see 'Close shape' appear. Click to close the line and create a polygon.



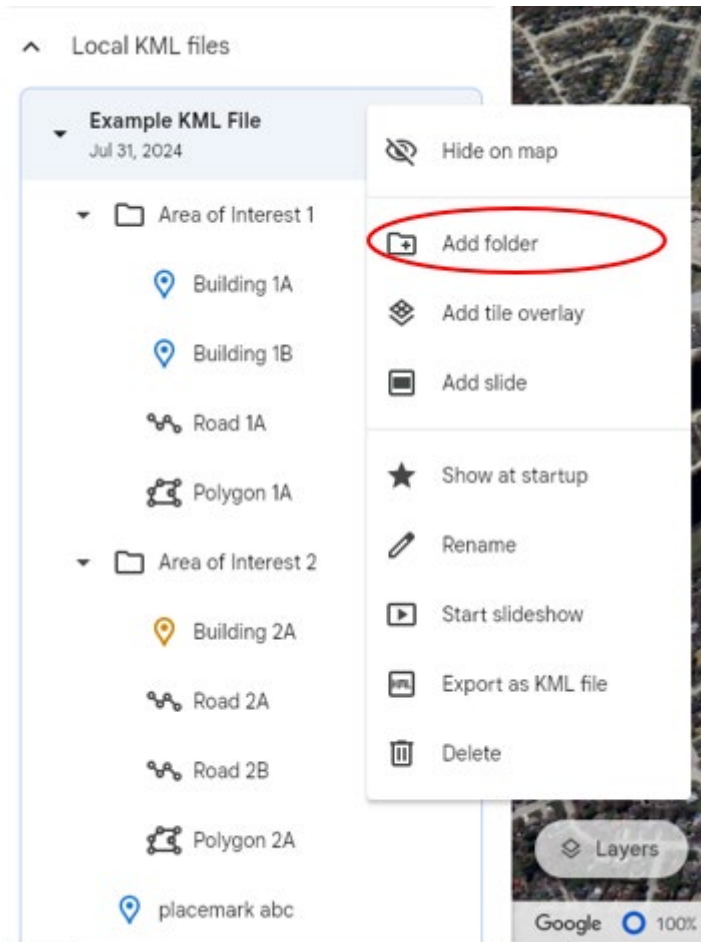
- iii. Once you finish drawing, give the polygon a name that properly identifies this feature (see KML Submission Structure section). Add a description to provide further context to the feature.
- iv. Click OK to save the polygon.

- Note on images:  
Every geometry can have an image or video attached to it. It is recommended to do so to provide further context to a geometry. To attach a picture to a geometry, edit the geometry and select 'Media' then 'Upload image file'.



5. Organize your geometries by creating folders:
  - You can create folders in the KML panel to organize your placemarks, paths, and polygons. To do so, hover over the name of the KML file (in the example below, the KML file is named 'Example KML File'), select the three dots, then click 'Add

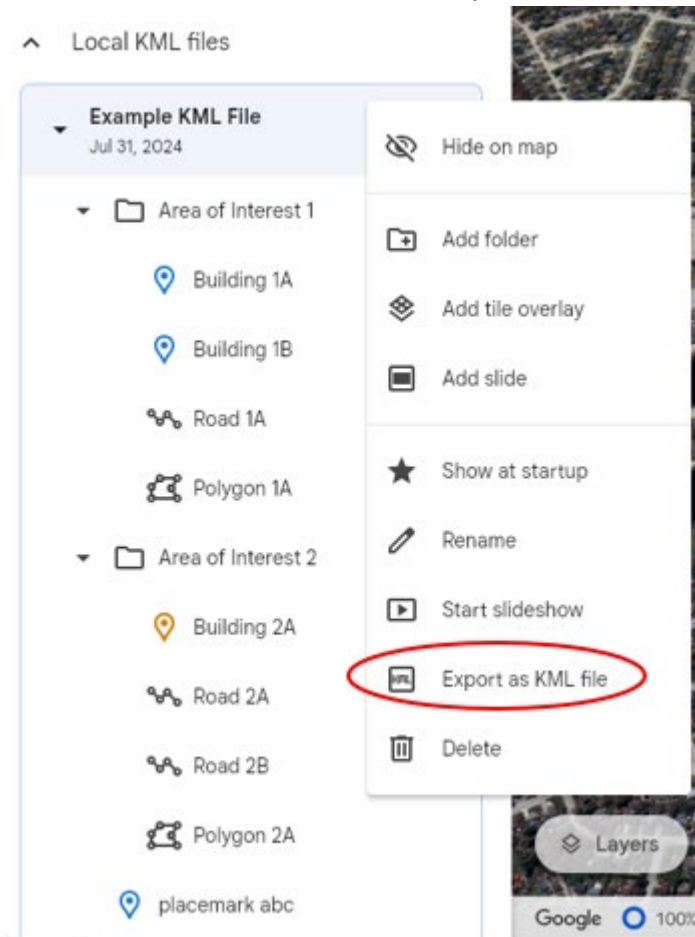
Folder’.



- Name the folder appropriately. Use intuitive names for grouping like geometries. You can also create nested sub-folders to further categorize the geometries.
- You can easily drag and drop geometries between folders.

6. Export your KML File.

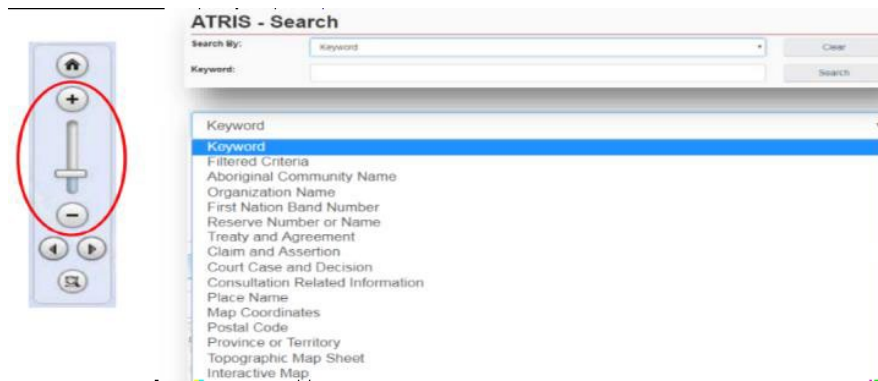
- To export your KML file to your local computer, hover over the name of the KML file, select the three dots, then click ‘Export as KML file’.



- The KML file should keep the name you gave it and will save to where your browser downloads.
- You are now ready to submit your finished KML file. If you need to, you can import the KML file back into Google Earth and make edits.

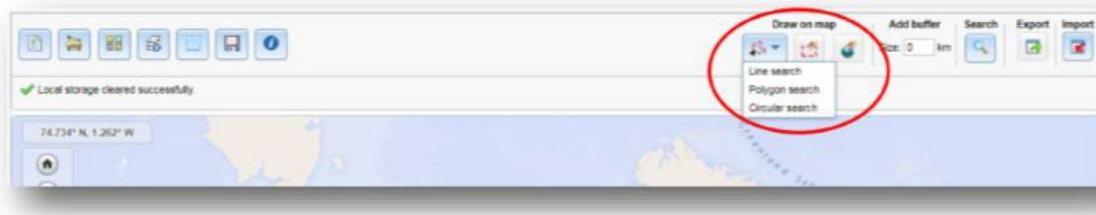
**Create a KML File Using ATRIS:**

1. Navigate to CIRNAC’s publicly available ATRIS web-based application using this link: [http://sidait-atris.aadnc-aandc.gc.ca/atris\\_online/Content/Search.aspx](http://sidait-atris.aadnc-aandc.gc.ca/atris_online/Content/Search.aspx)
2. Navigate to the project location in the map viewer, either by clicking, dragging, and scrolling to zoom, or using the various search options available in the ‘Search By:’ drop down menu.



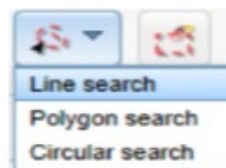
Draw your project on the map in the exact location using the “Draw on map” tools drop down located in the top right of the ATRIS interface. You may draw as many components of varying types (point\*, line, polygon) as necessary to be saved as one single KML file.

\*ATRIS users will not be able to create a geometry “point” in GIS terms, but the “Circular Search” option allows users to create circular polygons able to mimic points in terms of scale.

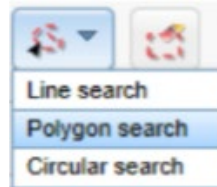


Choose the appropriate drawing tool for the type of component you are drawing:

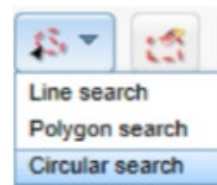
- Line search – Click as many times as necessary to create a line that represents your linear project feature. Double click to complete.



- Polygon search – Click as many times as necessary to create a closed polygon that represents the project feature. Double click to complete.



- Circular search – Click on the map to automatically create a circle. To create a smaller circle similar to a point, zoom in as close as possible on the map before clicking. Alternatively, click and drag, then release to draw a circular project feature yourself.



If at any time you wish to erase anything you've drawn, use the following two options:

- Erase by Extent: Click and drag to create a shape around what you want to delete. Anything intersecting the box will be deleted when you release.



- Global Erase: This will erase everything on the map. Click OK when prompted to clear the map viewer and start fresh.



3. Once you are satisfied with the drawn representation of your project, click the 'Export' button.



The .KML will download as 'SearchAreas.kml' (unless you have specified otherwise) to the location where your browser saves downloads. The file name can be changed to something that reflects the project name before sending it in with your application.

Once saved, the KML file is ready to be uploaded. Should you need any further assistance with ATRIS, please visit the following link to find more information about ATRIS training webinars:

[Aboriginal and Treaty Rights Information System \(rcaanc-cirnac.gc.ca\)](http://rcaanc-cirnac.gc.ca)

# **Development Charge Reduction Program – Frequently Asked Questions (FAQs)**

**June 1, 2026**

**Table of Contents**

Applicant Eligibility ..... 3

DC Reduction Commitment..... 4

Project Eligibility ..... 4

Project Conditions ..... 9

Key Dates ..... 9

Assessment Process ..... 10

Financial Matters ..... 11

Duty to Consult Requirements ..... 12

Contact Information ..... 13

## Applicant Eligibility

### 1. Who is eligible to apply to the program?

Eligible applicants include all three tiers of municipalities (i.e., single, upper and lower tier) in Ontario as defined under the *Municipal Act, 2001*, that levy residential development charges with a development charge by-law in place as of March 30, 2026.

For questions on the program or eligibility, please see program guidelines or email [DCRP@ontario.ca](mailto:DCRP@ontario.ca).

### 2. Can municipalities that implemented DC relief measures prior to March 30, 2026 apply for this program?

In order to be eligible for program funding for retroactive actions, the applicable municipalities must, in their application:

- provide evidence of having reduced, or committing to continue to reduce, DC reductions of 30% to 50% across the board (i.e., for all residential development types);
- commit to maintaining the DC rate reductions for a period of three years; and
- ensure that the DC relief was provided to builders, who created new housing (i.e., had building permits issued) during the applicable three-year period.

### 3. How does the application process and eligibility for the program impact upper and lower-tier municipalities?

All eligible lower-tier and upper-tier municipalities that own and levy development charges (DCs) on housing-enabling infrastructure and community infrastructure are eligible to submit applications.

Definitions for lower-tier, upper-tier, and single-tier municipalities are provided in the *Municipal Act, 2001*.

### 4. Is an applicant allowed to submit more than one application?

Applicants may submit more than one application individually or jointly with other municipalities. Within an application, applicants are encouraged to limit the number of eligible projects to five and bundle smaller inter-related projects into larger project submissions.

However, municipal commitments to DC reductions must be consistent across all

applications (i.e., only projects may vary). For more details, please refer to Section 5.1 of the Guidelines for more details.

## **DC Reduction Commitment**

### **5. What are the minimum required DC rate reductions?**

Eligible applicants must provide an agreement-in-principle to reduce residential development charge (DC) rates in effect on March 30, 2026, by 30% to 50% or greater and maintain the reduction for three years as part of their application.

### **6. Can the development charge (DC) rate reductions apply to specific types of housing or are they required to be applied to all types of housing?**

Eligible applicants would need to reduce DC rates across the board - i.e., for all residential development types in all areas of the municipality from their DC level as of March 30, 2026 and maintain that reduction for three years.

### **7. How should the DC rate reductions be determined in municipalities with area-specific DCs?**

Eligible applicants can determine the manner in which the DC rate reduction is arrived at – i.e., reduce the DCs for certain services or reducing all services by the same percentage is a municipal choice.

### **8. How long should the DC rate reduction be maintained?**

Eligible applicants are required to reduce DC rates by 30% to 50% or greater and maintain the reduction for three years. That means DC rate reductions would need to be applied to effective DC rates as of March 30, 2026 and maintained for a three-year period.

Eligible applicants, if successful, would need to ensure they take the necessary steps to extend the DC relief benefit to builders, who were issued a building permit for an eligible residential development on/after March 30, 2026.

## **Project Eligibility**

### **9. What type of projects are eligible for funding through the program?**

A project can be a new build and/or work to increase the capacity, size, scope or reach of existing infrastructure assets or systems to accommodate new growth. Projects that are for rehabilitation (i.e., extending the useful life or improving the quality, functionality or safety of an asset) and repair are considered ineligible.

Eligible projects also must be included in the applicant's most recent DC background study and capital plan.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in their capital plan.

For more details, please refer to Section 4.2 in the Project Guidelines.

#### **10. Does the project have to be a part of the applicant's most recent development charges background study and capital plan?**

Projects **must** be included in the applicant's most recent DC background study and capital plan. The infrastructure projects which are put forward by municipalities that are recognized for retroactive reductions could be in their capital plan but not in their DC background study.

The only exception is for municipalities that are applying to get recognition for DC relief provided prior to the March 30, 2026 announcement of the Canada-Ontario Partnership to Build. They can request funding for projects which may only be included in the capital plan.

#### **11. Which asset types are eligible for the program?**

The following asset types will be eligible for the program:

- **Potable water assets** (e.g., treatment plants, reservoirs, local pipes including the distribution system watermain and the recipient's portion of service lines, pump stations).
- **Wastewater assets** (e.g., pump stations, lift station, treatment plants, storage tanks and collection systems).
- **Stormwater assets** (e.g., management facilities, linear assets including conveyance piping/ditches/culverts).
- **Fixed transportation assets** (e.g. roads, bridges, tunnels, maintenance and storage facilities, public transit assets).
- **Transportation rolling stock** (e.g., heavy railcars [subway], commuter railcars, light railcars, streetcars, specialized transit, public transit buses)
- **Public safety and emergency services assets** (e.g. fire stations, pumpers and aerials, police detachments, and paramedic stations).
- **Community infrastructure assets** (e.g. sports and recreation centres, parks, cultural centres, libraries and community centres).

## **12. Are there minimum project contribution requirements to be eligible for the program?**

Eligible applicants are required to contribute a minimum of 10 per cent towards their eligible project(s) costs. Projects with higher municipal contributions would be eligible for higher amount of funding from the program.

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

- subject to any existing conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure programs.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards their municipal contribution.

Please note that, this program does not supersede previous intergovernmental funding agreements and eligible applicants would need to negotiate TPA changes with other signatory ministries as required.

## **13. What type of project costs are eligible for the program?**

Eligible project costs are those incurred for, and directly related to, specific project costs, which include:

- Land acquisition costs for the provincial share of funds only
- Hard costs (e.g., costs related to construction, labour, building materials, and equipment).
- Costs related to the duty to consult (DTC) and Environmental Assessment (EA) that incurred after February 2026, 2026.

Other project costs (e.g., soft costs, overhead costs, taxes, etc.) are considered ineligible. However, soft costs, including those related to design, engineering, legal fees, permitting and insurance, would be counted as municipal contribution for assessment purposes only.

For more details, please refer to Sections 6.1, 7.4 and 7.5 in the Project Guidelines.

## **14. Does an applicant have to demonstrate shovel-readiness of their projects? What is the definition shovel-readiness?**

Yes, eligible projects that are shovel-ready at the time of application will be prioritized based on their state of shovel-readiness. Projects are required to start construction no later than July 31, 2030 and be completed by October 31, 2035.

Eligible applicants will be required to provide evidence that demonstrates the project being

shove-ready (e.g., KML project map, awarded tender/contract etc.).

Shovel-readiness indicators considered include the extent to which the following requirements have been completed:

- Environmental Assessment, as applicable
- Land acquisition
- Conceptual engineering
- Detailed engineering
- Planning and design
- Tender/contract awarded but construction has not started

In addition, availability of dedicated DC reserves towards the project will be considered in determining the shovel-readiness of the project.

**15. Does the land need to be acquired before an application is submitted? Is land acquisition an eligible expense under the program?**

Priority will be given to those projects that are shovel ready. Projects that have completed land acquisition are considered more shovel-ready than those that have not.

Land acquisition costs are eligible for the provincial share of the DCRP funds only.

**16. Do all the necessary Environmental Assessment studies need to be completed to be eligible for this funding? If they are not completed does this make a project ineligible?**

It is not necessary to have all of the Environmental Assessment (EA) studies completed. However, priority will be given to those projects that are considered shovel-ready (i.e., construction will commence prior to July 31, 2030) and completion of EA activities is considered a positive indicator of shovel-readiness.

Project costs related to the EA that are incurred after February 26, 2026 will be eligible for program funding consideration.

Projects may not begin construction until applicable EA requirements are met.

**17. Does the design and planning phase need to be complete in order for a project to be eligible? What if we have a completed feasibility study, but require funding for design and construction?**

Planning and design do not have to be complete at the time of application. However, priority will be given to those projects that are considered shovel-ready and completion of planning

and design activities is considered a positive indicator of shovel-readiness.

Funding under the DCRP will not be provided for planning and design among other soft costs. These costs can be considered to be part of the municipal contribution for assessment purposes only.

**18. Will projects that have been tendered/awarded but not actually started yet be eligible? Can we tender before funding is awarded?**

Projects eligible for funding can be tendered and awarded but cannot start construction until a Transfer Payment Agreement (TPA) is fully executed.

**19. Can a project submission include eligible costs from a combination of assets such as water (e.g., distribution system), transportation (e.g., roads) and wastewater (e.g., pipes). For projects where more than one eligible asset type is included, where can information on the other asset(s) included in the project be submitted?**

Applicants must select only one primary asset type per project.

**20. If a submitted project scope forms part of a larger construction project, which is tendered prior to notification of receipt of funding, but commencement of funding-related construction is delayed until after notice of successful application is received, is the project still eligible for funding?**

Projects can be stand-alone or a component of a larger project.

Tendering for the component of a larger project may occur prior to provincial and federal approval. However, should your project be approved, contract award documentation will need to be provided showing the construction dollar amount and activities for the specific DCRP project.

Funding-related construction must not start prior to project approval and duty to consult requirements being met and communicated by the Province.

However, the eligible funding will flow to eligible municipalities over the next ten years once an annual report is submitted to the government demonstrating that required milestones, as set out in the TPA, have been met and the DC rate reduction will be maintained for three years.

## Project Conditions

### 21. Can a single project include multiple tenders for phased work within a continuous area?

One single project may include multiple tenders. However, tenders may be awarded but construction cannot have started until a Transfer Payment Agreement is fully executed.

### 22. What kind of documents, engineering studies or plans show a good level of project readiness?

Documentation to demonstrate project readiness would vary depending on the project type. Project readiness will be assessed based on engineering/geoscience studies (depending on project) that identifies the scope of the issue and the overall impact of the completion of the project (including project planning and engineering status/completed, environmental assessment or Master Plan status, requisite approvals/permits acquired, etc.)

Applicants should identify, among others, the state of completion of their engineering studies (conceptual, basic, and detailed engineering), and the status of their environmental assessment, where applicable.

## Key Dates

### 23. What is the application intake period and how can applications be submitted?

Application intake opens at **9:00 a.m. ET on June 1, 2026**.

Municipal applicants will have until **June 19, 2026, at 10 a.m. ET** to submit their applications.

Applications must be submitted through the [Transfer Payment Ontario \(TPON\)](#) page where applicants can access the application form, the program guidelines document, and can upload supporting documents.

### 24. What are the eligible start and end dates for projects?

Projects must start no later than **July 31, 2030**, and must be completed **no later than October 31, 2035**. The project start could include pre-construction work (i.e., design, planning, engineering, project management, etc.) or construction (i.e., shovels in the ground). However, construction must not start until the following requirements have been met:

1. the province has approved the project and a Transfer Payment Agreement has been signed, and
2. the successful applicant has received confirmation in writing from the province that duty

to consult requirements have been met.

**25. What is the duration of the program?**

The program will support projects over ten years. Successful applicants will have until October 31, 2035, to complete their project(s).

**Assessment Process**

**26. How will applications be evaluated?**

Applications that are complete and include all supporting documentation will undergo a comprehensive evaluation. Applications will be initially evaluated on application completeness, eligibility and meeting program outcomes.

Once an applicant has met program requirements, applications will be assessed on their merits within the context of the overall demand of funds in the program.

Assessment criteria will largely focus on level of DC rate reduction, the housing impact and the municipal contribution to the project.

Projects that are shovel ready and housing-enabling would be prioritized for funding.

**27. How will DC reductions be considered in the assessment of applications?**

Applications would be assessed on the depth of their committed DC rate reductions and in particular, DC rate reductions beyond the minimum required would be eligible for higher program funding.

**28. How will the housing impact be considered in the assessment of applications?**

Assessment related to housing impact will consider the level of DC relief provided to homebuilders as projected by municipalities.

However, the number and types of housing enabled by the projects submitted would be considered in the prioritization of projects.

**29. Are applicants providing more than the minimum 10% contribution towards eligible project costs scored higher?**

Applications that provide for a higher municipal infrastructure eligible project cost contribution (i.e., more than 10%) would receive greater consideration in the amount of funding received under the DCRP. Please note that while soft costs are considered ineligible project costs, they can be counted towards the municipal contribution amount for

assessment purposes.

**30. Where can applicants submit additional information (e.g., supporting documents)?**

Supporting documentation that is required to support your application must be uploaded to TPON. For a list of supporting documentation that may be applicable as part of an application, please see Section 11 of the Program Guidelines.

**31. How will applicants with limited internet access and/or barriers to access to TPON be accommodated?**

If you experience issues with accessing TPON, applicants can email [DCRP@Ontario.ca](mailto:DCRP@Ontario.ca) for additional support. However, applications are expected to be submitted through TPON.

**32. What types of maps must be submitted with the application?**

Please include a project map clearly identifying all components in the project description in KML format (please refer to Program Guidelines - Section 12 “Maps in KML Format” for instructions). Applicants may also submit a copy of the applicable official plan or housing plan for housing units being maintained/protected by the project.

**33. Will the Asset Management Plan be used for assessment?**

For the project to be eligible, it is required to be incorporated in the municipality’s asset management plan by its next update, including the lifecycle management activities and financial management plan.

**Financial Matters**

**34. What is the maximum funding available per project?**

The maximum funding for municipal projects depends on the number of applicants to the program and the merits of each application.

The province and the federal governments will fund a maximum of 90% of eligible project costs with the recipient required to fund all remaining project costs.

*Table 1. Example: Funding for One Recipient.*

Value of Project	Provincial Contribution (90% maximum)	Recipient Contribution (10% minimum)
\$5 million	\$4.5 million (90%)	\$.5 million (10%)

Value of Project	Provincial Contribution (90% maximum)	Recipient Contribution (10% minimum)
\$48 million	\$38.4 million (80%)	\$9.6 million (20%)

**35. What other types of funding (i.e., stacking) are allowed for the program?**

Eligible applicants may not combine (i.e., stack) other federal and provincial funding towards their municipal contribution.

In addition, funding from other housing-enabling infrastructure programs cannot be used to fund eligible projects under this program.

**36. Can the province advise on how to source the 10% minimum applicant contribution?**

The Ministry cannot provide specific advice on how applicants should fund their contribution.

Applications would be assessed on the amount of municipal contribution for each eligible project. While the minimum required municipal contribution is 10% towards eligible project costs, applications that provide for more municipal contributions for each eligible project would be eligible for higher program funding.

## Duty to Consult Requirements

**37. Will a duty to consult (DTC) review be required?**

Yes. Projects may only begin capital work (e.g., physical construction, removal of vegetation or site preparation), provided that funding approval has been received from the province **and** it has been confirmed in writing that duty to consult (DTC) requirements have been met.

Projects that proceed with construction or site preparation **prior to program approval** or receiving written confirmation from the province that DTC requirements have been met will not be eligible for funding.

Projects must start no later than July 31, 2030 and complete construction by October 31, 2035.

**38. What is the duty to consult (DTC) review process?**

The Crown may have a Duty to Consult (DTC) and, where appropriate, accommodate Indigenous communities (e.g., First Nation, Inuit and Métis peoples) if an activity is contemplated that may adversely impact an Aboriginal or treaty rights.

Where the duty to consult Indigenous communities is triggered, the municipal applicant must

confirm that Indigenous consultation has been undertaken. The municipality will be notified if the duty to consult has been met or if further consultation needs to be undertaken. If duty to consult has not been met at the time of the application being submitted to the Province, the municipal applicant must undertake to meet the duty to consult prior to undertaking site preparation or construction. The municipality may be required to provide a complete consultation record or any accommodation measures adopted in response to consultation with communities.

## Contact Information

### 39. What is the contact information to ask questions for DCRP?

For program-related inquiries, the Development Charge Reduction Program team can be reached by email at [DCRP@ontario.ca](mailto:DCRP@ontario.ca). For inquiries related to the TPON system, please contact TPON at [TPONCC@ontario.ca](mailto:TPONCC@ontario.ca).

## Development Charges Reduction Program Application

### A) Instructions

The Development Charges Reduction Program (DCRP) is an application-based program. It will support municipalities in reducing and maintaining low development charges (DC) for builders over three years and support housing-enabling infrastructure investments in Ontario municipalities over ten years.

Before applying, potential municipal applicants are encouraged to review the Program Guidelines to determine if you are an eligible applicant and if your project(s) is/are eligible for funding under the DCRP.

#### How do I apply?

1. Applicants are required to complete this application form which includes a Duty to Consult Questionnaire. Applicants will also be **required** to submit the following supporting documents as attachments through the TPON system:
  - The DC by-law(s) showing the DC rates effective March 30, 2026.
  - The latest DC background study with highlights on pages where the project is listed.
  - The capital budget/plan with highlights on pages where the project is listed.
  - Any of the following evidence that demonstrates the project being shovel-ready, including but not limited to:
    - KML project map
    - DC background study and/or Treasurer's Statement showing DC reserve funds for the project (if applicable)
    - Awarded tender/contract (if applicable)
  - Applicable official plan schedule(s) and zoning by-law map(s) with the anticipated housing development lands clearly delineated.
2. Each application may be used to support multiple projects (up to five projects). Eligible applicants are encouraged to scope projects appropriately, including bundling and/or phasing projects so that they may remain in one application. If that is not feasible, an eligible applicant may submit multiple applications.
 

**Important:** Municipal commitments to DC rate reductions must be consistent across all applications (i.e., only projects may vary). Please note joint submissions must be submitted only by a designated lead applicant in a separate application.
3. All applications and required documents must be completed electronically and submitted in the Transfer Payment Ontario (TPON) portal by **June 19, 2026, 10 am (ET)**. Scanned or emailed application forms will not be accepted.

See Program Guidelines for more information on program eligibility and required supporting documentation.

**Fill in all required fields and fields that apply to your proposed project. Failure to complete this form in its entirety and submit appropriate required documentation may result in the inability to assess the application and the project could be declined.**

## **Development Charges Reduction Program Application**

**Late applications will not be accepted.**

### **How will I know my application was received?**

Once the completed application has been submitted, an automated acknowledgement of receipt with a file number will be sent to the organization contact's email that is provided. After application submission, if acknowledgement of receipt has not been received by the organization's primary contact, please contact [TPONCC@ontario.ca](mailto:TPONCC@ontario.ca).

### **Other important information**

Please note that Ontario cannot guarantee funding to all applicants, nor can the province ensure that the total amount requested by successful applicants will be granted. Approval will be assessed and prioritized based on program requirements, assessment criteria and the overall demand of funds in the program.

### **Privacy Notice Statement**

The information provided as part of this application process is collected for the purpose of applying for funding under the DCRP. The information may be shared with the federal government and agencies, municipal governments and other organizations, for the purpose of assisting the province with project review, evaluation and selection, and verifying past federal and provincial funding sought by the applicant.

Please note that the general information about approved projects, including the name of the applicant, date of approval, the funding amount, project description and the location is proactively disclosed to the public once a funding agreement is signed.

By submitting this application, you agree to the collection, use and disclosure of personal and third-party information as outlined above. Failure to consent to the collection, use and disclosure of this information will result in the application not being further considered.

I have read this Privacy Notice Statement.

Yes

## Development Charges Reduction Program Application

### B) Organization Information

**This section is not editable** and displays information from your Transfer Payment Ontario (TPON) registration, except for the population. The TPON system is a one-window self-serve registration system for submitting and updating organization profile information. All organizations receiving transfer payments from the Government of Ontario must register in the TPON system. If changes are required in this section of your application, please make them in the TPON system. Once your information is revised, all future downloaded forms will include the updated information.

#### Organization Information

Municipality's Name: [Auto-populate]

Municipality's Legal Name: [Auto-populate]

Website URL: [Auto-populate]

Municipality's Population in 2026: [Space to enter]

Source of 2026 Population: [Space to enter]

SAMPLE

## Development Charges Reduction Program Application

### C) Organization Address Information

**This section is not editable** and displays information from your Transfer Payment Ontario (TPON) registration. The TPON system is a one-window self-serve registration system for submitting and updating organization profile information. All organizations receiving transfer payments from the Government of Ontario must register in the TPON system. If changes are required in this section of your application, please make them in the TPON system. Once your information is revised, all future downloaded forms will include the updated information.

#### Business Address

Street Address 1: [Auto-populate]

Street Address 2: [Auto-populate]

City/Town: [Auto-populate]

Province: [Auto-populate]

Postal Code: [Auto-populate]

Country: [Auto-populate]

#### Mailing Address

Street Address 1: [Auto-populate]

Street Address 2: [Auto-populate]

City/Town: [Auto-populate]

Province: [Auto-populate]

Postal Code: [Auto-populate]

Country: [Auto-populate]

## Development Charges Reduction Program Application

### D) Applicant Contact Information

This section is automatically populated with your organization's general contact information for all projects in your organization managed by Transfer Payment Ontario. This contact is typically the CAO, Treasurer, or Clerk. Please ensure this information is correct. If this information needs to be updated, please update them in the Transfer Payment Ontario System.

#### Organization Contact Information

First Name: [Auto-populate]

Last Name: [Auto-populate]

Job Title: [Auto-populate]

Primary Phone Number: [Auto-populate]

Secondary Phone Number: [Auto-populate]

Email Address: [Auto-populate]

#### Project Contact Information (Able to add more than one contact)

Primary contact: [Space to enter]

First Name: [Space to enter]

Last Name: [Space to enter]

Job Title: [Space to enter]

Phone Number (Work): [Space to enter]

Phone Number (Mobile): [Space to enter]

Signing Authority: [Space to enter]

Is this a joint project? [Select from the list: "Yes", "No". If yes, then]

#### Contact at Partner Organization:

Name of Partner Organization: [Space to enter]

First Name: [Space to enter]

Last Name: [Space to enter]

Job Title: [Space to enter]

Primary Phone Number: [Space to enter]

Secondary Phone Number: [Space to enter]

Email Address: [Space to enter]

## Development Charges Reduction Program Application

### E) Development Charge Reduction Information

#### Development Charge (DC) Reduction Commitment

Please describe the level of DC rate reduction that the municipality is committed to, including the rationale for the level (i.e., DC rate reduction of 30%-50% or greater). This should include a narrative of the cumulative request for DCRP funding across projects that is reflective of the estimated amount of DC relief provided and proposed municipal contribution. For joint applications, response must include the DC rate reduction commitment from all applicants.

**Please note that applications will be prioritized based on the depth of DC rate reduction and the number of housing units resulting from DC relief provided to builders in their communities.**

[Space to enter]

#### Development Charge (DC) Reduction Mechanism

Please describe the mechanism by which the DC reduction will be implemented in your municipality.

- Providing DC discounts and non-statutory exemptions
- Provide grants to offset DCs
- Removing or reducing capital projects within the DC by-law term horizon from DC background study
- Others (please specify)

#### Development Charge (DC) Reduction Benefit

Please describe why the level of DC rate reduction that the municipality is committed to, as stated above, will be most beneficial to their builder community in unlocking housing. For example, a X% DC rate reduction will incent Y% more builders to proceed with their developments based on stakeholder conversations/discussions.

[Space to enter]

Please provide details used to arrive at the estimates of new housing units (e.g., building permits issued) that benefit from the DC relief over the three-year DC relief period. Please cross-reference any figures here to those provided in section G) Outcomes.

[Space to enter]

#### Development Charge (DC) Reduction Amount

Please input the amount of DC relief that is estimated to be provided annually over three years (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028), including the key assumptions and sources used to arrive at the estimate. Please note only for 2026-2027 include March 30<sup>th</sup> and 31<sup>st</sup>, 2026.

Year	DC Relief Amount (\$)	Assumptions and Sources (500 Characters Limit)
1 – 2026-27		
2 – 2027-28		

## Development Charges Reduction Program Application

Year	DC Relief Amount (\$)	Assumptions and Sources (500 Characters Limit)
3 – 2028-29		

### Development Charges Rates

Please provide the effective DC rates for all residential types as of March 30, 2026, and the effective DC rates for all residential types after the committed DCRP-supported reduction (inclusive of area-specific DCs, where applicable).

Housing Type	As of March 30, 2026	Attributed to the DCRP	% Rate Reduction
[Space to enter]			
[Space to enter]			
[Space to enter]			

### Types of Developments Benefitted

The expected types of housing that will be unlocked through the DC relief in your community are from the following categories:

- Single/semi-detached
- Apartment/condo
- Multiple attached (row, townhouses, stacked townhouses)
- Other, please specify [Space to enter]

### Housing Units Enabled due to the DC relief

Please provide the total number of estimated net new housing units added due to the DC relief (based on building permits that could be issued) each year (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028). Please note only for 2026-2027 include March 30<sup>th</sup> and 31<sup>st</sup>, 2026.

Year	Estimated new housing units to be added due to the DC relief over three years
<b>Total</b>	

**Multiple Projects:** If this application pertains to multiple projects (up to five projects), please fill out the form accordingly.

**Please note:** Applicants are encouraged to limit the number of eligible projects to five within one application, by scoping projects through the bundling and/or phasing of projects.

# Development Charges Reduction Program Application

## F) Project Information

### Project Title

Please provide a project title that meaningfully describes the asset and work to be completed. In order to facilitate ease of cross-reference to the development charge (DC) background study and the capital plan, the title should be aligned with the title referenced in these two documents.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

### Project Context

Please provide the current context, as well as the need for and urgency, if any of the project. If multiple projects are being requested for funding, this section should identify the prioritization of each of the projects and the rationale behind the prioritization.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

### Project Objective and Expected Outcomes and Results

Please describe what the project seeks to achieve. Specifically, explain how it will address the current context in the municipality. Provide information specifically on:

- The main expected outcomes and how they will be achieved by the project;
- The communities and populations that will directly benefit from the project;
- Any climate considerations, including greenhouse gas mitigation, resilience/adaption measures, or use of low-carbon construction materials that will be incorporated into the project.

Please note that further details on outcomes are captured in section G.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

## Development Charges Reduction Program Application

**Project #5:** [Space to enter]

### Project Scope and Details

Please provide a technical description of the proposed project, including its key components (i.e., a full description of all of the infrastructure work to be undertaken).

Do not include components or details on other phases if this project is a component of larger work.

(2,000 characters max.)

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

### Project Type

Please select from the dropdown list the services which the asset and the project are intended to provide.

**Project #1:** [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

**Project #2:** [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

**Project #3:** [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

**Project #4:** [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

If select others, please specify: [Space to enter]

**Project #5:** [Dropdown list includes: Water services, Waste water services, Storm water services, Roads and associated, Transit services, Transportation services, Policing services, Fire services, Paramedics, Library, Parks and recreation, other community services]

## Development Charges Reduction Program Application

If select others, please specify: [Space to enter]

### Nature of the Project

Please indicate the percentage for each of the options. Input "0" for inapplicable fields. Total percentage must equal 100%. Note: Please leave Reconstruction column blank.

#### Project #1:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

#### Project #2:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

#### Project #3:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

#### Project #4:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

#### Project #5:

New Construction %	Reconstruction %	Expansion %	Other %
Total Percentage			

## Development Charges Reduction Program Application

### Project Location

Please identify the community in which the project will be located. Provide the address of the infrastructure to be completed. If your project has multiple locations, please provide an exhaustive list of locations. Please note that a KML map will also be required to be provided.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

### Project Schedule

Please identify the project schedule. The project construction start date can represent pre-construction soft costs (e.g., design engineering, project management, etc.). **Please note that project(s) construction must start no later than July 31, 2030, and be completed by October 31, 2035.**

	Project #1	Project #2	Project #3	Project #4	Project #5
Forecasted Construction Start date (date on which construction is expected to begin, i.e., site preparation)					
Forecasted Construction End date					

Project Schedule Details:

**Project #1:**

Activities/Milestones	Timeline for completion	Notes

**Project #2:**

Activities/Milestones	Timeline for completion	Notes

## Development Charges Reduction Program Application

### Project #3:

Activities/Milestones	Timeline for completion	Notes

### Project #4:

Activities/Milestones	Timeline for completion	Notes

### Project #5:

Activities/Milestones	Timeline for completion	Notes

### Project Shovel-Readiness

Please indicate the status of the project, whether it is in the process of and/or substantially completed design and planning. The completion of at least one of the items listed in the following table is required.

### Project #1:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

## Development Charges Reduction Program Application

### Project #2:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

### Project #3:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

### Project #4:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

## Development Charges Reduction Program Application

### Project #5:

Item	Status (Dropdown list)	Completion %
Environmental Assessment	Not Started, In Progress, Completed, Not Applicable/Exempt	
Land Acquisition Activities	Not Started, In Progress, Completed, Not Applicable	
Conceptual Engineering	Not Started, In Progress, Completed	
Basic Engineering	Not Started, In Progress, Completed	
Detailed Engineering	Not Started, In Progress, Completed	
Other comments for project readiness (e.g., DC reserve funds being allocated towards project, awarded construction tender/contract but construction has not started)		

### Asset Operation

Please confirm whether the asset will be operated by the applicant?

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

If the asset is not operated by the applicant, please describe the operating structure.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

### Asset Management Plan – Lifecycle Management and related Finances

Please confirm that the applicant has planned for the lifecycle management activities and financing once the asset is ready.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Development Charges Reduction Program Application**

**Project #5:** [Space to enter]

SAMPLE

## Development Charges Reduction Program Application

### G) Outcomes

#### Assets

Please provide the asset to be completed in the project. For example, Wastewater Treatment Plants will be acceptable.

**Project #1:** [Space to enter]

**Project #2:** [Space to enter]

**Project #3:** [Space to enter]

**Project #4:** [Space to enter]

**Project #5:** [Space to enter]

#### Housing

Please provide the total number of estimated net new housing units added due to the project each year (e.g., 2027-28 runs from April 1, 2027 to March 31, 2028). Please note only for 2026-2027 include March 30<sup>th</sup> and 31<sup>st</sup>, 2026.

Year	Estimated new housing units to be added due to the project					
	Project #1	Project #2	Project #3	Project #4	Project #5	Total
2026-27						
2027-28						
2028-29						
2029-30						
2030-31						
2031-32						
2032-33						
2033-34						
2034-35						
2035-36						
<b>Total</b>						

## Development Charges Reduction Program Application

### H) Project Financials

Before completing this section, please review the Program Guidelines on eligible and ineligible costs. Fill in the financial details of your project accordingly.

Fields in this section are mandatory.

#### Project Funding Request

Please identify how much funding is the applicant requesting from the DCRP.

	Project #1	Project #2	Project #3	Project #4	Project #5
Funding Request					

#### Project Total Costs and Costs Recovery

Please identify the total project costs and sources to fund the project as **originally planned** (i.e., prior to DCRP). It is important that the funding sources clearly identify the amounts that were to be raised using DCs – current, future and reserves. **The information provided should be aligned with details in DC background study and the latest DC Treasurer’s Statement. Please note that costs related to the duty to consult (DTC) and environmental assessment (EA) requirements, incurred prior to February 26, 2026, are ineligible under the program. For item #3, please outline how much of this funding is related to EA and DTC costs incurred after February 26, 2026 and include this information in the text box below the table.**

#### Project #1:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
<b>Total Project costs</b>		

[space to enter]

## Development Charges Reduction Program Application

### Project #2:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
<b>Total Project costs</b>		

[space to enter]

### Project #3:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
<b>Total Project costs</b>		

[space to enter]

### Project #4:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		

## Development Charges Reduction Program Application

Funding Source	Funding	% of Total Project costs
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
<b>Total Project costs</b>		

[space to enter]

### Project #5:

Funding Source	Funding	% of Total Project costs
(1) DCs – Construction Cost (e.g., labour, material and equipment)		
(2) DCs – land acquisition		
(3) DCs – Soft Costs (e.g., design, engineering, legal fees, permitting and insurance)		
(4) Federal funding except for DCRP		
(5) Provincial funding except for DCRP		
(6) DC ineligible costs		
(7) Others		
<b>Total Project costs</b>		

[space to enter]

If your municipality plans to use debt to fund the project, please provide an updated Annual Repayment Limit (per section 4 of O. Reg. 403/02: DEBT AND FINANCIAL OBLIGATION LIMITS)

[Space to enter]

### Project Municipal Contribution

Please identify municipal contribution as requested (a minimum of 10% of the eligible project costs), and cross-reference clearly the amount of DC relief attributed to the DCRP.

Eligible applicants can combine funding from other provincial and federal programs towards the proposed project(s) costs:

## Development Charges Reduction Program Application

- subject to conditions in previous agreements; and
- as long as the funding is not from housing-enabling infrastructure program.

In addition, any combined (i.e., stacked) federal and provincial funding cannot count towards their municipal contribution.

**Please note that, this program does not supersede previous intergovernmental funding agreements** and eligible applicants would need to negotiate any required TPA changes with other signatory ministries.

### Project #1:

<b>Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs</b>	<b>Funding Amount</b>	<b>% of Total Municipal Contribution</b>
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project #2:

<b>Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs</b>	<b>Funding Amount</b>	<b>% of Total Municipal Contribution</b>
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

## Development Charges Reduction Program Application

### Project #3:

<b>Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs</b>	<b>Funding Amount</b>	<b>% of Total Municipal Contribution</b>
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project #4:

<b>Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs</b>	<b>Funding Amount</b>	<b>% of Total Municipal Contribution</b>
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project #5:

<b>Municipal Contribution – Construction Costs, Soft Costs and eligible EA and DTC costs</b>	<b>Funding Amount</b>	<b>% of Total Municipal Contribution</b>
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

## Development Charges Reduction Program Application

### Project Land Acquisition Costs

Please identify municipal contribution as requested as it relates to land acquisition costs and funding. Please note that land acquisition costs are eligible for provincial portion of DCRP funding only.

#### Project #1:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

#### Project #2:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

#### Project #3:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		

## Development Charges Reduction Program Application

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project #4:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project #5:

Municipal Contribution – Land Acquisition	Funding Amount	% of Total Municipal Contribution
DC reserve funds dedicated to this project [This excludes DC reserve funds borrowed temporarily for the purpose of this project.]		
Future DCs not subject to DCRP		
Reserves and reserve funds		
Property Tax		
User Fees		
Others [Space to enter]		
<b>Total Municipal Contribution</b>		

### Project Forecast

Please indicate the percentage for each year where project work is forecasted. Input “0” for inapplicable years. Total percentage must equal 100%. Note that the years below reflect the province’s fiscal year – which runs from April 1 to March 31 (e.g., 2024-25 runs from April 1, 2024, to March 31, 2025). Please ensure that forecasted expenditures align with the project construction

## Development Charges Reduction Program Application

start and end date, as indicated above (i.e., funding should end in the same fiscal year the construction ends unless there is a specific rationale provided for post-construction funding needed). Construction holdbacks should be forecast in the year in which the work is performed – not the year in which the holdbacks are released. Please note only for 2026-2027 include March 30<sup>th</sup> and 31<sup>st</sup>, 2026.

### Project #1:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

### Project #2:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

### Project #3:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	

## Development Charges Reduction Program Application

Year	% Forecasted Eligible Expenditures
2032-2033	
2033-2034	
2034-2035	
2035-2036	

### Project #4:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

### Project #5:

Year	% Forecasted Eligible Expenditures
2026-2027	
2027-2028	
2028-2029	
2029-2030	
2030-2031	
2031-2032	
2032-2033	
2033-2034	
2034-2035	
2035-2036	

## Development Charges Reduction Program Application

### I) Risks

Identify any applicable risks from the list below in the expanded section, please fill in the required details of the risk related to your project including a risk mitigation strategy for each:

#### Project #1:

- Risks that may impact the successful completion or forecasted end date of the project
- Risk that may increase the costs (cost overrun)
- Risks of using specialized technology or equipment that is new/unfamiliar to the applicant
- Project complexity contributing to risk considerations
- Risk of public sensitivity to the project

#### Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

#### Project #2:

- Risks that may impact the successful completion or forecasted end date of the project
- Risk that may increase the costs (cost overrun)
- Risks of using specialized technology or equipment that is new/unfamiliar to the applicant
- Project complexity contributing to risk considerations
- Risk of public sensitivity to the project

#### Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

#### Project #3:

- Risks that may impact the successful completion or forecasted end date of the project
- Risk that may increase the costs (cost overrun)
- Risks of using specialized technology or equipment that is new/unfamiliar to the applicant
- Project complexity contributing to risk considerations

## Development Charges Reduction Program Application

Risk of public sensitivity to the project

### Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

### Project #4:

Risks that may impact the successful completion or forecasted end date of the project

Risk that may increase the costs (cost overrun)

Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

Project complexity contributing to risk considerations

Risk of public sensitivity to the project

### Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

### Project #5:

Risks that may impact the successful completion or forecasted end date of the project

Risk that may increase the costs (cost overrun)

Risks of using specialized technology or equipment that is new/unfamiliar to the applicant

Project complexity contributing to risk considerations

Risk of public sensitivity to the project

### Risk Details

Risk: [Space to enter]

Level of Risk: (N/A, Low, Medium, High)

Mitigation (2000 characters) [Space to enter]

## Development Charges Reduction Program Application

### J) Duty to Consult Questionnaire

As part of the application process for funding, applicants are required to complete the duty to consult (DTC) Questionnaire and provide applicable supporting documents:

#### Project #1:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).  
[Space to enter]
2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?  
[Space to enter]
3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?  
[Space to enter]
4. Will the project require in-water work or work in close proximity to a waterbody or waterway?  
[Space to enter]
5. Will the project affect birds/fowl or other animals and their habitat?  
[Space to enter]
6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)  
[Space to enter]
7. Is an Environmental Assessment required for the project?  
[Space to enter]
8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?  
[Space to enter]
9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?  
[Space to enter]
10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.  
[Space to enter]

## Development Charges Reduction Program Application

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

[Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

[Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

[Space to enter]

### Project #2:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

[Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

[Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

[Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

[Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

[Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

[Space to enter]

7. Is an Environmental Assessment required for the project?

[Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

[Space to enter]

## Development Charges Reduction Program Application

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

[Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

[Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

[Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

[Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

[Space to enter]

### Project #3:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

[Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

[Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

[Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

[Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

[Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

## Development Charges Reduction Program Application

[Space to enter]

7. Is an Environmental Assessment required for the project?

[Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

[Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

[Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

[Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

[Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

[Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

[Space to enter]

### Project #4:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

[Space to enter]

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

[Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

[Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

## Development Charges Reduction Program Application

[Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

[Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

[Space to enter]

7. Is an Environmental Assessment required for the project?

[Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

[Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

[Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

[Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

[Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

[Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

[Space to enter]

### Project #5:

1. Is the project site in proximity to bodies of water? If so, please describe those bodies of water (i.e., type, size and shape, use etc.).

[Space to enter]

## Development Charges Reduction Program Application

2. Is the project considered new infrastructure, expansion of existing infrastructure, or others?

[Space to enter]

3. Will the project involve any activities such as site preparation, removal of vegetation, construction, excavation, deforestation, etc.?

[Space to enter]

4. Will the project require in-water work or work in close proximity to a waterbody or waterway?

[Space to enter]

5. Will the project affect birds/fowl or other animals and their habitat?

[Space to enter]

6. Please list any regulatory decisions/approvals etc. made or anticipated in relation to the project. Include the type of approval, e.g., Municipal Class Environmental Assessment (200 characters maximum)

[Space to enter]

7. Is an Environmental Assessment required for the project?

[Space to enter]

8. Has an archaeological assessment previously been completed for the project site or is an archaeological assessment required for the project?

[Space to enter]

9. Is your municipality aware of any historical or archaeological finds, etc., in the vicinity of the project site?

[Space to enter]

10. Have any Indigenous communities been engaged in the proposed undertaking of this project? If so, please list the communities engaged and the nature/outcome of the engagement.

[Space to enter]

11. Is your municipality aware of past or current use of the project site or lands surrounding the project site (within 500 metres) by Indigenous communities?

[Space to enter]

12. Are you aware of any recent claims or assertions by any Indigenous communities in connection with the project site?

[Space to enter]

13. Has any Indigenous community previously expressed a concern regarding other infrastructure projects you have undertaken in the same area?

## Development Charges Reduction Program Application

[Space to enter]

The Province reserves the right to seek further information or documentation from the municipal applicant regarding Indigenous consultation.

SAMPLE

## Development Charges Reduction Program Application

### K) Declaration/Signing

Applicants will comply with the Ontario Human Rights Code (the “Code”) and all other applicable laws (<http://www.ohrc.on.ca/en/ontario-humanrights-code>). Failure to comply with the letter and spirit of the Code will render the applicant ineligible for a grant and, in the event a grant is made, liable to repay the grant in its entirety at the request of the Ministry. Applicants should be aware that Government of Ontario institutions are bound by the Freedom of Information and Protection of Privacy Act, R.S.O 1990, c.F.31 (<https://www.ontario.ca/laws/statute/90f31>), as amended from time to time, and that any information provided to them in connection with this application may be subject to disclosure in accordance with that Act. Applicants are advised that the names and addresses of organization receiving grants, the amount of the grant awards, and the purpose for which grants are awarded is information made available to the public.

#### Certification

Yes / No questions (all mandatory)

If you indicate no to any of the following statements, you should contact the program area through [DCRP@ontario.ca](mailto:DCRP@ontario.ca) for further information and to determine if your project will be eligible for funding:

All capital costs, including site preparation and construction costs are ineligible until Ontario has confirmed in writing that environmental assessment, land use planning requirements and duty to consult (DTC) requirements have been met.

All construction and site preparation work must be scheduled to occur after Ontario has confirmed that environmental assessment, land use planning requirements and duty to consult (DTC) requirements have been met.

[Space to enter]

The project, if subject to the Ready-Mixed Concrete Carbon Emission Reduction Requirement, will meet the requirement and if not, will provide a rationale. [Please note projects with this requirement are those that have total eligible costs over \$10 million, are within a municipality with a population over 30,000 and use over 100 cubic metres (m<sup>3</sup>) of ready-mixed concrete.]

[Space to enter]

#### Agreement-in-Principle

By submitting an application, the Applicant agrees to fulfil the following obligations:

- To reduce the Applicant’s DC rates, in effect on March 30, 2026, by the level committed to in section E of this application form (the “DC Reduction Commitment”);
- To maintain the DC Reduction Commitment for a minimum period of three years from the date such reductions come into effect;
- To ensure that actual DC reductions are fully implemented and in effect immediately following execution of any transfer payment agreements (“TPAs”) with the province in order to receive DCRP funding, including following all necessary legislative, regulatory, municipal, administrative and operational steps to give effect to such reductions;

## Development Charges Reduction Program Application

- To take all reasonable and necessary measures to ensure that developments that obtained building permits after March 30, 2026 are provided the benefits of the DC Reduction Commitment under this program, including implementing retroactive adjustments, credits, refunds, or alternative mechanisms, as required, and
- Where the application is submitted jointly, to take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with all the above-noted obligations.

By agreeing to these obligations, the Applicant acknowledges and agrees that:

- The Applicant bears full responsibility for implementing and maintaining the DC Reduction Commitment for the required three-year period, including all associated financial, operational, administrative, and legal impacts;
- The Applicant is responsible for ensuring that any required approvals (including council approval, by-law amendments, or other authorizations) are obtained in a timely manner and do not delay or limit the implementation of the DC Reduction Commitment;
- Any payment under the TPA will be conditional upon the Applicant and all non-signatory applicants, where applicable, complying with the obligations outlined above;
- Failure to implement or maintain the DC Reduction Commitment in accordance with these terms, the Program Guidelines, or a subsequent TPA may result in consequences including, but not limited to:
  - reduction, suspension, or termination of funding;
  - recovery or repayment of funds previously disbursed; and/or
  - ineligibility for future program funding;

### Good Faith Commitment

By submitting this application, the Applicant confirms its good faith intention to:

- take all necessary actions to fulfill the obligations set out above;
- where the application is submitted jointly, take all necessary actions to ensure that all non-signatory applicants expressly agree to and fully comply with the obligations set out above;
- comply with the Program Guidelines and all other program requirements; and
- enter into and abide by a formal TPA, if approved, for the duration required to receive and retain program funding.

### Attestation

The Applicant hereby certifies as follows:

- a. the information provided in this application and all supplementary attachments is true, correct and complete in every respect;
- b. the Applicant understands any funding commitment will be provided by way of an approval letter signed by the responsible Minister and will be subject to any conditions included in such a letter. Conditions of funding will be outlined through a Transfer Payment Agreement and will include reporting requirements to ensure accountability;

## Development Charges Reduction Program Application

- c. the Applicant has read and understands the information contained in the Application Form and all supplementary documents;
- d. the Applicant is aware that the information contained herein will be used for the assessment of grant eligibility and for statistical reporting, including reporting to the provincial and federal government;
- e. the Applicant understands that it is expected to comply with the Ontario Human Rights Code and all other applicable laws;
- f. the Applicant understands that the information contained in this application or submitted to the Ministry in connection with the grant is subject to disclosure under the Freedom of Information and Protection of Privacy Act;
- g. the Applicant is not in default of the terms and conditions of any grant, loan or transfer payment agreement with any ministry or agency of the Government of Ontario;
- h. following project completion, all major identified elements above will meet or exceed the highest published accessibility standards in Ontario, in addition to provincial building codes and relevant municipal by-laws, and
- i. I am an authorized signing officer for the Applicant.

**This form must be digitally validated using the “Sign Document” button and submitted in electronic format only. Scanned and faxed application forms will not be accepted.**

**Please validate your application by clicking the validate button before submitting the form back to Transfer Payment Ontario.**

**Council Report – RDS-2026-13**

**Date:** June 17, 2026

**IN CAMERA**

**Subject:** Award of Contract – Street Sweeper Replacement

**Author:** David Armstrong, Manager of Public Works

**OPEN SESSION**

---

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A BUDGET DEVIATION OF \$6,967.51 TO COVER THE TAXES FOR THIS PURCHASE, AS PRESENTED IN COUNCIL REPORT RDS-2026-13.

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-057, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH CUBEX LIMITED FOR THE PROCUREMENT OF A NEW STREET SWEEPER TO AN UPSET LIMIT OF \$419,582.85 (EXCLUSIVE OF TOWN SHARE OF HST), AS PRESCRIBED IN THE QUOTE DATED MARCH 19, 2026, AND AS PRESENTED IN COUNCIL REPORT RDS-2026-13.

**STRATEGIC PLAN COMMENTS:**

Sector 6 – Governance – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

**BACKGROUND:**

Included in the 2026 Capital Budget is the approval for the purchase of a replacement street sweeper in the Public Works fleet. The current street sweeper is a 2012 Freightliner Model M2 Johnston Sweeper. The street sweeper was deemed to be in poor condition when reviewed within the Town's Asset Management Plan in 2024 and in 2025.



**INFORMATION/DISCUSSION:**

Town staff directly communicated with Cubex Ltd. by way of our joint purchasing agreement through Canoe Procurement of Local Authority Services (LAS) and received a quote for the replacement. The Town has been a member of LAS since 2023 and has utilized their services with a number of procurement projects and have realized financial savings in purchases, as well as savings in staff time administering these purchases.

The replacement street sweeper is an improvement to the aging unit we have been using for the last number of years. As has been the case for many years with these units, the parts are becoming harder to source as the technology has advanced to the point of not supporting the older units. While not deemed a critical part of the Public Works fleet, the protection it affords our stormwater system by collecting roadway debris before it accesses the infrastructure saves countless hours on unplanned maintenance and repairs.

The proposed unit for purchase is a RAVO 5 I-Series Sweeper. They have sold approximately 19,000 units across the world, with Ontario municipalities such as London, Lakeshore, Newmarket, and Cambridge lauding it's single-engine setup, unmatched compaction rate, ease of maintenance with fewer greasing points, and exceptional parts and service support.



**APPLICABLE POLICY/LEGISLATION:**

Procurement By-law No. 2025-089

By-law No. 2026-001 – 2026 Operating Budget and 2026 – 2035 Capital Budgets

**FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:**

The approved budget amount in the 2026 Capital Budget is \$420,000.00. The purchase price with tax is \$426,967.51, which will require a budget deviation of \$6,967.51. Staff are recommending funding this budget deviation from General Reserves for this purchase. Town staff are recommending moving ahead with partnering with Cubex Ltd. for this replacement street sweeper. Town staff have been working with Cubex Ltd. for parts and service for many years and have maintained a positive working relationship throughout this time.

**CONSULTATIONS:**

Brock Webb, Superintendent of Roads

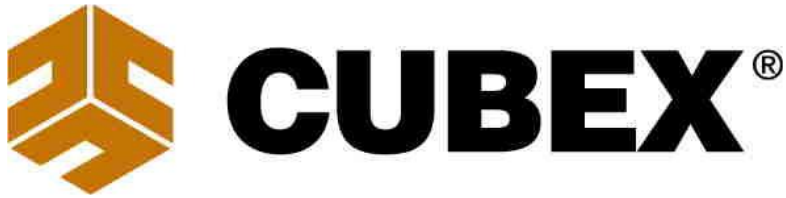
Greg Braun, Account Manager, Cubex Ltd.

**ATTACHMENTS:**

Quote for replacement Street Sweeper dated March 19, 2026

Draft By-law No. 2026-057

<b>APPROVAL</b>	<p>_____ David Armstrong, Manager of Public Works</p> <p>_____ John Morrison, Treasurer Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____ Melanie Kirkby, CAO</p>
-----------------	---



**MUNICIPAL / CONSTRUCTION**

*Serving the Municipal / Construction Equipment Industry for over 50 years*

March 19, 2026  
Brock Webb  
Road Superintendent  
Town of Gananoque, LAS 1098

Cubex Ltd. is pleased to offer the following Quote. Canoe Contract #062425-FAY:  
(1) NEW 2025 RAVO R5 I-Series Vacuum Sweeper.

Please refer to the attached detailed specifications for the equipment.

**RAVO R5 I-Series Sweeper**

- 40kmh per hour speed range
- Cummins Tier 4 Final Engine with DEF
- Stainless Steel Hopper with two inspection doors
- Gutter brooms steps left / right
- 12-volt power in cab (cell phone charge)
- Coated rubber gum suction tube and elbow
- Full LED lights entire unit (including head lights)
- LED work lights on roof of cab & rear of hopper
- Easy lift hopper screen for ease of cleaning
- Backup camera and suction nozzle camera
- Heated and power mirrors right and left side.
- Rear air deflection plate
- Gutter brush tilt adjustment left and right from the cab
- Third Brush / weed cutter complete (double angle adjustment)
- Third Brush quick release system (needed for quick removal during service)
- Hydraulic suction tube shutter door with switch in cabin prevents material from spilling down the tube when hopper is fully loaded or for using the wander hose.
- High pressure water pump, 15L @ 150 Bar with spray gun and retracting reel
- Spring assist, manual rotation roof mounted wander hose with steel end
- Air suspension driver's seat
- One spare front and one spare rear wheel and tire
  
- Continued next page 2.



# CUBEX®



## **MUNICIPAL / CONSTRUCTION**

*Serving the Municipal / Construction Equipment Industry for over 50 years*

RAVO 5 i-Series Sweeper	Price per unit \$ 439,034.23
<b>Canoe discount - 5%</b>	<b>\$ -21,951.71</b>
<b>Additional Cubex Ontario Preferred customer discount</b>	<b>\$ -10,000.00</b>
<b>Price after Canoe and Cubex Discounts</b>	<b>\$ 407,082.52</b>

Freight in, PDI, delivery and operator training	\$ 12,500.00
<b>Total</b>	<b>\$ 419,582.85</b>

Taxes are extra pricing above does not include taxes.

**Terms:** P.O. Required at time of order, quote is good for 14 days. Subject to possible tariff or fuel surcharges.

**Delivery timeline:** Approximately 4 to 7 months from P.O.

Upon agreement of the sale, this document serves as a legal and binding agreement between both parties. All requirements of the customer must be specified exactly, and any changes will require a revised quotation to be made. No modifications or additions thereto shall be binding upon seller unless expressly consented to in writing by seller. Cubex Ltd standard terms and conditions apply, and acceptance of this quote denotes acceptance of those terms and conditions. Final acceptance of this sale is subject to approval by the management of Cubex Ltd.

Customer Signature:

Regards.  
Greg Braun  
Account Manager  
Cell # 519-761-3262  
Email gregb@cubexltd.com

**THE CORPORATION OF THE TOWN OF GANANOQUE**

**BY-LAW NO. 2026-057**

---

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH CUBEX LIMITED, FOR THE PROCUREMENT OF A NEW STREET SWEEPER**

---

**WHEREAS** Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** the *Municipal Act*, 2001, S.O. 2001, c. 25, provided that the powers of every Council are to be exercised by By-law;

**AND WHEREAS** the Council of the Town of Gananoque received Council Report RDS-2026-13 and concurred with the recommendation to authorize the Mayor and Clerk to sign an Agreement with Cubex Limited for the procurement of a Street Sweeper to an upset limit of \$419,582.85 (exclusive of the Town share of HST), as prescribed in Quote dated March 19, 2026;

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque deems it appropriate to pass this By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque enacts as follows:

1. **AUTHORIZATION:**

1.1 That the Mayor and Clerk are hereby authorized to sign an Agreement with Cubex Limited for the procurement of a Street Sweeper to an upset limit of \$419,582.85 (exclusive of the Town share of HST), as prescribed in Quote dated March 19, 2026.

2. **SCHEDULE:**

2.1 Attached to and forming part of this By-law is the Agreement, marked as Schedule 'A'.

3. **EFFECTIVE DATE:**

3.1 This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 17<sup>th</sup> day of June 2026.

---

John S. Beddows, Mayor

---

Penny Kelly, Clerk

(Seal)

**Report Council – RDS-2026-14**

**Date:** June 17, 2026

**IN CAMERA**

**Subject:** Award of Contract – Sidewalk Multi-Function Tractor

**Author:** David Armstrong, Manager of Public Works

**OPEN SESSION**

**RECOMMENDATION:**

BE IT RESOLVED THAT COUNCIL APPROVES A BUDGET DEVIATION IN THE AMOUNT OF \$443.84 TO COVER THE SHORTFALL FOR THE PURCHASE OF A SIDEWALK MULTI-FUNCTION TRACTOR, AS PRESENTED IN COUNCIL REPORT RDS-2026-14.

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-058, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH JOE JOHNSON EQUIPMENT, FOR THE PROCUREMENT OF ONE (1) SIDEWALK MULTI-FUNCTION TRACTOR, TO AN UPSET LIMIT OF \$187,150.00 (EXCLUSIVE OF TOWN SHARE OF HST), AS PRESCRIBED IN RFT RDS-2026-04, AND AS PRESENTED IN REPORT COUNCIL RDS-2026-14.

**STRATEGIC PLAN COMMENTS:**

Sector 6 – Governance – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

**BACKGROUND:**

Included in the 2026 Capital Budget is the approval for the purchase of a replacement sidewalk multi-function tractor in the Public Works fleet. The current multi-function tractor is a 2016 Trackless MT6 Sidewalk Machine. This unit was deemed to be in poor condition when reviewed within the Towns Asset Management Plan in 2024 and in 2025. This machine is one of two that assists in clearing sidewalks and other Town-owned properties of snow, as well as some lawn-mowing and stump-grinding work occasionally.



**INFORMATION/DISCUSSION:**

Town staff directly communicated with Joe Johnson Equipment by way of our joint purchasing agreement through Canoe Procurement of Local Authority Services (LAS) and received a quote for the replacement. The Town has been a member of LAS since 2023 and has utilized their services with several procurement projects and have realized financial savings in purchases, as well as savings in staff time administering these purchases. The replacement multi-function tractor will be identical to the MT7 unit that the Town purchased in 2024.



This machine provides critical maintenance activities that the Town is responsible for under O.Reg. 239/02 Minimum Maintenance Standards for Municipal Highways.

**APPLICABLE POLICY/LEGISLATION:**

Procurement By-law No. 2015-087  
2026 Capital and Operating Budget

**FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:**

The total amount approved in the 2026 Capital Budget for this machine is \$190,000.00. The purchase price for this unit is \$190,443.84 with the Town share of HST, which will require a budget deviation of \$443.84. Staff are recommending funding this budget deviation from General Reserves for this purchase.

**CONSULTATIONS:**

Brock Webb, Superintendent of Roads  
Dan Gervais, Regional Sales Manager, Joe Johnson Equipment

**ATTACHMENTS:**

Quote for replacement multi-function tractor dated March 17, 2026  
Draft By-law No. 2026-058

<b>APPROVAL</b>	<p>_____ David Armstrong, Manager of Public Works</p> <p>_____ Melanie Kirkby, CAO</p> <p>_____ John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p>
-----------------	--



**Joe Johnson  
Equipment**

Subsidiary Of Federal Signal Corporation



Report Council-RDS-2026-14, Attachment 1

March 17, 2026

Brock Webb  
Town of Gananoque  
665 Charles St N  
Gananoque, ON. K7G 3A9

**RE: Trackless MT7 Articulating All-Season Tractor Canoe Quotation**

We would like to take this opportunity to thank you for your interest in Joe Johnson Equipment (JJE) Canada's largest supplier of environmental equipment.

As proud distributors of Trackless Vehicles Ltd.'s innovative multi-purpose municipal tractors, JJE is pleased to present the following Canoe quotation to provide one (1) new Trackless MT7 Municipal Tractor and attachments.

We appreciate the opportunity to assist with this equipment requirement and ask that you not hesitate to contact us should additional information be required.

Respectfully Submitted,

Dan Gervais  
Regional Sales Manager  
Joe Johnson Equipment  
Cell: 613-296-2798  
dgervais@jjei.com



705.733.7700



jjei.com



705.733.8800



info@jjei.com



2521 Bowman St. Innisfil, ON L9S 3V6

Clean Air. Clean Water. Clean Streets.



**Joe Johnson  
Equipment**

Subsidiary Of Federal Signal Corporation



**Canoe Quotation**  
**Contract Number: CAN-2025-006-TRK**  
**LAS Number: LAS1098**

To provide one (1) new Trackless MT7 municipal tractor, standard-equipped as detailed below:

**Engine:**

- John Deere - Tier 4 final
- 74 HP @ 2500 RPM, turbo charged
- 4.5 Litre (275 cu. in.)
- Torque 224 lb-ft. @ 1,600 RPM
- Bore x Stroke – 4.2 x 5.0 inch
- Turbocharged
- Equipped with start aid and 1000-watt engine block heater
- Icons and warning messages displayed on digital dash
- Automatic reversing engine fan

**Powertrain:**

- Sauer Danfoss hydrostatic/electronic transmission and motor
- Controlled by electronic truck style foot pedal programmed to control hydrostatic independently or both engine RPM and hydrostatic simultaneously
- Trackless mechanical transmission with high/low range and neutral
- Cruise control in low range
- Dana style model 60 full float axles with new heavy duty alloy spindles and limited slip differentials. 7,000 lb capacity each

**Speeds**

- Low range 0 to 12 km/h (0 to 8 mph)
- High range 0 to 30 km/h (0 to 19 mph)

**PTO**

- Front PTO 1-3/8" 6 spline, 540 RPM
- Twin Disc over center clutch with electric over hydraulic actuation
- Reduction box 4:1

**Hydraulic Systems:**

- 20 GPM hydraulic gear pump driven by timing gears of engine
- 14 GPM secondary hydraulic gear pump, only driven with PTO clutch engaged
- Joystick control with 8 backlit membrane switches, 4 float position switches also have additional LED indicator lights. Switches colour coded to circuits. Includes FNR (forward/neutral/reverse) switch
- Six (3 pair) low volume front hydraulic couplers for attachment control
- Two (1 pair) high volume hydraulic couplers to power attachments requiring approximately 16 GPM
- Two (1 pair) high volume hydraulic couplers at rear of tractor
- Variable flow to rear hydraulics by way of rotary dial switch in cab



705.733.7700



[jjei.com](http://jjei.com)



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[info@jjei.com](mailto:info@jjei.com)



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## Joe Johnson Equipment

Subsidiary Of Federal Signal Corporation



- Cartridge type hydraulic filter mounted at highest point in system to allow dry changes
- Thermostatically controlled bypass from oil cooler for cold conditions start-up
- Steel hydrostatic lines
- Low hydraulic oil warning
- Inching switch outside cab to control lift cylinders for safe pinning of attachments

### **Hitches:**

- Trackless quick hitch with dual lift cylinders

### **Braking Systems:**

- Hydrostatic dynamic braking programmed for smooth deceleration
- Service Break
- Service Brake application also activates more aggressive hydrostatic braking
- Mechanical parking brake with warning message displayed on digital dash

### **Electrical:**

- 1000 CCA group 31 battery
- 200-amp alternator
- Main circuit breaker protection
- Battery disconnect switch
- Switch, wiring and plumbing for spray systems
- CAN wire to front plug to control engine rpm from external source such as generator/infrared
- 7 prong trailer plug

### **Steering:**

- Articulated steering, 35° each way
- Orbitrol hydraulic motor, hydraulic steering cylinder, tilt steering column
- Inside turning radius approximately 8-feet
- High strength spherical bearings for pivot pins and steering pins
- Greaseable bearings and pins greaseable

### **Tires and Wheels**

- LT 245/75R x 16, 10-ply radial winter tires on HD 16" 8-bolt rims

### **Lights:**

- Four (4) halogen headlights
- One (1) halogen backup light
- Two (2) rubber mounted shockproof LED tail lights
- One (1) interior dome light
- LED Front and rear signal lights and 4-way flashers
- 8 LED flashing lights above roof, mounted in HVAC guard2 on each side for 360 degree visibility, all amber or 4 blue, 4 amber



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[info@jjei.com](mailto:info@jjei.com)



2521 Bowman St. Innisfil, ON L9S 3V6

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Equipment**

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**Exterior Finish:**

- All steel components including cab prepped in 5-stage phosphate wash, 2 part epoxy primer with rust inhibitor
- 2 part polyurethane automotive top coat
- Latches, linkages, levers, battery hold down straps and bolts, support rods, striker plate, shifter gate and various small brackets zinc plated
- Colour highway yellow and black trim, grey/black interior

**Cab Features:**

- Certified Rollover Protection Structure (ROPS) cab structure, steel roof with rain gutters
- Digital dash: tachometer, speedometer, hour meter, fuel level, engine coolant temp, hydraulic oil temp, engine oil pressure, voltmeter.
- 7-speed HVAC Fans
- HVAC system with auxiliary heat and pressurization
- Two (2) outside and one (1) inside rear view mirror
- Three (3) point Retractable Seat Belt
- AM/FM Bluetooth stereo, dual speakers and external aerial with amplifier
- Cup holder, cell phone holder, door pocket and storage tray
- 12-volt power point auxiliary outlet for cell phone
- 12 volt 2-way radio jacks
- Gas strut door cylinder and safety strap
- Tilt steering column with horn, signal lever and hazard button
- DOT approved tinted tempered safety glass
- Left and right-side slider windows
- Three (3) Speed pantograph wiper, rear wiper and washer
- Intermittent front wiper, rear wiper and washer
- Conaflex sound deadening, sound barrier floor matting
- High back, fabric covered air ride seat
- Left and Right arm rest
- Full color Digital dash including backup camera when in reverse

**Exterior Features:**

- Steel panels and top hood, 2 hinged access doors, hinged rear grill
- Top, rear and side panel removable without tools
- Heavy duty 10 gauge steel fenders
- SMV – slow moving vehicle Sign

**Safety Features:**

- Neutral safety start switch
- Automatic hydraulic power shut off, if rotary mower wings raised
- Automatic PTO shut down if operator leaves seat
- Automatic engine shut down: If operator leaves seat with shifter not in neutral position



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705.733.8800



[info@jjei.com](mailto:info@jjei.com)



2521 Bowman St. Innisfil, ON L9S 3V6

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# Joe Johnson Equipment

Subsidiary Of Federal Signal Corporation



- Automatic hydraulic power shut off: If operator leaves seat
- Application of service brake foot pedal activates more aggressive hydrostatic braking in conjunction with the service brake
- A wire finger guard protection from engine fan blades
- Reflective striping on both sides and rear of tractor
- Pinch point, danger, caution decals
- Backup alarm/Backup Camera

### Capacities:

- Fuel Tank - 94 litres (24.3 US gallons)
- Engine Oil – 8.5 litres (2.25 gallons)
- Coolant Tank – 21.5 litres (5.68 gallons)
- Hydraulic Oil Tank - 75 litres (19.8 gallons)
- Differentials – 80W90 EP – 2.3 litres (2.4 qt)
- Reduction Gearbox – 80W90 EP – 1.0 litres (1.1 qt)
- Mechanical transmission – 80W90 EP – 3.0 litres (3.2 qt)

### Capacities:

- Overall length including rear bumper – 3797 mm (149.5 inch)
- Height to top of HVAC system – 2235 mm (88.00 inch)
- Track width with radial tires – 1257 mm (49.5 inch)
- Overall width including fenders – 1283 mm (50.5 inch)
- Weight with oils, coolant and full tank of fuel – 3130 kg (6900 lbs)

### Additional Options Included

- Locking Differential in Front Axle
- Ride Control
- Data Collection/GPS Connector/AVL Tractor Set Up
- 5 Position Folding Plow
- Rear salt & sand spreader with single agitator

Canoe Purchase Price.....	\$203,942.00
3% Canoe Discount .....	\$6,118.26
JJE Discount .....	\$10,673.74
Town of Gananoque Canoe Purchase Price .....	\$190,000.00

### Terms & Conditions

Prices in Canadian dollars, taxes extra,  
Quotation valid for 7 days

**Please note that the prices quoted are subject to applicable tariffs and duties, which may affect the final cost.**

F.O.B.: Gananoque, ON

Terms: Net 30 Days

Delivery: To be determined at time of order



705.733.7700



jjei.com



705.733.8800



info@jjei.com



2521 Bowman St. Innisfil, ON L9S 3V6

Clean Air. Clean Water. Clean Streets.

**THE CORPORATION OF THE TOWN OF GANANOQUE**

**BY-LAW NO. 2026-058**

---

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH JOE JOHNSON EQUIPMENT, FOR THE PROCUREMENT OF ONE (1) MUNICIPAL SIDEWALK MULTI-FUNCTION TRACTOR**

---

**WHEREAS** Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** the *Municipal Act*, 2001, S.O. 2001, c. 25, provided that the powers of every Council are to be exercised by By-law;

**AND WHEREAS** the Council of the Town of Gananoque received Council Report RDS-2026-14 and concurred with the recommendation to authorize the Mayor and Clerk to sign an Agreement with Joe Johnson Equipment for the procurement of one (1) Sidewalk Multi-Function Tractor, to an upset limit of \$187,150.00 (exclusive of the Town's share of HST), as prescribed in RFT RDS-2026-04;

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque deems it appropriate to pass this By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque enacts as follows:

1. **AUTHORIZATION:**

1.1 That the Mayor and Clerk are hereby authorized to sign an Agreement with Joe Johnson Equipment for the procurement of one (1) Sidewalk Multi-Function Tractor, to an upset limit of \$187,150.00 (exclusive of the Town's share of HST), as prescribed in RFT RDS-2026-04.

2. **SCHEDULE:**

2.1 Attached to and forming part of this By-law is the Agreement, marked as Schedule 'A'.

3. **EFFECTIVE DATE:**

3.1 This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 17<sup>th</sup> day of June 2026.

---

John S. Beddows, Mayor

---

Penny Kelly, Clerk

(Seal)

**Report Council – RDS-2026-15**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** Award of Contract – Arthur Street Reconstruction Phase II

**Author:** David Armstrong, Manager of Public Works  **OPEN SESSION**

---

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVE A BUDGET DEVIATION OF \$2,220,490.00, TO BE FUNDED THROUGH BORROWING, AS PRESENTED IN REPORT COUNCIL RDS-2026-15.

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW 2026-060, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO SIGN AN AGREEMENT WITH ORIN CONTRACTORS CORP., FOR THE PROCUREMENT OF SERVICES TO COMPLETE THE RECONSTRUCTION OF PHASE II OF ARTHUR STREET BETWEEN CHARLES STREET AND THE EASTERN DEAD-END OF ARTHUR STREET, TO AN UPSET LIMIT OF \$6,112,610.00 (EXCLUDING THE TOWNS SHARE OF HST, AS PRESCRIBED IN RFT RDS-2026-04, AND AS PRESENTED IN REPORT COUNCIL RDS-2026-15.

**STRATEGIC PLAN COMMENTS:**

Sector 6 – Governance – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

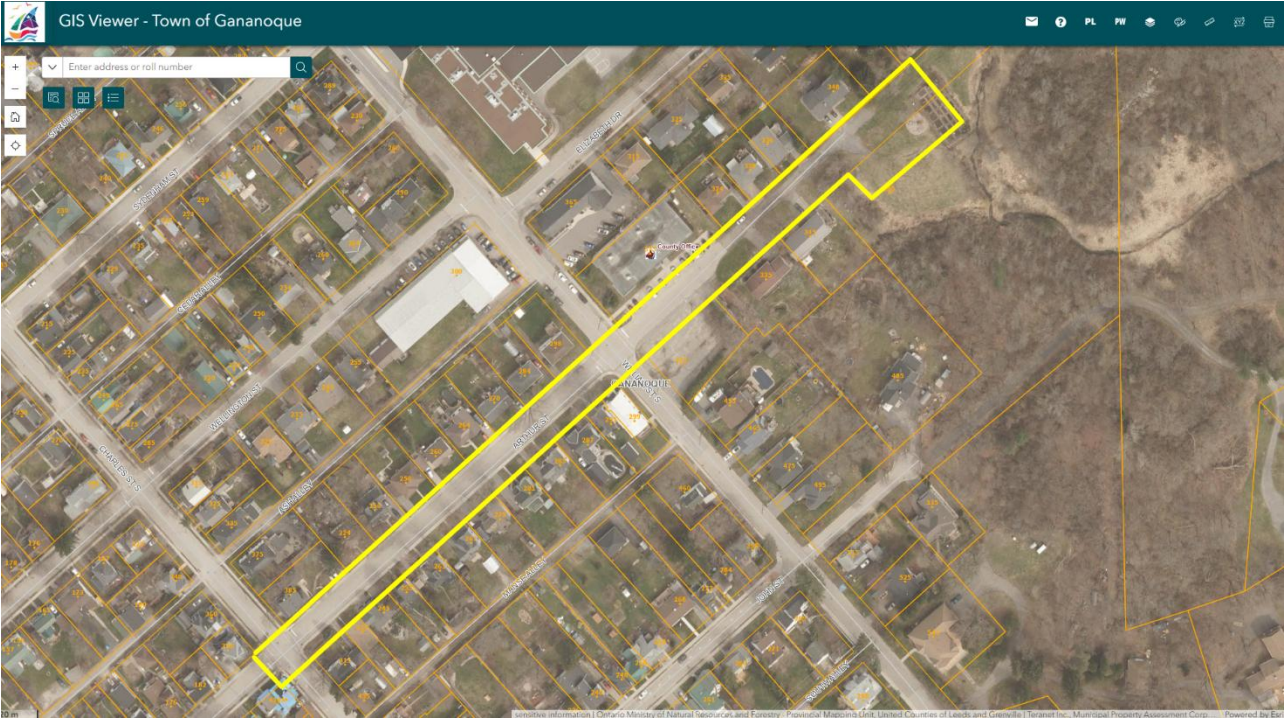
Sector 2 – Environment and Infrastructure – Strategic Initiative #2 – Maintain an ongoing assessment of the Town’s infrastructure to ensure sufficient capacity exists to support future growth.

**BACKGROUND:**

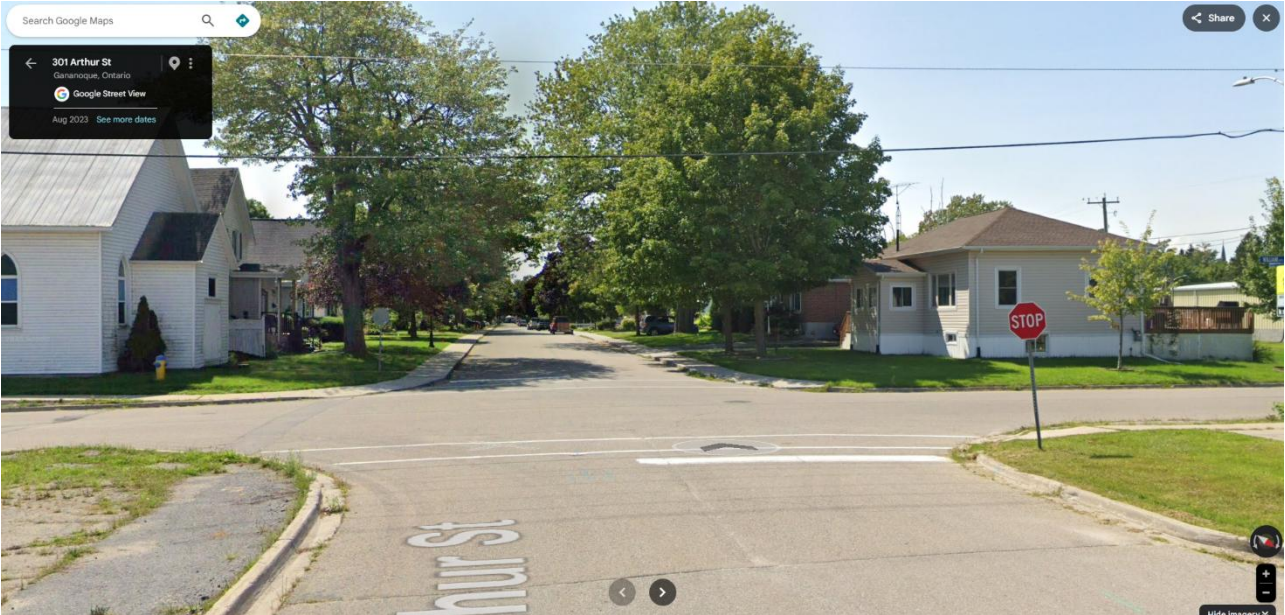
As part of the 2026 Capital Budget, Public Works staff proceeded with the Request for Tender (RFT) for Phase II of the reconstruction of Arthur Street. This project will take place from the intersection of Arthur St. at Charles St. and moved easterly to the dead-end of Arthur St. approximately 170m from William St. Town staff have worked with Stantec again for the design and pre-engineering background studies for this project. The following reports were undertaken and completed in preparation for this project:

- Assessment of Past Uses
- Geotechnical Subsurface Investigation
- Contamination Overview Study
- Sampling and Analysis Plan
- Soil Characterization report
- Soil Management Plan

- Both 66% design drawings and 99% complete design drawings



This project is a continuation of the Phase I reconstruction that took place in 2023 and 2024. The priority for this project was replacing and improving the forcemain that runs along Arthur Street from Stone St. S. and continues right to the East End Pumping Station.



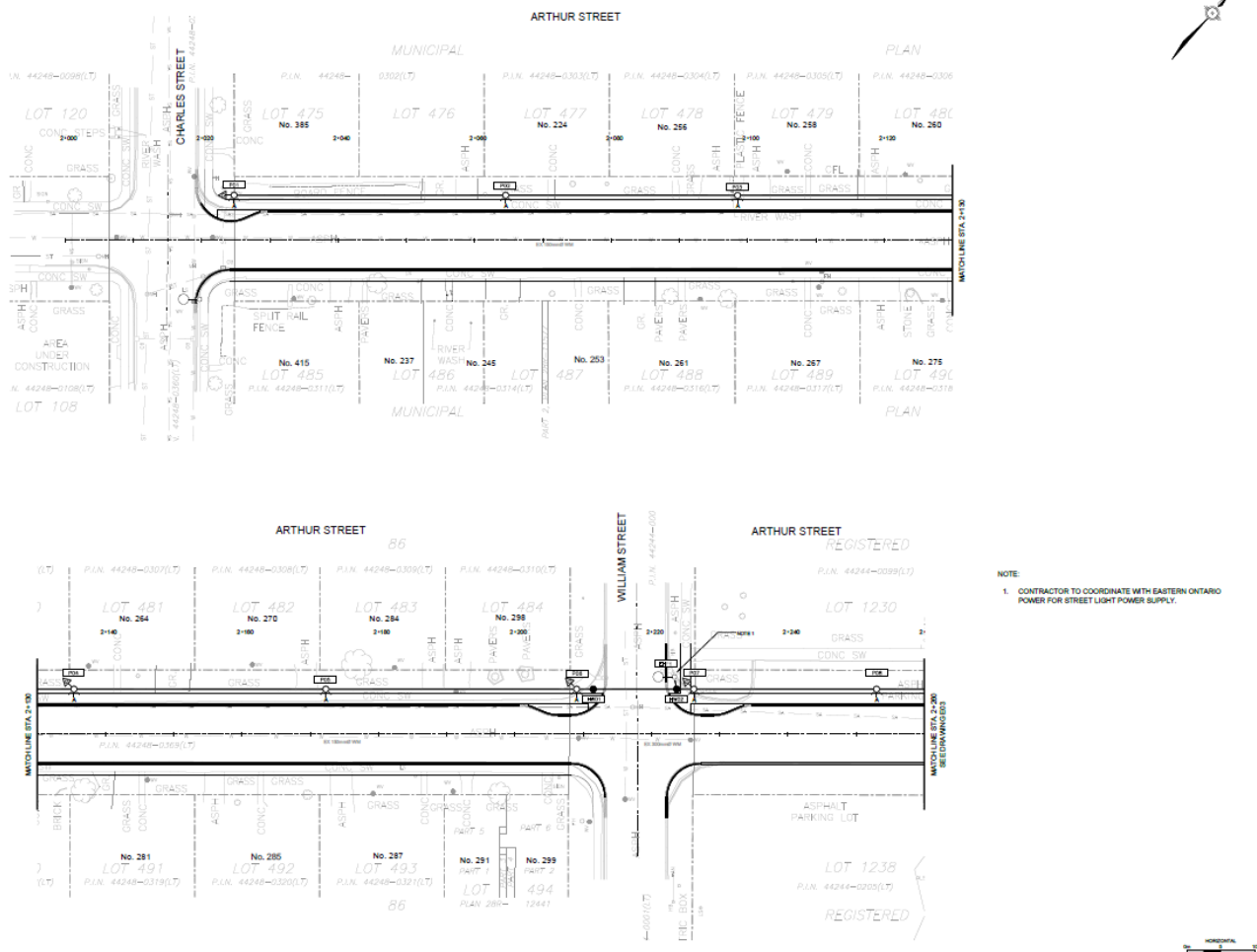
**INFORMATION/DISCUSSION:**

The Public Works department hosted two (2) Public Information Centre's (PIC's) for this project on November 13, 2025, and again on February 24, 2026, in Council Chambers. Both events were attended well, and some of the comments received from the public were incorporated in the revisions of the design.

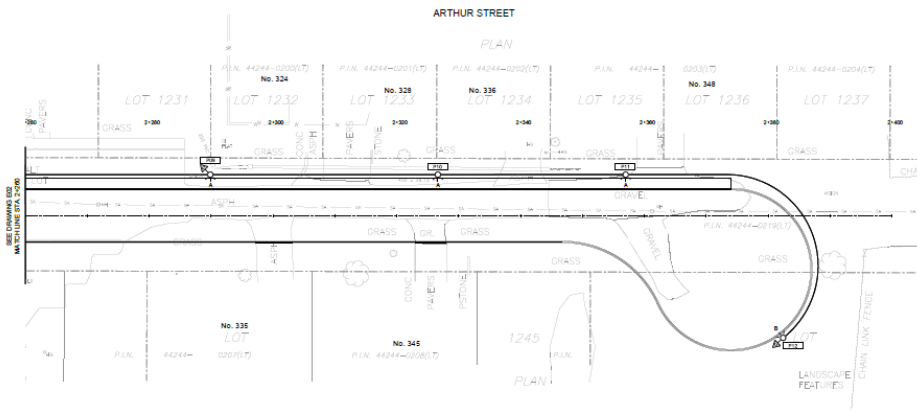
Town staff released Tender RDS-2026-06 on May 12<sup>th</sup>, 2026, which subsequently closed on June 4<sup>th</sup>, 2026. The RFT was advertised on Biddingo.com, and there were two (2) bids received at the time of closing, as outlined below:

Company	Complete Submission	Submitted Price (excl. HST)
Len Corcoran Excavating Ltd.	Yes	\$6,259,338.00
Orin Contractors Corp.	Yes	\$6,112,610.00

Upon reviewing the submissions and the unit prices submitted by both companies, the largest outlier is the by-pass pumping for the project. Staff estimated this to be approximately \$150,000, whereas the companies priced this as \$954,000, and \$800,000, respectively. In context, this item was bid at \$95,000 in Phase I and did not experience any overruns throughout the project. Staff are hopeful to engage with the awarded contractor and discuss available options to moderate these unexpected and amplified costs.



A few other unit prices came in substantially higher than estimated, leading to nearly an additional \$1,000,000 in underestimated cost projections. This project is substantially larger than Phase I (215m in length), covering approximately 380m of roadway, which is 57% more of everything both underground and surface installed for this project.



Phase I cost \$15,348.84/m to complete. Phase II will cost \$16,085.82/m, which can easily be attributed to the volatility in global markets providing materials and services to this industry.

**APPLICABLE POLICY/LEGISLATION:**

Procurement By-law No. 2015-087  
2026 Capital and Operating Budget

**FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:**

The total amount in the approved 2026 Capital Budget for this project is \$3,892,120.00, being funded through cost centres in water distribution, wastewater collection, stormwater collection, and roads and sidewalks. There is a budget deviation being requested of \$2,220,490.00 for this project.

Staff have discussed this overage and recommend issuing a debenture for the amount of the budget deviation.

**CONSULTATIONS:**

Charles Fromentin, Technologist; Brock Webb, Superintendent of Roads; Matt Hoult, Superintendent of Water & Wastewater; Daniel Glauser, Sr. Civil Engineer, Stantec, and; Antonia Bartzou, Project Manager, Stantec  
John Morrison, Treasurer

**ATTACHMENTS:**

Arthur Street Phase II Reconstruction Bid Evaluation Memo  
Draft By-law No. 2026-060

<b>APPROVAL</b>	<p>_____</p> <p>David Armstrong, Manager of Public Works</p> <p>_____</p> <p>John Morrison, Treasurer</p> <p>Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____</p> <p>Melanie Kirkby, CAO</p>
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**To:** David Armstrong, CRS – I  
Public Works Manager

**From:** Charles Fromentin, C. Tech  
Public Works Technologist

**Date:** June 8, 2026

**Re:** Arthur Street Reconstruction – Phase II, Contract RDS-2026-06 – Preliminary Bid Evaluation

### **Purpose**

The purpose of this memo is to summarize my review of the two bids received for the Arthur Street Reconstruction – Phase II project and outline the results of the mathematical, compliance and unit-price evaluation I have completed.

### **Bids Received**

The following bids were received:

Bidder	Tender Amount, Excluding HST
Orin Contractors Corp.	\$6,112,610.00
Len Corcoran Excavating Ltd.	\$6,259,398.00

During my review of Len Corcoran Excavating Ltd.'s submission, I identified an arithmetic discrepancy between the amount entered on the tender summary and the total of the individual sections.

### **Mathematical Correction**

I reviewed the Instructions to Bidders, which state that where there is a discrepancy between a submitted unit price and an extended total, the unit price governs. The Town is permitted to correct arithmetic errors, recalculate the revised tender amount and notify the bidder before award.

The individual section totals in Len Corcoran Excavating Ltd.'s bid add to \$6,259,338.00, excluding HST. The amount entered on the tender summary is therefore overstated by \$60.00.

The corrected bid amount is:

- Tender price excluding HST: \$6,259,338.00
- HST: \$813,713.94
- Total including HST: \$7,073,051.94

Based on the tender provisions, I consider the arithmetic error to be correctable and not, on its own, grounds to disqualify the bid.

Following the correction, Orin Contractors Corp. remains the lowest bidder by \$146,728.00, excluding HST, representing a difference of approximately 2.4%.

## Bid Compliance

I reviewed the bid bond, Agreement to Bond and associated mandatory submission requirements. Based on my review, I am satisfied that the conditions of the bids have been met.

I also reviewed the submitted tender forms for qualifications, exclusions, assumptions or added conditions that would materially alter the tender requirements. I did not identify any material qualifications or exclusions in either submission.

Both bidders signed the prescribed tender form and offered to complete the work in accordance with the contract documents.

## Unit-Price Review

Although the overall bids are relatively close, I identified significant differences between several individual unit prices and section totals.

Orin Contractors Corp. carried substantially higher pricing for the following:

- Maintaining flow in sewers and sewer services;
- Sanitary service connections; and
- Removal and disposal of Category 3 soils.

Len Corcoran Excavating Ltd. carried substantially higher pricing for the following:

- Earth excavation and grading;
- Decorative pedestrian poles;
- Concrete sidewalks;
- Watermain work; and
- Electrical work.

The most significant differences include:

Item	Orin Contractors	Len Corcoran Excavating
Sanitary service connections	\$697,840.00	\$105,600.00
Earth excavation and grading	\$112,800.00	\$400,000.00
Decorative pedestrian poles	\$52,152.00	\$204,000.00

In my opinion, these differences indicate that the bidders have allocated project risk and costs differently.

## Consultant Evaluation

I have not yet received the consultant's evaluation. Once received, I will review the consultant's assessment of:

- Relevant experience on projects of similar scope and value;
- Availability of qualified personnel and equipment;
- Ability to meet the required construction schedule;
- Construction sequencing and temporary servicing arrangements;
- Ability to manage sanitary bypass pumping and sewer flows;
- Proposed subcontractors; and
- Risks associated with the significant unit-price differences.

## Conclusion and Recommendation


Based on my review, Orin Contractors Corp. is the apparent lowest compliant bidder at \$6,112,610.00, excluding HST.

Len Corcoran Excavating Ltd.'s corrected bid is \$6,259,338.00, excluding HST. I consider the mathematical discrepancy to be correctable in accordance with the tender provisions and not grounds for automatic disqualification.

Both submissions appear compliant, and I did not identify any material qualification or exclusion that alters the tender requirements.

Based on the submitted pricing and my review of the bids, I recommend that Contract RDS-2026-06 for the Arthur Street Reconstruction – Phase II project be awarded to Orin Contractors Corp. at its submitted tender price of \$6,112,610.00, excluding HST.

This recommendation remains subject to receipt and review of the consultant's evaluation and satisfactory clarification of the significant unit-price differences identified during my review.



Charles Fromentin, C. Tech  
Public Works Technologist

**THE CORPORATION OF THE TOWN OF GANANOQUE**

**BY-LAW NO. 2026-060**

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**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND THE CLERK TO SIGN AN AGREEMENT WITH ORIN CONTRACTORS CORP., FOR THE PROCUREMENT OF SERVICES TO COMPLETE THE RECONSTRUCTION OF PHASE II OF ARTHUR STREET BETWEEN CHARLES STREET AND THE EASTERN DEAD-END OF ARTHUR STREET**

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**WHEREAS** Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** the *Municipal Act*, 2001, S.O. 2001, c. 25, provided that the powers of every Council are to be exercised by By-law;

**AND WHEREAS** the Council of the Town of Gananoque received Council Report RDS-2026-15 and concurred with the recommendation to authorize the Mayor and Clerk to sign an Agreement with Orin Contractors Corp., for the procurement of services to complete the reconstruction of Phase II of Arthur Street between Charles Street and the eastern dead-end of Arthur Street, to an upset limit of \$6,112,610.00 (excluding the Town's share of HST), as prescribed in RFT RDS-2026-04;

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque deems it appropriate to pass this By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque enacts as follows:

1. **AUTHORIZATION:**

1.1 That the Mayor and Clerk are hereby authorized to sign an Agreement with Orin Contractors Corp., for the procurement of services to complete the reconstruction of Phase II of Arthur Street between Charles Street and the eastern dead-end of Arthur Street, to an upset limit of \$6,112,610.00 (excluding the Town's share of HST), as prescribed in RFT RDS-2026-04.

2. **SCHEDULE:**

2.1 Attached to and forming part of this By-law is the Agreement, marked as Schedule 'A'.

3. **EFFECTIVE DATE:**

3.1 This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 17<sup>th</sup> day of June 2026.

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John S. Beddows, Mayor

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Penny Kelly, Clerk

(Seal)

**Report Council – UTIL-2026-08**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** Groundwater Sampling and Monitoring – 251 Third Street (formerly 305 Third Street)

**Author:** David Armstrong, Manager of Public Works  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE RECEIVES FOR INFORMATION THE 251 THIRD STREET (FORMERLY KNOWN AS 305 THIRD STREET) GROUNDWATER SAMPLING AND MONITORING REPORT, AS PRESENTED IN REPORT COUNCIL UTIL-2026-08.

**STRATEGIC PLAN COMMENTS:**

Sector 8 – Governance and Administration – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

Sector 3 – Planning and Development – Strategic Initiative #1 – Investigate opportunities to create affordable housing in Gananoque including affordable rentals to attract younger residents - Action C – Identify “Town sponsored” sites for development.

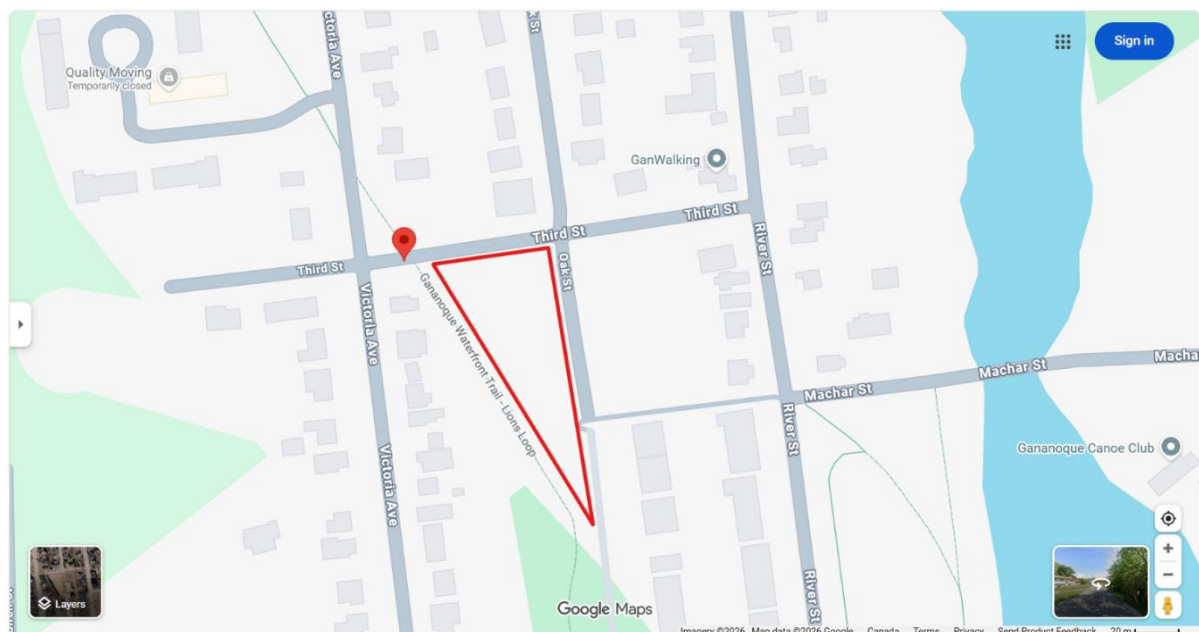
Sector 3 – Planning and Development – Strategic Initiative #3 – Actively reduce the remaining brownfields/contaminated sites in Town.

**BACKGROUND:**

251 Third Street (formerly referred to as 305 Third Street in previous reports) is located on the southwest corner of the intersection of Third Street and Oak Street. The property is delineated by Third Street, Oak Street, and the Gananoque Waterfront Trail (old rail line), with the Oak Street Park to the immediate south. The property is approximately 0.7 acres (see image below outlining the subject property). Both the Official Plan and the Development Permit By-law designate the parcel as residential.

The Town acquired the property in 2010 through a Failed Tax Sale. In September 2010, following the Town acquiring the property, Trow Associates Inc., performed a Phase 2 Environmental Assessment on the property for the Town, and found that there were high levels of heavy metals across the site, down to a depth of 0.61 m below grade. Their work also identified a concrete Underground Storage Tank (UST) on site, located near the northeast corner of the property. At the time, the tested soil parameters were compared to O. Reg. 153/04 (Records of Site Condition), Table 3 standards for residential, parkland and institutional use properties with coarse soil and non-potable ground water.

St. Lawrence Testing and Inspection Co. Ltd. (SLT) were engaged by the Public Works Department in 2018, to continue with investigative works pertaining to contamination on the site and continued with the Phase 2 Environmental Assessment started by Trow Associates Inc. in 2010.



In the summer of 2018, SLT removed the concrete Underground Storage Tank and took six soil samples from around the area of the tank, as a noticeable hydrocarbon odour was found in the soil at this location. There were four additional soil samples collected from four different areas of the site. The purpose of the additional test pits was to determine the extent of the contamination. Due to the presence of contamination on the site, Town staff directed SLT to install six groundwater monitoring wells on the site. The drilling and installation of the test wells was completed in late 2018. The test results taken at the end of 2018 demonstrated that there were no concentrations of BTEX and petroleum hydrocarbons in any of the groundwater samples. The concentrations of other tested parameters were either not detectable or within the groundwater standards of O. Reg. 153/04, Table 3 for a property with non-potable groundwater.

In January 2021, SLT performed a Property Title Search of the subject property, to determine ownership and use of the property over the years. Ownership was traced back to approximately 1864. The findings verify that the use of the property was primarily commercial, with its most recent use prior to Town ownership, that of United Co-operatives of Ontario. As part of the Town's due diligence with this property, it was prudent to complete the Property Title Search, as a Record of Site (RSC) would be required if the subject property were to be used/developed into a more sensitive use from its current or last known use. Town staff were directed by Council to issue an Expression of Interest (EOI) in 2021, but staff currently cannot find any record of interest being received from 2021.

**INFORMATION/DISCUSSION:**

Efforts recently undertaken by Council and Town staff to review possible properties to be developed for affordable housing brought this property to mind. The pragmatic approach to seek interest in developing this property would be to update the groundwater sampling to provide any potential developers with updated records. Staff understand that the updated sampling will require the test wells to be repaired and purged. For reference and consideration, next steps following the updated groundwater sampling results **could** be:

Item	Description	Low Cost	High Cost
Phase One Report	Site visit, historical document review, ESA report and figures	\$4,000	\$6,000
Delineation Soil Sampling	Drilling, soil sampling, groundwater development, sampling equipment, low-flow groundwater sample collection, and groundwater elevation survey	\$15,000	\$25,000
Lab Analysis Drilling	Soil analysis and groundwater analysis	\$4,000	\$8,000
Remedial Excavation	Excavation contractor, soil disposal, and backfill	\$750,000	\$1,200,000
Lab Analysis Remediation	Soil analysis to meet requirements for remedial excavation	\$5,000	\$7,500
Reporting and Project Management	Summary report, figures, tables, and project management and coordination	\$4,500	\$7,500

Item	Description	Low Cost	High Cost
Risk Assessment	Review historical documentation and Phase I and Phase II ESA reports, development of site-specific conceptual site models, quantitative human health and ecological risk assessment	\$80,000	\$150,000

Discussions with development and planning groups across the province have rendered a plausible development as described in the below:

## Third/Oak



### Development Overview

**Configuration:** 36 Apartments (3 Story)

**New Units:** 36 1bd and 2bd

**Net Change:** 36 Units

The Third/Oak development in Gananoque features 36 apartments (1bd and 2bd) in a 3-story building. This project creates 36 entirely new affordable rental units, significantly addressing Gananoque's housing needs with quality, accessible housing options for individuals and small families.

### APPLICABLE POLICY/LEGISLATION:

O. Reg. 153/04 *Record of Site Condition Environmental Assessment Act*

### FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:

It will cost approximately \$10,000 to obtain updated groundwater sampling results. This would provide a good baseline for the Town to consider issuing an updated EOI. Town staff could pursue this through an RFQ process if directed.

### CONSULTATIONS:

Brenda Guy, Manager of Planning & Development  
Staff at St. Lawrence Testing & Inspection  
Staff at Cambium Inc.

### ATTACHMENTS:

Phase II Environmental Assessment – July 18, 2018  
Groundwater Assessment – December 31, 2018

Phase II Environmental Assessment – June 17, 2019  
Groundwater Assessment – December 17, 2019  
Groundwater Assessment – June 8, 2020  
Property Title Search Report No. 21C005

<b>APPROVAL</b>	<p>_____ David Armstrong, Manager of Public Works</p> <p>_____ John Morrison, Treasurer Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____ Melanie Kirkby, CAO</p>
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**St. Lawrence Testing  
& Inspection Co. Ltd.**

**Town of Gananoque**

**Property located at 305 Third St.,  
Gananoque, Ontario**

**Phase 2 Environmental Assessment**



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: slt@ontarioeast.net Fax (613) 938-7395

July 31, 2018

Mr. Paul McMunn  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Phase 2 Environmental Assessment  
Report No. 18C174**

Dear Mr. McMunn,

In accordance with verbal instructions received from you, this report is submitted outlining the results of an Environmental Assessment of the soil carried out on a property located at 305 Third Street in Gananoque, Ontario. This report also includes a soil assessment on a small, undeveloped parcel of land located on the east side of Oak St. and to the southwest of 305 Third St.

#### **A) INTRODUCTION AND EXECUTIVE SUMMARY**

As part of a due diligence exercise, you instructed St. Lawrence Testing to proceed with an Environmental Assessment of the soil on two neighbouring properties located at Oak and Third Streets in Gananoque, Ontario to further delineate the metal contamination discovered in a recent Phase 2 Environmental assessment carried out by Trow Associates Inc. (Trow).

Report No. 18C174  
Continued

Page 2

The Phase 2 environmental work carried out by Trow discovered a high concentration of copper (203 µg/g) and lead (136 µg/g) in the soil at a depth of approximately 0.6 m below the ground surface (bgs). Soil parameters were compared to O. Reg. 153/04, Table 3 standards for a residential, parkland and institutional use properties with coarse soil and non-potable groundwater (Table 3). The report also identified a concrete underground storage tank (UST) located near the northeast corner of the property at 305 Third St.

On July 18, 2018, St. Lawrence Testing supervised the removal of the concrete UST using K D Construction of Brockville, ON. This tank was approximately 6 m<sup>3</sup> in volume. No interior staining was observed. Six (6) confirmation soil samples (S1 to S6) were collected from the exposed banks and from the floor of the excavated area. A noticeable hydrocarbon odour was found in the soil at this location.

Four (4) test pits (TP 1 to TP 4) were then dug at locations selected by St. Lawrence Testing. Each test pit was dug to a depth of approximately 2.4 m (8 ft.) bgs. The soil was evaluated on site for any indications of unusual odours, debris or discolouration. One (1) soil sample was collected from each test pit (S7 to S10). A noticeable hydrocarbon odour was detected in the soil at TP 1, TP 2 and TP 3.

Three (3) additional test pits (TP 1 East, TP 2 East and TP 3 East) were dug at the smaller parcel of land located on the east side of Oak St. Each test pit was dug to a depth of approximately 2.4 m bgs. A soil sample was collected from each test pit (S11, S12 and S13). No unusual odours or discolouration was found in the soil at each of these locations.

All soil samples (S1 to S13) were submitted to Maxxam Analytics in Mississauga, Ontario for benzene, toluene, ethylbenzene, xylene (BTEX), petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> (collectively referred to as PHC) along with metal analyses.

A composite soil sample (SP) made up from the material excavated from the UST location and from TP 1 to TP 4 was also collected. This was submitted to Maxxam Analytics for toxicity leachate characteristic procedures (TCLP) O. Reg. 347 Leachate Parameters.

The test results determined that the location of the UST contained a high concentration of F<sub>1</sub> petroleum hydrocarbons (64 µg/g) along with a high boron concentration (2.9 µg/g, 1.6 µg/g and 3.2 µg/g) at the north, south and east banks, respectively.

The soil collected at TP 1 contained high concentrations of F<sub>1</sub> and F<sub>2</sub> petroleum hydrocarbons (700 µg/g and 1,300 µg/g, respectively) along with a high concentration of boron (2.3 µg/g). The soil collected at TP 2 contained high concentrations of ethylbenzene (9.5 µg/g), xylene (64 µg/g), F<sub>1</sub> petroleum hydrocarbons (1,400 µg/g) and F<sub>2</sub> petroleum hydrocarbons (4,500 µg/g). The soil collected at TP 3 contained high concentrations of both F<sub>1</sub> (480 µg/g) and F<sub>2</sub> (4,100 µg/g) petroleum hydrocarbons. The soil collected from TP 4 contained high concentrations of the metals arsenic (22 µg/g), copper (390 µg/g) and zinc (360 µg/g). All soil parameters were compared to the Table 3 standards for a residential property.

The soil collected from the 3 test pits on the smaller parcel of land met the Table 3 criteria for both PHCs and metals.

It is the opinion of St. Lawrence Testing that the soil on the property located at 305 Third St. in Gananoque, Ontario does not meet O. Reg. 153/04, Table 3 soil standards for a residential, parkland and institutional property with coarse soil and non-potable groundwater for PHC and metals. In addition, the level of these contaminants did not meet the Table 3 standards for an industrial, commercial and community use property as well.

St. Lawrence Testing recommends that the locations where soil contamination was identified be remediated to a depth of approximately 1.5 m bgs. Additional soil sampling should be carried out and include PHC and metals analyses in order to confirm that the property meets O. Reg. 153/04, Table 3 standards.

## **B) DESCRIPTION OF FIELD WORK**

Prior to any test pit digging, locates were done for underground services. The field work for the test pitting along with the removal of the UST was carried out using KD Construction of Brockville, Ontario. Supervision was by St. Lawrence Testing under the direction of the undersigned environmental engineer.

The location of the UST was identified near the northeast corner of the property. The UST was approximately 6 m<sup>3</sup> in volume and made of concrete. The UST was demolished on-site. The interior pieces of the UST showed no

obvious staining, although a mild hydrocarbon odour was detected in the excavated soil. The pieces of concrete were loaded into a dump truck and removed from the property.

Six (6) soil samples (S1 to S6) were collected from the soil at the exposed banks and from the floor from where the UST had been removed. S1 was collected from the north bank at a depth of approximately 0.6 m bgs. S2 was collected from the south bank at a depth of approximately 0.6 m bgs. S3 was collected from the east bank at a depth of approximately 0.45 m bgs. S4 was collected from the west bank at a depth of approximately 0.50 m bgs. Samples S5 and S6 were collected from the floor of the excavated area at a depth of approximately 2 m bgs. No unusual odours in the soil were detected at the locations of S4 to S6.

Upon further excavation at this location, an old concrete wall footing was uncovered along the eastern edge from where the UST was found. This concrete was not removed. The excavated area was then backfilled with the previously removed material and packed down firmly with the excavator's bucket.

Work then began to assess the remaining area of the property. Four (4) test pits (TP1 to TP4) were dug at locations determined by St. Lawrence Testing. Each test pit was dug to a depth of approximately 2.4 m. The soil was evaluated on-site for visual indications of contamination (discolouration, debris) along with noticeable malodours. One soil sample was collected from each of the 4 test pits (S7 to S10). A composite soil sample (SP) from these test pits was combined for a TCLP analysis under O. Reg. 347.

Report No. 18C174  
Continued

Page 6

Test pit 1 was located approximately 40 m south of Third St. and approximately 8 m west of Oak St. The soil stratigraphy contained 0.6 m of top soil with gravel followed by brown/grey sandy silt to 2.4 m bgs. No discolouration was noted, however, a mild odour of hydrocarbons was found. A composite soil sample S7 was collected from 0.4 m bgs to 1.0 m bgs.

Test pit 2 was located approximately 30 m south of Third St. and approximately 22 m west of Oak St. The soil stratigraphy contained 0.6 m of top soil with gravel. A grey layer of sandy material was found from 1 m to 1.5 m bgs. This material contained a strong odour of hydrocarbons. Below this layer and to a depth of 2.4 m was brown/grey sandy silt with no odour. A composite soil sample S8 was collected from 1.0 m bgs to 1.5 m bgs.

Test pit 3 was located approximately 53 m south of Third St. and approximately 22 m west of Oak St. The soil stratigraphy contained 0.6 m of top soil with gravel. Small pieces of wire were found below the top soil. A mild odour of hydrocarbons was detected in the grey/brown sand below the top soil at a depth of approximately 1 m bgs. Brown/grey sandy silt was found below this layer to a depth of 2.4 m bgs. A composite soil sample S9 was collected from 0.4 m bgs to 1.0 m bgs.

Test pit 4 was located approximately 68 m south of Third St. and approximately 9 m west of Oak St. The soil stratigraphy contained 0.6 m of top soil with gravel. Brown sand with pieces of concrete and vinyl siding were found below the top soil to a depth of approximately 1.4 m bgs. A black granular layer of sandy material was found at a depth between 1.4 m bgs to 1.8 m bgs. No unusual odour was present. Grey sandy silt was present from

Report No. 18C174  
Continued

Page 7

1.8 m to 2.4 m bgs. A composite soil sample S10 was collected from 0.5 m bgs to 1.5 m bgs.

Each test pit was backfilled with their respective soil following the soil sampling. The soil was then packed firmly with the bucket.

Work then was carried over across Oak St. to the small, parcel of vacant land located to the south of 295 Oak St. Three (3) test pits (TP 1-east, TP 2-east and TP 3-east) were dug to a depth of approximately 2.4 m bgs at locations selected by St. Lawrence Testing.

TP 1-east was located approximately 52 m south of Third St. and approximately 9 m east of Oak St. The soil stratigraphy contained 0.6 m of top soil followed by brown sand to a depth of approximately 1.8 m bgs. This was followed by grey sandy silt to a depth of 2.4 m bgs. No discolouration or malodours were noted. A composite soil sample S11 was collected from 0.4 m bgs to 1.0 m bgs.

TP 2-east was located approximately 74 m south of Third St. and approximately 12 m east of Oak St. The soil stratigraphy contained 0.6 m of top soil followed by brown sand to a depth of approximately 1.8 m bgs. This was followed by grey sandy silt to a depth of 2.4 m bgs. No discolouration or malodours were noted. A composite soil sample S12 was collected from 0.4 m bgs to 1.0 m bgs.

TP 3-east was located approximately 50 m south of Third St. and approximately 30 m east of Oak St. The soil stratigraphy contained 0.6 m of

Report No. 18C174  
Continued

Page 8

top soil followed by brown sand with stones to a depth of approximately 1.8 m bgs. This was followed by grey sandy silt to a depth of 2.4 m bgs. No discolouration or malodours were noted. A composite soil sample S13 was collected from 0.4 m bgs to 1.0 m bgs.

A copy of the location for the UST and test pits is attached to this report.

All soil samples were returned to the St. Lawrence laboratory for further identification and packaging. All soil samples (S1 to S13) were submitted to Maxxam Analytics for PHC and metal analyses. The composite soil sample (SP) was submitted for PHC and TCLP analyses.

### **C) DISCUSSION OF TEST RESULTS**

The Trow report compared their findings to O. Reg. 153/04, Table 3 residential, parkland and institutional property use with coarse soil and non-potable groundwater. As such, the test results from our sampling efforts were compared to these standards. We also compared our results to the Table 3 standards for an industrial, commercial or community property use.

The test results determined that the location of the UST contained a high concentration of F<sub>1</sub> petroleum hydrocarbons (64 µg/g) at the north bank (S1). There was also a high boron concentration at the north bank (S1, 2.9µg/g), the south bank (S2, 1.6 µg/g) and the east bank (S3, 3.2 µg/g). The Table 3 limit for F<sub>1</sub> petroleum hydrocarbons is 55 µg/g for both residential and commercial properties. The limit for boron is 1.5 µg/g for residential and 2 µg/g for commercial use properties.

The soil collected at TP 1 (S7) contained high concentrations of F<sub>1</sub> and F<sub>2</sub> petroleum hydrocarbons (700 µg/g and 1,300 µg/g, respectively) along with a high concentration of boron (2.3 µg/g). The limit for F<sub>2</sub> petroleum hydrocarbons is 98 µg/g for a residential property and 230 µg/g for a commercial property.

The soil collected at TP 2 contained high concentrations of ethylbenzene (13 µg/g), xylene (64 µg/g), F<sub>1</sub> petroleum hydrocarbons (1,400 µg/g), F<sub>2</sub> petroleum hydrocarbons (4,500 µg/g) and F<sub>3</sub> petroleum hydrocarbons (1,700 µg/g). The limit for ethylbenzene for a residential property is 2 µg/g and 9.5 µg/g for a commercial use property. The limit for xylene for a residential property is 3.1 µg/g and 26 µg/g for a commercial use property. The limit for F<sub>3</sub> petroleum hydrocarbons for a residential property is 300 µg/g and 1,700 µg/g for a commercial use property.

The soil collected at TP 3 contained high concentrations of both F<sub>1</sub> (480 µg/g) and F<sub>2</sub> (4,100 µg/g) petroleum hydrocarbons.

The soil collected from TP 4 contained high concentrations benzene (0.29 µg/g), xylene (5.2 µg/g), F<sub>1</sub> petroleum hydrocarbons (270 µg/g), F<sub>2</sub> petroleum hydrocarbons (5,200 µg/g) and F<sub>3</sub> petroleum hydrocarbons (550 µg/g). The limit for benzene for a residential property is 0.21 µg/g and 0.32 for a commercial use property. This sample also contained high concentrations of arsenic (22 µg/g), copper (390 µg/g) and zinc (360 µg/g). The limit for arsenic in both a residential and commercial use property is 18 µg/g. The limit for copper is 140 µg/g for a residential property and 230 µg/g for a commercial

use property. The limit for zinc is 340 µg/g for both residential and commercial use properties.

The soil collected from the 3 test pits on the smaller parcel of land were found to meet both residential and commercial Table 3 standards for PHCs and metals.

A copy of the test results are attached to this report.

#### **D) LIMITATIONS**

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of The Town of Gananoque as per the agreement and terms of reference between The Town of Gananoque and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

#### **E) OPINION**

Subject to the Limitations in the previous section, and based on our site inspection along with the analytical results from the soil samples obtained from the property located at 305 Third St. in Gananoque, Ontario, it is the opinion of St. Lawrence Testing that the soil does not meet O. Reg. 153/04, Table 3 soil standards for residential, parkland and institutional property or for industrial, commercial and community use properties with coarse soil and non-potable groundwater.

The soil found on the neighbouring smaller parcel of land located west of Oak Street does meet the Table 3 soil standards for both residential and commercial property with coarse soil and non-potable groundwater.

St. Lawrence Testing recommends that the locations where soil contamination was identified be remediated to a depth of approximately 1.5 m bgs. Additional soil sampling should be carried out and include PHC and

St. Lawrence Testing  
& Inspection Co. Ltd.

Report No. 18C174  
Continued

Page 12

metals analyses in order to confirm that the property meets O. Reg. 153/04,  
Table 3 standards.

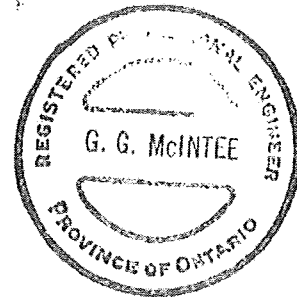
Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr



Attachments

# UST and Test Pit Locations

Oak & 3rd Streets, Gananogue, ON



Google Earth

© 2018 Google

50m



Your Project #: TOWN OF GANANOQUE  
 Site Location: OAK & 3RD ST., GANANOQUE, ON  
 Your C.O.C. #: na

**Attention: Gib McIntee**  
 St Lawrence Testing & Inspection Co Ltd

814 Second St W  
 PO Box 997  
 Cornwall, ON  
 CANADA K6H 5V1

Report Date: 2018/07/27  
 Report #: R5322021  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B813074**  
 Received: 2018/07/20, 09:31

Sample Matrix: Soil  
 # Samples Received: 13

Analyses	Quantity	Date	Date	Laboratory Method	Reference
		Extracted	Analyzed		
Hot Water Extractable Boron	13	2018/07/23	2018/07/24	CAM SOP-00408	R153 Ana. Prot. 2011
Hexavalent Chromium in Soil by IC (1)	13	2018/07/24	2018/07/26	CAM SOP-00436	EPA 3060/7199 m
Petroleum Hydro. CCME F1 & BTEX in Soil (2)	13	N/A	2018/07/24	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	10	2018/07/23	2018/07/23	CAM SOP-00316	CCME CWS m
Petroleum Hydrocarbons F2-F4 in Soil (3)	3	2018/07/23	2018/07/24	CAM SOP-00316	CCME CWS m
Strong Acid Leachable Metals by ICPMS	13	2018/07/23	2018/07/25	CAM SOP-00447	EPA 6020B m
Moisture	13	N/A	2018/07/23	CAM SOP-00445	Carter 2nd ed 51.2 m

**Remarks:**

Maxxam Analytics' laboratories are accredited to ISO/IEC 17025:2005 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Maxxam are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Maxxam's profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Maxxam in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected.

Maxxam Analytics' liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Maxxam has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Maxxam, unless otherwise agreed in writing.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

Your Project #: TOWN OF GANANOQUE  
Site Location: OAK & 3RD ST., GANANOQUE, ON  
Your C.O.C. #: na

**Attention: Gib McIntee**  
St Lawrence Testing & Inspection Co Ltd  
  
814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

Report Date: 2018/07/27  
Report #: R5322021  
Version: 1 - Final

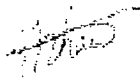
**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B8I3074**

Received: 2018/07/20, 09:31

- (1) Soils are reported on a dry weight basis unless otherwise specified.
- (2) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
- (3) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Maxxam conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key



Hongmei Zhao (Grace)  
Project Manager  
27 Jul 2018 15:23:15

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Jolanta Goralczyk, Project Manager  
Email: JGoralczyk@maxxam.ca  
Phone# (905)817-5751

=====

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**O.REG 153 METALS PACKAGE (SOIL)**

Maxxam ID		HGT122	HGT123		HGT124	HGT125		
Sampling Date		2018/07/18 08:30	2018/07/18 08:45		2018/07/18 09:00	2018/07/18 09:15		
COC Number		na	na		na	na		
	UNITS	GAN S1	GAN S2	QC Batch	GAN S3	GAN S4	RDL	QC Batch
<b>Inorganics</b>								
Chromium (VI)	ug/g	ND	ND	5644792	ND	ND	0.2	5644073
<b>Metals</b>								
Hot Water Ext. Boron (B)	ug/g	2.9	1.6	5643097	3.2	1.5	0.050	5643097
Acid Extractable Antimony (Sb)	ug/g	0.20	ND	5643100	ND	ND	0.20	5643100
Acid Extractable Arsenic (As)	ug/g	2.3	1.4	5643100	1.5	1.7	1.0	5643100
Acid Extractable Barium (Ba)	ug/g	350	340	5643100	360	370	0.50	5643100
Acid Extractable Beryllium (Be)	ug/g	1.5	1.2	5643100	1.6	1.2	0.20	5643100
Acid Extractable Boron (B)	ug/g	12	14	5643100	14	12	5.0	5643100
Acid Extractable Cadmium (Cd)	ug/g	0.82	0.14	5643100	1.0	0.12	0.10	5643100
Acid Extractable Chromium (Cr)	ug/g	54	58	5643100	52	58	1.0	5643100
Acid Extractable Cobalt (Co)	ug/g	13	17	5643100	8.8	18	0.10	5643100
Acid Extractable Copper (Cu)	ug/g	58	38	5643100	55	41	0.50	5643100
Acid Extractable Lead (Pb)	ug/g	20	11	5643100	14	12	1.0	5643100
Acid Extractable Molybdenum (Mo)	ug/g	0.89	ND	5643100	1.6	ND	0.50	5643100
Acid Extractable Nickel (Ni)	ug/g	34	41	5643100	31	43	0.50	5643100
Acid Extractable Selenium (Se)	ug/g	0.77	ND	5643100	1.0	ND	0.50	5643100
Acid Extractable Silver (Ag)	ug/g	ND	ND	5643100	0.22	ND	0.20	5643100
Acid Extractable Thallium (Tl)	ug/g	0.33	0.35	5643100	0.32	0.39	0.050	5643100
Acid Extractable Uranium (U)	ug/g	2.2	0.66	5643100	4.1	0.69	0.050	5643100
Acid Extractable Vanadium (V)	ug/g	66	74	5643100	64	79	5.0	5643100
Acid Extractable Zinc (Zn)	ug/g	120	110	5643100	87	110	5.0	5643100
Acid Extractable Mercury (Hg)	ug/g	ND	ND	5643100	0.099	ND	0.050	5643100
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected								

**O.REG 153 METALS PACKAGE (SOIL)**

Maxxam ID		HGT125			HGT126			HGT126		
Sampling Date		2018/07/18 09:15			2018/07/18 09:20			2018/07/18 09:20		
COC Number		na			na			na		
	UNITS	GAN S4 Lab-Dup	RDL	QC Batch	GAN S5	RDL	QC Batch	GAN S5 Lab-Dup	RDL	QC Batch
<b>Inorganics</b>										
Chromium (VI)	ug/g				ND	0.2	5644792	ND	0.2	5644792
<b>Metals</b>										
Hot Water Ext. Boron (B)	ug/g	1.5	0.050	5643097	0.51	0.050	5643097			
Acid Extractable Antimony (Sb)	ug/g				ND	0.20	5643100			
Acid Extractable Arsenic (As)	ug/g				2.6	1.0	5643100			
Acid Extractable Barium (Ba)	ug/g				310	0.50	5643100			
Acid Extractable Beryllium (Be)	ug/g				1.1	0.20	5643100			
Acid Extractable Boron (B)	ug/g				9.6	5.0	5643100			
Acid Extractable Cadmium (Cd)	ug/g				0.15	0.10	5643100			
Acid Extractable Chromium (Cr)	ug/g				52	1.0	5643100			
Acid Extractable Cobalt (Co)	ug/g				17	0.10	5643100			
Acid Extractable Copper (Cu)	ug/g				36	0.50	5643100			
Acid Extractable Lead (Pb)	ug/g				37	1.0	5643100			
Acid Extractable Molybdenum (Mo)	ug/g				0.55	0.50	5643100			
Acid Extractable Nickel (Ni)	ug/g				38	0.50	5643100			
Acid Extractable Selenium (Se)	ug/g				ND	0.50	5643100			
Acid Extractable Silver (Ag)	ug/g				ND	0.20	5643100			
Acid Extractable Thallium (Tl)	ug/g				0.36	0.050	5643100			
Acid Extractable Uranium (U)	ug/g				0.70	0.050	5643100			
Acid Extractable Vanadium (V)	ug/g				71	5.0	5643100			
Acid Extractable Zinc (Zn)	ug/g				100	5.0	5643100			
Acid Extractable Mercury (Hg)	ug/g				ND	0.050	5643100			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory initiated Duplicate ND = Not detected										

**O.REG 153 METALS PACKAGE (SOIL)**

Maxxam ID		HGT127		HGT128		HGT129	HGT130		
Sampling Date		2018/07/18 09:20		2018/07/18 09:30		2018/07/18 09:40	2018/07/18 09:50		
COC Number		na		na		na	na		
	<b>UNITS</b>	<b>GAN S6</b>	<b>QC Batch</b>	<b>GAN S7</b>	<b>QC Batch</b>	<b>GAN S8</b>	<b>GAN S9</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Inorganics</b>									
Chromium (VI)	ug/g	ND	5644792	ND	5644073	ND	ND	0.2	5644792
<b>Metals</b>									
Hot Water Ext. Boron (B)	ug/g	0.98	5643097	2.3	5643097	1.8	0.38	0.050	5643097
Acid Extractable Antimony (Sb)	ug/g	ND	5643100	0.29	5643100	ND	0.40	0.20	5643100
Acid Extractable Arsenic (As)	ug/g	2.5	5643100	2.4	5643100	1.8	3.3	1.0	5643100
Acid Extractable Barium (Ba)	ug/g	320	5643100	160	5643100	140	310	0.50	5643100
Acid Extractable Beryllium (Be)	ug/g	1.0	5643100	0.67	5643100	0.60	1.2	0.20	5643100
Acid Extractable Boron (B)	ug/g	10	5643100	13	5643100	8.6	7.1	5.0	5643100
Acid Extractable Cadmium (Cd)	ug/g	0.24	5643100	0.28	5643100	0.19	0.18	0.10	5643100
Acid Extractable Chromium (Cr)	ug/g	51	5643100	28	5643100	24	50	1.0	5643100
Acid Extractable Cobalt (Co)	ug/g	17	5643100	10	5643100	9.5	16	0.10	5643100
Acid Extractable Copper (Cu)	ug/g	38	5643100	32	5643100	28	100	0.50	5643100
Acid Extractable Lead (Pb)	ug/g	20	5643100	29	5643100	27	31	1.0	5643100
Acid Extractable Molybdenum (Mo)	ug/g	0.59	5643100	0.77	5643100	0.65	1.6	0.50	5643100
Acid Extractable Nickel (Ni)	ug/g	38	5643100	22	5643100	19	41	0.50	5643100
Acid Extractable Selenium (Se)	ug/g	ND	5643100	ND	5643100	ND	ND	0.50	5643100
Acid Extractable Silver (Ag)	ug/g	ND	5643100	ND	5643100	ND	ND	0.20	5643100
Acid Extractable Thallium (Tl)	ug/g	0.37	5643100	0.23	5643100	0.16	0.32	0.050	5643100
Acid Extractable Uranium (U)	ug/g	0.84	5643100	1.2	5643100	0.57	2.0	0.050	5643100
Acid Extractable Vanadium (V)	ug/g	70	5643100	43	5643100	39	65	5.0	5643100
Acid Extractable Zinc (Zn)	ug/g	110	5643100	82	5643100	76	140	5.0	5643100
Acid Extractable Mercury (Hg)	ug/g	ND	5643100	ND	5643100	ND	ND	0.050	5643100
RDL = Reportable Detection Limit									
QC Batch = Quality Control Batch									
ND = Not detected									

**O.REG 153 METALS PACKAGE (SOIL)**

Maxxam ID		HGT131	HGT132	HGT133		HGT134		
Sampling Date		2018/07/18 10:00	2018/07/18 10:15	2018/07/18 10:30		2018/07/18 10:45		
COC Number		na	na	na		na		
	UNITS	GAN S10	GAN S11	GAN S12	QC Batch	GAN S13	RDL	QC Batch
<b>Inorganics</b>								
Chromium (VI)	ug/g	ND	ND	ND	5644073	ND	0.2	5644792
<b>Metals</b>								
Hot Water Ext. Boron (B)	ug/g	1.1	1.2	0.13	5643097	0.43	0.050	5643097
Acid Extractable Antimony (Sb)	ug/g	3.1	0.87	ND	5643100	0.26	0.20	5643100
Acid Extractable Arsenic (As)	ug/g	(22)	8.8	2.3	5643100	4.8	1.0	5643100 18
Acid Extractable Barium (Ba)	ug/g	110	280	320	5643100	160	0.50	5643100
Acid Extractable Beryllium (Be)	ug/g	0.84	0.98	1.1	5643100	0.62	0.20	5643100
Acid Extractable Boron (B)	ug/g	6.7	8.9	7.2	5643100	ND	5.0	5643100
Acid Extractable Cadmium (Cd)	ug/g	0.34	0.44	0.12	5643100	0.24	0.10	5643100
Acid Extractable Chromium (Cr)	ug/g	26	44	54	5643100	27	1.0	5643100
Acid Extractable Cobalt (Co)	ug/g	13	14	18	5643100	9.4	0.10	5643100
Acid Extractable Copper (Cu)	ug/g	(390)	89	36	5643100	25	0.50	5643100 18
Acid Extractable Lead (Pb)	ug/g	110	120	11	5643100	33	1.0	5643100
Acid Extractable Molybdenum (Mo)	ug/g	4.2	0.98	ND	5643100	ND	0.50	5643100
Acid Extractable Nickel (Ni)	ug/g	57	26	39	5643100	19	0.50	5643100
Acid Extractable Selenium (Se)	ug/g	2.4	0.63	ND	5643100	ND	0.50	5643100
Acid Extractable Silver (Ag)	ug/g	ND	0.25	ND	5643100	ND	0.20	5643100
Acid Extractable Thallium (Tl)	ug/g	0.34	0.24	0.34	5643100	0.19	0.050	5643100
Acid Extractable Uranium (U)	ug/g	1.3	0.78	0.67	5643100	1.5	0.050	5643100
Acid Extractable Vanadium (V)	ug/g	34	56	72	5643100	38	5.0	5643100
Acid Extractable Zinc (Zn)	ug/g	140	(360)	100	5643100	78	5.0	5643100 340
Acid Extractable Mercury (Hg)	ug/g	0.15	0.082	ND	5643100	ND	0.050	5643100
RDL = Reportable Detection Limit								
QC Batch = Quality Control Batch								
ND = Not detected								

**O.REG 153 PETROLEUM HYDROCARBONS (SOIL)**

Maxxam ID		HGT122		HGT123	HGT124	HGT125	HGT126	HGT127		
Sampling Date		2018/07/18 08:30		2018/07/18 08:45	2018/07/18 09:00	2018/07/18 09:15	2018/07/18 09:20	2018/07/18 09:20		
COC Number		na		na	na	na	na	na		
	UNITS	GAN S1	RDL	GAN S2	GAN S3	GANS4	GAN S5	GAN S6	RDL	QC Batch
<b>Inorganics</b>										
Moisture	%	43	1.0	27	38	36	22	22	1.0	5642269
<b>BTEX &amp; F1 Hydrocarbons</b>										
Benzene	ug/g	ND	0.020	ND	ND	ND	ND	ND	0.020	5642828
Toluene	ug/g	ND	0.020	ND	ND	ND	ND	ND	0.020	5642828
Ethylbenzene	ug/g	0.15	0.020	ND	0.092	0.040	0.19	0.048	0.020	5642828
o-Xylene	ug/g	0.072	0.020	ND	ND	ND	ND	ND	0.020	5642828
p+m-Xylene	ug/g	0.48	0.040	0.045	0.33	0.14	0.77	0.19	0.040	5642828
Total Xylenes	ug/g	0.55	0.040	0.045	0.33	0.14	0.77	0.19	0.040	5642828
F1 (C6-C10)	ug/g	64	10	ND	10	ND	ND	ND	10	5642828
F1 (C6-C10) - BTEX	ug/g	64	10	ND	ND	ND	ND	ND	10	5642828
<b>F2-F4 Hydrocarbons</b>										
F2 (C10-C16 Hydrocarbons)	ug/g	ND	20	ND	ND	ND	ND	ND	10	5642790
F3 (C16-C34 Hydrocarbons)	ug/g	ND	100	ND	67	80	ND	ND	50	5642790
F4 (C34-C50 Hydrocarbons)	ug/g	ND	100	ND	ND	ND	ND	ND	50	5642790
Reached Baseline at C50	ug/g	Yes		Yes	Yes	Yes	Yes	Yes		5642790
<b>Surrogate Recovery (%)</b>										
1,4-Difluorobenzene	%	100		100	100	99	100	100		5642828
4-Bromofluorobenzene	%	102		101	101	100	101	98		5642828
D10-Ethylbenzene	%	95		107	106	91	98	99		5642828
D4-1,2-Dichloroethane	%	107		109	107	106	108	109		5642828
o-Terphenyl	%	94		97	95	99	94	95		5642790
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										
ND = Not detected										

**O.REG 153 PETROLEUM HYDROCARBONS (SOIL)**

Maxxam ID		HGT128		HGT129		HGT130		HGT131	HGT132	HGT133		
Sampling Date		2018/07/18 09:30		2018/07/18 09:40		2018/07/18 09:50		2018/07/18 10:00	2018/07/18 10:15	2018/07/18 10:30		
COC Number		na		na		na		na	na	na		
	UNITS	GAN 57	RDL	GAN 58	RDL	GAN 59	RDL	GAN S10	GAN S11	GAN S12	RDL	QC Batch
<b>Inorganics</b>												
Moisture	%	20	1.0	16	1.0	32	1.0	23	29	24	1.0	5642269
<b>BTEX &amp; F1 Hydrocarbons</b>												
Benzene	ug/g	ND	0.10	ND	0.20	ND	0.10	0.29	ND	ND	0.020	5642828
Toluene	ug/g	0.36	0.10	0.77	0.20	ND	0.10	0.74	ND	ND	0.020	5642828
Ethylbenzene	ug/g	4.9	0.10	(13)	0.20	0.82	0.10	1.5	ND	ND	0.020	5642828
o-Xylene	ug/g	0.79	0.10	0.83	0.20	0.32	0.10	0.99	ND	ND	0.020	5642828
p+m-Xylene	ug/g	17	0.20	63	0.40	2.0	0.20	4.2	ND	ND	0.040	5642828
Total Xylenes	ug/g	17	0.20	(64)	0.40	2.3	0.20	5.2	ND	ND	0.040	5642828
F1 (C6-C10)	ug/g	720	50	1500	100	480	50	280	ND	ND	10	5642828
F1 (C6-C10) - BTEX	ug/g	(700)	50	(1400)	100	(480)	50	(270)	ND	ND	10	5642828
<b>F2-F4 Hydrocarbons</b>												
F2 (C10-C16 Hydrocarbons)	ug/g	(1300)	10	(4500)	10	(4100)	10	(5200)	ND	ND	10	5642790
F3 (C16-C34 Hydrocarbons)	ug/g	400	50	1700	50	96	50	550	ND	ND	50	5642790
F4 (C34-C50 Hydrocarbons)	ug/g	ND	50	ND	50	ND	50	110	ND	ND	50	5642790
Reached Baseline at C50	ug/g	Yes		Yes		Yes		Yes	Yes	Yes		5642790
<b>Surrogate Recovery (%)</b>												
1,4-Difluorobenzene	%	96		100		95		86	100	101		5642828
4-Bromofluorobenzene	%	104		102		112		129	99	98		5642828
D10-Ethylbenzene	%	127		122		111		110	109	109		5642828
D4-1,2-Dichloroethane	%	103		102		99		93	110	110		5642828
o-Terphenyl	%	101		116		94		95	95	91		5642790
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected												

**O.REG 153 PETROLEUM HYDROCARBONS (SOIL)**

Maxxam ID		HGT134		
Sampling Date		2018/07/18 10:45		
COC Number		na		
	<b>UNITS</b>	<b>GAN S13</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Inorganics</b>				
Moisture	%	27	1.0	5642269
<b>BTEX &amp; F1 Hydrocarbons</b>				
Benzene	ug/g	ND	0.020	5642828
Toluene	ug/g	ND	0.020	5642828
Ethylbenzene	ug/g	ND	0.020	5642828
o-Xylene	ug/g	ND	0.020	5642828
p+m-Xylene	ug/g	ND	0.040	5642828
Total Xylenes	ug/g	ND	0.040	5642828
F1 (C6-C10)	ug/g	ND	10	5642828
F1 (C6-C10) - BTEX	ug/g	ND	10	5642828
<b>F2-F4 Hydrocarbons</b>				
F2 (C10-C16 Hydrocarbons)	ug/g	ND	10	5642790
F3 (C16-C34 Hydrocarbons)	ug/g	ND	50	5642790
F4 (C34-C50 Hydrocarbons)	ug/g	ND	50	5642790
Reached Baseline at C50	ug/g	Yes		5642790
<b>Surrogate Recovery (%)</b>				
1,4-Difluorobenzene	%	100		5642828
4-Bromofluorobenzene	%	97		5642828
D10-Ethylbenzene	%	106		5642828
D4-1,2-Dichloroethane	%	111		5642828
o-Terphenyl	%	97		5642790
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected				

**TEST SUMMARY**

Maxxam ID: HGT122  
Sample ID: GAN S1  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT123  
Sample ID: GAN S2  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT124  
Sample ID: GAN S3  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT125  
Sample ID: GAN S4  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam Job #: B813074  
Report Date: 2018/07/27

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: OAK & 3RD ST., GANANOQUE, ON  
Sampler Initials: SR

**TEST SUMMARY**

Maxxam ID: HGT125 Dup  
Sample ID: GAN S4  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai

Maxxam ID: HGT126  
Sample ID: GAN S5  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT126 Dup  
Sample ID: GAN S5  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota

Maxxam ID: HGT127  
Sample ID: GAN S6  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT128  
Sample ID: GAN S7  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathippilai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

**TEST SUMMARY**

Maxxam ID: HGT129  
Sample ID: GAN S8  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT130  
Sample ID: GAN S9  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT131  
Sample ID: GAN S10  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/23	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT132  
Sample ID: GAN S11  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/24	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal



Maxxam Job #: B813074  
 Report Date: 2018/07/27

St Lawrence Testing & Inspection Co Ltd  
 Client Project #: TOWN OF GANANOQUE  
 Site Location: OAK & 3RD ST., GANANOQUE, ON  
 Sampler Initials: SR

**TEST SUMMARY**

Maxxam ID: HGT133  
 Sample ID: GAN S12  
 Matrix: Soil

Collected: 2018/07/18  
 Shipped:  
 Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644073	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/24	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

Maxxam ID: HGT134  
 Sample ID: GAN S13  
 Matrix: Soil

Collected: 2018/07/18  
 Shipped:  
 Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Hot Water Extractable Boron	ICP	5643097	2018/07/23	2018/07/24	Suban Kanapathipplai
Hexavalent Chromium in Soil by IC	IC/SPEC	5644792	2018/07/24	2018/07/26	Rupinder Sihota
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642790	2018/07/23	2018/07/24	Dorina Popa
Strong Acid Leachable Metals by ICPMS	ICP/MS	5643100	2018/07/23	2018/07/25	Daniel Teclu
Moisture	BAL	5642269	N/A	2018/07/23	Prgya Panchal

**GENERAL COMMENTS**

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	3.3°C
Package 2	5.0°C

Sample HGT122 [GAN S1] : F2-F4 Analysis: Detection limits were adjusted for high moisture content.

Sample HGT128 [GAN S7] : F1/BTEX Analysis: Greater than 10g of soil was submitted in the field preserved vial. This significantly exceeds the protocol specification of approximately 5g. Additional methanol was added to the vial to ensure extraction efficiency. Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

Sample HGT129 [GAN S8] : F1/BTEX Analysis: Greater than 10g of soil was submitted in the field preserved vial. This significantly exceeds the protocol specification of approximately 5g. Additional methanol was added to the vial to ensure extraction efficiency. Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

Sample HGT130 [GAN S9] : F1/BTEX Analysis: Due to high concentration of target analytes, sample required dilution. Reporting limits were adjusted accordingly.

**Results relate only to the items tested.**

**QUALITY ASSURANCE REPORT**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5642269	GYA	RPD	Moisture	2018/07/23	2.0		%	20
5642790	DPO	Matrix Spike	o-Terphenyl	2018/07/23		93	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/23		92	%	50 - 130
			F3 (C16-C34 Hydrocarbons)	2018/07/23		92	%	50 - 130
			F4 (C34-C50 Hydrocarbons)	2018/07/23		95	%	50 - 130
5642790	DPO	Spiked Blank	o-Terphenyl	2018/07/23		97	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/23		93	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2018/07/23		87	%	80 - 120
			F4 (C34-C50 Hydrocarbons)	2018/07/23		97	%	80 - 120
5642790	DPO	Method Blank	o-Terphenyl	2018/07/23		96	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/23	ND, RDL=10		ug/g	
			F3 (C16-C34 Hydrocarbons)	2018/07/23	ND, RDL=50		ug/g	
			F4 (C34-C50 Hydrocarbons)	2018/07/23	ND, RDL=50		ug/g	
5642790	DPO	RPD	F2 (C10-C16 Hydrocarbons)	2018/07/24	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2018/07/24	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2018/07/24	NC		%	30
5642828	GRU	Matrix Spike	1,4-Difluorobenzene	2018/07/24		101	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		100	%	60 - 140
			D10-Ethylbenzene	2018/07/24		98	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		109	%	60 - 140
			Benzene	2018/07/24		96	%	60 - 140
			Toluene	2018/07/24		93	%	60 - 140
			Ethylbenzene	2018/07/24		93	%	60 - 140
			o-Xylene	2018/07/24		95	%	60 - 140
			p+m-Xylene	2018/07/24		86	%	60 - 140
			F1 (C6-C10)	2018/07/24		90	%	60 - 140
5642828	GRU	Spiked Blank	1,4-Difluorobenzene	2018/07/24		102	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		102	%	60 - 140
			D10-Ethylbenzene	2018/07/24		98	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		107	%	60 - 140
			Benzene	2018/07/24		111	%	60 - 140
			Toluene	2018/07/24		104	%	60 - 140
			Ethylbenzene	2018/07/24		101	%	60 - 140
			o-Xylene	2018/07/24		105	%	60 - 140
			p+m-Xylene	2018/07/24		94	%	60 - 140
			F1 (C6-C10)	2018/07/24		96	%	80 - 120
5642828	GRU	Method Blank	1,4-Difluorobenzene	2018/07/24		101	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		99	%	60 - 140
			D10-Ethylbenzene	2018/07/24		92	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		108	%	60 - 140
			Benzene	2018/07/24	ND, RDL=0.020		ug/g	
			Toluene	2018/07/24	ND, RDL=0.020		ug/g	
			Ethylbenzene	2018/07/24	ND, RDL=0.020		ug/g	
			o-Xylene	2018/07/24	ND, RDL=0.020		ug/g	

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			p+m-Xylene	2018/07/24	ND, RDL=0.040		ug/g	
			Total Xylenes	2018/07/24	ND, RDL=0.040		ug/g	
			F1 (C6-C10)	2018/07/24	ND, RDL=10		ug/g	
			F1 (C6-C10) - BTEX	2018/07/24	ND, RDL=10		ug/g	
5642828	GRU	RPD	Benzene	2018/07/24	NC		%	50
			Toluene	2018/07/24	1.9		%	50
			Ethylbenzene	2018/07/24	NC		%	50
			o-Xylene	2018/07/24	4.5		%	50
			p+m-Xylene	2018/07/24	NC		%	50
			Total Xylenes	2018/07/24	NC		%	50
			F1 (C6-C10)	2018/07/24	NC		%	30
			F1 (C6-C10) - BTEX	2018/07/24	NC		%	30
5643097	SUK	Matrix Spike [HGT125-01]	Hot Water Ext. Boron (B)	2018/07/24		NC	%	75 - 125
5643097	SUK	Spiked Blank	Hot Water Ext. Boron (B)	2018/07/24		108	%	75 - 125
5643097	SUK	Method Blank	Hot Water Ext. Boron (B)	2018/07/24	ND, RDL=0.050		ug/g	
5643097	SUK	RPD [HGT125-01]	Hot Water Ext. Boron (B)	2018/07/24	3.0		%	40
5643100	DT1	Matrix Spike	Acid Extractable Antimony (Sb)	2018/07/25		101	%	75 - 125
			Acid Extractable Arsenic (As)	2018/07/25		110	%	75 - 125
			Acid Extractable Barium (Ba)	2018/07/25		NC	%	75 - 125
			Acid Extractable Beryllium (Be)	2018/07/25		107	%	75 - 125
			Acid Extractable Boron (B)	2018/07/25		109	%	75 - 125
			Acid Extractable Cadmium (Cd)	2018/07/25		109	%	75 - 125
			Acid Extractable Chromium (Cr)	2018/07/25		114	%	75 - 125
			Acid Extractable Cobalt (Co)	2018/07/25		110	%	75 - 125
			Acid Extractable Copper (Cu)	2018/07/25		106	%	75 - 125
			Acid Extractable Lead (Pb)	2018/07/25		107	%	75 - 125
			Acid Extractable Molybdenum (Mo)	2018/07/25		114	%	75 - 125
			Acid Extractable Nickel (Ni)	2018/07/25		110	%	75 - 125
			Acid Extractable Selenium (Se)	2018/07/25		108	%	75 - 125
			Acid Extractable Silver (Ag)	2018/07/25		107	%	75 - 125
			Acid Extractable Thallium (Tl)	2018/07/25		106	%	75 - 125
			Acid Extractable Uranium (U)	2018/07/25		110	%	75 - 125
			Acid Extractable Vanadium (V)	2018/07/25		NC	%	75 - 125
			Acid Extractable Zinc (Zn)	2018/07/25		NC	%	75 - 125
			Acid Extractable Mercury (Hg)	2018/07/25		117	%	75 - 125
5643100	DT1	Spiked Blank	Acid Extractable Antimony (Sb)	2018/07/25		100	%	80 - 120
			Acid Extractable Arsenic (As)	2018/07/25		101	%	80 - 120
			Acid Extractable Barium (Ba)	2018/07/25		96	%	80 - 120
			Acid Extractable Beryllium (Be)	2018/07/25		99	%	80 - 120
			Acid Extractable Boron (B)	2018/07/25		97	%	80 - 120
			Acid Extractable Cadmium (Cd)	2018/07/25		98	%	80 - 120
			Acid Extractable Chromium (Cr)	2018/07/25		104	%	80 - 120
			Acid Extractable Cobalt (Co)	2018/07/25		103	%	80 - 120
			Acid Extractable Copper (Cu)	2018/07/25		102	%	80 - 120
			Acid Extractable Lead (Pb)	2018/07/25		102	%	80 - 120
			Acid Extractable Molybdenum (Mo)	2018/07/25		102	%	80 - 120
			Acid Extractable Nickel (Ni)	2018/07/25		105	%	80 - 120

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits			
5643100	DT1	Method Blank	Acid Extractable Selenium (Se)	2018/07/25		104	%	80 - 120			
			Acid Extractable Silver (Ag)	2018/07/25		100	%	80 - 120			
			Acid Extractable Thallium (Tl)	2018/07/25		100	%	80 - 120			
			Acid Extractable Uranium (U)	2018/07/25		100	%	80 - 120			
			Acid Extractable Vanadium (V)	2018/07/25		102	%	80 - 120			
			Acid Extractable Zinc (Zn)	2018/07/25		100	%	80 - 120			
			Acid Extractable Mercury (Hg)	2018/07/25		106	%	80 - 120			
			Acid Extractable Antimony (Sb)	2018/07/25		ND, RDL=0.20			ug/g		
			Acid Extractable Arsenic (As)	2018/07/25		ND, RDL=1.0			ug/g		
			Acid Extractable Barium (Ba)	2018/07/25		ND, RDL=0.50			ug/g		
			Acid Extractable Beryllium (Be)	2018/07/25		ND, RDL=0.20			ug/g		
			Acid Extractable Boron (B)	2018/07/25		ND, RDL=5.0			ug/g		
			Acid Extractable Cadmium (Cd)	2018/07/25		ND, RDL=0.10			ug/g		
			Acid Extractable Chromium (Cr)	2018/07/25		ND, RDL=1.0			ug/g		
			Acid Extractable Cobalt (Co)	2018/07/25		ND, RDL=0.10			ug/g		
			Acid Extractable Copper (Cu)	2018/07/25		ND, RDL=0.50			ug/g		
			Acid Extractable Lead (Pb)	2018/07/25		ND, RDL=1.0			ug/g		
			Acid Extractable Molybdenum (Mo)	2018/07/25		ND, RDL=0.50			ug/g		
			Acid Extractable Nickel (Ni)	2018/07/25		ND, RDL=0.50			ug/g		
			Acid Extractable Selenium (Se)	2018/07/25		ND, RDL=0.50			ug/g		
			Acid Extractable Silver (Ag)	2018/07/25		ND, RDL=0.20			ug/g		
			Acid Extractable Thallium (Tl)	2018/07/25		ND, RDL=0.050			ug/g		
			Acid Extractable Uranium (U)	2018/07/25		ND, RDL=0.050			ug/g		
			Acid Extractable Vanadium (V)	2018/07/25		ND, RDL=5.0			ug/g		
			Acid Extractable Zinc (Zn)	2018/07/25		ND, RDL=5.0			ug/g		
			Acid Extractable Mercury (Hg)	2018/07/25		ND, RDL=0.050			ug/g		
			5643100	DT1	RPD	Acid Extractable Antimony (Sb)	2018/07/25	NC		%	30
						Acid Extractable Arsenic (As)	2018/07/25	0.25		%	30
Acid Extractable Barium (Ba)	2018/07/25	7.6					%	30			
Acid Extractable Beryllium (Be)	2018/07/25	9.1					%	30			
Acid Extractable Boron (B)	2018/07/25	3.7					%	30			
Acid Extractable Cadmium (Cd)	2018/07/25	11					%	30			
Acid Extractable Chromium (Cr)	2018/07/25	6.1		%	30						

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Acid Extractable Cobalt (Co)	2018/07/25	5.2		%	30
			Acid Extractable Copper (Cu)	2018/07/25	7.0		%	30
			Acid Extractable Lead (Pb)	2018/07/25	4.2		%	30
			Acid Extractable Molybdenum (Mo)	2018/07/25	2.6		%	30
			Acid Extractable Nickel (Ni)	2018/07/25	3.2		%	30
			Acid Extractable Selenium (Se)	2018/07/25	NC		%	30
			Acid Extractable Silver (Ag)	2018/07/25	NC		%	30
			Acid Extractable Thallium (Tl)	2018/07/25	2.4		%	30
			Acid Extractable Uranium (U)	2018/07/25	7.3		%	30
			Acid Extractable Vanadium (V)	2018/07/25	5.4		%	30
			Acid Extractable Zinc (Zn)	2018/07/25	4.6		%	30
			Acid Extractable Mercury (Hg)	2018/07/25	NC		%	30
5644073	RSU	Matrix Spike	Chromium (VI)	2018/07/26		52 (1)	%	70 - 130
5644073	RSU	Spiked Blank	Chromium (VI)	2018/07/26		89	%	80 - 120
5644073	RSU	Method Blank	Chromium (VI)	2018/07/26	ND, RDL=0.2		ug/g	
5644073	RSU	RPD	Chromium (VI)	2018/07/26	NC		%	35
5644792	RSU	Matrix Spike [HGT126-01]	Chromium (VI)	2018/07/26		79	%	70 - 130
5644792	RSU	Spiked Blank	Chromium (VI)	2018/07/26		91	%	80 - 120
5644792	RSU	Method Blank	Chromium (VI)	2018/07/26	ND, RDL=0.2		ug/g	
5644792	RSU	RPD [HGT126-01]	Chromium (VI)	2018/07/26	NC		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

(1) The matrix spike recovery was below the lower control limit. This may be due in part to the reducing environment of the sample. The matrix spike was reanalyzed to confirm result.

**VALIDATION SIGNATURE PAGE**

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

*Cristina Carriere*

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Cristina Carriere, Scientific Service Specialist

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

Your Project #: TOWN OF GANANOQUE  
Site Location: OAK & 3RD ST., GANANOQUE, ON  
Your C.O.C. #: na

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

Report Date: 2018/07/26

Report #: R5320071

Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B813083**

Received: 2018/07/20, 09:31

Sample Matrix: Soil  
# Samples Received: 1

Analyses	Quantity	Date	Date	Laboratory Method	Reference
		Extracted	Analyzed		
Cyanide (WAD) in Leachates	1	N/A	2018/07/24	CAM SOP-00457	OMOE 3015 m
Petroleum Hydro. CCME F1 & BTEX in Soil (1)	1	N/A	2018/07/24	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Soil (2)	1	2018/07/23	2018/07/24	CAM SOP-00316	CCME CWS m
Fluoride by ISE in Leachates	1	2018/07/24	2018/07/25	CAM SOP-00449	SM 23 4500-F- C m
Mercury (TCLP Leachable) (mg/L)	1	N/A	2018/07/25	CAM SOP-00453	EPA 7470A m
Total Metals in TCLP Leachate by ICPMS	1	2018/07/24	2018/07/24	CAM SOP-00447	EPA 6020B m
Ignitability of a Sample	1	2018/07/26	2018/07/26	CAM SOP-00432	EPA 1030 Rev. 1 m
Moisture	1	N/A	2018/07/21	CAM SOP-00445	Carter 2nd ed 51.2 m
Nitrate(NO3) + Nitrite(NO2) in Leachate	1	N/A	2018/07/26	CAM SOP-00440	SM 23 4500-NO3I/NO2B
TCLP - % Solids	1	2018/07/23	2018/07/24	CAM SOP-00401	EPA 1311 Update I m
TCLP - Extraction Fluid	1	N/A	2018/07/24	CAM SOP-00401	EPA 1311 Update I m
TCLP - Initial and final pH	1	N/A	2018/07/24	CAM SOP-00401	EPA 1311 Update I m
TCLP Zero Headspace Extraction	1	2018/07/24	2018/07/25	CAM SOP-00430	EPA 1311 m
VOCs in ZHE Leachates	1	2018/07/25	2018/07/25	CAM SOP-00228	EPA 8260C m

**Remarks:**

Maxxam Analytics' laboratories are accredited to ISO/IEC 17025:2005 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Maxxam are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Maxxam's profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Maxxam in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected.

Maxxam Analytics' liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Maxxam has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Maxxam, unless otherwise agreed in writing.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Your Project #: TOWN OF GANANOQUE  
Site Location: OAK & 3RD ST., GANANOQUE, ON  
Your C.O.C. #: na

**Attention: Gib McIntee**  
St Lawrence Testing & Inspection Co Ltd  
  
814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

Report Date: 2018/07/26  
Report #: R5320071  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B813083**

Received: 2018/07/20, 09:31

Results relate to samples tested.

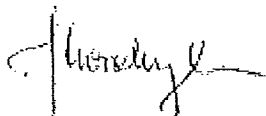
This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

- (1) No lab extraction date is given for F1BTEX & VOC samples that are field preserved with methanol. Extraction date is the date sampled unless otherwise stated.
- (2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Maxxam conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key



Jolanta Goralczyk  
Project Manager  
26 Jul 2018 16:58:29

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Jolanta Goralczyk, Project Manager

Email: JGoralczyk@maxxam.ca

Phone# (905)817-5751

=====

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**O.REG 153 PETROLEUM HYDROCARBONS (SOIL)**

Maxxam ID		HGT166		
Sampling Date		2018/07/18 10:00		
COC Number		na		
	<b>UNITS</b>	<b>GAN SP</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Inorganics</b>				
Moisture	%	11	1.0	5641867
<b>BTEX &amp; F1 Hydrocarbons</b>				
Benzene	ug/g	0.48	0.40	5642828
Toluene	ug/g	2.2	0.40	5642828
Ethylbenzene	ug/g	31	0.40	5642828
o-Xylene	ug/g	1.9	0.40	5642828
p+m-Xylene	ug/g	140	0.80	5642828
Total Xylenes	ug/g	150	0.80	5642828
F1 (C6-C10)	ug/g	2900	200	5642828
F1 (C6-C10) - BTEX	ug/g	2700	200	5642828
<b>F2-F4 Hydrocarbons</b>				
F2 (C10-C16 Hydrocarbons)	ug/g	3900	10	5642904
F3 (C16-C34 Hydrocarbons)	ug/g	1400	50	5642904
F4 (C34-C50 Hydrocarbons)	ug/g	ND	50	5642904
Reached Baseline at C50	ug/g	Yes		5642904
<b>Surrogate Recovery (%)</b>				
1,4-Difluorobenzene	%	98		5642828
4-Bromofluorobenzene	%	104		5642828
D10-Ethylbenzene	%	126		5642828
D4-1,2-Dichloroethane	%	101		5642828
o-Terphenyl	%	115		5642904
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				
ND = Not detected				

**O.REG 558 TCLP BENZENE HS (SOIL)**

Maxxam ID		HGT166		
Sampling Date		2018/07/18 10:00		
COC Number		na		
	UNITS	GAN SP	RDL	QC Batch
<b>Charge/Prep Analysis</b>				
Amount Extracted (Wet Weight) (g)	N/A	25	N/A	5644395
<b>Volatile Organics</b>				
Leachable Benzene	mg/L	ND	0.020	5646560
<b>Surrogate Recovery (%)</b>				
Leachable 4-Bromofluorobenzene	%	96		5646560
Leachable D4-1,2-Dichloroethane	%	100		5646560
Leachable D8-Toluene	%	99		5646560
RDL = Reportable Detection Limit QC Batch = Quality Control Batch N/A = Not Applicable ND = Not detected				

**O.REG 558 TCLP INORGANICS PACKAGE (SOIL)**

Maxxam ID		HGT166		
Sampling Date		2018/07/18 10:00		
COC Number		na		
	<b>UNITS</b>	<b>GAN SP</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Inorganics</b>				
Leachable Fluoride (F-)	mg/L	0.28	0.10	5644800
Leachable WAD Cyanide (Free)	mg/L	ND	0.010	5644808
Leachable Nitrite (N)	mg/L	ND	0.10	5644813
Leachable Nitrate (N)	mg/L	ND	1.0	5644813
Leachable Nitrate + Nitrite (N)	mg/L	ND	1.0	5644813
<b>Metals</b>				
Leachable Mercury (Hg)	mg/L	ND	0.0010	5644685
Leachable Arsenic (As)	mg/L	ND	0.2	5644721
Leachable Barium (Ba)	mg/L	1.1	0.2	5644721
Leachable Boron (B)	mg/L	0.2	0.1	5644721
Leachable Cadmium (Cd)	mg/L	ND	0.05	5644721
Leachable Chromium (Cr)	mg/L	ND	0.1	5644721
Leachable Lead (Pb)	mg/L	ND	0.1	5644721
Leachable Selenium (Se)	mg/L	ND	0.1	5644721
Leachable Silver (Ag)	mg/L	ND	0.01	5644721
Leachable Uranium (U)	mg/L	ND	0.01	5644721
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected				

**O.REG 558 TCLP LEACHATE PREPARATION (SOIL)**

Maxxam ID		HGT166		
Sampling Date		2018/07/18 10:00		
COC Number		na		
	<b>UNITS</b>	<b>GAN SP</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Inorganics</b>				
Final pH	pH	5.47		5643192
Initial pH	pH	8.71		5643192
TCLP - % Solids	%	100	0.2	5643189
TCLP Extraction Fluid	N/A	FLUID 1		5643191
RDL = Reportable Detection Limit				
QC Batch = Quality Control Batch				

**MISCELLANEOUS (SOIL)**

Maxxam ID		HGT166	
Sampling Date		2018/07/18 10:00	
COC Number		na	
	<b>UNITS</b>	<b>GAN SP</b>	<b>QC Batch</b>
<b>Inorganics</b>			
Ignitability	N/A	NF/NI	5649418
QC Batch = Quality Control Batch			

**TEST SUMMARY**

Maxxam ID: HGT166  
Sample ID: GAN SP  
Matrix: Soil

Collected: 2018/07/18  
Shipped:  
Received: 2018/07/20

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Cyanide (WAD) in Leachates	SKAL/CN	5644808	N/A	2018/07/24	Xuanhong Qiu
Petroleum Hydro. CCME F1 & BTEX in Soil	HSGC/MSFD	5642828	N/A	2018/07/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Soil	GC/FID	5642904	2018/07/23	2018/07/24	Zhiyue (Frank) Zhu
Fluoride by ISE in Leachates	ISE	5644800	2018/07/24	2018/07/25	Surinder Rai
Mercury (TCLP Leachable) (mg/L)	CV/AA	5644685	N/A	2018/07/25	Ron Morrison
Total Metals in TCLP Leachate by ICPMS	ICP1/MS	5644721	2018/07/24	2018/07/24	Thao Nguyen
Ignitability of a Sample	BAL	5649418	2018/07/26	2018/07/26	Gargi Gireesh
Moisture	BAL	5641867	N/A	2018/07/21	Prgya Panchal
Nitrate(NO3) + Nitrite(NO2) in Leachate	LACH	5644813	N/A	2018/07/26	Chandra Nandlal
TCLP - % Solids	BAL	5643189	2018/07/23	2018/07/24	Jian (Ken) Wang
TCLP - Extraction Fluid		5643191	N/A	2018/07/24	Jian (Ken) Wang
TCLP - Initial and final pH	PH	5643192	N/A	2018/07/24	Jian (Ken) Wang
TCLP Zero Headspace Extraction		5644395	2018/07/24	2018/07/25	Abneer Anees
VOCs in ZHE Leachates	GC/MS	5646560	2018/07/25	2018/07/25	Karen Hughes

**GENERAL COMMENTS**

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	3.3°C
Package 2	5.0°C

Sample HGT166 [GAN SP] : NF/NI= Non Flammable and Non Ignitable.

Results relate only to the items tested.

**QUALITY ASSURANCE REPORT**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5641867	GG2	RPD	Moisture	2018/07/21	1.7		%	20
5642828	GRU	Matrix Spike	1,4-Difluorobenzene	2018/07/24		101	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		100	%	60 - 140
			D10-Ethylbenzene	2018/07/24		98	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		109	%	60 - 140
			Benzene	2018/07/24		96	%	60 - 140
			Toluene	2018/07/24		93	%	60 - 140
			Ethylbenzene	2018/07/24		93	%	60 - 140
			o-Xylene	2018/07/24		95	%	60 - 140
			p+m-Xylene	2018/07/24		86	%	60 - 140
			F1 (C6-C10)	2018/07/24		90	%	60 - 140
5642828	GRU	Spiked Blank	1,4-Difluorobenzene	2018/07/24		102	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		102	%	60 - 140
			D10-Ethylbenzene	2018/07/24		98	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		107	%	60 - 140
			Benzene	2018/07/24		111	%	60 - 140
			Toluene	2018/07/24		104	%	60 - 140
			Ethylbenzene	2018/07/24		101	%	60 - 140
			o-Xylene	2018/07/24		105	%	60 - 140
			p+m-Xylene	2018/07/24		94	%	60 - 140
			F1 (C6-C10)	2018/07/24		96	%	80 - 120
5642828	GRU	Method Blank	1,4-Difluorobenzene	2018/07/24		101	%	60 - 140
			4-Bromofluorobenzene	2018/07/24		99	%	60 - 140
			D10-Ethylbenzene	2018/07/24		92	%	60 - 140
			D4-1,2-Dichloroethane	2018/07/24		108	%	60 - 140
			Benzene	2018/07/24	ND, RDL=0.020		ug/g	
			Toluene	2018/07/24	ND, RDL=0.020		ug/g	
			Ethylbenzene	2018/07/24	ND, RDL=0.020		ug/g	
			o-Xylene	2018/07/24	ND, RDL=0.020		ug/g	
			p+m-Xylene	2018/07/24	ND, RDL=0.040		ug/g	
			Total Xylenes	2018/07/24	ND, RDL=0.040		ug/g	
			F1 (C6-C10)	2018/07/24	ND, RDL=10		ug/g	
			F1 (C6-C10) - BTEX	2018/07/24	ND, RDL=10		ug/g	
5642828	GRU	RPD	Benzene	2018/07/24	NC		%	50
			Toluene	2018/07/24	1.9		%	50
			Ethylbenzene	2018/07/24	NC		%	50
			o-Xylene	2018/07/24	4.5		%	50
			p+m-Xylene	2018/07/24	NC		%	50
			Total Xylenes	2018/07/24	NC		%	50
			F1 (C6-C10)	2018/07/24	NC		%	30
			F1 (C6-C10) - BTEX	2018/07/24	NC		%	30
5642904	ZZ	Matrix Spike	o-Terphenyl	2018/07/24		104	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/24		NC	%	50 - 130
			F3 (C16-C34 Hydrocarbons)	2018/07/24		95	%	50 - 130

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5642904	ZZ	Spiked Blank	F4 (C34-C50 Hydrocarbons)	2018/07/24		92	%	50 - 130
			o-Terphenyl	2018/07/24		91	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/24		95	%	80 - 120
			F3 (C16-C34 Hydrocarbons)	2018/07/24		89	%	80 - 120
5642904	ZZ	Method Blank	F4 (C34-C50 Hydrocarbons)	2018/07/24		87	%	80 - 120
			o-Terphenyl	2018/07/24		90	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2018/07/24	ND, RDL=10		ug/g	
			F3 (C16-C34 Hydrocarbons)	2018/07/24	ND, RDL=50		ug/g	
5642904	ZZ	RPD	F4 (C34-C50 Hydrocarbons)	2018/07/24	ND, RDL=50		ug/g	
			F2 (C10-C16 Hydrocarbons)	2018/07/24	7.1	%	30	
			F3 (C16-C34 Hydrocarbons)	2018/07/24	2.6	%	30	
			F4 (C34-C50 Hydrocarbons)	2018/07/24	NC	%	30	
5644685	RON	Matrix Spike	Leachable Mercury (Hg)	2018/07/25		117	%	75 - 125
5644685	RON	Leachate Blank	Leachable Mercury (Hg)	2018/07/25	ND, RDL=0.0010		mg/L	
5644685	RON	Spiked Blank	Leachable Mercury (Hg)	2018/07/25		103	%	80 - 120
5644685	RON	Method Blank	Leachable Mercury (Hg)	2018/07/25	ND, RDL=0.0010		mg/L	
5644685	RON	RPD	Leachable Mercury (Hg)	2018/07/25	NC		%	25
5644721	TNG	Matrix Spike	Leachable Arsenic (As)	2018/07/24		97	%	80 - 120
			Leachable Barium (Ba)	2018/07/24		105	%	80 - 120
			Leachable Boron (B)	2018/07/24		99	%	80 - 120
			Leachable Cadmium (Cd)	2018/07/24		99	%	80 - 120
			Leachable Chromium (Cr)	2018/07/24		97	%	80 - 120
			Leachable Lead (Pb)	2018/07/24		95	%	80 - 120
			Leachable Selenium (Se)	2018/07/24		101	%	80 - 120
			Leachable Silver (Ag)	2018/07/24		98	%	80 - 120
			Leachable Uranium (U)	2018/07/24		94	%	80 - 120
			Leachable Arsenic (As)	2018/07/24	ND, RDL=0.2		mg/L	
			Leachable Barium (Ba)	2018/07/24	ND, RDL=0.2		mg/L	
Leachable Boron (B)	2018/07/24	ND, RDL=0.1		mg/L				
Leachable Cadmium (Cd)	2018/07/24	ND, RDL=0.05		mg/L				
Leachable Chromium (Cr)	2018/07/24	ND, RDL=0.1		mg/L				
Leachable Lead (Pb)	2018/07/24	ND, RDL=0.1		mg/L				
Leachable Selenium (Se)	2018/07/24	ND, RDL=0.1		mg/L				
Leachable Silver (Ag)	2018/07/24	ND, RDL=0.01		mg/L				
Leachable Uranium (U)	2018/07/24	ND, RDL=0.01		mg/L				
5644721	TNG	Spiked Blank	Leachable Arsenic (As)	2018/07/24		98	%	80 - 120
			Leachable Barium (Ba)	2018/07/24		96	%	80 - 120
			Leachable Boron (B)	2018/07/24		99	%	80 - 120

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5644721	TNG	RPD	Leachable Cadmium (Cd)	2018/07/24		98	%	80 - 120
			Leachable Chromium (Cr)	2018/07/24		100	%	80 - 120
			Leachable Lead (Pb)	2018/07/24		97	%	80 - 120
			Leachable Selenium (Se)	2018/07/24		98	%	80 - 120
			Leachable Silver (Ag)	2018/07/24		99	%	80 - 120
			Leachable Uranium (U)	2018/07/24		95	%	80 - 120
			Leachable Arsenic (As)	2018/07/24		NC	%	35
			Leachable Barium (Ba)	2018/07/24		32	%	35
			Leachable Boron (B)	2018/07/24		30	%	35
			Leachable Cadmium (Cd)	2018/07/24		NC	%	35
			Leachable Chromium (Cr)	2018/07/24		NC	%	35
			Leachable Lead (Pb)	2018/07/24		NC	%	35
			Leachable Selenium (Se)	2018/07/24		NC	%	35
			Leachable Silver (Ag)	2018/07/24		NC	%	35
			Leachable Uranium (U)	2018/07/24		NC	%	35
			5644800	SAU	Matrix Spike	Leachable Fluoride (F-)	2018/07/25	
5644800	SAU	Leachate Blank	Leachable Fluoride (F-)	2018/07/25	ND, RDL=0.10		mg/L	
5644800	SAU	Spiked Blank	Leachable Fluoride (F-)	2018/07/25		99	%	80 - 120
5644800	SAU	Method Blank	Leachable Fluoride (F-)	2018/07/25	ND, RDL=0.10		mg/L	
5644800	SAU	RPD	Leachable Fluoride (F-)	2018/07/25	3.8		%	25
5644808	XQI	Matrix Spike	Leachable WAD Cyanide (Free)	2018/07/24		100	%	80 - 120
5644808	XQI	Leachate Blank	Leachable WAD Cyanide (Free)	2018/07/24	ND, RDL=0.010		mg/L	
5644808	XQI	Spiked Blank	Leachable WAD Cyanide (Free)	2018/07/24		106	%	80 - 120
5644808	XQI	Method Blank	Leachable WAD Cyanide (Free)	2018/07/24	ND, RDL=0.0020		mg/L	
5644808	XQI	RPD	Leachable WAD Cyanide (Free)	2018/07/24	NC		%	20
5644813	C_N	Matrix Spike	Leachable Nitrite (N)	2018/07/26		96	%	80 - 120
			Leachable Nitrate (N)	2018/07/26		97	%	80 - 120
			Leachable Nitrate + Nitrite (N)	2018/07/26		97	%	80 - 120
			Leachable Nitrite (N)	2018/07/26		ND, RDL=0.10		mg/L
5644813	C_N	Leachate Blank	Leachable Nitrate (N)	2018/07/26		ND, RDL=1.0		mg/L
			Leachable Nitrate + Nitrite (N)	2018/07/26		ND, RDL=1.0		mg/L
			Leachable Nitrite (N)	2018/07/26		96	%	80 - 120
5644813	C_N	Spiked Blank	Leachable Nitrate (N)	2018/07/26		98	%	80 - 120
			Leachable Nitrate + Nitrite (N)	2018/07/26		98	%	80 - 120
			Leachable Nitrite (N)	2018/07/26		ND, RDL=0.10		mg/L
5644813	C_N	Method Blank	Leachable Nitrate (N)	2018/07/26		ND, RDL=1.0		mg/L
			Leachable Nitrate + Nitrite (N)	2018/07/26		ND, RDL=1.0		mg/L
			Leachable Nitrite (N)	2018/07/26		NC	%	25
5644813	C_N	RPD	Leachable Nitrate (N)	2018/07/26		NC	%	25
			Leachable Nitrate + Nitrite (N)	2018/07/26		NC	%	25
			Leachable Nitrite (N)	2018/07/26		NC	%	25
5646560	KH2	Matrix Spike	Leachable 4-Bromofluorobenzene	2018/07/25		98	%	70 - 130
			Leachable O4-1,2-Dichloroethane	2018/07/25		102	%	70 - 130

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5646560	KH2	Spiked Blank	Leachable D8-Toluene	2018/07/25		102	%	70 - 130
			Leachable Benzene	2018/07/25		97	%	70 - 130
			Leachable 4-Bromofluorobenzene	2018/07/25		98	%	70 - 130
			Leachable D4-1,2-Dichloroethane	2018/07/25		103	%	70 - 130
			Leachable D8-Toluene	2018/07/25		101	%	70 - 130
5646560	KH2	Method Blank	Leachable Benzene	2018/07/25		101	%	70 - 130
			Leachable 4-Bromofluorobenzene	2018/07/25		96	%	70 - 130
			Leachable D4-1,2-Dichloroethane	2018/07/25		98	%	70 - 130
			Leachable D8-Toluene	2018/07/25		100	%	70 - 130
			Leachable Benzene	2018/07/25	ND, RDL=0.020		mg/L	

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Leachate Blank: A blank matrix containing all reagents used in the leaching procedure. Used to determine any process contamination.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

**VALIDATION SIGNATURE PAGE**

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

*Cristina Carriere*

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Cristina Carriere, Scientific Service Specialist

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

## Paul McMunn

---

**From:** St. Lawrence Testing <slt@ontarioeast.net>  
**Sent:** Wednesday, August 1, 2018 3:49 PM  
**To:** Paul McMunn  
**Subject:** Town of Gananoque - Report 18C174 305 Third St. Gananoque  
**Attachments:** DOC080118-008.pdf

Please see attached report.

Originals will be mailed.

Regards

Gib McIntee, P. Eng.  
St. Lawrence Testing & Inspection Co. Ltd.  
P.O. Box 997  
814 Second St. West  
Cornwall, ON CANADA K6H 5V1  
Tel: (613) 938-2521  
Fax: (613) 938-7395  
E-mail: slt@ontarioeast.net

**St. Lawrence Testing  
& Inspection Co. Ltd.**

**Town of Gananoque**  
**Property located at 305 Third St.,**  
**Gananoque, Ontario**  
**Groundwater Assessment**



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: slt@ontarioeast.net Fax (613) 938-7395

January 10, 2019

Mr. Paul McMunn  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Environmental Assessment - Groundwater  
Report No. 19C004**

Dear Mr. McMunn,

In accordance with verbal instructions received from you, this report is submitted outlining the results of an Environmental Assessment of the groundwater carried out on a property located at 305 Third Street in Gananoque, Ontario.

#### **A) INTRODUCTION AND EXECUTIVE SUMMARY**

As part of a due diligence exercise, you instructed St. Lawrence Testing to proceed with an Environmental Assessment of the groundwater on a vacant property located at 305 Third Street in Gananoque, Ontario. This work was carried out to determine if the petroleum product and metal contamination discovered previously in the soil had made its way into the groundwater at the perimeter of the property.

On December 18, 2018, St. Lawrence Testing supervised the installation of 6 groundwater monitoring wells (MW 1 to MW 6). The drilling and well installations was performed by Eastern Ontario Diamond Drilling, Hawkesbury, Ontario. Supervision was by the undersigned geotechnical and environmental engineer.

The wells were located around the inside perimeter of the property. Each well was drilled to a depth of approximately 15 ft. below the ground surface (bgs).

On December 31, 2018, St. Lawrence Testing arrived at the property and inspected each well. A representative groundwater sample from each well was then collected. The groundwater samples (MW 1 to MW 6) were submitted to Maxxam Analytics in Mississauga, Ontario for benzene, toluene, ethylbenzene, xylene (BTEX) and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> along with dissolved metals, mercury and chromium VI testing.

We received the test results on January 9, 2019. Upon review of these results there were no detectable concentrations of BTEX and petroleum hydrocarbons in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were either not detectable or within the groundwater standards of O. Reg. 153/04, Table 3 for a property with non-potable groundwater.

It is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property located at 305 Third St. currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

St. Lawrence Testing recommends that the groundwater be tested at least twice a year for the next 2 years to ensure that the metal and petroleum hydrocarbon contamination discovered in the soil at the property does not migrate off-site. If the groundwater within any of the 6 wells is found to contain an exceedance to the Table 3 groundwater standards, the soil surrounding the well must then be remediated to prevent further migration off the property.

## **B) DESCRIPTION OF FIELD WORK**

Prior to any site drilling, locates were done for underground services. The field work for the exterior boreholes was carried out using Eastern Ontario Diamond Drilling of Hawkesbury, Ontario. Supervision was by the undersigned environmental engineer.

The well placements along the perimeter of the property and the well depths were made using the information collected from our previous test pitting work carried out on the property earlier last year.

Six (6) boreholes were drilled at the perimeter of the property boundaries. Each borehole was drilled to an approximate depth of 15 ft. bgs. A 10 ft. long screen with a 2" diameter and an 8 ft. solid riser were then installed into each borehole.

Clean quartz sand was added to fill the void space between the well screen and the soil to approximately 3 ft. bgs. An 18" layer of hole plug was used to seal the well. This layer was then covered with another layer of clean, quartz

sand to the ground surface. The exposed well riser was covered with a large, black PVC pipe to protect the well from damage.

A satellite image showing the well locations (MW 1 to MW 6) is attached to this report.

On December 31, 2018, an environmental technician from St. Lawrence Testing arrived at the property. Each well was inspected. The depth and static water level within each well was measured using a Solinst Model 101 water level meter. The volume of each well was then calculated. New sampling tubing along with a foot valve was added to each well. Each well was then emptied by hand, a total of 3 well volumes. Following the 3<sup>rd</sup> emptying, a groundwater sample was collected for BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> analyses. Another groundwater sample from each well was filtered for dissolved metals, mercury and chromium VI analyses.

MW ID	Depth (m bgs)	H <sub>2</sub> O Height (m bgs)	Volume (L)	Comments
MW 1	4.56	0.42	8.1	No odour or sheen detected
MW 2	4.62	0.34	8.4	No odour or sheen detected
MW 3	4.54	0.22	8.5	No odour or sheen detected
MW 4	4.44	0.58	7.8	No odour or sheen detected Well Tag affixed to riser
MW 5	4.42	3.65	1.5	No odour or sheen detected
MW 6	4.49	0.53	7.8	No odour or sheen detected

The groundwater samples (MW 1 to MW 6) were then packaged and submitted to Maxxam Analytics in Mississauga, Ontario for testing under a regular turnaround time for the results.

### **C) DISCUSSION OF TEST RESULTS**

We received the test results on January 9, 2019. Upon review of these results, there were no detectable concentration of BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were found to be either not detectable or within O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

A copy of the test results are attached to this report.

### **D) LIMITATIONS**

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of The Town of Gananoque as per the agreement and terms of reference between The Town of Gananoque and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

#### **E) OPINION**

Subject to the Limitations in the previous section, and based on our site inspection along with the analytical results from the soil samples obtained from the vacant property located at 305 Third Street in Gananoque, Ontario, it is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

Report No. 19C004  
Continued

Page 7

St. Lawrence Testing recommends that the groundwater be tested at least twice a year for the next 2 years to ensure that the metal and petroleum hydrocarbon contamination discovered in the soil at the property does not migrate off-site. If the groundwater within any of the 6 wells is found to contain an exceedance to the Table 3 groundwater standards, the soil surrounding the well must then be remediated to prevent further migration off the property.

Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

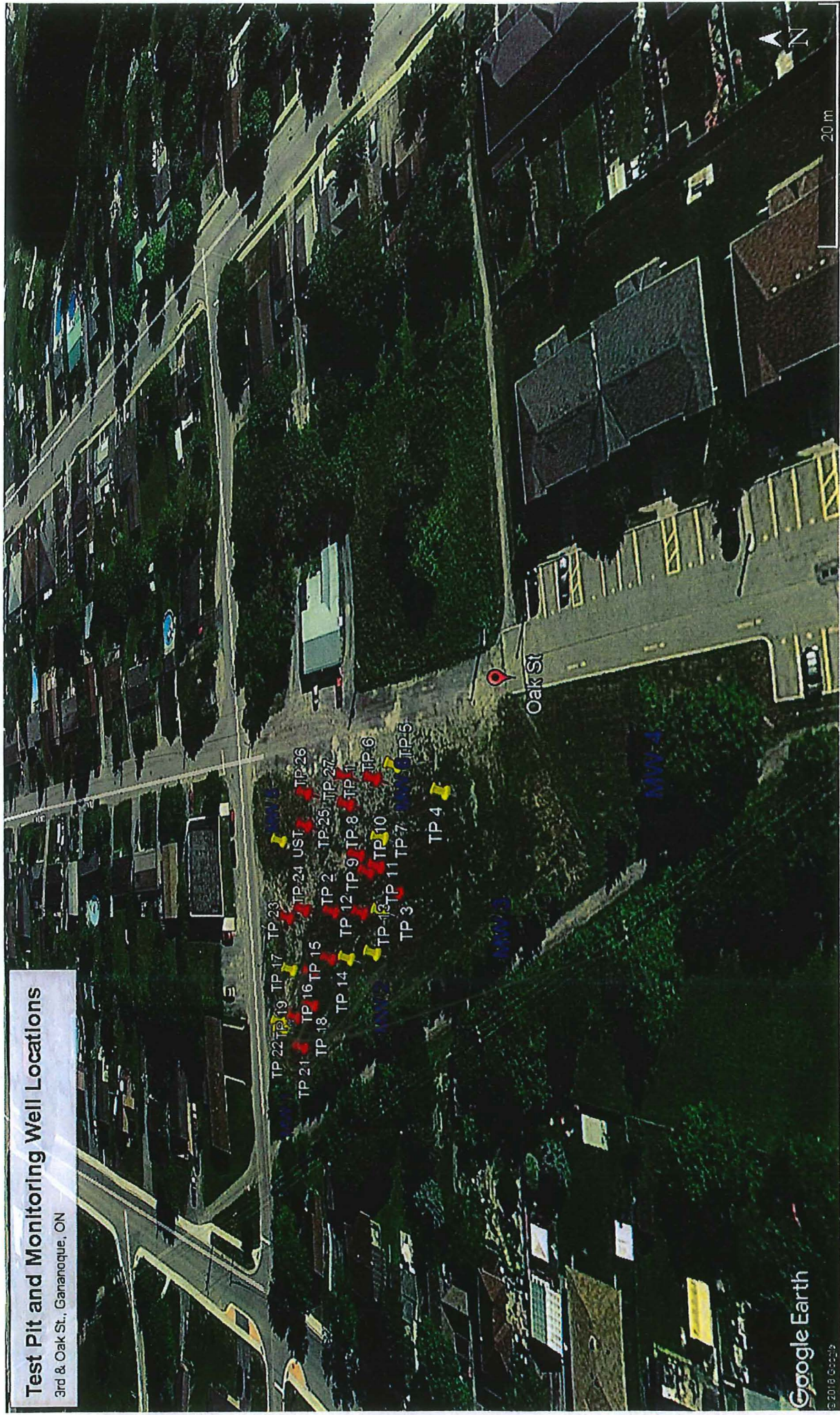
GGM:sr



Attachments

# Test Pit and Monitoring Well Locations

3rd & Oak St., Gananogue, ON



- TP 22
- TP 19
- TP 17
- TP 23
- TP 24 UST
- TP 26
- TP 21
- TP 16
- TP 15
- TP 18
- TP 2
- TP 25
- TP 27
- TP 14
- TP 12
- TP 9
- TP 8
- TP 11
- TP 6
- TP 13
- TP 11
- TP 10
- TP 7
- TP 5
- TP 3
- TP 4

Oak St

20 m

Google Earth

© 2018 Google

Your Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Your C.O.C. #: N/A

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

**Report Date: 2019/01/09**  
Report #: R5551816  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B901388**

**Received: 2019/01/03, 08:34**

Sample Matrix: Water  
# Samples Received: 6

Analyses	Quantity	Date	Date	Laboratory Method	Reference
		Extracted	Analyzed		
Chromium (VI) in Water	6	N/A	2019/01/04	CAM SOP-00436	EPA 7199 m
Petroleum Hydro. CCME F1 & BTEX in Water	6	N/A	2019/01/04	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	6	2019/01/08	2019/01/09	CAM SOP-00316	CCME PHC-CWS m
Mercury	6	2019/01/07	2019/01/07	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	5	N/A	2019/01/04	CAM SOP-00447	EPA 6020B m
Dissolved Metals by ICPMS	1	N/A	2019/01/07	CAM SOP-00447	EPA 6020B m

**Remarks:**

Maxxam Analytics' laboratories are accredited to ISO/IEC 17025:2005 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Maxxam are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Maxxam's profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Maxxam in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Maxxam Analytics' liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Maxxam has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Maxxam, unless otherwise agreed in writing. Maxxam is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Maxxam, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Maxxam conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Your Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Your C.O.C. #: N/A

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

**Report Date: 2019/01/09**  
**Report #: R5551816**  
**Version: 1 - Final**

**CERTIFICATE OF ANALYSIS**

**MAXXAM JOB #: B901388**

**Received: 2019/01/03, 08:34**

Encryption Key



Hongmei Zhao (Grace)  
Project Manager  
09 Jan 2019 16:01:42

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Jolanta Goralczyk, Project Manager  
Email: JGoralczyk@maxxam.ca  
Phone# (905)817-5751

=====

Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.

**O.REG 153 METALS PACKAGE (WATER)**

Maxxam ID		IRC555	IRC556			IRC556			IRC557		
Sampling Date		2018/12/31 09:30	2018/12/31 10:00			2018/12/31 10:00			2018/12/31 10:30		
COC Number		N/A	N/A			N/A			N/A		
	UNITS	MW 1	MW 2	RDL	QC Batch	MW 2 Lab-Dup	RDL	QC Batch	MW 3	RDL	QC Batch
<b>Metals</b>											
Chromium (VI)	ug/L	ND	0.54	0.50	5914084				ND	0.50	5914084
Mercury (Hg)	ug/L	ND	ND	0.1	5916401				ND	0.1	5916401
Dissolved Antimony (Sb)	ug/L	ND	0.76	0.50	5914050	0.76	0.50	5914050	ND	0.50	5914050
Dissolved Arsenic (As)	ug/L	ND	1.5	1.0	5914050	1.4	1.0	5914050	ND	1.0	5914050
Dissolved Barium (Ba)	ug/L	250	76	2.0	5914050	76	2.0	5914050	330	2.0	5914050
Dissolved Beryllium (Be)	ug/L	ND	ND	0.50	5914050	ND	0.50	5914050	ND	0.50	5914050
Dissolved Boron (B)	ug/L	170	140	10	5914050	140	10	5914050	100	10	5914050
Dissolved Cadmium (Cd)	ug/L	ND	ND	0.10	5914050	ND	0.10	5914050	ND	0.10	5914050
Dissolved Chromium (Cr)	ug/L	ND	ND	5.0	5914050	ND	5.0	5914050	ND	5.0	5914050
Dissolved Cobalt (Co)	ug/L	1.7	ND	0.50	5914050	ND	0.50	5914050	2.1	0.50	5914050
Dissolved Copper (Cu)	ug/L	ND	3.0	1.0	5914050	3.2	1.0	5914050	ND	1.0	5914050
Dissolved Lead (Pb)	ug/L	ND	ND	0.50	5914050	ND	0.50	5914050	ND	0.50	5914050
Dissolved Molybdenum (Mo)	ug/L	4.2	8.4	0.50	5914050	8.4	0.50	5914050	3.7	0.50	5914050
Dissolved Nickel (Ni)	ug/L	2.6	2.6	1.0	5914050	2.7	1.0	5914050	2.8	1.0	5914050
Dissolved Selenium (Se)	ug/L	ND	ND	2.0	5914050	ND	2.0	5914050	ND	2.0	5914050
Dissolved Silver (Ag)	ug/L	ND	ND	0.10	5914050	ND	0.10	5914050	ND	0.10	5914050
Dissolved Sodium (Na)	ug/L	54000	100000	100	5914050	100000	100	5914050	86000	100	5914050
Dissolved Thallium (Tl)	ug/L	ND	ND	0.050	5914050	ND	0.050	5914050	0.085	0.050	5914050
Dissolved Uranium (U)	ug/L	8.8	9.9	0.10	5914050	9.9	0.10	5914050	13	0.10	5914050
Dissolved Vanadium (V)	ug/L	ND	1.1	0.50	5914050	1.1	0.50	5914050	ND	0.50	5914050
Dissolved Zinc (Zn)	ug/L	ND	ND	5.0	5914050	ND	5.0	5914050	ND	5.0	5914050
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate ND = Not detected											

**O.REG 153 METALS PACKAGE (WATER)**

Maxxam ID		IRC557			IRC558	IRC559		IRC560		
Sampling Date		2018/12/31 10:30			2018/12/31 11:00	2018/12/31 11:45		2018/12/31 11:30		
COC Number		N/A			N/A	N/A		N/A		
	UNITS	MW 3 Lab-Dup	RDL	QC Batch	MW 4	MW 5	RDL	MW 6	RDL	QC Batch
<b>Metals</b>										
Chromium (VI)	ug/L				ND	ND	0.50	ND	0.50	5914084
Mercury (Hg)	ug/L	ND	0.1	5916401	ND	ND	0.1	ND	0.1	5916401
Dissolved Antimony (Sb)	ug/L				ND	ND	0.50	0.65	0.50	5914050
Dissolved Arsenic (As)	ug/L				ND	ND	1.0	2.4	1.0	5914050
Dissolved Barium (Ba)	ug/L				270	240	2.0	6300	10	5914050
Dissolved Beryllium (Be)	ug/L				ND	ND	0.50	ND	0.50	5914050
Dissolved Boron (B)	ug/L				78	110	10	53	10	5914050
Dissolved Cadmium (Cd)	ug/L				ND	ND	0.10	ND	0.10	5914050
Dissolved Chromium (Cr)	ug/L				ND	ND	5.0	ND	5.0	5914050
Dissolved Cobalt (Co)	ug/L				1.1	2.7	0.50	6.2	0.50	5914050
Dissolved Copper (Cu)	ug/L				7.4	1.4	1.0	17	1.0	5914050
Dissolved Lead (Pb)	ug/L				ND	ND	0.50	ND	0.50	5914050
Dissolved Molybdenum (Mo)	ug/L				5.0	4.0	0.50	7.3	0.50	5914050
Dissolved Nickel (Ni)	ug/L				2.1	3.0	1.0	15	1.0	5914050
Dissolved Selenium (Se)	ug/L				ND	ND	2.0	ND	2.0	5914050
Dissolved Silver (Ag)	ug/L				ND	ND	0.10	ND	0.10	5914050
Dissolved Sodium (Na)	ug/L				36000	40000	100	100000	100	5914050
Dissolved Thallium (Tl)	ug/L				ND	0.066	0.050	0.062	0.050	5914050
Dissolved Uranium (U)	ug/L				6.0	9.2	0.10	8.6	0.10	5914050
Dissolved Vanadium (V)	ug/L				0.60	0.50	0.50	4.7	0.50	5914050
Dissolved Zinc (Zn)	ug/L				ND	ND	5.0	ND	5.0	5914050
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										
Lab-Dup = Laboratory Initiated Duplicate										
ND = Not detected										

**O.REG 153 PETROLEUM HYDROCARBONS (WATER)**

Maxxam ID		IRC555	IRC556	IRC557	IRC558	IRC559	IRC560		
Sampling Date		2018/12/31 09:30	2018/12/31 10:00	2018/12/31 10:30	2018/12/31 11:00	2018/12/31 11:45	2018/12/31 11:30		
COC Number		N/A	N/A	N/A	N/A	N/A	N/A		
	UNITS	MW 1	MW 2	MW 3	MW 4	MW 5	MW 6	RDL	QC Batch
<b>BTEX &amp; F1 Hydrocarbons</b>									
Benzene	ug/L	ND	ND	ND	ND	ND	ND	0.20	5913491
Toluene	ug/L	ND	ND	ND	ND	ND	ND	0.20	5913491
Ethylbenzene	ug/L	ND	ND	ND	ND	ND	ND	0.20	5913491
o-Xylene	ug/L	ND	ND	ND	ND	ND	ND	0.20	5913491
p+m-Xylene	ug/L	ND	ND	ND	ND	ND	ND	0.40	5913491
Total Xylenes	ug/L	ND	ND	ND	ND	ND	ND	0.40	5913491
F1 (C6-C10)	ug/L	ND	ND	ND	ND	ND	ND	25	5913491
F1 (C6-C10) - BTEX	ug/L	ND	ND	ND	ND	ND	ND	25	5913491
<b>F2-F4 Hydrocarbons</b>									
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	ND	ND	ND	ND	100	5918673
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	ND	ND	ND	ND	200	5918673
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	ND	ND	ND	ND	200	5918673
Reached Baseline at C50	ug/L	Yes	Yes	Yes	Yes	Yes	Yes		5918673
<b>Surrogate Recovery (%)</b>									
1,4-Difluorobenzene	%	103	102	103	102	102	102		5913491
4-Bromofluorobenzene	%	100	99	99	97	98	97		5913491
D10-Ethylbenzene	%	99	98	99	96	97	94		5913491
D4-1,2-Dichloroethane	%	101	100	101	101	101	105		5913491
o-Terphenyl	%	105	104	105	107	106	107		5918673
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected									

**TEST SUMMARY**

**Maxxam ID:** IRC555  
**Sample ID:** MW 1  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC556  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC556 Dup  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC557  
**Sample ID:** MW 3  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC557 Dup  
**Sample ID:** MW 3  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison

Maxxam Job #: B901388  
Report Date: 2019/01/09

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**TEST SUMMARY**

**Maxxam ID:** IRC558  
**Sample ID:** MW 4  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC559  
**Sample ID:** MW 5  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/04	Matthew Ritenburg

**Maxxam ID:** IRC560  
**Sample ID:** MW 6  
**Matrix:** Water

**Collected:** 2018/12/31  
**Shipped:**  
**Received:** 2019/01/03

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	5914084	N/A	2019/01/04	Sally Norouz
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	5913491	N/A	2019/01/04	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	5918673	2019/01/08	2019/01/09	Zhiyue (Frank) Zhu
Mercury	CV/AA	5916401	2019/01/07	2019/01/07	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	5914050	N/A	2019/01/07	Matthew Ritenburg

**GENERAL COMMENTS**

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	1.7°C
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**Results relate only to the items tested.**



Maxxam Job #: B901388  
 Report Date: 2019/01/09

St Lawrence Testing & Inspection Co Ltd  
 Client Project #: TOWN OF GANANOQUE  
 Site Location: 3RD & OAK ST.  
 Sampler Initials: SR

**QUALITY ASSURANCE REPORT**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5913491	GRU	Matrix Spike	1,4-Difluorobenzene	2019/01/03		102	%	70 - 130
			4-Bromofluorobenzene	2019/01/03		100	%	70 - 130
			D10-Ethylbenzene	2019/01/03		84	%	70 - 130
			D4-1,2-Dichloroethane	2019/01/03		99	%	70 - 130
			Benzene	2019/01/03		93	%	70 - 130
			Toluene	2019/01/03		97	%	70 - 130
			Ethylbenzene	2019/01/03		93	%	70 - 130
			o-Xylene	2019/01/03		78	%	70 - 130
			p+m-Xylene	2019/01/03		48 (1)	%	70 - 130
			F1 (C6-C10)	2019/01/03		78	%	70 - 130
5913491	GRU	Spiked Blank	1,4-Difluorobenzene	2019/01/03		102	%	70 - 130
			4-Bromofluorobenzene	2019/01/03		99	%	70 - 130
			D10-Ethylbenzene	2019/01/03		95	%	70 - 130
			D4-1,2-Dichloroethane	2019/01/03		100	%	70 - 130
			Benzene	2019/01/03		94	%	70 - 130
			Toluene	2019/01/03		98	%	70 - 130
			Ethylbenzene	2019/01/03		93	%	70 - 130
			o-Xylene	2019/01/03		93	%	70 - 130
			p+m-Xylene	2019/01/03		96	%	70 - 130
			F1 (C6-C10)	2019/01/03		93	%	70 - 130
5913491	GRU	Method Blank	1,4-Difluorobenzene	2019/01/03		103	%	70 - 130
			4-Bromofluorobenzene	2019/01/03		99	%	70 - 130
			D10-Ethylbenzene	2019/01/03		98	%	70 - 130
			D4-1,2-Dichloroethane	2019/01/03		99	%	70 - 130
			Benzene	2019/01/03	ND, RDL=0.20		ug/L	
			Toluene	2019/01/03	ND, RDL=0.20		ug/L	
			Ethylbenzene	2019/01/03	ND, RDL=0.20		ug/L	
			o-Xylene	2019/01/03	ND, RDL=0.20		ug/L	
			p+m-Xylene	2019/01/03	ND, RDL=0.40		ug/L	
			Total Xylenes	2019/01/03	ND, RDL=0.40		ug/L	
			F1 (C6-C10)	2019/01/03	ND, RDL=25		ug/L	
			F1 (C6-C10) - BTEX	2019/01/03	ND, RDL=25		ug/L	
			Benzene	2019/01/03	NC		%	30
			Toluene	2019/01/03	NC		%	30
Ethylbenzene	2019/01/03	NC		%	30			
o-Xylene	2019/01/03	NC		%	30			
p+m-Xylene	2019/01/03	NC		%	30			
Total Xylenes	2019/01/03	NC		%	30			
F1 (C6-C10)	2019/01/03	NC		%	30			
F1 (C6-C10) - BTEX	2019/01/03	NC		%	30			
5914050	MRG	Matrix Spike [IRC556-04]	Dissolved Antimony (Sb)	2019/01/04		102	%	80 - 120
			Dissolved Arsenic (As)	2019/01/04		99	%	80 - 120
			Dissolved Barium (Ba)	2019/01/04		99	%	80 - 120
			Dissolved Beryllium (Be)	2019/01/04		100	%	80 - 120
			Dissolved Boron (B)	2019/01/04		101	%	80 - 120

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Dissolved Cadmium (Cd)	2019/01/04		100	%	80 - 120
			Dissolved Chromium (Cr)	2019/01/04		92	%	80 - 120
			Dissolved Cobalt (Co)	2019/01/04		97	%	80 - 120
			Dissolved Copper (Cu)	2019/01/04		95	%	80 - 120
			Dissolved Lead (Pb)	2019/01/04		94	%	80 - 120
			Dissolved Molybdenum (Mo)	2019/01/04		102	%	80 - 120
			Dissolved Nickel (Ni)	2019/01/04		93	%	80 - 120
			Dissolved Selenium (Se)	2019/01/04		103	%	80 - 120
			Dissolved Silver (Ag)	2019/01/04		95	%	80 - 120
			Dissolved Sodium (Na)	2019/01/04		NC	%	80 - 120
			Dissolved Thallium (Tl)	2019/01/04		91	%	80 - 120
			Dissolved Uranium (U)	2019/01/04		96	%	80 - 120
			Dissolved Vanadium (V)	2019/01/04		96	%	80 - 120
			Dissolved Zinc (Zn)	2019/01/04		96	%	80 - 120
5914050	MRG	Spiked Blank	Dissolved Antimony (Sb)	2019/01/04		103	%	80 - 120
			Dissolved Arsenic (As)	2019/01/04		99	%	80 - 120
			Dissolved Barium (Ba)	2019/01/04		100	%	80 - 120
			Dissolved Beryllium (Be)	2019/01/04		100	%	80 - 120
			Dissolved Boron (B)	2019/01/04		99	%	80 - 120
			Dissolved Cadmium (Cd)	2019/01/04		102	%	80 - 120
			Dissolved Chromium (Cr)	2019/01/04		93	%	80 - 120
			Dissolved Cobalt (Co)	2019/01/04		100	%	80 - 120
			Dissolved Copper (Cu)	2019/01/04		98	%	80 - 120
			Dissolved Lead (Pb)	2019/01/04		97	%	80 - 120
			Dissolved Molybdenum (Mo)	2019/01/04		103	%	80 - 120
			Dissolved Nickel (Ni)	2019/01/04		97	%	80 - 120
			Dissolved Selenium (Se)	2019/01/04		103	%	80 - 120
			Dissolved Silver (Ag)	2019/01/04		99	%	80 - 120
			Dissolved Sodium (Na)	2019/01/04		99	%	80 - 120
			Dissolved Thallium (Tl)	2019/01/04		97	%	80 - 120
			Dissolved Uranium (U)	2019/01/04		102	%	80 - 120
			Dissolved Vanadium (V)	2019/01/04		96	%	80 - 120
			Dissolved Zinc (Zn)	2019/01/04		98	%	80 - 120
5914050	MRG	Method Blank	Dissolved Antimony (Sb)	2019/01/04	ND, RDL=0.50		ug/L	
			Dissolved Arsenic (As)	2019/01/04	ND, RDL=1.0		ug/L	
			Dissolved Barium (Ba)	2019/01/04	ND, RDL=2.0		ug/L	
			Dissolved Beryllium (Be)	2019/01/04	ND, RDL=0.50		ug/L	
			Dissolved Boron (B)	2019/01/04	ND, RDL=10		ug/L	
			Dissolved Cadmium (Cd)	2019/01/04	ND, RDL=0.10		ug/L	
			Dissolved Chromium (Cr)	2019/01/04	ND, RDL=5.0		ug/L	
			Dissolved Cobalt (Co)	2019/01/04	ND, RDL=0.50		ug/L	
			Dissolved Copper (Cu)	2019/01/04	ND, RDL=1.0		ug/L	
			Dissolved Lead (Pb)	2019/01/04	ND, RDL=0.50		ug/L	

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Dissolved Molybdenum (Mo)	2019/01/04	ND, RDL=0.50		ug/L	
			Dissolved Nickel (Ni)	2019/01/04	ND, RDL=1.0		ug/L	
			Dissolved Selenium (Se)	2019/01/04	ND, RDL=2.0		ug/L	
			Dissolved Silver (Ag)	2019/01/04	ND, RDL=0.10		ug/L	
			Dissolved Sodium (Na)	2019/01/04	ND, RDL=100		ug/L	
			Dissolved Thallium (Tl)	2019/01/04	ND, RDL=0.050		ug/L	
			Dissolved Uranium (U)	2019/01/04	ND, RDL=0.10		ug/L	
			Dissolved Vanadium (V)	2019/01/04	ND, RDL=0.50		ug/L	
			Dissolved Zinc (Zn)	2019/01/04	ND, RDL=5.0		ug/L	
5914050	MRG	RPD [IRC556-04]	Dissolved Antimony (Sb)	2019/01/04	0.13		%	20
			Dissolved Arsenic (As)	2019/01/04	4.4		%	20
			Dissolved Barium (Ba)	2019/01/04	0.50		%	20
			Dissolved Beryllium (Be)	2019/01/04	NC		%	20
			Dissolved Boron (B)	2019/01/04	1.1		%	20
			Dissolved Cadmium (Cd)	2019/01/04	NC		%	20
			Dissolved Chromium (Cr)	2019/01/04	NC		%	20
			Dissolved Cobalt (Co)	2019/01/04	NC		%	20
			Dissolved Copper (Cu)	2019/01/04	7.2		%	20
			Dissolved Lead (Pb)	2019/01/04	NC		%	20
			Dissolved Molybdenum (Mo)	2019/01/04	0.61		%	20
			Dissolved Nickel (Ni)	2019/01/04	1.8		%	20
			Dissolved Selenium (Se)	2019/01/04	NC		%	20
			Dissolved Silver (Ag)	2019/01/04	NC		%	20
			Dissolved Sodium (Na)	2019/01/04	1.1		%	20
			Dissolved Thallium (Tl)	2019/01/04	NC		%	20
			Dissolved Uranium (U)	2019/01/04	0.091		%	20
			Dissolved Vanadium (V)	2019/01/04	0.94		%	20
			Dissolved Zinc (Zn)	2019/01/04	NC		%	20
5914084	SAC	Matrix Spike	Chromium (VI)	2019/01/04		108	%	80 - 120
5914084	SAC	Spiked Blank	Chromium (VI)	2019/01/04		101	%	80 - 120
5914084	SAC	Method Blank	Chromium (VI)	2019/01/04	ND, RDL=0.50		ug/L	
5914084	SAC	RPD	Chromium (VI)	2019/01/04	NC		%	20
5916401	RON	Matrix Spike [IRC557-03]	Mercury (Hg)	2019/01/07		90	%	75 - 125
5916401	RON	Spiked Blank	Mercury (Hg)	2019/01/07		94	%	80 - 120
5916401	RON	Method Blank	Mercury (Hg)	2019/01/07	ND, RDL=0.1		ug/L	
5916401	RON	RPD [IRC557-03]	Mercury (Hg)	2019/01/07	NC		%	20
5918673	ZZ	Matrix Spike	o-Terphenyl	2019/01/08		111	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/01/08		103	%	50 - 130
			F3 (C16-C34 Hydrocarbons)	2019/01/08		NC	%	50 - 130
			F4 (C34-C50 Hydrocarbons)	2019/01/08		102	%	50 - 130
5918673	ZZ	Spiked Blank	o-Terphenyl	2019/01/08		111	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/01/08		103	%	60 - 130

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
5918673	ZZ	Method Blank	F3 (C16-C34 Hydrocarbons)	2019/01/08		97	%	60 - 130
			F4 (C34-C50 Hydrocarbons)	2019/01/08		104	%	60 - 130
			o-Terphenyl	2019/01/08		108	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/01/08	ND, RDL=100		ug/L	
			F3 (C16-C34 Hydrocarbons)	2019/01/08	ND, RDL=200		ug/L	
			F4 (C34-C50 Hydrocarbons)	2019/01/08	ND, RDL=200		ug/L	
5918673	ZZ	RPD	F2 (C10-C16 Hydrocarbons)	2019/01/09	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2019/01/09	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2019/01/09	NC		%	30

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).

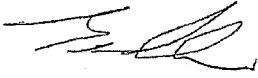
(1) The recovery of m,p-xylenes in the matrix spike was below the acceptance criteria. The sample was reanalyzed with the same result. It was concluded that the sample matrix is reacting with the m,p-xylenes resulting in low recovery.

Maxxam Job #: B901388  
Report Date: 2019/01/09

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**VALIDATION SIGNATURE PAGE**

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).



---

Brad Newman, Scientific Service Specialist

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Maxxam has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: slt@ontarioeast.net Fax (613) 938-7395

June 26, 2019

Mr. Paul McMunn  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Environmental Assessment - Groundwater  
Report No. 19C127**

Dear Mr. McMunn,

In accordance with verbal instructions received from you, this report is submitted outlining the results of an Environmental Assessment of the groundwater carried out on a property located at 305 Third Street in Gananoque, Ontario.

**A) INTRODUCTION AND EXECUTIVE SUMMARY**

As part of a due diligence exercise, you instructed St. Lawrence Testing to proceed with an Environmental Assessment of the groundwater on a vacant property located at 305 Third Street in Gananoque, Ontario. This work was carried out to determine if the petroleum product and metal contamination discovered previously in the soil (Report #18C174) had made its way into the groundwater at the perimeter of the property.

Report No. 19C127  
Continued

Page 2

On June 17, 2019, St. Lawrence Testing arrived at the property and inspected each well. A representative groundwater sample from each well was then collected. The groundwater samples (MW 1 to MW 6) were submitted to Bureau Veritas (formerly Maxxam Analytics) in Mississauga, Ontario for benzene, toluene, ethylbenzene, xylene (BTEX) and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> along with dissolved metals, mercury and chromium VI testing.

We received the test results on June 24, 2019. Upon review of these results there were no detectable concentrations of BTEX and petroleum hydrocarbons in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were either not detectable or within the groundwater standards of O. Reg. 153/04, Table 3 for a property with non-potable groundwater.

It is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property located at 305 Third St. currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

St. Lawrence Testing recommends that the groundwater continue to be tested twice per year. If the concentrations of PHCs remain non-detectable, then the regular groundwater monitoring is sufficient. However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC concentration(s) to ensure that they do not migrate off the property. This plan may include the installation of additional groundwater monitoring wells and/or an increase in the frequency of groundwater sampling.

## B) DESCRIPTION OF FIELD WORK

On June 17, 2019, an environmental technician from St. Lawrence Testing arrived at the property. Each well was inspected. The depth and static water level within each well was measured using a Solinst Model 101 water level meter. The volume of each well was then calculated. Each well was then emptied by hand, a total of 3 well volumes. Following the 3<sup>rd</sup> emptying, a groundwater sample was collected for BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> analyses. Another groundwater sample from each well was filtered for dissolved metals, mercury and chromium VI analyses.

MW ID	Depth (m bgs)	H <sub>2</sub> O Height (m bgs)	Volume (L)	Comments
MW 1	4.56	0.90	7.2	No odour or sheen detected
MW 2	4.62	0.84	7.4	No odour or sheen detected
MW 3	4.54	0.67	7.6	No odour or sheen detected
MW 4	4.44	1.05	6.7	No odour or sheen detected Well Tag affixed to riser
MW 5	4.42	1.43	5.9	No odour or sheen detected
MW 6	4.49	0.96	6.9	No odour or sheen detected

The groundwater samples (MW 1 to MW 6) were then packaged and submitted to Bureau Veritas (formerly Maxxam Analytics) in Mississauga, Ontario for testing under a regular turnaround time for the results.

### **C) DISCUSSION OF TEST RESULTS**

We received the test results on June 24, 2019. Upon review of these results, there were no detectable concentration of BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were found to be either not detectable or within O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

A copy of the test results are attached to this report.

### **D) OPINION**

Subject to the Limitations in the previous section, and based on our site inspection along with the analytical results from the soil samples obtained from the vacant property located at 305 Third Street in Gananoque, Ontario, it is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

St. Lawrence Testing recommends that the groundwater continue to be tested twice per year. If the concentrations of PHCs remain non-detectable, then the regular groundwater monitoring is sufficient. However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC concentration(s) to ensure that they do not migrate off the property. This plan may include the installation of additional groundwater

Report No. 19C127  
Continued

Page 5

monitoring wells and/or an increase in the frequency of groundwater  
sampling.

Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr



Attachments



Your Project #: TOWN OF GANANOQUE  
 Site Location: 3RD & OAK ST.  
 Your C.O.C. #: N/A

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
 PO Box 997  
 Cornwall, ON  
 CANADA K6H 5V1

Report Date: 2019/06/24  
 Report #: R5769047  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: B9G7628**

**Received: 2019/06/19, 09:34**

Sample Matrix: Water  
 # Samples Received: 6

Analyses	Quantity	Date		Laboratory Method	Reference
		Extracted	Analyzed		
Chromium (VI) in Water	6	N/A	2019/06/21	CAM SOP-00436	EPA 7199 m
Petroleum Hydro. CCME F1 & BTEX in Water	5	N/A	2019/06/22	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Water	1	N/A	2019/06/24	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	1	2019/06/21	2019/06/22	CAM SOP-00316	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	5	2019/06/21	2019/06/23	CAM SOP-00316	CCME PHC-CWS m
Mercury	6	2019/06/20	2019/06/20	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	5	N/A	2019/06/20	CAM SOP-00447	EPA 6020B m
Dissolved Metals by ICPMS	1	N/A	2019/06/21	CAM SOP-00447	EPA 6020B m

**Remarks:**

Bureau Veritas Laboratories are accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by BV Labs are based upon recognized Provincial, Federal or US method compendia such as CCME, MDDELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in BV Labs profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and BV Labs in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

BV Labs liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. BV Labs has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by BV Labs, unless otherwise agreed in writing. BV Labs is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by BV Labs, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas Laboratories conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods



Your Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Your C.O.C. #: N/A

**Attention: Gib McIntee**  
St Lawrence Testing & Inspection Co Ltd

814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

**Report Date: 2019/06/24**  
Report #: R5769047  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: B9G7628**

**Received: 2019/06/19, 09:34**

September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Hongmei Zhao (Grace)  
Project Manager  
24 Jun 2019 17:13:07

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Jolanta Goralczyk, Project Manager  
Email: Jolanta.Goralczyk@bvlab.com  
Phone# (905)817-5751

=====  
BV Labs has procedures in place to guard against improper use of the electronic signature and have the required 'signatories', as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**O.REG 153 METALS PACKAGE (WATER)**

BV Labs ID		KAW571	KAW572	KAW573	KAW575	KAW577			KAW577		
Sampling Date		2019/06/17 11:00	2019/06/17 11:30	2019/06/17 12:00	2019/06/17 12:30	2019/06/17 13:00			2019/06/17 13:00		
COC Number		N/A	N/A	N/A	N/A	N/A			N/A		
	UNITS	MW1	MW2	MW3	MW4	MW5	RDL	QC Batch	MW5 Lab-Dup	RDL	QC Batch
<b>Metals</b>											
Chromium (VI)	ug/L	ND	ND	ND	ND	ND	0.50	6185158	ND	0.50	6185158
Mercury (Hg)	ug/L	ND	ND	ND	ND	ND	0.1	6187728			
Dissolved Antimony (Sb)	ug/L	ND	ND	ND	ND	ND	0.50	6188046			
Dissolved Arsenic (As)	ug/L	3.0	ND	1.4	1.9	2.4	1.0	6188046			
Dissolved Barium (Ba)	ug/L	260	68	380	240	240	2.0	6188046			
Dissolved Beryllium (Be)	ug/L	ND	ND	ND	ND	ND	0.50	6188046			
Dissolved Boron (B)	ug/L	140	120	91	65	88	10	6188046			
Dissolved Cadmium (Cd)	ug/L	ND	ND	ND	ND	ND	0.10	6188046			
Dissolved Chromium (Cr)	ug/L	ND	ND	ND	ND	ND	5.0	6188046			
Dissolved Cobalt (Co)	ug/L	1.8	ND	1.9	1.8	1.3	0.50	6188046			
Dissolved Copper (Cu)	ug/L	ND	ND	ND	ND	ND	1.0	6188046			
Dissolved Lead (Pb)	ug/L	ND	ND	ND	ND	ND	0.50	6188046			
Dissolved Molybdenum (Mo)	ug/L	7.3	13	4.6	7.4	4.5	0.50	6188046			
Dissolved Nickel (Ni)	ug/L	1.7	ND	2.0	1.7	2.2	1.0	6188046			
Dissolved Selenium (Se)	ug/L	ND	ND	ND	ND	ND	2.0	6188046			
Dissolved Silver (Ag)	ug/L	ND	ND	ND	ND	ND	0.10	6188046			
Dissolved Sodium (Na)	ug/L	76000	100000	110000	53000	65000	100	6188046			
Dissolved Thallium (Tl)	ug/L	ND	ND	ND	ND	ND	0.050	6188046			
Dissolved Uranium (U)	ug/L	12	10	12	9.4	6.2	0.10	6188046			
Dissolved Vanadium (V)	ug/L	0.72	1.4	0.56	0.62	ND	0.50	6188046			
Dissolved Zinc (Zn)	ug/L	ND	ND	ND	ND	ND	5.0	6188046			
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate ND = Not detected											



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### O.REG 153 METALS PACKAGE (WATER)

BV Labs ID		KAW578		
Sampling Date		2019/06/17 13:30		
COC Number		N/A		
	<b>UNITS</b>	<b>MW6</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Metals</b>				
Chromium (VI)	ug/L	ND	0.50	6185158
Mercury (Hg)	ug/L	ND	0.1	6187728
Dissolved Antimony (Sb)	ug/L	ND	0.50	6188046
Dissolved Arsenic (As)	ug/L	3.7	1.0	6188046
Dissolved Barium (Ba)	ug/L	5300	10	6188046
Dissolved Beryllium (Be)	ug/L	ND	0.50	6188046
Dissolved Boron (B)	ug/L	53	10	6188046
Dissolved Cadmium (Cd)	ug/L	ND	0.10	6188046
Dissolved Chromium (Cr)	ug/L	ND	5.0	6188046
Dissolved Cobalt (Co)	ug/L	4.5	0.50	6188046
Dissolved Copper (Cu)	ug/L	ND	1.0	6188046
Dissolved Lead (Pb)	ug/L	ND	0.50	6188046
Dissolved Molybdenum (Mo)	ug/L	3.2	0.50	6188046
Dissolved Nickel (Ni)	ug/L	9.9	1.0	6188046
Dissolved Selenium (Se)	ug/L	ND	2.0	6188046
Dissolved Silver (Ag)	ug/L	ND	0.10	6188046
Dissolved Sodium (Na)	ug/L	99000	100	6188046
Dissolved Thallium (Tl)	ug/L	ND	0.050	6188046
Dissolved Uranium (U)	ug/L	1.4	0.10	6188046
Dissolved Vanadium (V)	ug/L	2.4	0.50	6188046
Dissolved Zinc (Zn)	ug/L	ND	5.0	6188046
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected				



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		KAW571	KAW572			KAW572			KAW573	KAW575		
Sampling Date		2019/06/17 11:00	2019/06/17 11:30			2019/06/17 11:30			2019/06/17 12:00	2019/06/17 12:30		
COC Number		N/A	N/A			N/A			N/A	N/A		
	UNITS	MW1	MW2	RDL	QC Batch	MW2 Lab-Dup	RDL	QC Batch	MW3	MW4	RDL	QC Batch
<b>BTEX &amp; F1 Hydrocarbons</b>												
Benzene	ug/L	ND	ND	0.20	6190980				ND	ND	0.20	6190980
Toluene	ug/L	ND	ND	0.20	6190980				ND	ND	0.20	6190980
Ethylbenzene	ug/L	ND	ND	0.20	6190980				ND	ND	0.20	6190980
o-Xylene	ug/L	ND	ND	0.20	6190980				ND	ND	0.20	6190980
p+m-Xylene	ug/L	ND	ND	0.40	6190980				ND	ND	0.40	6190980
Total Xylenes	ug/L	ND	ND	0.40	6190980				ND	ND	0.40	6190980
F1 (C6-C10)	ug/L	ND	ND	25	6190980				ND	ND	25	6190980
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6190980				ND	ND	25	6190980
<b>F2-F4 Hydrocarbons</b>												
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6190264	ND	100	6190264	ND	ND	100	6190264
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6190264	ND	200	6190264	ND	ND	200	6190264
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6190264	ND	200	6190264	ND	ND	200	6190264
Reached Baseline at C50	ug/L	Yes	Yes		6190264	Yes		6190264	Yes	Yes		6190264
<b>Surrogate Recovery (%)</b>												
1,4-Difluorobenzene	%	102	104		6190980				102	103		6190980
4-Bromofluorobenzene	%	97	96		6190980				97	97		6190980
D10-Ethylbenzene	%	95	95		6190980				93	94		6190980
D4-1,2-Dichloroethane	%	99	98		6190980				98	99		6190980
o-Terphenyl	%	97	99		6190264	97		6190264	95	100		6190264
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate ND = Not detected												



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		KAW577	KAW578		
Sampling Date		2019/06/17 13:00	2019/06/17 13:30		
COC Number		N/A	N/A		
	<b>UNITS</b>	<b>MW5</b>	<b>MW6</b>	<b>RDL</b>	<b>QC Batch</b>
<b>BTEX &amp; F1 Hydrocarbons</b>					
Benzene	ug/L	ND	ND	0.20	6190980
Toluene	ug/L	ND	ND	0.20	6190980
Ethylbenzene	ug/L	ND	ND	0.20	6190980
o-Xylene	ug/L	ND	ND	0.20	6190980
p+m-Xylene	ug/L	ND	ND	0.40	6190980
Total Xylenes	ug/L	ND	ND	0.40	6190980
F1 (C6-C10)	ug/L	ND	ND	25	6190980
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6190980
<b>F2-F4 Hydrocarbons</b>					
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6190264
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6190264
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6190264
Reached Baseline at C50	ug/L	Yes	Yes		6190264
<b>Surrogate Recovery (%)</b>					
1,4-Difluorobenzene	%	103	102		6190980
4-Bromofluorobenzene	%	97	94		6190980
D10-Ethylbenzene	%	95	94		6190980
D4-1,2-Dichloroethane	%	99	104		6190980
o-Terphenyl	%	97	97		6190264
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected					



BUREAU VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** KAW571  
**Sample ID:** MW1  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/22	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/22	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/20	Thao Nguyen

**BV Labs ID:** KAW572  
**Sample ID:** MW2  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/22	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/20	Thao Nguyen

**BV Labs ID:** KAW572 Dup  
**Sample ID:** MW2  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko

**BV Labs ID:** KAW573  
**Sample ID:** MW3  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/22	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/20	Thao Nguyen

**BV Labs ID:** KAW575  
**Sample ID:** MW4  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/22	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/20	Thao Nguyen



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** KAW577  
**Sample ID:** MW5  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/22	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/20	Thao Nguyen

**BV Labs ID:** KAW577 Dup  
**Sample ID:** MW5  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le

**BV Labs ID:** KAW578  
**Sample ID:** MW6  
**Matrix:** Water

**Collected:** 2019/06/17  
**Shipped:**  
**Received:** 2019/06/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6185158	N/A	2019/06/21	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6190980	N/A	2019/06/24	Georgeta Rusu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6190264	2019/06/21	2019/06/23	Margaret Kulczyk-Stanko
Mercury	CV/AA	6187728	2019/06/20	2019/06/20	Ron Morrison
Dissolved Metals by ICPMS	ICP/MS	6188046	N/A	2019/06/21	Thao Nguyen



**BUREAU  
VERITAS**

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	2.7°C
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**Results relate only to the items tested.**



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6185158	LLE	Matrix Spike [KAW577-01]	Chromium (VI)	2019/06/21		96	%	80 - 120
6185158	LLE	Spiked Blank	Chromium (VI)	2019/06/21		99	%	80 - 120
6185158	LLE	Method Blank	Chromium (VI)	2019/06/21	ND, RDL=0.50		ug/L	
6185158	LLE	RPD [KAW577-01]	Chromium (VI)	2019/06/21	NC		%	20
6187728	RON	Matrix Spike	Mercury (Hg)	2019/06/20		103	%	75 - 125
6187728	RON	Spiked Blank	Mercury (Hg)	2019/06/20		104	%	80 - 120
6187728	RON	Method Blank	Mercury (Hg)	2019/06/20	ND, RDL=0.1		ug/L	
6187728	RON	RPD	Mercury (Hg)	2019/06/20	NC		%	20
6188046	TNG	Matrix Spike	Dissolved Antimony (Sb)	2019/06/20		99	%	80 - 120
			Dissolved Arsenic (As)	2019/06/20		97	%	80 - 120
			Dissolved Barium (Ba)	2019/06/20		97	%	80 - 120
			Dissolved Beryllium (Be)	2019/06/20		97	%	80 - 120
			Dissolved Boron (B)	2019/06/20		97	%	80 - 120
			Dissolved Cadmium (Cd)	2019/06/20		96	%	80 - 120
			Dissolved Chromium (Cr)	2019/06/20		95	%	80 - 120
			Dissolved Cobalt (Co)	2019/06/20		93	%	80 - 120
			Dissolved Copper (Cu)	2019/06/20		95	%	80 - 120
			Dissolved Lead (Pb)	2019/06/20		89	%	80 - 120
			Dissolved Molybdenum (Mo)	2019/06/20		102	%	80 - 120
			Dissolved Nickel (Ni)	2019/06/20		91	%	80 - 120
			Dissolved Selenium (Se)	2019/06/20		97	%	80 - 120
			Dissolved Silver (Ag)	2019/06/20		93	%	80 - 120
			Dissolved Sodium (Na)	2019/06/20		NC	%	80 - 120
			Dissolved Thallium (Tl)	2019/06/20		91	%	80 - 120
			Dissolved Uranium (U)	2019/06/20		91	%	80 - 120
			Dissolved Vanadium (V)	2019/06/20		98	%	80 - 120
			Dissolved Zinc (Zn)	2019/06/20		94	%	80 - 120
6188046	TNG	Spiked Blank	Dissolved Antimony (Sb)	2019/06/20		98	%	80 - 120
			Dissolved Arsenic (As)	2019/06/20		100	%	80 - 120
			Dissolved Barium (Ba)	2019/06/20		98	%	80 - 120
			Dissolved Beryllium (Be)	2019/06/20		99	%	80 - 120
			Dissolved Boron (B)	2019/06/20		98	%	80 - 120
			Dissolved Cadmium (Cd)	2019/06/20		99	%	80 - 120
			Dissolved Chromium (Cr)	2019/06/20		99	%	80 - 120
			Dissolved Cobalt (Co)	2019/06/20		97	%	80 - 120
			Dissolved Copper (Cu)	2019/06/20		99	%	80 - 120
			Dissolved Lead (Pb)	2019/06/20		94	%	80 - 120
			Dissolved Molybdenum (Mo)	2019/06/20		101	%	80 - 120
			Dissolved Nickel (Ni)	2019/06/20		97	%	80 - 120
			Dissolved Selenium (Se)	2019/06/20		101	%	80 - 120
			Dissolved Silver (Ag)	2019/06/20		98	%	80 - 120
			Dissolved Sodium (Na)	2019/06/20		98	%	80 - 120
			Dissolved Thallium (Tl)	2019/06/20		94	%	80 - 120
			Dissolved Uranium (U)	2019/06/20		95	%	80 - 120
			Dissolved Vanadium (V)	2019/06/20		99	%	80 - 120
			Dissolved Zinc (Zn)	2019/06/20		99	%	80 - 120
6188046	TNG	Method Blank	Dissolved Antimony (Sb)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Arsenic (As)	2019/06/20	ND, RDL=1.0		ug/L	



**BUREAU  
VERITAS**

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

**QUALITY ASSURANCE REPORT (CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Dissolved Barium (Ba)	2019/06/20	ND, RDL=2.0		ug/L	
			Dissolved Beryllium (Be)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Boron (B)	2019/06/20	ND, RDL=10		ug/L	
			Dissolved Cadmium (Cd)	2019/06/20	ND, RDL=0.10		ug/L	
			Dissolved Chromium (Cr)	2019/06/20	ND, RDL=5.0		ug/L	
			Dissolved Cobalt (Co)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Copper (Cu)	2019/06/20	ND, RDL=1.0		ug/L	
			Dissolved Lead (Pb)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Molybdenum (Mo)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Nickel (Ni)	2019/06/20	ND, RDL=1.0		ug/L	
			Dissolved Selenium (Se)	2019/06/20	ND, RDL=2.0		ug/L	
			Dissolved Silver (Ag)	2019/06/20	ND, RDL=0.10		ug/L	
			Dissolved Sodium (Na)	2019/06/20	ND, RDL=100		ug/L	
			Dissolved Thallium (Tl)	2019/06/20	ND, RDL=0.050		ug/L	
			Dissolved Uranium (U)	2019/06/20	ND, RDL=0.10		ug/L	
			Dissolved Vanadium (V)	2019/06/20	ND, RDL=0.50		ug/L	
			Dissolved Zinc (Zn)	2019/06/20	ND, RDL=5.0		ug/L	
6188046	TNG	RPD	Dissolved Antimony (Sb)	2019/06/20	14		%	20
			Dissolved Arsenic (As)	2019/06/20	NC		%	20
			Dissolved Barium (Ba)	2019/06/20	1.6		%	20
			Dissolved Beryllium (Be)	2019/06/20	NC		%	20
			Dissolved Boron (B)	2019/06/20	2.2		%	20
			Dissolved Cadmium (Cd)	2019/06/20	NC		%	20
			Dissolved Chromium (Cr)	2019/06/20	NC		%	20
			Dissolved Cobalt (Co)	2019/06/20	NC		%	20
			Dissolved Copper (Cu)	2019/06/20	NC		%	20
			Dissolved Lead (Pb)	2019/06/20	NC		%	20
			Dissolved Molybdenum (Mo)	2019/06/20	3.9		%	20
			Dissolved Nickel (Ni)	2019/06/20	NC		%	20
			Dissolved Selenium (Se)	2019/06/20	NC		%	20
			Dissolved Silver (Ag)	2019/06/20	NC		%	20
			Dissolved Sodium (Na)	2019/06/20	0.33		%	20
			Dissolved Thallium (Tl)	2019/06/20	19		%	20
			Dissolved Uranium (U)	2019/06/20	2.1		%	20
			Dissolved Vanadium (V)	2019/06/20	NC		%	20
			Dissolved Zinc (Zn)	2019/06/20	NC		%	20



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6190264	MKS	Matrix Spike [KAW571-04]	o-Terphenyl	2019/06/22		101	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/06/22		111	%	50 - 130
			F3 (C16-C34 Hydrocarbons)	2019/06/22		104	%	50 - 130
			F4 (C34-C50 Hydrocarbons)	2019/06/22		103	%	50 - 130
6190264	MKS	Spiked Blank	o-Terphenyl	2019/06/22		104	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/06/22		109	%	60 - 130
			F3 (C16-C34 Hydrocarbons)	2019/06/22		109	%	60 - 130
			F4 (C34-C50 Hydrocarbons)	2019/06/22		107	%	60 - 130
6190264	MKS	Method Blank	o-Terphenyl	2019/06/22		97	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/06/22	ND, RDL=100		ug/L	
			F3 (C16-C34 Hydrocarbons)	2019/06/22	ND, RDL=200		ug/L	
			F4 (C34-C50 Hydrocarbons)	2019/06/22	ND, RDL=200		ug/L	
6190264	MKS	RPD [KAW572-04]	F2 (C10-C16 Hydrocarbons)	2019/06/23	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2019/06/23	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2019/06/23	NC		%	30
6190980	GRU	Matrix Spike	1,4-Difluorobenzene	2019/06/21		102	%	70 - 130
			4-Bromofluorobenzene	2019/06/21		100	%	70 - 130
			D10-Ethylbenzene	2019/06/21		96	%	70 - 130
			D4-1,2-Dichloroethane	2019/06/21		100	%	70 - 130
			Benzene	2019/06/21		99	%	70 - 130
			Toluene	2019/06/21		104	%	70 - 130
			Ethylbenzene	2019/06/21		101	%	70 - 130
			o-Xylene	2019/06/21		96	%	70 - 130
			p+m-Xylene	2019/06/21		100	%	70 - 130
			F1 (C6-C10)	2019/06/21		94	%	70 - 130
6190980	GRU	Spiked Blank	1,4-Difluorobenzene	2019/06/21		105	%	70 - 130
			4-Bromofluorobenzene	2019/06/21		100	%	70 - 130
			D10-Ethylbenzene	2019/06/21		97	%	70 - 130
			D4-1,2-Dichloroethane	2019/06/21		102	%	70 - 130
			Benzene	2019/06/21		100	%	70 - 130
			Toluene	2019/06/21		105	%	70 - 130
			Ethylbenzene	2019/06/21		103	%	70 - 130
			o-Xylene	2019/06/21		99	%	70 - 130
			p+m-Xylene	2019/06/21		102	%	70 - 130
			F1 (C6-C10)	2019/06/21		111	%	70 - 130
6190980	GRU	Method Blank	1,4-Difluorobenzene	2019/06/21		104	%	70 - 130
			4-Bromofluorobenzene	2019/06/21		96	%	70 - 130
			D10-Ethylbenzene	2019/06/21		92	%	70 - 130
			D4-1,2-Dichloroethane	2019/06/21		100	%	70 - 130
			Benzene	2019/06/21	ND, RDL=0.20		ug/L	
			Toluene	2019/06/21	ND, RDL=0.20		ug/L	
			Ethylbenzene	2019/06/21	ND, RDL=0.20		ug/L	
			o-Xylene	2019/06/21	ND, RDL=0.20		ug/L	
			p+m-Xylene	2019/06/21	ND, RDL=0.40		ug/L	



BUREAU VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6190980	GRU	RPD	Total Xylenes	2019/06/21	ND, RDL=0.40		ug/L	
			F1 (C6-C10)	2019/06/21	ND, RDL=25		ug/L	
			F1 (C6-C10) - BTEX	2019/06/21	ND, RDL=25		ug/L	
			Benzene	2019/06/21	NC		%	30
			Toluene	2019/06/21	NC		%	30
			Ethylbenzene	2019/06/21	NC		%	30
			o-Xylene	2019/06/21	NC		%	30
			p+m-Xylene	2019/06/21	NC		%	30
			Total Xylenes	2019/06/21	NC		%	30
			F1 (C6-C10)	2019/06/21	17		%	30
			F1 (C6-C10) - BTEX	2019/06/21	17		%	30

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



BUREAU  
VERITAS

BV Labs Job #: B9G7628  
Report Date: 2019/06/24

St Lawrence Testing & Inspection Co Ltd  
Client Project #: TOWN OF GANANOQUE  
Site Location: 3RD & OAK ST.  
Sampler Initials: SR

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

---

Anastassia Hamanov, Scientific Specialist

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BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per section 5.10.2 of ISO/IEC 17025:2005(E), signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: slt@ontarioeast.net Fax (613) 938-7395

December 31, 2019

Mr. Paul McMunn  
Town of Gananoque  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Environmental Assessment - Groundwater  
Report No. 19C308**

Dear Mr. McMunn:

In accordance with verbal instructions received from you, this report is submitted outlining the results of an Environmental Assessment of the groundwater carried out on a property located at 305 Third Street in Gananoque, Ontario.

#### **A) INTRODUCTION AND EXECUTIVE SUMMARY**

As part of a due diligence exercise, you instructed St. Lawrence Testing to proceed with an Environmental Assessment of the groundwater on a vacant property located at 305 Third Street in Gananoque, Ontario. This work was carried out to determine if the petroleum product and metal contamination discovered previously in the soil (Report #18C174) had made its way into the groundwater at the perimeter of the property. These results were compared

with the previous groundwater assessments performed in December 2018 and June 2019.

On December 17, 2019, St. Lawrence Testing arrived at the property and inspected each well. A representative groundwater sample from each well was then collected. The groundwater samples (MW 1 to MW 6) were submitted to Bureau Veritas in Mississauga, Ontario for benzene, toluene, ethylbenzene, xylene (BTEX) and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> along with dissolved metals, mercury and chromium VI testing.

We received the test results on December 31, 2019. Upon review of these results there were no detectable concentrations of BTEX and petroleum hydrocarbons in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were either not detectable or within the groundwater standards of Ontario Regulation 153/04, Table 3 for a property with coarse soil and non-potable groundwater (Table 3). These results were similar to those obtained from previous sampling in 2018 and earlier in 2019.

St. Lawrence Testing recommends that the groundwater be tested in June 2020 and annually after that.

However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC concentration(s) to ensure that they do not migrate off the property. This plan may include the installation of additional groundwater monitoring wells and/or an increase in the frequency of groundwater sampling.

## B) DESCRIPTION OF FIELD WORK

On December 17, 2019, an environmental technician from St. Lawrence Testing arrived at the property. Each well was inspected. The depth and static water level within each well was measured using a Solinst Model 101 water level meter. The volume of each well was then calculated. Each well was then emptied by hand, a total of 3 well volumes. Following the 3<sup>rd</sup> emptying, a groundwater sample was collected for BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> analyses. Another groundwater sample from each well was filtered for dissolved metals, mercury and chromium VI analyses.

MW ID	Depth (m bgs)	H <sub>2</sub> O Height (m bgs)	Volume (L)	Comments
MW 1	4.56	0.58	7.1	No odour or sheen detected
MW 2	4.62	0.64	7.8	No odour or sheen detected
MW 3	4.54	0.57	7.8	No odour or sheen detected
MW 4	4.44	0.98	6.8	No odour or sheen detected
MW 5	4.42	1.06	6.6	No odour or sheen detected
MW 6	4.49	0.57	7.7	No odour or sheen detected

The groundwater samples (MW 1 to MW 6) were then packaged and submitted to Bureau Veritas in Mississauga, Ontario for testing under a regular turnaround time for the results.

### C) DISCUSSION OF TEST RESULTS

We received the test results on December 31, 2019. Upon review of these results, there were no detectable concentrations of BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were found to be either not detectable or within the Table 3 groundwater standards. These results are similar to the values obtained from the December 2018 and June 2019 groundwater assessments.

A copy of the test results are attached to this report.

### D) LIMITATIONS

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our

work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of The Town of Gananoque as per the agreement and terms of reference between The Town of Gananoque and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

#### **E) OPINION**

Subject to the Limitations in the previous section, and based on our site inspection along with the analytical results from the groundwater samples obtained from the vacant property located at 305 Third Street in Gananoque, Ontario, it is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property currently meets Ontario Regulation 153/04, Table 3 standards for a property with non-potable groundwater.

St. Lawrence Testing recommends that the groundwater be tested in June 2020 and annually after that.

However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC concentration(s) to ensure that they do

Report No. 19C308  
Continued

Page 6

not migrate off the property. This plan may include the installation of additional groundwater monitoring wells and/or an increase in the frequency of groundwater sampling.

Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr



Attachments

# Monitoring Well Locations

305 Third St., Gananoque, Ontario



Google Earth

©2018 Google

50 m





Your Project #: 3RD & OAK ST., GANANOQUE  
 Your C.O.C. #: na

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
 PO Box 997  
 Cornwall, ON  
 CANADA K6H 5V1

Report Date: 2019/12/31  
 Report #: R6023386  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: B9Z7838**

**Received: 2019/12/19, 08:55**

Sample Matrix: Water  
 # Samples Received: 6

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Chromium (VI) in Water	6	N/A	2019/12/23	CAM SOP-00436	EPA 7199 m
Petroleum Hydro. CCME F1 & BTEX in Water	5	N/A	2019/12/21	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydro. CCME F1 & BTEX in Water	1	N/A	2019/12/23	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1)	6	2019/12/29	2019/12/30	CAM SOP-00316	CCME PHC-CWS m
Mercury	6	2019/12/20	2019/12/20	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS	6	N/A	2019/12/20	CAM SOP-00447	EPA 6020B m

**Remarks:**

Bureau Veritas Laboratories are accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by BV Labs are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in BV Labs profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and BV Labs in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

BV Labs liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. BV Labs has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by BV Labs, unless otherwise agreed in writing. BV Labs is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by BV Labs, results relate to the supplied samples tested.

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Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas Laboratories conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1



Your Project #: 3RD & OAK ST., GANANOQUE  
Your C.O.C. #: na

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

Report Date: 2019/12/31  
Report #: R6023386  
Version: 1 - Final

### CERTIFICATE OF ANALYSIS

**BV LABS JOB #: B9Z7838**

**Received: 2019/12/19, 08:55**

Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.

Encryption Key

Jolanta Goralczyk  
Project Manager  
31 Dec 2019 11:54:52

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Jolanta Goralczyk, Project Manager  
Email: Jolanta.Goralczyk@bvlab.com  
Phone# (905)817-5751

=====

BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

**O.REG 153 METALS PACKAGE (WATER)**

BV Labs ID		LPS603	LPS604	LPS605	LPS606	LPS607			LPS607		
Sampling Date		2019/12/17 10:20	2019/12/17 10:40	2019/12/17 11:20	2019/12/17 11:40	2019/12/17 11:00			2019/12/17 11:00		
COC Number		na	na	na	na	na			na		
	UNITS	MW 1	MW 2	MW 3	MW 4	MW 5	RDL	QC Batch	MW 5 Lab-Dup	RDL	QC Batch

Metals											
Chromium (VI)	ug/L	ND	ND	ND	ND	ND	0.50	6507756			
Mercury (Hg)	ug/L	ND	ND	ND	ND	ND	0.1	6508863	ND	0.1	6508863
Dissolved Antimony (Sb)	ug/L	ND	ND	ND	ND	ND	0.50	6506817			
Dissolved Arsenic (As)	ug/L	1.3	ND	ND	1.0	1.3	1.0	6506817			
Dissolved Barium (Ba)	ug/L	230	66	400	220	240	2.0	6506817			
Dissolved Beryllium (Be)	ug/L	ND	ND	ND	ND	ND	0.50	6506817			
Dissolved Boron (B)	ug/L	150	130	94	73	99	10	6506817			
Dissolved Cadmium (Cd)	ug/L	ND	ND	ND	ND	ND	0.10	6506817			
Dissolved Chromium (Cr)	ug/L	ND	ND	ND	ND	ND	5.0	6506817			
Dissolved Cobalt (Co)	ug/L	1.4	ND	0.80	1.2	0.83	0.50	6506817			
Dissolved Copper (Cu)	ug/L	ND	ND	ND	ND	1.6	1.0	6506817			
Dissolved Lead (Pb)	ug/L	ND	ND	ND	ND	ND	0.50	6506817			
Dissolved Molybdenum (Mo)	ug/L	6.7	14	5.6	6.6	4.2	0.50	6506817			
Dissolved Nickel (Ni)	ug/L	1.1	ND	1.3	1.4	2.0	1.0	6506817			
Dissolved Seleniurn (Se)	ug/L	ND	ND	ND	ND	ND	2.0	6506817			
Dissolved Silver (Ag)	ug/L	ND	ND	ND	ND	ND	0.10	6506817			
Dissolved Sodium (Na)	ug/L	83000	100000	110000	57000	66000	100	6506817			
Dissolved Thallium (Tl)	ug/L	ND	ND	ND	ND	ND	0.050	6506817			
Dissolved Uranium (U)	ug/L	10	9.1	11	8.8	5.3	0.10	6506817			
Dissolved Vanadium (V)	ug/L	ND	1.3	0.75	0.87	0.62	0.50	6506817			
Dissolved Zinc (Zn)	ug/L	ND	ND	ND	6.6	ND	5.0	6506817			

RDL = Reportable Detection Limit  
QC Batch = Quality Control Batch  
Lab-Dup = Laboratory Initiated Duplicate  
ND = Not detected



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VERITAS

BV Labs Job #: B927838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

**O.REG 153 METALS PACKAGE (WATER)**

BV Labs ID		LPS608		
Sampling Date		2019/12/17 12:00		
COC Number		na		
	<b>UNITS</b>	<b>MW 6</b>	<b>RDL</b>	<b>QC Batch</b>
<b>Metals</b>				
Chromium (VI)	ug/L	ND	0.50	6507756
Mercury (Hg)	ug/L	ND	0.1	6508863
Dissolved Antimony (Sb)	ug/L	ND	0.50	6506817
Dissolved Arsenic (As)	ug/L	2.9	1.0	6506817
Dissolved Barium (Ba)	ug/L	4000	2.0	6506817
Dissolved Beryllium (Be)	ug/L	ND	0.50	6506817
Dissolved Boron (B)	ug/L	54	10	6506817
Dissolved Cadmium (Cd)	ug/L	ND	0.10	6506817
Dissolved Chromium (Cr)	ug/L	ND	5.0	6506817
Dissolved Cobalt (Co)	ug/L	3.5	0.50	6506817
Dissolved Copper (Cu)	ug/L	ND	1.0	6506817
Dissolved Lead (Pb)	ug/L	ND	0.50	6506817
Dissolved Molybdenum (Mo)	ug/L	2.2	0.50	6506817
Dissolved Nickel (Ni)	ug/L	9.2	1.0	6506817
Dissolved Selenium (Se)	ug/L	ND	2.0	6506817
Dissolved Silver (Ag)	ug/L	ND	0.10	6506817
Dissolved Sodium (Na)	ug/L	95000	100	6506817
Dissolved Thallium (Tl)	ug/L	ND	0.050	6506817
Dissolved Uranium (U)	ug/L	0.68	0.10	6506817
Dissolved Vanadium (V)	ug/L	1.6	0.50	6506817
Dissolved Zinc (Zn)	ug/L	ND	5.0	6506817
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected				



BUREAU VERITAS

BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		LPS603	LPS604			LPS604			LPS605	LPS606		
Sampling Date		2019/12/17 10:20	2019/12/17 10:40			2019/12/17 10:40			2019/12/17 11:20	2019/12/17 11:40		
COC Number		na	na			na			na	na		
	UNITS	MW 1	MW 2	RDL	QC Batch	MW 2 Lab-Dup	RDL	QC Batch	MW 3	MW 4	RDL	QC Batch
<b>BTEX &amp; F1 Hydrocarbons</b>												
Benzene	ug/L	ND	ND	0.20	6510784				ND	ND	0.20	6510784
Toluene	ug/L	ND	ND	0.20	6510784				ND	ND	0.20	6510784
Ethylbenzene	ug/L	ND	ND	0.20	6510784				ND	ND	0.20	6510784
o-Xylene	ug/L	ND	ND	0.20	6510784				ND	ND	0.20	6510784
p+m-Xylene	ug/L	ND	ND	0.40	6510784				ND	ND	0.40	6510784
Total Xylenes	ug/L	ND	ND	0.40	6510784				ND	ND	0.40	6510784
F1 (C6-C10)	ug/L	ND	ND	25	6510784				ND	ND	25	6510784
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6510784				ND	ND	25	6510784
<b>F2-F4 Hydrocarbons</b>												
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6517354	ND	100	6517354	ND	ND	100	6517354
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6517354	ND	200	6517354	ND	ND	200	6517354
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6517354	ND	200	6517354	ND	ND	200	6517354
Reached Baseline at C50	ug/L	Yes	Yes		6517354	Yes		6517354	Yes	Yes		6517354
<b>Surrogate Recovery (%)</b>												
1,4-Difluorobenzene	%	101	100		6510784				101	101		6510784
4-Bromofluorobenzene	%	98	99		6510784				99	99		6510784
D10-Ethylbenzene	%	87	86		6510784				87	87		6510784
D4-1,2-Dichloroethane	%	93	92		6510784				94	93		6510784
o-Terphenyl	%	97	103		6517354	93		6517354	98	87		6517354
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate ND = Not detected												



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VERITAS

BV Labs Job #: B927838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		LPS607	LPS608		
Sampling Date		2019/12/17 11:00	2019/12/17 12:00		
COC Number		na	na		
	<b>UNITS</b>	<b>MW 5</b>	<b>MW 6</b>	<b>RDL</b>	<b>QC Batch</b>
<b>BTEX &amp; F1 Hydrocarbons</b>					
Benzene	ug/L	ND	ND	0.20	6510784
Toluene	ug/L	ND	ND	0.20	6510784
Ethylbenzene	ug/L	ND	ND	0.20	6510784
o-Xylene	ug/L	ND	ND	0.20	6510784
p+m-Xylene	ug/L	ND	ND	0.40	6510784
Total Xylenes	ug/L	ND	ND	0.40	6510784
F1 (C6-C10)	ug/L	ND	ND	25	6510784
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6510784
<b>F2-F4 Hydrocarbons</b>					
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6517354
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6517354
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6517354
Reached Baseline at C50	ug/L	Yes	Yes		6517354
<b>Surrogate Recovery (%)</b>					
1,4-Difluorobenzene	%	101	101		6510784
4-Bromofluorobenzene	%	99	100		6510784
D10-Ethylbenzene	%	86	88		6510784
D4-1,2-Dichloroethane	%	92	92		6510784
o-Terphenyl	%	92	86		6517354
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected					



BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** LPS603  
**Sample ID:** MW 1  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/21	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli

**BV Labs ID:** LPS604  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/21	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli

**BV Labs ID:** LPS604 Dup  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko

**BV Labs ID:** LPS605  
**Sample ID:** MW 3  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/21	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli

**BV Labs ID:** LPS606  
**Sample ID:** MW 4  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/21	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli



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VERITAS

BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** LPS607  
**Sample ID:** MW 5  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/21	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli

**BV Labs ID:** LPS607 Dup  
**Sample ID:** MW 5  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr

**BV Labs ID:** LPS608  
**Sample ID:** MW 6  
**Matrix:** Water

**Collected:** 2019/12/17  
**Shipped:**  
**Received:** 2019/12/19

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6507756	N/A	2019/12/23	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6510784	N/A	2019/12/23	Abdi Mohamud
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6517354	2019/12/29	2019/12/30	Margaret Kulczyk-Stanko
Mercury	CV/AA	6508863	2019/12/20	2019/12/20	Medhat Nasr
Dissolved Metals by ICPMS	ICP/MS	6506817	N/A	2019/12/20	Azita Fazaeli



BUREAU  
VERITAS

BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	1.0°C
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Results relate only to the items tested.



BV Labs Job #: B9Z7838  
 Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
 Client Project #: 3RD & OAK ST., GANANOQUE  
 Sampler Initials: SR

**QUALITY ASSURANCE REPORT**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6506817	AFZ	Matrix Spike	Dissolved Antimony (Sb)	2019/12/20		93	%	80 - 120
			Dissolved Arsenic (As)	2019/12/20		92	%	80 - 120
			Dissolved Barium (Ba)	2019/12/20		89	%	80 - 120
			Dissolved Beryllium (Be)	2019/12/20		93	%	80 - 120
			Dissolved Boron (B)	2019/12/20		91	%	80 - 120
			Dissolved Cadmium (Cd)	2019/12/20		92	%	80 - 120
			Dissolved Chromium (Cr)	2019/12/20		90	%	80 - 120
			Dissolved Cobalt (Co)	2019/12/20		89	%	80 - 120
			Dissolved Copper (Cu)	2019/12/20		91	%	80 - 120
			Dissolved Lead (Pb)	2019/12/20		88	%	80 - 120
			Dissolved Molybdenum (Mo)	2019/12/20		96	%	80 - 120
			Dissolved Nickel (Ni)	2019/12/20		87	%	80 - 120
			Dissolved Selenium (Se)	2019/12/20		91	%	80 - 120
			Dissolved Silver (Ag)	2019/12/20		91	%	80 - 120
6506817	AFZ	Spiked Blank	Dissolved Sodium (Na)	2019/12/20		87	%	80 - 120
			Dissolved Thallium (Tl)	2019/12/20		87	%	80 - 120
			Dissolved Uranium (U)	2019/12/20		82	%	80 - 120
			Dissolved Vanadium (V)	2019/12/20		92	%	80 - 120
			Dissolved Zinc (Zn)	2019/12/20		87	%	80 - 120
			Dissolved Antimony (Sb)	2019/12/20		94	%	80 - 120
			Dissolved Arsenic (As)	2019/12/20		96	%	80 - 120
			Dissolved Barium (Ba)	2019/12/20		95	%	80 - 120
			Dissolved Beryllium (Be)	2019/12/20		96	%	80 - 120
			Dissolved Boron (B)	2019/12/20		96	%	80 - 120
			Dissolved Cadmium (Cd)	2019/12/20		94	%	80 - 120
			Dissolved Chromium (Cr)	2019/12/20		95	%	80 - 120
			Dissolved Cobalt (Co)	2019/12/20		95	%	80 - 120
			Dissolved Copper (Cu)	2019/12/20		96	%	80 - 120
Dissolved Lead (Pb)	2019/12/20		91	%	80 - 120			
Dissolved Molybdenum (Mo)	2019/12/20		96	%	80 - 120			
Dissolved Nickel (Ni)	2019/12/20		94	%	80 - 120			
Dissolved Selenium (Se)	2019/12/20		97	%	80 - 120			
Dissolved Silver (Ag)	2019/12/20		94	%	80 - 120			
Dissolved Sodium (Na)	2019/12/20		92	%	80 - 120			
Dissolved Thallium (Tl)	2019/12/20		90	%	80 - 120			
Dissolved Uranium (U)	2019/12/20		84	%	80 - 120			
Dissolved Vanadium (V)	2019/12/20		95	%	80 - 120			
Dissolved Zinc (Zn)	2019/12/20		96	%	80 - 120			
6506817	AFZ	Method Blank	Dissolved Antimony (Sb)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Arsenic (As)	2019/12/20	ND, RDL=1.0		ug/L	
			Dissolved Barium (Ba)	2019/12/20	ND, RDL=2.0		ug/L	
			Dissolved Beryllium (Be)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Boron (B)	2019/12/20	ND, RDL=10		ug/L	
			Dissolved Cadmium (Cd)	2019/12/20	ND, RDL=0.10		ug/L	
			Dissolved Chromium (Cr)	2019/12/20	ND, RDL=5.0		ug/L	



BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Dissolved Cobalt (Co)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Copper (Cu)	2019/12/20	ND, RDL=1.0		ug/L	
			Dissolved Lead (Pb)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Molybdenum (Mo)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Nickel (Ni)	2019/12/20	ND, RDL=1.0		ug/L	
			Dissolved Selenium (Se)	2019/12/20	ND, RDL=2.0		ug/L	
			Dissolved Silver (Ag)	2019/12/20	ND, RDL=0.10		ug/L	
			Dissolved Sodium (Na)	2019/12/20	ND, RDL=100		ug/L	
			Dissolved Thallium (Tl)	2019/12/20	ND, RDL=0.050		ug/L	
			Dissolved Uranium (U)	2019/12/20	ND, RDL=0.10		ug/L	
			Dissolved Vanadium (V)	2019/12/20	ND, RDL=0.50		ug/L	
			Dissolved Zinc (Zn)	2019/12/20	ND, RDL=5.0		ug/L	
6506817	AFZ	RPD	Dissolved Antimony (Sb)	2019/12/23	NC		%	20
			Dissolved Arsenic (As)	2019/12/23	NC		%	20
			Dissolved Barium (Ba)	2019/12/23	5.6		%	20
			Dissolved Beryllium (Be)	2019/12/23	NC		%	20
			Dissolved Boron (B)	2019/12/23	0.50		%	20
			Dissolved Cadmium (Cd)	2019/12/23	NC		%	20
			Dissolved Chromium (Cr)	2019/12/23	NC		%	20
			Dissolved Cobalt (Co)	2019/12/23	NC		%	20
			Dissolved Copper (Cu)	2019/12/23	NC		%	20
			Dissolved Lead (Pb)	2019/12/23	NC		%	20
			Dissolved Molybdenum (Mo)	2019/12/23	10		%	20
			Dissolved Nickel (Ni)	2019/12/23	NC		%	20
			Dissolved Selenium (Se)	2019/12/23	NC		%	20
			Dissolved Silver (Ag)	2019/12/23	NC		%	20
			Dissolved Sodium (Na)	2019/12/23	0.098		%	20
			Dissolved Thallium (Tl)	2019/12/23	NC		%	20
			Dissolved Uranium (U)	2019/12/23	7.6		%	20
			Dissolved Vanadium (V)	2019/12/23	NC		%	20
			Dissolved Zinc (Zn)	2019/12/23	NC		%	20
6507756	LLE	Matrix Spike	Chromium (VI)	2019/12/23		100	%	80 - 120
6507756	LLE	Spiked Blank	Chromium (VI)	2019/12/23		99	%	80 - 120
6507756	LLE	Method Blank	Chromium (VI)	2019/12/23	ND, RDL=0.50		ug/L	
6507756	LLE	RPD	Chromium (VI)	2019/12/23	NC		%	20
6508863	MEN	Matrix Spike [LPS607-05]	Mercury (Hg)	2019/12/20		97	%	75 - 125
6508863	MEN	Spiked Blank	Mercury (Hg)	2019/12/20		94	%	80 - 120
6508863	MEN	Method Blank	Mercury (Hg)	2019/12/20	ND, RDL=0.1		ug/L	
6508863	MEN	RPD [LPS607-05]	Mercury (Hg)	2019/12/20	NC		%	20



BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits			
6510784	ABD	Matrix Spike	1,4-Difluorobenzene	2019/12/21		99	%	70 - 130			
			4-Bromofluorobenzene	2019/12/21		101	%	70 - 130			
			D10-Ethylbenzene	2019/12/21		86	%	70 - 130			
			D4-1,2-Dichloroethane	2019/12/21		95	%	70 - 130			
			Benzene	2019/12/21		84	%	70 - 130			
			Toluene	2019/12/21		75	%	70 - 130			
			Ethylbenzene	2019/12/21		84	%	70 - 130			
			o-Xylene	2019/12/21		83	%	70 - 130			
			p+m-Xylene	2019/12/21		81	%	70 - 130			
			F1 (C6-C10)	2019/12/21		88	%	70 - 130			
6510784	ABD	Spiked Blank	1,4-Difluorobenzene	2019/12/21		100	%	70 - 130			
			4-Bromofluorobenzene	2019/12/21		102	%	70 - 130			
			D10-Ethylbenzene	2019/12/21		102	%	70 - 130			
			D4-1,2-Dichloroethane	2019/12/21		93	%	70 - 130			
			Benzene	2019/12/21		98	%	70 - 130			
			Toluene	2019/12/21		88	%	70 - 130			
			Ethylbenzene	2019/12/21		99	%	70 - 130			
			o-Xylene	2019/12/21		96	%	70 - 130			
			p+m-Xylene	2019/12/21		95	%	70 - 130			
			F1 (C6-C10)	2019/12/21		112	%	70 - 130			
6510784	ABD	Method Blank	1,4-Difluorobenzene	2019/12/21		100	%	70 - 130			
			4-Bromofluorobenzene	2019/12/21		94	%	70 - 130			
			D10-Ethylbenzene	2019/12/21		83	%	70 - 130			
			D4-1,2-Dichloroethane	2019/12/21		91	%	70 - 130			
			Benzene	2019/12/21	ND, RDL=0.20		ug/L				
			Toluene	2019/12/21	ND, RDL=0.20		ug/L				
			Ethylbenzene	2019/12/21	ND, RDL=0.20		ug/L				
			o-Xylene	2019/12/21	ND, RDL=0.20		ug/L				
			p+m-Xylene	2019/12/21	ND, RDL=0.40		ug/L				
			Total Xylenes	2019/12/21	ND, RDL=0.40		ug/L				
			F1 (C6-C10)	2019/12/21	ND, RDL=25		ug/L				
			F1 (C6-C10) - BTEX	2019/12/21	ND, RDL=25		ug/L				
			6510784	ABD	RPD	Benzene	2019/12/21	NC		%	30
						Toluene	2019/12/21	NC		%	30
Ethylbenzene	2019/12/21	NC					%	30			
o-Xylene	2019/12/21	NC					%	30			
p+m-Xylene	2019/12/21	NC					%	30			
Total Xylenes	2019/12/21	NC					%	30			
6517354	MKS	Matrix Spike [LPS603-01]	o-Terphenyl	2019/12/30		104	%	60 - 130			
			F2 (C10-C16 Hydrocarbons)	2019/12/30		114	%	50 - 130			
			F3 (C16-C34 Hydrocarbons)	2019/12/30		103	%	50 - 130			
			F4 (C34-C50 Hydrocarbons)	2019/12/30		110	%	50 - 130			
6517354	MKS	Spiked Blank	o-Terphenyl	2019/12/30		105	%	60 - 130			
			F2 (C10-C16 Hydrocarbons)	2019/12/30		109	%	60 - 130			
			F3 (C16-C34 Hydrocarbons)	2019/12/30		106	%	60 - 130			



BUREAU  
VERITAS

BV Labs Job #: B927838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6517354	MKS	Method Blank	F4 (C34-C50 Hydrocarbons)	2019/12/30		111	%	60 - 130
			o-Terphenyl	2019/12/30		104	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2019/12/30	ND, RDL=100		ug/L	
			F3 (C16-C34 Hydrocarbons)	2019/12/30	ND, RDL=200		ug/L	
6517354	MKS	RPD [LPS604-01]	F4 (C34-C50 Hydrocarbons)	2019/12/30	ND, RDL=200		ug/L	
			F2 (C10-C16 Hydrocarbons)	2019/12/30	NC	%	30	
			F3 (C16-C34 Hydrocarbons)	2019/12/30	NC	%	30	
			F4 (C34-C50 Hydrocarbons)	2019/12/30	NC	%	30	

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference <= 2x RDL).



BUREAU  
VERITAS

BV Labs Job #: B9Z7838  
Report Date: 2019/12/31

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

\_\_\_\_\_  
Anastasia Hamanov, Scientific Specialist

\_\_\_\_\_  
Ewa Pranjic, M.Sc., C.Chem, Scientific Specialist

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BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: slt@ontarioeast.net Fax (613) 938-7395

June 18, 2020

Mr. Paul McMunn  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Environmental Assessment - Groundwater  
Report No. 20C152**

Dear Mr. McMunn:

In accordance with verbal instructions received from you, this report is submitted outlining the results of an Environmental Assessment of the groundwater carried out on a property located at 305 Third Street in Gananoque, Ontario.

#### **A) INTRODUCTION AND EXECUTIVE SUMMARY**

As part of a due diligence exercise, you instructed St. Lawrence Testing to proceed with an Environmental Assessment of the groundwater on a vacant property located at 305 Third Street in Gananoque, Ontario. This work was carried out to determine if the petroleum product and metal contamination discovered previously in the soil (Report #18C174) had made its way into the groundwater at the perimeter of the property.

Report No. 20C152  
Continued

Page 2

On June 8, 2020, St. Lawrence Testing arrived at the property and inspected each well. MW 4 and MW 6 appeared to have been tampered with. The top lid of MW 4 had been jammed while the top lid of MW 6 was missing. The top lid of MW 4 was repaired. The top lid of MW 6 will be replaced the next time we are in the area.

A representative groundwater sample from each well was then collected. The groundwater samples (MW 1 to MW 6) were submitted to Bureau Veritas in Mississauga, Ontario for benzene, toluene, ethylbenzene, xylene (BTEX) and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> along with dissolved metals, mercury and chromium VI testing.

We received the test results on June 17, 2020. Upon review of these results there were no detectable concentrations of BTEX and petroleum hydrocarbons in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were either not detectable or within the groundwater standards of O. Reg. 153/04, Table 3 for a property with non-potable groundwater. It does not appear that the tampering of the top lids of MW 4 and MW 6 resulted in any groundwater contamination.

It is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property located at 305 Third St. currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

St. Lawrence Testing recommends that the groundwater continue to be tested once per year. However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC

concentration(s) to ensure that they do not migrate off the property. This plan may include the installation of additional groundwater monitoring wells and/or an increase in the frequency of groundwater sampling.

## B) DESCRIPTION OF FIELD WORK

On June 8, 2020, an environmental technician from St. Lawrence Testing arrived at the property. Each well was inspected. The top lid of MW 4 was jammed while the top lid of MW 6 was missing.

The depth and static water level within each well was measured using a Solinst Model 101 water level meter. The volume of each well was then calculated. Each well was then emptied by hand, a total of 3 well volumes. Following the 3<sup>rd</sup> emptying, a groundwater sample was collected for BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> analyses. Another groundwater sample from each well was filtered for dissolved metals, mercury and chromium VI analyses.

MW ID	Depth (m bgs)	H <sub>2</sub> O Height (m bgs)	Volume (L)	Comments
MW 1	4.56	1.45	6.1	No odour or sheen detected
MW 2	4.62	1.12	6.9	No odour or sheen detected
MW 3	4.54	1.29	6.4	No odour or sheen detected
MW 4	4.44	1.16	6.4	No odour or sheen detected Well Tag affixed to riser Top cover jammed
MW 5	4.42	1.75	5.2	No odour or sheen detected

MW 6	4.49	1.45	6.0	Top cover missing No odour or sheen detected
------	------	------	-----	---

The groundwater samples (MW 1 to MW 6) were then packaged and submitted to Bureau Veritas in Mississauga, Ontario for testing under a regular turnaround time for the results.

### **C) DISCUSSION OF TEST RESULTS**

We received the test results on June 17, 2020. Upon review of these results, there were no detectable concentration of BTEX and petroleum hydrocarbon fractions F<sub>1</sub> to F<sub>4</sub> in any of the groundwater samples. The concentrations of dissolved metals, mercury and chromium VI were found to be either not detectable or within O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

The tampered top lid at MW 4 and the missing top lid at MW 6 did not affect the levels of PHCs in the groundwater.

A copy of the test results are attached to this report.

### **D) LIMITATIONS**

The environmental investigation was carried out to address the intent of applicable provincial guidelines. Achieving the objectives stated in the report has required us to arrive at conclusions based upon the best information presently known to us. No investigative method can completely eliminate the

possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice we do not act as absolute insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions.

Our undertaking is to perform our work within the limits prescribed by our clients, with the usual thoroughness and competence of the engineering profession. It is intended that the outcome of this investigation assists in reducing the client's risks associated with environmental impairment; our work should not be considered "risk mitigation". No other warranty expressed or implied, is included or intended in this report.

The information presented in this report is based on a limited investigation designed to provide information to support an overall assessment of the current environmental conditions on the subject property. The conclusions and recommendations presented in this report reflect existing site conditions within the scope of our investigation.

This report was prepared for the exclusive use of The Town of Gananoque as per the agreement and terms of reference between The Town of Gananoque and St. Lawrence Testing & Inspection Co. Ltd. Any use and interpretation of this report by any other party is entirely at their own risk.

**E) OPINION**

Subject to the Limitations in the previous section, and based on our site inspection along with the analytical results from the groundwater samples obtained from the vacant property located at 305 Third Street in Gananoque, Ontario, it is the opinion of St. Lawrence Testing that the groundwater at the perimeter of the property currently meets O. Reg. 153/04, Table 3 standards for a property with non-potable groundwater.

The missing top lid of MW 6 will be replaced when we are back in the area to do so.

St. Lawrence Testing recommends that the groundwater continue to be tested once per year. If the concentrations of PHCs remain non-detectable, then the regular groundwater monitoring is sufficient. However, if at any time PHCs are detected in the groundwater, a plan must be made to monitor the detected PHC concentration(s) to ensure that they do not migrate off the property. This plan may include the installation of additional groundwater monitoring wells and/or an increase in the frequency of groundwater sampling.

St. Lawrence Testing  
& Inspection Co. Ltd.

Report No. 20C152  
Continued

Page 7

Respectfully submitted

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

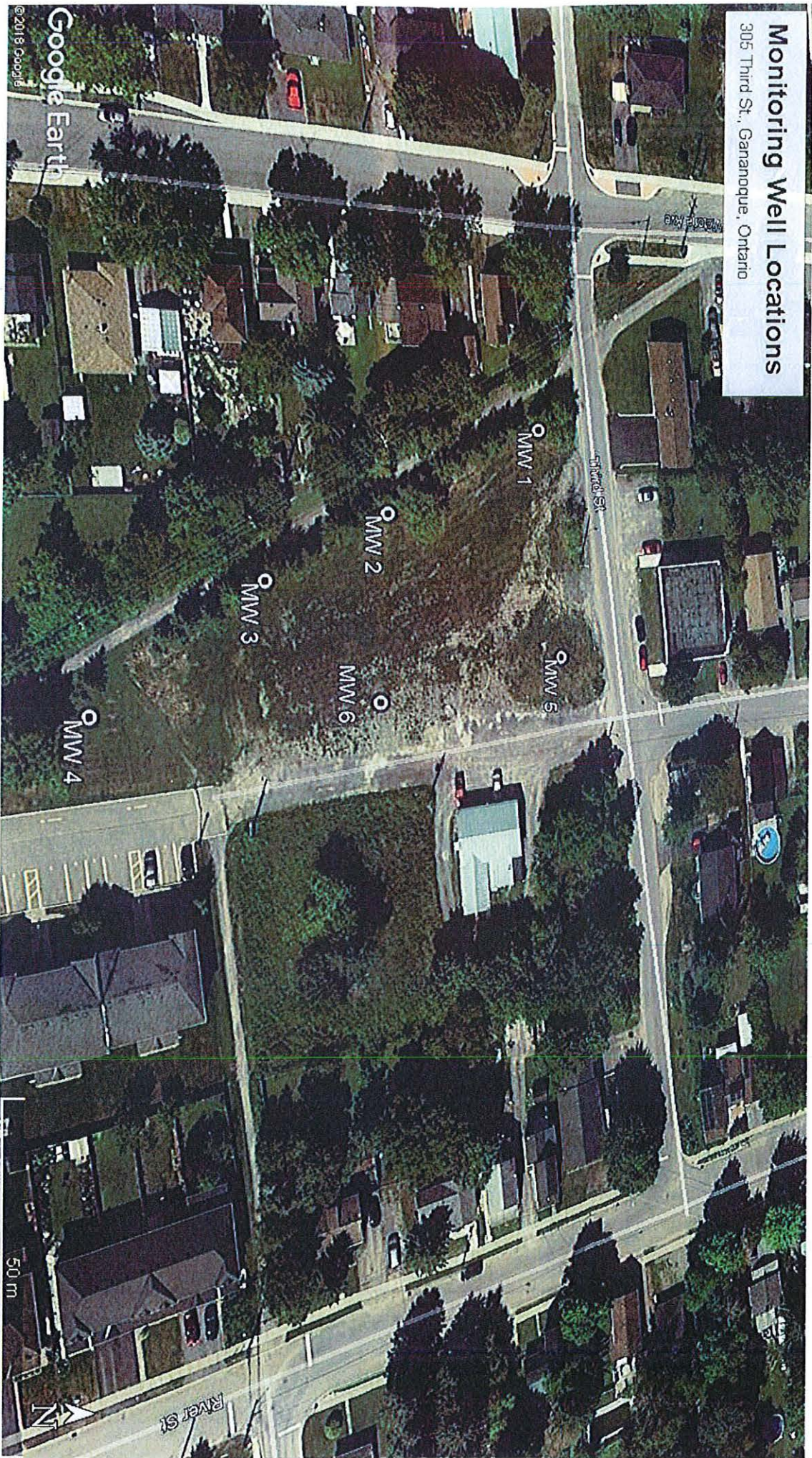
GGM:sr



Attachments

# Monitoring Well Locations

305 Third St., Gananoque, Ontario



Google Earth  
© 2018 Google

50 m

River St

Third St



Your Project #: 3RD & OAK ST., GANANOQUE  
 Your C.O.C. #: na

**Attention: Gib McIntee**

St Lawrence Testing & Inspection Co Ltd

814 Second St W  
 PO Box 997  
 Cornwall, ON  
 CANADA K6H 5V1

Report Date: 2020/06/17  
 Report #: R6213769  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: COE3780**

Received: 2020/06/10, 11:45

Sample Matrix: Water  
 # Samples Received: 6

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Chromium (VI) in Water (1)	6	N/A	2020/06/16	CAM SOP-00436	EPA 7199 m
Petroleum Hydro. CCME F1 & BTEX in Water (1)	6	N/A	2020/06/12	CAM SOP-00315	CCME PHC-CWS m
Petroleum Hydrocarbons F2-F4 in Water (1, 2)	6	2020/06/15	2020/06/16	CAM SOP-00316	CCME PHC-CWS m
Mercury (1)	6	2020/06/16	2020/06/17	CAM SOP-00453	EPA 7470A m
Dissolved Metals by ICPMS (1)	6	N/A	2020/06/15	CAM SOP-00447	EPA 6020B m

**Remarks:**

Bureau Veritas Laboratories are accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by BV Labs are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in BV Labs profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and BV Labs in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

BV Labs liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. BV Labs has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by BV Labs, unless otherwise agreed in writing. BV Labs is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by BV Labs, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) This test was performed by Bureau Veritas Laboratories Mississauga

(2) All CCME PHC results met required criteria unless otherwise stated in the report. The CWS PHC methods employed by Bureau Veritas Laboratories conform to all prescribed elements of the reference method and performance based elements have been validated. All modifications have been validated and proven equivalent following "Alberta Environment's Interpretation of the Reference Method for the Canada-Wide Standard for Petroleum Hydrocarbons in Soil Validation of Performance-Based Alternative Methods September 2003". Documentation is available upon request. Modifications from Reference Method for the Canada-wide Standard for Petroleum Hydrocarbons in Soil-Tier 1 Method: F2/F3/F4 data reported using validated cold solvent extraction instead of Soxhlet extraction.



Your Project #: 3RD & OAK ST., GANANOQUE  
Your C.O.C. #: na

**Attention: Gib McIntee**  
St Lawrence Testing & Inspection Co Ltd  
  
814 Second St W  
PO Box 997  
Cornwall, ON  
CANADA K6H 5V1

Report Date: 2020/06/17  
Report #: R6213769  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: CDE3780**  
**Received: 2020/06/10, 11:45**

Encryption Key

Hongmei Zhao (Grace)  
Project Manager  
17 Jun 2020 17:12:57

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Jolanta Goralczyk, Project Manager  
Email: Jolanta.Goralczyk@bvlab.com  
Phone# (905)817-5751

=====

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BUREAU VERITAS

BV Labs Job #: C0E3780  
 Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
 Client Project #: 3RD & OAK ST., GANANOCQUE  
 Sampler Initials: SR

**O.REG 153 METALS PACKAGE (WATER)**

BV Labs ID		MVQ140			MVQ140			MVQ141		
Sampling Date		2020/06/08 10:20			2020/06/08 10:20			2020/06/08 10:40		
COC Number		na			na			na		
	UNITS	MW 1	RDL	QC Batch	MW 1 Lab-Dup	RDL	QC Batch	MW 2	RDL	QC Batch
<b>Metals</b>										
Chromium (VI)	ug/L	ND	0.50	6784718	ND	0.50	6784718	ND	0.50	6784718
Mercury (Hg)	ug/L	ND	0.10	6788578				ND	0.10	6788578
Dissolved Antimony (Sb)	ug/L	ND	0.50	6783424				ND	0.50	6783424
Dissolved Arsenic (As)	ug/L	1.1	1.0	6783424				ND	1.0	6783424
Dissolved Barium (Ba)	ug/L	230	2.0	6783424				62	2.0	6783424
Dissolved Beryllium (Be)	ug/L	ND	0.40	6783424				ND	0.40	6783424
Dissolved Boron (B)	ug/L	130	10	6783424				120	10	6783424
Dissolved Cadmium (Cd)	ug/L	ND	0.090	6783424				ND	0.090	6783424
Dissolved Chromium (Cr)	ug/L	ND	5.0	6783424				ND	5.0	6783424
Dissolved Cobalt (Co)	ug/L	1.5	0.50	6783424				ND	0.50	6783424
Dissolved Copper (Cu)	ug/L	ND	0.90	6783424				ND	0.90	6783424
Dissolved Lead (Pb)	ug/L	ND	0.50	6783424				ND	0.50	6783424
Dissolved Molybdenum (Mo)	ug/L	6.0	0.50	6783424				13	0.50	6783424
Dissolved Nickel (Ni)	ug/L	ND	1.0	6783424				ND	1.0	6783424
Dissolved Selenium (Se)	ug/L	ND	2.0	6783424				ND	2.0	6783424
Dissolved Silver (Ag)	ug/L	ND	0.090	6783424				ND	0.090	6783424
Dissolved Sodium (Na)	ug/L	86000	100	6783424				100000	100	6783424
Dissolved Thallium (Tl)	ug/L	ND	0.050	6783424				ND	0.050	6783424
Dissolved Uranium (U)	ug/L	10	0.10	6783424				9.6	0.10	6783424
Dissolved Vanadium (V)	ug/L	ND	0.50	6783424				1.2	0.50	6783424
Dissolved Zinc (Zn)	ug/L	ND	5.0	6783424				ND	5.0	6783424
RDL = Reportable Detection Limit										
QC Batch = Quality Control Batch										
Lab-Dup = Laboratory Initiated Duplicate										
ND = Not detected										



BUREAU VERITAS

BV Labs Job #: CCE3750  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANQUE  
Sampler Initials: SR

**O.REG 153 METALS PACKAGE (WATER)**

BV Labs ID		MVQ142		MVQ143		MVQ144	MVQ145		
Sampling Date		2020/06/08 11:20		2020/06/08 12:00		2020/06/08 11:00	2020/06/08 11:40		
COC Number		na		na		na	na		
	UNITS	MW 3	QC Batch	MW 4	QC Batch	MW 5	MW 6	RDL	QC Batch
<b>Metals</b>									
Chromium (VI)	ug/L	ND	6784718	ND	6784718	ND	ND	0.50	6784718
Mercury (Hg)	ug/L	ND	6788578	ND	6788578	ND	ND	0.10	6788578
Dissolved Antimony (Sb)	ug/L	ND	6785513	ND	6783424	ND	ND	0.50	6785513
Dissolved Arsenic (As)	ug/L	ND	6785513	1.1	6783424	ND	3.7	1.0	6785513
Dissolved Barium (Ba)	ug/L	420	6785513	200	6783424	240	4300	2.0	6785513
Dissolved Beryllium (Be)	ug/L	ND	6785513	ND	6783424	ND	ND	0.40	6785513
Dissolved Boron (B)	ug/L	89	6785513	62	6783424	84	51	10	6785513
Dissolved Cadmium (Cd)	ug/L	ND	6785513	ND	6783424	ND	ND	0.090	6785513
Dissolved Chromium (Cr)	ug/L	ND	6785513	ND	6783424	ND	ND	5.0	6785513
Dissolved Cobalt (Co)	ug/L	ND	6785513	1.1	6783424	0.50	3.4	0.50	6785513
Dissolved Copper (Cu)	ug/L	ND	6785513	ND	6783424	2.3	ND	0.90	6785513
Dissolved Lead (Pb)	ug/L	ND	6785513	ND	6783424	ND	ND	0.50	6785513
Dissolved Molybdenum (Mo)	ug/L	5.5	6785513	5.7	6783424	2.3	1.7	0.50	6785513
Dissolved Nickel (Ni)	ug/L	1.3	6785513	1.7	6783424	1.7	8.9	1.0	6785513
Dissolved Selenium (Se)	ug/L	ND	6785513	ND	6783424	ND	ND	2.0	6785513
Dissolved Silver (Ag)	ug/L	ND	6785513	ND	6783424	ND	ND	0.090	6785513
Dissolved Sodium (Na)	ug/L	100000	6785513	55000	6783424	50000	97000	100	6785513
Dissolved Thallium (Tl)	ug/L	ND	6785513	ND	6783424	ND	ND	0.050	6785513
Dissolved Uranium (U)	ug/L	12	6785513	9.1	6783424	3.1	0.59	0.10	6785513
Dissolved Vanadium (V)	ug/L	0.63	6785513	0.53	6783424	0.61	1.6	0.50	6785513
Dissolved Zinc (Zn)	ug/L	ND	6785513	ND	6783424	ND	ND	5.0	6785513
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected									



**BUREAU  
VERITAS**

BV Labs Job #: COE3780  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		MVQ140	MVQ141			MVQ141			MVQ142	MVQ143		
Sampling Date		2020/06/08 10:20	2020/06/08 10:40			2020/06/08 10:40			2020/06/08 11:20	2020/06/08 12:00		
COC Number		na	na			na			na	na		
	UNITS	MW 1	MW 2	RDL	QC Batch	MW 2 Lab-Dup	RDL	QC Batch	MW 3	MW 4	RDL	QC Batch
<b>BTEX &amp; F1 Hydrocarbons</b>												
Benzene	ug/L	ND	ND	0.20	6783996				ND	ND	0.20	6783996
Toluene	ug/L	ND	ND	0.20	6783996				ND	ND	0.20	6783996
Ethylbenzene	ug/L	ND	ND	0.20	6783996				ND	ND	0.20	6783996
o-Xylene	ug/L	ND	ND	0.20	6783996				ND	ND	0.20	6783996
p+m-Xylene	ug/L	ND	ND	0.40	6783996				ND	ND	0.40	6783996
Total Xylenes	ug/L	ND	ND	0.40	6783996				ND	ND	0.40	6783996
F1 (C6-C10)	ug/L	ND	ND	25	6783996				ND	ND	25	6783996
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6783996				ND	ND	25	6783996
<b>F2-F4 Hydrocarbons</b>												
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6787369	ND	100	6787369	ND	ND	100	6787369
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6787369	ND	200	6787369	ND	ND	200	6787369
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6787369	ND	200	6787369	ND	ND	200	6787369
Reached Baseline at C50	ug/L	Yes	Yes		6787369	Yes		6787369	Yes	Yes		6787369
<b>Surrogate Recovery (%)</b>												
1,4-Difluorobenzene	%	96	97		6783996				96	97		6783996
4-Bromofluorobenzene	%	102	103		6783996				103	103		6783996
D10-o-Xylene	%	105	105		6783996				105	104		6783996
D4-1,2-Dichloroethane	%	98	98		6783996				96	97		6783996
o-Terphenyl	%	101	99		6787369	99		6787369	98	98		6787369
RDL = Reportable Detection Limit QC Batch = Quality Control Batch Lab-Dup = Laboratory Initiated Duplicate ND = Not detected												



**BUREAU  
VERITAS**

BV Labs Job #: CCE3780  
Report Date: 2020/05/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

**O.REG 153 PHCS, BTEX/F1-F4 (WATER)**

BV Labs ID		MVQ144	MVQ145		
Sampling Date		2020/06/08 11:00	2020/06/08 11:40		
COC Number		na	na		
	<b>UNITS</b>	<b>MW 5</b>	<b>MW 6</b>	<b>RDL</b>	<b>QC Batch</b>
<b>BTEX &amp; F1 Hydrocarbons</b>					
Benzene	ug/L	ND	ND	0.20	6783996
Toluene	ug/L	ND	ND	0.20	6783996
Ethylbenzene	ug/L	ND	ND	0.20	6783996
o-Xylene	ug/L	ND	ND	0.20	6783996
p+m-Xylene	ug/L	ND	ND	0.40	6783996
Total Xylenes	ug/L	ND	ND	0.40	6783996
F1 (C6-C10)	ug/L	ND	ND	25	6783996
F1 (C6-C10) - BTEX	ug/L	ND	ND	25	6783996
<b>F2-F4 Hydrocarbons</b>					
F2 (C10-C16 Hydrocarbons)	ug/L	ND	ND	100	6787369
F3 (C16-C34 Hydrocarbons)	ug/L	ND	ND	200	6787369
F4 (C34-C50 Hydrocarbons)	ug/L	ND	ND	200	6787369
Reached Baseline at C50	ug/L	Yes	Yes		6787369
<b>Surrogate Recovery (%)</b>					
1,4-Difluorobenzene	%	96	95		6783996
4-Bromofluorobenzene	%	103	103		6783996
D10-o-Xylene	%	104	103		6783996
D4-1,2-Dichloroethane	%	97	99		6783996
o-Terphenyl	%	99	99		6787369
RDL = Reportable Detection Limit QC Batch = Quality Control Batch ND = Not detected					



BUREAU VERITAS

BV Labs Job #: COE37&O  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOQUE  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** MVQ140  
**Sample ID:** MW 1  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by ICPMS	ICP/MS	6783424	N/A	2020/06/15	Nan Raykha

**BV Labs ID:** MVQ140 Dup  
**Sample ID:** MW 1  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le

**BV Labs ID:** MVQ141  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by ICPMS	ICP/MS	6783424	N/A	2020/06/15	Nan Raykha

**BV Labs ID:** MVQ141 Dup  
**Sample ID:** MW 2  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati

**BV Labs ID:** MVQ142  
**Sample ID:** MW 3  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by ICPMS	ICP/MS	6785513	N/A	2020/06/15	Daniel Teclu



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VERITAS

BV Labs Job #: CCE37E0  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANQUE  
Sampler Initials: SR

### TEST SUMMARY

**BV Labs ID:** MVQ143  
**Sample ID:** MW 4  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by CPMS	ICP/MS	6783424	N/A	2020/06/15	Nan Raykha

**BV Labs ID:** MVQ144  
**Sample ID:** MW 5  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by CPMS	ICP/MS	6785513	N/A	2020/06/15	Daniel Teclu

**BV Labs ID:** MVQ145  
**Sample ID:** MW 6  
**Matrix:** Water

**Collected:** 2020/06/03  
**Shipped:**  
**Received:** 2020/06/10

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Chromium (VI) in Water	IC	6784718	N/A	2020/06/16	Lang Le
Petroleum Hydro. CCME F1 & BTEX in Water	HSGC/MSFD	6783996	N/A	2020/06/12	Haibin Wu
Petroleum Hydrocarbons F2-F4 in Water	GC/FID	6787369	2020/06/15	2020/06/16	Prabhjot Gulati
Mercury	CV/AA	6788578	2020/06/16	2020/06/17	Meghaben Patel
Dissolved Metals by CPMS	ICP/MS	6785513	N/A	2020/06/15	Daniel Teclu



**BUREAU  
VERITAS**

BV Labs Job #: C0E3780  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

### GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

Package 1	1.3°C
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Results relate only to the items tested.



BUREAU  
VERITAS

BV Labs Job #: COE3730  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST, GANANOCQUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
	6783424	N_R	Matrix Spike	Dissolved Antimony (Sb)	2020/06/15		121 (1)	%	80 - 120
				Dissolved Arsenic (As)	2020/06/15		115	%	80 - 120
				Dissolved Barium (Ba)	2020/06/15		114	%	80 - 120
				Dissolved Beryllium (Be)	2020/06/15		117	%	80 - 120
				Dissolved Boron (B)	2020/06/15		113	%	80 - 120
				Dissolved Cadmium (Cd)	2020/06/15		118	%	80 - 120
				Dissolved Chromium (Cr)	2020/06/15		113	%	80 - 120
				Dissolved Cobalt (Co)	2020/06/15		114	%	80 - 120
				Dissolved Copper (Cu)	2020/06/15		118	%	80 - 120
				Dissolved Lead (Pb)	2020/06/15		110	%	80 - 120
				Dissolved Molybdenum (Mo)	2020/06/15		115	%	80 - 120
				Dissolved Nickel (Ni)	2020/06/15		113	%	80 - 120
				Dissolved Selenium (Se)	2020/06/15		115	%	80 - 120
				Dissolved Silver (Ag)	2020/06/15		96	%	80 - 120
				Dissolved Sodium (Na)	2020/06/15		NC	%	80 - 120
				Dissolved Thallium (Tl)	2020/06/15		110	%	80 - 120
				Dissolved Uranium (U)	2020/06/15		114	%	80 - 120
				Dissolved Vanadium (V)	2020/06/15		119	%	80 - 120
				Dissolved Zinc (Zn)	2020/06/15		114	%	80 - 120
	6783424	N_R	Spike Blank	Dissolved Antimony (Sb)	2020/06/15		103	%	80 - 120
				Dissolved Arsenic (As)	2020/06/15		97	%	80 - 120
				Dissolved Barium (Ba)	2020/06/15		99	%	80 - 120
				Dissolved Beryllium (Be)	2020/06/15		97	%	80 - 120
				Dissolved Boron (B)	2020/06/15		96	%	80 - 120
				Dissolved Cadmium (Cd)	2020/06/15		102	%	80 - 120
				Dissolved Chromium (Cr)	2020/06/15		97	%	80 - 120
				Dissolved Cobalt (Co)	2020/06/15		100	%	80 - 120
				Dissolved Copper (Cu)	2020/06/15		100	%	80 - 120
				Dissolved Lead (Pb)	2020/06/15		95	%	80 - 120
				Dissolved Molybdenum (Mo)	2020/06/15		96	%	80 - 120
				Dissolved Nickel (Ni)	2020/06/15		98	%	80 - 120
				Dissolved Selenium (Se)	2020/06/15		100	%	80 - 120
				Dissolved Silver (Ag)	2020/06/15		97	%	80 - 120
				Dissolved Sodium (Na)	2020/06/15		98	%	80 - 120
				Dissolved Thallium (Tl)	2020/06/15		96	%	80 - 120
				Dissolved Uranium (U)	2020/06/15		96	%	80 - 120
				Dissolved Vanadium (V)	2020/06/15		101	%	80 - 120
				Dissolved Zinc (Zn)	2020/06/15		96	%	80 - 120
	6783424	N_R	Method Blank	Dissolved Antimony (Sb)	2020/06/15	ND, RDL=0.50		µg/L	
				Dissolved Arsenic (As)	2020/06/15	ND, RDL=1.0		µg/L	
				Dissolved Barium (Ba)	2020/06/15	ND, RDL=2.0		µg/L	
				Dissolved Beryllium (Be)	2020/06/15	ND, RDL=0.40		µg/L	
				Dissolved Boron (B)	2020/06/15	ND, RDL=10		µg/L	
				Dissolved Cadmium (Cd)	2020/06/15	ND, RDL=0.090		µg/L	
				Dissolved Chromium (Cr)	2020/06/15	ND, RDL=5.0		µg/L	
				Dissolved Cobalt (Co)	2020/06/15	ND, RDL=0.50		µg/L	



BUREAU  
VERITAS

BV Labs Job #: CCE3720  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANCOUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
			Dissolved Copper (Cu)	2020/06/15	ND, RDL=0.90		ug/L	
			Dissolved Lead (Pb)	2020/06/15	ND, RDL=0.50		ug/L	
			Dissolved Molybdenum (Mo)	2020/06/15	ND, RDL=0.50		ug/L	
			Dissolved Nickel (Ni)	2020/06/15	ND, RDL=1.0		ug/L	
			Dissolved Selenium (Se)	2020/06/15	ND, RDL=2.0		ug/L	
			Dissolved Silver (Ag)	2020/06/15	ND, RDL=0.090		ug/L	
			Dissolved Sodium (Na)	2020/06/15	ND, RDL=100		ug/L	
			Dissolved Thallium (Tl)	2020/06/15	ND, RDL=0.050		ug/L	
			Dissolved Uranium (U)	2020/06/15	ND, RDL=0.10		ug/L	
			Dissolved Vanadium (V)	2020/06/15	ND, RDL=0.50		ug/L	
			Dissolved Zinc (Zn)	2020/06/15	ND, RDL=5.0		ug/L	
6783424	N_R	RFD	Dissolved Antimony (Sb)	2020/06/15	6.8		%	20
			Dissolved Arsenic (As)	2020/06/15	10		%	20
			Dissolved Barium (Ba)	2020/06/15	0.55		%	20
			Dissolved Beryllium (Be)	2020/06/15	NC		%	20
			Dissolved Boron (B)	2020/06/15	0.57		%	20
			Dissolved Cadmium (Cd)	2020/06/15	NC		%	20
			Dissolved Chromium (Cr)	2020/06/15	NC		%	20
			Dissolved Cobalt (Co)	2020/06/15	NC		%	20
			Dissolved Copper (Cu)	2020/06/15	8.7		%	20
			Dissolved Lead (Pb)	2020/06/15	NC		%	20
			Dissolved Molybdenum (Mo)	2020/06/15	2.7		%	20
			Dissolved Nickel (Ni)	2020/06/15	14		%	20
			Dissolved Selenium (Se)	2020/06/15	NC		%	20
			Dissolved Silver (Ag)	2020/06/15	NC		%	20
			Dissolved Sodium (Na)	2020/06/15	0.30		%	20
			Dissolved Thallium (Tl)	2020/06/15	NC		%	20
			Dissolved Uranium (U)	2020/06/15	0.27		%	20
			Dissolved Vanadium (V)	2020/06/15	2.3		%	20
			Dissolved Zinc (Zn)	2020/06/15	NC		%	20
6783996	H_W	Matrix Spike	1,4-Difluorobenzene	2020/06/12		89	%	70 - 130
			4-Bromofluorobenzene	2020/06/12		101	%	70 - 130
			D10-o-Xylene	2020/06/12		89	%	70 - 130
			D4-1,2-Dichloroethane	2020/06/12		84	%	70 - 130
			Benzene	2020/06/12		103	%	70 - 130
			Toluene	2020/06/12		98	%	70 - 130
			Ethylbenzene	2020/06/12		109	%	70 - 130
			o-Xylene	2020/06/12		103	%	70 - 130
			p+m-Xylene	2020/06/12		104	%	70 - 130
			F1 (C6-C10)	2020/06/12		96	%	70 - 130
6783996	H_W	Spiked Blank	1,4-Difluorobenzene	2020/06/12		96	%	70 - 130
			4-Bromofluorobenzene	2020/06/12		102	%	70 - 130
			D10-o-Xylene	2020/06/12		97	%	70 - 130



BUREAU VERITAS

BV Labs Job #: CCE3750  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits	
6783996	H_W	Method Blank	D4-1,2-Dichloroethane	2020/06/12		96	%	70 - 130	
			Benzene	2020/06/12		104	%	70 - 130	
			Toluene	2020/06/12		99	%	70 - 130	
			Ethylbenzene	2020/06/12		109	%	70 - 130	
			o-Xylene	2020/06/12		106	%	70 - 130	
			p+m-Xylene	2020/06/12		105	%	70 - 130	
			F1 (C6-C10)	2020/06/12		98	%	70 - 130	
			1,4-Difluorobenzene	2020/06/12		100	%	70 - 130	
			4-Bromofluorobenzene	2020/06/12		100	%	70 - 130	
			D10-o-Xylene	2020/06/12		104	%	70 - 130	
			D4-1,2-Dichloroethane	2020/06/12		98	%	70 - 130	
			Benzene	2020/06/12		ND, RDL=0.20		µg/L	
			Toluene	2020/06/12		ND, RDL=0.20		µg/L	
			Ethylbenzene	2020/06/12		ND, RDL=0.20		µg/L	
6783996	H_W	RPD	Benzene	2020/06/12		NC	%	30	
			Toluene	2020/06/12		3.0	%	30	
			Ethylbenzene	2020/06/12		0.86	%	30	
			o-Xylene	2020/06/12		0.47	%	30	
			p+m-Xylene	2020/06/12		0.70	%	30	
			Total Xylenes	2020/06/12		0.59	%	30	
			F1 (C6-C10)	2020/06/12		3.2	%	30	
			F1 (C6-C10) - BTEX	2020/06/12		3.5	%	30	
			Chromium (VI)	2020/06/16			103	%	80 - 120
			Chromium (VI)	2020/06/16			103	%	80 - 120
6784718	LLE	Matrix Spike [MVQ140-01]	Chromium (VI)	2020/06/16			µg/L		
6784718	LLE	Spiked Blank	Chromium (VI)	2020/06/16			µg/L		
6784718	LLE	Method Blank	Chromium (VI)	2020/06/16			µg/L		
6784718	LLE	RPD [MVQ140-01]	Chromium (VI)	2020/06/16		NC	%	20	
6785513	DT1	Matrix Spike	Dissolved Antimony (Sb)	2020/06/15		104	%	80 - 120	
			Dissolved Arsenic (As)	2020/06/15		102	%	80 - 120	
			Dissolved Barium (Ba)	2020/06/15		101	%	80 - 120	
			Dissolved Beryllium (Be)	2020/06/15		94	%	80 - 120	
			Dissolved Boron (B)	2020/06/15		NC	%	80 - 120	
			Dissolved Cadmium (Cd)	2020/06/15		100	%	80 - 120	
			Dissolved Chromium (Cr)	2020/06/15		97	%	80 - 120	
			Dissolved Cobalt (Co)	2020/06/15		94	%	80 - 120	
			Dissolved Copper (Cu)	2020/06/15		95	%	80 - 120	
			Dissolved Lead (Pb)	2020/06/15		91	%	80 - 120	
			Dissolved Molybdenum (Mo)	2020/06/15		106	%	80 - 120	
			Dissolved Nickel (Ni)	2020/06/15		92	%	80 - 120	
			Dissolved Selenium (Se)	2020/06/15		107	%	80 - 120	



**BUREAU  
VERITAS**

BV Labs Job #: CCE3730  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

**QUALITY ASSURANCE REPORT(CONT'D)**

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6785513	DT1	Spiked Blank	Dissolved Silver (Ag)	2020/06/15		86	%	80 - 120
			Dissolved Sodium (Na)	2020/06/15		NC	%	80 - 120
			Dissolved Thallium (Tl)	2020/06/15		90	%	80 - 120
			Dissolved Uranium (U)	2020/06/15		88	%	80 - 120
			Dissolved Vanadium (V)	2020/06/15		101	%	80 - 120
			Dissolved Zinc (Zn)	2020/06/15		83	%	80 - 120
			Dissolved Antimony (Sb)	2020/06/15		103	%	80 - 120
			Dissolved Arsenic (As)	2020/06/15		89	%	80 - 120
			Dissolved Barium (Ba)	2020/06/15		88	%	80 - 120
			Dissolved Beryllium (Be)	2020/06/15		96	%	80 - 120
			Dissolved Boron (B)	2020/06/15		101	%	80 - 120
			Dissolved Cadmium (Cd)	2020/06/15		101	%	80 - 120
			Dissolved Chromium (Cr)	2020/06/15		87	%	80 - 120
			Dissolved Cobalt (Co)	2020/06/15		85	%	80 - 120
			Dissolved Copper (Cu)	2020/06/15		87	%	80 - 120
			Dissolved Lead (Pb)	2020/06/15		86	%	80 - 120
			Dissolved Molybdenum (Mo)	2020/06/15		102	%	80 - 120
			Dissolved Nickel (Ni)	2020/06/15		85	%	80 - 120
			Dissolved Selenium (Se)	2020/06/15		89	%	80 - 120
			6785513	DT1	Method Blank	Dissolved Silver (Ag)	2020/06/15	
Dissolved Sodium (Na)	2020/06/15					88	%	80 - 120
Dissolved Thallium (Tl)	2020/06/15					85	%	80 - 120
Dissolved Uranium (U)	2020/06/15					101	%	80 - 120
Dissolved Vanadium (V)	2020/06/15					88	%	80 - 120
Dissolved Zinc (Zn)	2020/06/15					88	%	80 - 120
Dissolved Antimony (Sb)	2020/06/15					ND, RDL=0.50		µg/L
Dissolved Arsenic (As)	2020/06/15					ND, RDL=1.0		µg/L
Dissolved Barium (Ba)	2020/06/15					ND, RDL=2.0		µg/L
Dissolved Beryllium (Be)	2020/06/15					ND, RDL=0.40		µg/L
Dissolved Boron (B)	2020/06/15					ND, RDL=10		µg/L
Dissolved Cadmium (Cd)	2020/06/15					ND, RDL=0.090		µg/L
Dissolved Chromium (Cr)	2020/06/15					ND, RDL=5.0		µg/L
Dissolved Cobalt (Co)	2020/06/15					ND, RDL=0.50		µg/L
Dissolved Copper (Cu)	2020/06/15					ND, RDL=0.90		µg/L
Dissolved Lead (Pb)	2020/06/15					ND, RDL=0.50		µg/L
Dissolved Molybdenum (Mo)	2020/06/15					ND, RDL=0.50		µg/L
Dissolved Nickel (Ni)	2020/06/15					ND, RDL=1.0		µg/L
Dissolved Selenium (Se)	2020/06/15					ND, RDL=2.0		µg/L
Dissolved Silver (Ag)	2020/06/15					ND, RDL=0.090		µg/L
Dissolved Sodium (Na)	2020/06/15		ND, RDL=100		µg/L			



BUREAU  
VERITAS

BV Labs Job #: CCE3730  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

QUALITY ASSURANCE REPORT(CONT'D)

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
6785513	DT1	RPD	Dissolved Thallium (Tl)	2020/06/15	ND, RDL=0.050		µg/L	
			Dissolved Uranium (U)	2020/06/15	ND, RDL=0.10		µg/L	
			Dissolved Vanadium (V)	2020/06/15	ND, RDL=0.50		µg/L	
			Dissolved Zinc (Zn)	2020/06/15	ND, RDL=5.0		µg/L	
			Dissolved Antimony (Sb)	2020/06/15	NC	%	20	
			Dissolved Arsenic (As)	2020/06/15	2.6	%	20	
			Dissolved Barium (Ba)	2020/06/15	0.95	%	20	
			Dissolved Beryllium (Be)	2020/06/15	NC	%	20	
			Dissolved Boron (B)	2020/06/15	0.74	%	20	
			Dissolved Cadmium (Cd)	2020/06/15	NC	%	20	
			Dissolved Chromium (Cr)	2020/06/15	NC	%	20	
			Dissolved Cobalt (Co)	2020/06/15	0.33	%	20	
			Dissolved Copper (Cu)	2020/06/15	NC	%	20	
			Dissolved Lead (Pb)	2020/06/15	NC	%	20	
			Dissolved Molybdenum (Mo)	2020/06/15	NC	%	20	
			Dissolved Nickel (Ni)	2020/06/15	0.14	%	20	
			Dissolved Selenium (Se)	2020/06/15	NC	%	20	
			Dissolved Silver (Ag)	2020/06/15	NC	%	20	
			Dissolved Sodium (Na)	2020/06/15	0.32	%	20	
Dissolved Thallium (Tl)	2020/06/15	NC	%	20				
Dissolved Uranium (U)	2020/06/15	NC	%	20				
Dissolved Vanadium (V)	2020/06/15	4.0	%	20				
Dissolved Zinc (Zn)	2020/06/15	NC	%	20				
6787369	GUL	Matrix Spike {MVQ140-04}	o-Terphenyl	2020/06/16		102	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2020/06/16		106	%	50 - 130
			F3 (C16-C34 Hydrocarbons)	2020/06/16		109	%	50 - 130
			F4 (C34-C50 Hydrocarbons)	2020/06/16		105	%	50 - 130
6787369	GUL	Spiked Blank	o-Terphenyl	2020/06/16		100	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2020/06/16		100	%	60 - 130
			F3 (C16-C34 Hydrocarbons)	2020/06/16		107	%	60 - 130
			F4 (C34-C50 Hydrocarbons)	2020/06/16		101	%	60 - 130
6787369	GUL	Method Blank	o-Terphenyl	2020/06/16		57	%	60 - 130
			F2 (C10-C16 Hydrocarbons)	2020/06/16	ND, RDL=100		µg/L	
			F3 (C16-C34 Hydrocarbons)	2020/06/16	ND, RDL=200		µg/L	
			F4 (C34-C50 Hydrocarbons)	2020/06/16	ND, RDL=200		µg/L	
6787369	GUL	RPD {MVQ141-04}	F2 (C10-C16 Hydrocarbons)	2020/06/16	NC		%	30
			F3 (C16-C34 Hydrocarbons)	2020/06/16	NC		%	30
			F4 (C34-C50 Hydrocarbons)	2020/06/16	NC		%	30
6788578	MPD	Matrix Spike	Mercury (Hg)	2020/06/17		99	%	75 - 125
6788578	MPD	Spiked Blank	Mercury (Hg)	2020/06/17		97	%	80 - 120
6788578	MPD	Method Blank	Mercury (Hg)	2020/06/17	ND, RDL=0.10		µg/L	



BUREAU VERITAS

BV Labs Job #: COE3750  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANOCQUE  
Sampler Initials: SR

### QUALITY ASSURANCE REPORT(CONT'D)

QA/QC	Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
	6788578	MPD	RPD	Mercury (Hg)	2020/06/17	NC		%	20

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

NC (Duplicate RPD): The duplicate RPD was not calculated. The concentration in the sample and/or duplicate was too low to permit a reliable RPD calculation (absolute difference  $\leq 2 \times$  RCL).

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.



BUREAU  
VERITAS

BV Labs Job #: CCE3780  
Report Date: 2020/06/17

St Lawrence Testing & Inspection Co Ltd  
Client Project #: 3RD & OAK ST., GANANCOQUE  
Sampler Initials: SR

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

\_\_\_\_\_  
Anastassia Hamanov, Scientific Specialist

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BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



**St. Lawrence Testing  
& Inspection Co. Ltd.**

P.O. Box 997, Cornwall, ON, Canada K6H 5V1  
814 Second Street W., Phone (613) 938-2521  
E-mail: [slf@ontarioeast.net](mailto:slf@ontarioeast.net) Fax (613) 938-7395

January 18, 2021

Mr. Paul McMunn  
Manager of Public Works  
30 King St. East,  
P.O. Box 100  
Gananoque, ON  
K7G 2T6

**RE: Property located at 305 Third St., Gananoque, ON  
Environmental Assessment – Property Title Search  
Report No. 21C005**

Dear Mr. McMunn,

In accordance with verbal instructions received from you, this report is submitted, outlining the results of a property title search for a vacant parcel of land located at 305 Third Street in Gananoque, Ontario.

The purpose of the title search was to determine if any commercial, industrial or manufacturing operations were present in the past. If so and if the Town wants to sell the property as residential, then a Record of Site Condition (RSC) is necessary. According to Part IV, Change in Property Use, section 14, found in Ontario Regulation 153/04, a RSC is required when a subject property's intended use is to be more sensitive than the current or last known use. This means that if a subject property was commercial in use, a RSC is necessary in order for that property to be converted to residential.

St. Lawrence Testing performed a title search for the property located at 305 Third Street to determine its past usage. The ownership was traced back approximately 150 years to 1864. The search found that a portion of the subject property was purchased by The Thousand Island Railway Company in 1884. This appeared to be the first developed use of the subject property. In addition, the subject property was also owned by the Gananoque District Co-operative, the United Co-operative of Ontario, St. Lawrence Oil & Supply Co. Ltd. among other commercial businesses.

The legal description of the subject property is: Lot 338 Plan 86, Part of Lots 337, 339, 340, 342, 344, 346 & 348 West of the Gananoque River, Plan 86 & Part of Oak Street Plan 86, (closed by 1367586), all as described in Instrument No. LR36932, Town of Gananoque, County of Leeds. The Property Identification Number (PIN) is 44253-0427. The following table lists the title chain from 1864 to the present.

**All parts except Lots 346, 348 & Oak St.**

Instrument #	Doc. Type	Date	Party From	Party To
AGH-356	Deed	Mar 21, 1864	William S. MacDonald, Reuben P. Colton, Alexander Auchinsole	Sarah Ann Briggs (All except Lots 346, 348 & Oak St.)
3-130	Deed	Sept 1, 1873	Sarah Ann Briggs, Isaac Briggs	James Byers
4-16	Deed	Mar 9, 1875	James Bryers	Thomas Quinn
4-164	Deed	Nov 15, 1875	Thomas Quinn	Simon A. Goodfriend
7-1501	Deed	Aug 21, 1883	Simon A. Goodfriend	Edward Wilkes Rathbun

8-1754	Deed	Oct 1, 1881	Edward Wilkes Rathbun, Rathbun Company	The Thousand Island Railway Company
32918	Quit Claim Deed	Jan 14, 1970	Canadian National Railway Company (formerly The Thousand Island Company)	Gananoque District Co-operative
LR36932	Deed	Aug 28, 1970	Gananoque District Co- operative	United Co-operatives of Ontario
LR269304	Assign- ment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

Instrument #	Doc. Type	Date	Party From	Party To
AGH-356	Deed	Mar 21, 1864	William S. MacDonald, Reuben P. Colton, Alexander Auchinsole	Sarah Ann Briggs (All except Lots 346, 348 & Oak St.)
3-130	Deed	Sept 1, 1873	Sarah Ann Briggs, Isaac Briggs	James Byers
4-16	Deed	Mar 9, 1875	James Bryers	Thomas Quinn
4-164	Deed	Nov 15, 1875	Thomas Quinn	Simon A. Goodfriend
8-1687	Deed	May 13, 1884	Simon A. Goodfriend	John Quinn
9-2549	Deed	June 26, 1889	John Quinn	Hugh Thompson
9-2569	Deed	July 25, 1889	Hugh Thompson	Frank Stoliker
9-2673	Deed	Feb 18, 1890	Joseph Francis Stoliker	The Thousand Islands Railway Company
15-9362	Quit Claim Deed	Mar 2, 1934	The Thousand Islands Railway Company	St. Lawrence Oil & Supply Co. Ltd. (Part)
5503	Deed	Oct 8, 1959	St. Lawrence Oil & Supply Co. Ltd.	Gananoque District Co-operative

LR36932	Deed	Aug 28, 1970	Gananoque District Co-operative	United Co-operatives of Ontario
LR269304	Assignment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

Instrument #	Doc. Type	Date	Party From	Party To
4-376	Deed	Sept 13, 1876	Thomas Quinn	William Dempster
7-1498	Deed	Aug 21, 1883	William Dempster	Edward Wilkes Rathbun
12-6031	Deed	Dec 30, 1910	Estate of Edward Wilkes Rathbun	The Thousand Islands Railway Company
32918	Quit Claim Deed	Jan 14, 1970	Canadian National Railway Company (formerly The Thousand Island Company)	Gananoque District Co-operative
LR36932	Deed	Aug 28, 1970	Gananoque District Co-operative	United Co-operatives of Ontario
LR269304	Assignment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

Lot 340

Instrument #	Doc. Type	Date	Party From	Party To
4-376	Deed	Sept 13, 1876	Thomas Quinn	William Dempster
8-2021	Deed	Aug 31, 1886	William Dempster	Edward Wilkes Rathbun
12-6031	Deed	Dec 30, 1910	Estate of Edward Wilkes Rathbun	The Thousand Islands Railway Company

32918	Quit Claim Deed	Jan 14, 1970	Canadian National Railway Company (formerly The Thousand Island Company)	Gananoque District Co-operative
LR36932	Deed	Aug 28, 1970	Gananoque District Co-operative	United Co-operatives of Ontario
LR269304	Assignment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

Lots 342 & 344

Instrument #	Doc. Type	Date	Party From	Party To
AGH-356	Deed	Mar 21, 1864	William S. MacDonald, Reuben P. Colton, Alexander Auchinsole	Sarah Ann Briggs (All except Lots 346, 348 & Oak St.)
3-130	Deed	Sept 1, 1873	Sarah Ann Briggs, Isaac Briggs	James Byers
9-2839	Deed	Jan 30, 1891	James Byers	Frank Stoliker
9-2840	Deed	Jan 30, 1891	Frank Stoliker	The Thousand Islands Railway Company
14-9095	Agreement	July 29, 1931	The Dominion Supply Co. Ltd.	The Toronto Iron Works Ltd. (Gasoline Tank - Lots 342 & 344)
15-9202	Quit Claim Deed	Jun 11, 1932	The Thousand Islands Railway Company	Patrick Royal Lee (Part)
15-9362	Quit Claim Deed	Mar 2, 1934	The Thousand Island Railway Company	St. Lawrence Oil & Supply Co. Ltd. (Part)
15-9623	Deed	Mar 5, 1937	Estate of Patrick Royal Lee	Dominion Supply Co. Ltd. (as in 15-9202)
15-9624	Deed	Mar 4, 1937	Dominion Supply Co. Ltd.	The British American Oil Co. Ltd. (as in 15-9623)
5503	Deed	Oct 8, 1959	St. Lawrence Oil & Supply Co. Ltd.	Gananoque District Co-operative (as in 15-9362)

5650	Deed	Mar 22, 1960	The British American Oil Company Limited	Gananoque District Co-operative (as in 15-9324)
6162	Deed	April 12, 1962	Canadian National Railway Company	Gananoque District Co-operative (remainder of 9-2840)
LR36932	Deed	Aug 28, 1970	Gananoque District Co- operative	United Co-operatives of Ontario
LR269304	Assign- ment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

**Lots 346 & 348**

Instrument #	Doc. Type	Date	Party From	Party To
AGH-442	Power of Attorney	Dec 9, 1864	William Stone MacDonald	Isaac Briggs
11-4493	Deed	May 5, 1902	Heirs of William Stone MacDonald	Charles MacDonald (Part)
11-5545	Deed	Dec 3, 1907	Charles MacDonald	William S. MacDonald (as in 11-4493)
13-6938	Deed	Sept 2, 1916	William S. MacDonald	Annie J. Gilbert
14-8721	Deed	Feb 9, 1929	Annie F. Gilbert	St. Lawrence Oil & Supply Co. Ltd.
6197	Deed	May 29, 1962	St. Lawrence Oil & Supply Co. Ltd.	Gananoque District Co-operative
LR36932	Deed	Aug 28, 1970	Gananoque District Co- operative	United Co-operatives of Ontario
LR269304	Assign- ment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

Oak Street

Instrument #	Doc. Type	Date	Party From	Party To
86	Plan of Subdivision	Jan 3, 1887	Creates Oak St. & the Street is granted to the Town of Gananoque	
13-7587	Deed	Sept 29, 1921	The Corporation of the Town of Gananoque	George D. Gilbert
14-8720	Deed	Feb 9, 1929	George D. Gilbert	St. Lawrence Oil & Supply Co. Ltd.
6197	Deed	May 29, 1962	St. Lawrence Oil & Supply Co. Ltd.	Gananoque District Co-operative
LR36932	Deed	Aug 28, 1970	Gananoque District Co-operative	United Co-operatives of Ontario
LR269304	Assignment under Bankruptcy	June 3, 1996	United Co-operatives of Ontario	Wasserman Arsenault Ltd. (Trustee)
LE32987	Notice of Vesting	Jan 4, 2011	The Corporation of the Town of Gananoque (Current Owner due to unpaid taxes)	

The former commercial operations that have existed on the subject property clearly warrants a RSC. The RSC will include detailed Phase 1 and Phase 2 Environmental Assessments as described by Ontario Regulation 153/04 – Record of Site Condition. This will require a remediation of the current soil as previous work performed by Trow Associates Inc. along with St. Lawrence Testing discovered high metal and petroleum hydrocarbon contamination present that is above the Ontario Regulation 153/04 Table 3 soil standards for a residential property with coarse soil and non-potable groundwater.

**St. Lawrence Testing  
& Inspection Co. Ltd.**

Report No. 21C005  
Continued

Page 8

Respectfully submitted,

ST. LAWRENCE TESTING & INSPECTION CO. LTD.



G.G. McIntee, P. Eng.

GGM:sr



**Council Report – UTIL-2026-09**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** Award of Contract – Elmwood Drive Watermain Replacement

**Author:** David Armstrong, Manager of Public Works  **OPEN SESSION**

---

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A BUDGET DEVIATION IN THE AMOUNT OF \$5,976.00 TO FUND THE SHORTFALL OF BUDGET FOR THIS PROJECT, AS PRESENTED IN REPORT COUNCIL-UTIL-2026-09.

---

**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE PASS BY-LAW NO. 2026-059, BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH LEN CORCORAN EXCAVATING LTD., FOR THE PROCUREMENT OF SERVICES TO COMPLETE THE WATERMAIN REPLACEMENT ON ELMWOOD DRIVE, TO AN UPSET LIMIT OF \$436,494.00 (EXCLUDING TOWN'S SHARE OF HST), AS PRESCRIBED IN RFT UTIL-2026-04, AND AS PRESENTED IN REPORT COUNCIL-UTIL-2026-09.

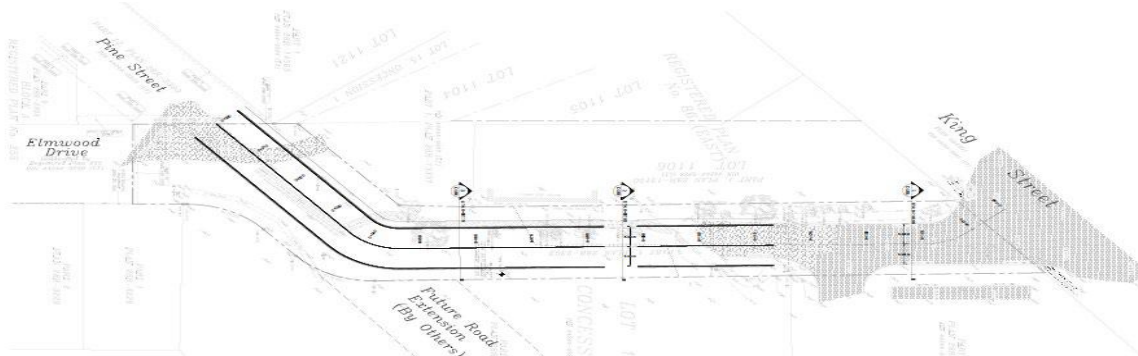
**STRATEGIC PLAN COMMENTS:**

Sector 2 – Infrastructure/Environment – Strategic Initiative #2 – Maintain an ongoing assessment of the Town's infrastructure to ensure sufficient capacity exists to support future growth.

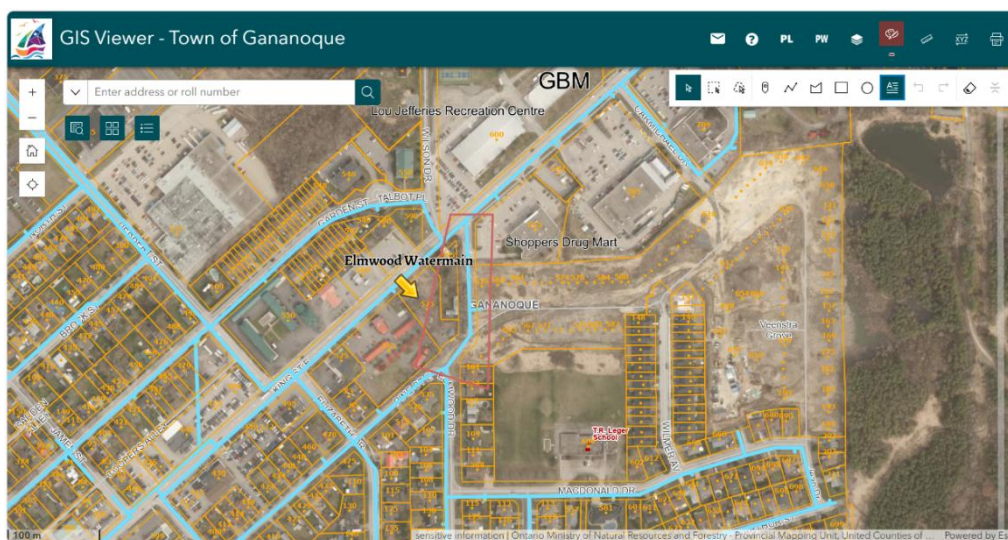
Sector 6 – Governance – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

**BACKGROUND:**

The Elmwood Drive watermain has failed several times over the last few winters, resulting in costly emergency repairs requiring excessive human and financial resources that pressure our budget and staffing capacity. The ductile iron watermain was installed in 1973. Front-end drawing from Tender UTIL-2026-04 below:



The watermain is located approximately 20' below the surface in an unopened road allowance west of Shoppers Drug Mart.



A few pictures of previous emergency repairs of this section of the watermain are below:



June 2024



November 2023

June 2024



August 2019

**INFORMATION/DISCUSSION:**

Town staff released RFT UTIL-2026-04 on April 30, 2026, which subsequently closed on June 2, 2026. At the time of closing there were four (4) permissible bids received, as outlined below:

Bidder	Bid Price (excl. HST)
Len Corcoran Excavating Ltd.	\$436,494.00
Orin Contractors	\$470,070.00
GOA Paving / 1760549 Ontario Inc.	\$518,635.60
Strong Bros General Contracting Ltd.	\$923,335.05

Staff reviewed the bid submissions and are recommending awarding the project to Len Corcoran Excavating Ltd. (LCE). Town staff have experience working with LCE on Phase I of the Arthur Street Reconstruction project and are confident in their ability to complete this project successfully.

**APPLICABLE POLICY/LEGISLATION:**

Procurement By-law No. 2025-089  
2026 10-Year Capital and Operating Budget

**FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:**

The total available budget for this project is \$430,518.00 between the watermain replacement GL and the stormwater rough-in GL, as approved in the 2026 Capital Budget. There is a budget deviation of \$5,976.00 being requested to fund this project. Staff are recommending the budget deviation be funded by the Storm Sewer Maintenance Program GL in the Capital Budget. There is approximately \$250,000 currently remaining in that GL for 2026.

**CONSULTATIONS:**

Charles Fromentin, Technologist; Matt Hoult, Superintendent of Water & Wastewater; Matt Morkem, Principal Associate, Environmental Infrastructure, and; J.L Richards & Associates

**ATTACHMENTS:**

Tender Review and Award Recommendation  
UTIL-2026-04 Tender Document Front-End  
Draft By-law No. 2026-059

<b>APPROVAL</b>	_____
	David Armstrong, Manager of Public Works
	_____
	John Morrison, Treasurer
	Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.
	_____
	Melanie Kirkby, CAO

**To:** David Armstrong, CRS – I  
Public Works Manager

**From:** Charles Fromentin, C. Tech  
Public Works Technologist

**Date:** June 4, 2026

**Re:** Tender Review and Award Recommendation — UTL-2026-04 Elmwood Watermain Extension

**Purpose**

The purpose of this memo is to summarize the tender review completed for UTL-2026-04 Elmwood Watermain Extension and to provide a recommendation for award.

**Background**

The Town issued Tender UTL-2026-04 Elmwood Watermain Extension for the construction of a watermain extension on Elmwood Drive to King Street. The scope of work generally includes the installation of approximately 170 metres of 300 mm diameter watermain, associated valves, hydrant works, tie-ins, removal and abandonment of existing watermain sections, temporary reinstatement, erosion and sediment control, testing, flushing, disinfection, commissioning, and all related works.

The tender closed on June 2, 2026, at 1:00 p.m. Four submissions were received and opened.

**Tender Results**

The following bids were received, excluding HST:

Bidder	Bid Price Excluding HST
Len Corcoran Excavating Ltd.	\$436,494.00
Orin Contractors	\$470,070.00
GOA Paving / 1760549 Ontario Inc.	\$518,635.60
Strong Bros General Contracting Ltd.	\$923,335.05

**Tender Review**

The submissions were reviewed for general completeness, required tender forms, bid security, bonding, addendum acknowledgement, statutory declaration, staff qualifications, equipment information, subcontractor information, and supplier information.

Len Corcoran Excavating Ltd. submitted the lowest bid in the amount of \$436,494.00 excluding HST. Their submission includes the required tender documents, including the Form of Tender, Schedule of Items and Prices, bid security, Agreement to Bond, addendum acknowledgement, Statutory Declaration, staff

qualifications, proposed equipment, subcontractor information, supplier information, and respondent identification.

During the review, it was confirmed that Orin Contractors submitted a Statutory Declaration for a different project. The declaration submitted references the Brockville Main Sewage Pumping Station and Forcemain Upgrades, rather than the Elmwood Watermain Extension. As a result, their submission has been flagged as non-compliant / requiring Purchasing review and has not been considered the lowest compliant bid for the purpose of this recommendation.

GOA Paving and Strong Bros General Contracting Ltd. appear to have submitted complete bid packages; however, both bids were higher than the submission received from Len Corcoran Excavating Ltd.

### **Financial Summary**

Len Corcoran Excavating Ltd. submitted the lowest compliant bid at \$436,494.00 excluding HST.

The next lowest bid received was from Orin Contractors in the amount of \$470,070.00 excluding HST; however, due to the statutory declaration issue noted above, the submission requires Purchasing review and has been flagged as non-compliant.

GOA Paving submitted the next lowest compliant bid at \$518,635.60 excluding HST, which is \$82,141.60 higher than the bid submitted by Len Corcoran Excavating Ltd.

### **Recommendation**

Based on the tender review, it is recommended that Tender UTL-2026-04 Elmwood Watermain Extension be awarded to Len Corcoran Excavating Ltd. in the amount of \$436,494.00 excluding HST, subject to final verification of bonding, insurance, WSIB clearance, health and safety documentation, and execution of all required contract documents.



Charles Fromentin, C. Tech  
Public Works Technologist



# **TENDER DOCUMENT**

## **UTL-2026-04**

# **ELMWOOD WATERMAIN EXTENSION**

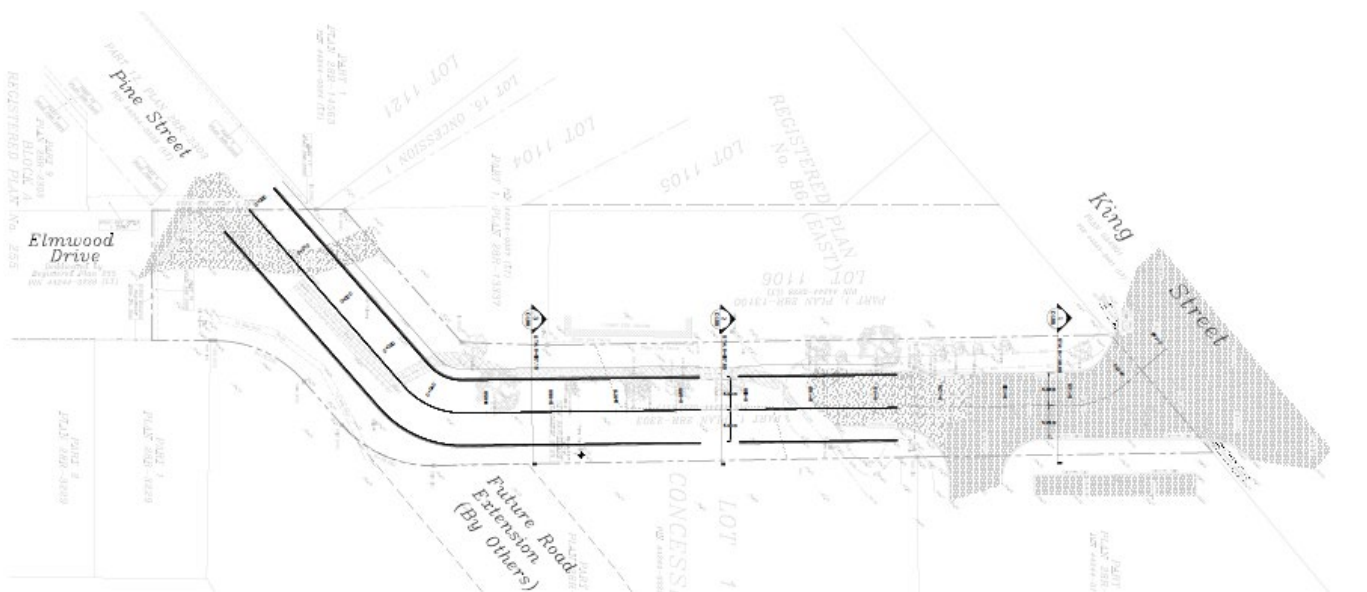
David Armstrong  
Manager of Public Works/  
Purchasing Manager  
Town of Gananoque  
30 King Street E  
Gananoque, Ontario

## **INTRODUCTION**

The Town of Gananoque is a historic waterfront community located along the St. Lawrence River in Eastern Ontario. With a population of more than 5,000 residents and over 2500 households, the Town provides a wide range of municipal services focused on maintaining infrastructure, supporting community well-being, and ensuring a high quality of life. Gananoque's municipal government is committed to transparency, accountability and effective service delivery. The Town undertakes regular capital projects and operational initiatives to maintain and improve public assets and services. Through its procurement processes, the Town seeks qualified vendors, contractors, engineers and consultants capable of delivering reliable, high-quality work in accordance with municipal standards and applicable regulations.

*The meaning of "Gananoque" is a debated term of Indigenous origin, with proposed interpretations including "rocks rising out of the water," "water rising over rocks," "Town on Two Rivers" and "place of health," reflecting its geography where the Gananoque River meets the St. Lawrence River. The name was given by First Nations peoples to the area where the river flows over rocks and was a recognized place for healing and harvesting for thousands of years.*

**The Town of Gananoque, otherwise referred to as "the Town or Owner", is seeking Tender submissions from qualified Respondents for the watermain extension on Elmwood Drive to King Street in Gananoque, in 2026.**



**Tender Closing Date: June 2, 2026**

**Tender Closing Time: 1:00 p.m.**

**Tender Submissions: [www.biddingo.com](http://www.biddingo.com)**

## **INTERPRETATION / DEFINITIONS:**

In this document,

- a. Agreement is a legally enforceable promise between two or more parties that creates mutual obligations, meaning one party commits to performing specific actions or refraining from certain actions, and this commitment is backed by the law.
- b. Bidder, Proponent or Respondent means any Contractor or Qualified Person submitting a Bid for this Tender.
- c. Bid means the proposal as submitted and the related price.
- d. Qualified Person means a person who has all the appropriate licences & training to operate the specified equipment. The person shall understand and be able to operate the equipment, including all apparatus and controls in a safe, effective and efficient manner while completing the work.
- e. Contract means this maintenance contract that defines the undertaking by the Town and the Contractor to perform their respective duties, responsibilities and obligations.
- f. Qualified Contract means a contract that is tendered in accordance with the qualification procedures administered by the Town.
- g. Contractor means a person, company or other legal entity that enters into a legally binding Agreement (contract) to perform work or provide services or materials for another party, usually in exchange for compensation, and who operates independently, not as an employee. Contractors are responsible for fulfilling the obligations set out in a contract.
- h. Town means The Corporation of the Town of Gananoque and its successors, assigns and "Owner". In this document it may be referred to as the Town.
- i. Owner means the party to the Contract whom the Work is being performed for.
- j. Worker/Employee means a competent person who is trained, knowledgeable and capable of completing defined work at a productive rate deemed reasonable by the Public Works Manager.
- k. Specifications, Special Provisions means the instructions to Bidders, any other documents listed in the Tender and any Addenda thereto issued by the Town.
- l. Business Day means any day which is not (i) a Saturday or a Sunday or (ii) a day observed as a holiday under the laws of the Province of Ontario or the federal laws of Canada applicable to the Province of Ontario.
- m. Commercial Motor Vehicle is as defined under section 16 of the *Highway Traffic Act*, R.S.O. 1990, c.H.8, as amended.
- n. Scope of Work means the Work and services required by the Contract documents.
- o. Working Area means all the lands/easements owned/acquired by the Town for the Work.

### **3.0 INFORMATION TO BIDDERS**

The Town of Gananoque, otherwise referred to as “the Town or Owner”, is seeking Tender submissions from qualified Respondents for the watermain extension on Elmwood Drive to King Street in 2026.

**Tender Closing Date:** June 2, 2026  
**Tender Closing Time:** 1:00 p.m.  
**Questions Deadline:** May 21, 2026 @ 1:00pm  
**Tender Submissions:** [www.biddingo.com](http://www.biddingo.com)  
**Mandatory Site Meeting:** May 12, 2026 @ 10:00am

This section will form part of the Contract.

***Tender documents listed herein and issued electronically by the Owner, or through its designated digital procurement platform, constitute the only official Contract Documents for the preparation of bids. The Owner assumes no responsibility for errors or omissions resulting from reproduction, transmission, or use of incompatible software.***

1. **SCOPE OF WORK**

The Work under this Contract consists of **watermain infrastructure extension on Elmwood Drive to King Street**, Gananoque, Ontario.

The Work generally includes, but is not limited to, the following:

- Installation of approximately **170 m of 300 mm diameter watermain**
- Installation of **gate valves, insertion valves, tees, hydrant and valve assemblies**
- **Removal, abandonment, and grouting** of existing watermain sections
- **Temporary surface reinstatement** within unopened right-of-way
- **Erosion and sediment control measures**, including silt fence, silt socks and catch basin protection
- **Granular backfill, compaction, testing, flushing, disinfection, commissioning** and all incidental works
- All necessary **construction management, coordination, quality control, inspection and testing**

2. **CONTRACT ADMINISTRATOR**

Name: Charles Fromentin  
Title: Public Works Technologist  
Email: [pwtech@gananoque.ca](mailto:pwtech@gananoque.ca)

**THE CORPORATION OF THE TOWN OF GANANOQUE**

**BY-LAW NO. 2026-059**

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**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO SIGN AN AGREEMENT WITH LEN CORCORAN EXCAVATING LTD., FOR THE PROCUREMENT OF SERVICES TO COMPLETE THE WATERMAIN REPLACEMENT ON ELMWOOD DRIVE**

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**WHEREAS** Section 5 of the *Municipal Act*, 2001, S.O. 2001, c. 25, the powers of a municipal corporation are to be exercised by its Council;

**AND WHEREAS** the *Municipal Act*, 2001, S.O. 2001, c. 25, provided that the powers of every Council are to be exercised by By-law;

**AND WHEREAS** the Council of the Town of Gananoque received Council Report UTIL-2026-09 and concurred with the recommendation to authorize the Mayor and Clerk to sign an Agreement with Len Corcoran Excavating Ltd., for the procurement of services to complete the watermain replacement on Elmwood Drive, to an upset limit of \$436,494.00 (excluding the Town's share of HST), as prescribed in RFT UTIL-2026-04;

**AND WHEREAS** the Council of the Corporation of the Town of Gananoque deems it appropriate to pass this By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Gananoque enacts as follows:

1. **AUTHORIZATION:**
  - 1.1 That the Mayor and Clerk are hereby authorized to sign an Agreement with Len Corcoran Excavating Ltd., for the procurement of services to complete the watermain replacement on Elmwood Drive, to an upset limit of \$436,494.00 (excluding the Town's share of HST), as prescribed in RFT UTIL-2026-04.
2. **SCHEDULE:**
  - 2.1 Attached to and forming part of this By-law is the Agreement, marked as Schedule 'A'.
3. **EFFECTIVE DATE:**
  - 3.1 This By-law shall come into full force and effect on the date it is passed by Council.

Read a first, second and third time and finally passed this 17<sup>th</sup> day of June 2026.

\_\_\_\_\_  
John S. Beddows, Mayor

\_\_\_\_\_  
Penny Kelly, Clerk

(Seal)

**Council Report – UTIL-2026-10**

**Date:** June 17, 2026  **IN CAMERA**

**Subject:** East End Pumping Station – Projected Costs & Budget Deviation

**Author:** David Armstrong, Manager of Public Works  **OPEN SESSION**

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**RECOMMENDATION:**

BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF GANANOQUE APPROVES A BUDGET DEVIATION OF \$900,000.00 FOR THE EAST END PUMPING STATION PROJECT TO BE DRAWN FROM THE WASTEWATER RESERVE, AS PRESENTED IN COUNCIL REPORT UTIL-2026-10.

**STRATEGIC PLAN COMMENTS:**

Sector 8 – Governance and Administration – Strategic Initiative #4 – Town Council will ensure openness and transparency in its operations.

Sector 2 – Environment and Infrastructure – Strategic Initiative #2 – Maintain an ongoing assessment of the Town’s infrastructure to ensure sufficient capacity exists to support future growth.

**BACKGROUND:**

Council requested a financial update from Town staff for the East End Pumping Station project at the regular Council meeting on June 3, 2026. Council further mentioned to staff that if any additional budget will be required to ensure this project can be appropriately funded to bring it forward immediately, as Council can become ‘lame duck’ this summer.

**INFORMATION/DISCUSSION:**

The project has experienced delays and has required additional funding in addition to the original contract amount awarded in 2024. Both the construction and the contract administration components of the project are approximately 80% expended.

**Construction (as of May 31, 2026)**

• Original Contract Price	\$7,897,000.00
◦ Includes Contingency of	\$625,000.00
• Change Orders (1 to 42)	\$1,851,113.87
• Remaining Contingency (previous approved deviation)	\$1,226,113.87
• <u>Updated Contract Amount</u>	<u>\$9,123,113.87</u>
• Value of Work Completed to date (to May 31, 2026)	-\$7,270,588.24 (~79.7%)
• <b>Remaining</b>	<b>\$1,852,525.63 (~20.3%)</b>

**Contract Administration (as of May 31, 2026)**

- Total \$833,724.24
- Invoiced to date (to May 31, 2026) -\$680,203.56 (~82%)
- **Remaining** **\$153,520.68 (~18%)**

**APPLICABLE POLICY/LEGISLATION:**

N/A

**FINANCIAL CONSIDERATIONS/GRANT OPPORTUNITIES:**

Town staff are requesting an additional budget deviation of \$900,000 for the EEPS project. Discussions with our consultants indicate that they are expecting approximately \$750,000 in additional costs for this project to reach completion and be commissioned and put in service in late 2026. Staff are recommending providing a financial update with each monthly project update that has been requested by council going forward.

**CONSULTATIONS:**

Don Richards, Water & Wastewater Utilities Projects Manager  
Matthew Marcuccio, Sr. Environmental Engineer, JLR

**ATTACHMENTS:**

N/A

<b>APPROVAL</b>	<p>_____ David Armstrong, Manager of Public Works</p> <p>_____ John Morrison, Treasurer Certifies that unless otherwise provided for in this report the funds are contained within the approved Budgets and that the financial transactions are in compliance with Council's own policies and guidelines and the <i>Municipal Act</i> and regulations.</p> <p>_____ Melanie Kirkby, CAO</p>
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**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7000



234-2026-1746

June 1, 2026

On May 25, 2026, our government introduced the proposed [Protecting Ontario's Streets and Communities Act, 2026](#) (Bill 119). Through this legislation, we are proposing new tools to address zoning by-law contraventions which respond to recommendations and requests from municipal leaders. The proposed *Planning Act* changes, if passed, would enable municipalities to use an administrative monetary penalty (AMP) system for zoning by-law contraventions which relate to land uses that are not permitted.

We are interested in receiving your comments on these proposed changes. Comments can be made through the Environmental Registry of Ontario Posting [026-0558](#) Proposed Planning Act Changes (Schedule 7 of Bill 119 - *Protecting Ontario's Streets and Communities Act, 2026* ) from May 26, 2026, to June 25, 2026. The government invites you to review the [Environmental Registry of Ontario and Regulatory Registry of Ontario](#) links provided above and share any feedback you may have.

If you have any questions, please reach out to my Director of Stakeholder Relations, Caucus Affairs and Public Appointments, Tanner Zelenko at [tanner.zelenko@ontario.ca](mailto:tanner.zelenko@ontario.ca).

I look forward to continued collaboration with you to address these and other important issues facing our communities.

Sincerely,

A handwritten signature in blue ink that reads "Robert J. Flack".

Hon. Robert J. Flack

Minister of Municipal Affairs and Housing

c. The Honourable Graydon Smith, Associate Minister of Municipal Affairs and Housing

Robert Dodd, Chief of Staff Minister's Office

Matthew Rae, Parliamentary Assistant, Municipal Affairs and Housing

Laura Smith, Parliamentary Assistant, Municipal Affairs and Housing

Brian Saunderson, Parliamentary Assistant, Municipal Affairs and Housing

Martha Greenberg, Deputy Minister, Municipal Affairs and Housing

David McLean, Assistant Deputy Minister, Municipal Affairs and Housing

Laurie Miller, Assistant Deputy Minister, Municipal Affairs and Housing

Sean Fraser, Assistant Deputy Minister, Municipal Affairs and Housing

Municipal Chief Administrative Officers