



## REQUEST FOR QUOTES 2025-008 DEMOLITION & REMOVAL OF BUILDING(S)

**Date:** November 20, 2025 – **Amendment: January 15, 2026**  
**Project:** Demolition and Removal of Building(s) and Debris  
**Address:** 160 Back Bay Loop Road, Back Bay, NB (PID# 15009236)

**Scope of Work:** Under Order of Council for the Municipality of Eastern Charlotte (Regular Meeting of November 19, 2025), under the authority of By-Law # EC-05 - Dangerous & Unsightly, the contract shall include the supply and all labor, equipment, material and services necessary to carry out the following work.

1. The contractor shall demolish and remove the building(s) and debris located on the site at **160 Back Bay Loop Road, Back Bay, NB**. Note: Building is a two (2) story home of wood construction with basement.
2. The construction materials from the demolition of the buildings and the contents within the buildings must be removed to an approved Department of Environment disposal site.
3. Removal of furnace fuel (if applicable).
4. All footings and foundations are to be removed and excavated areas shall be backfilled with clean fill and compacted. The site grade shall match existing.
5. If applicable, must coordinate with the Municipality of Eastern Charlotte the capping off of any existing municipal water and sewer lines. All costs are the bidder's responsibility.
6. Disconnection of electrical and telecommunication lines back to pole (if applicable).
7. Contractor to complete work by February 28, 2026.
8. Contractor shall be responsible to obtain all applicable permits to perform the specified work. Permits can be found at - <https://snbsc.ca/planning-and-building-services/permit-application>
9. Contractor is responsible for any damage to adjacent property, overhead powerlines, infrastructure or street. Water and wastewater connections must be preserved and protected; for rural areas this includes preserving and protecting of well heads, septic tank, and septic field.
10. Contractor must coordinate/schedule demolition and removal activities with the municipality\*.
11. Inspection Report is available, which may provide additional information.
12. The successful Contractor for this work will be required to provide proper disposal receipt (such as a landfill receipt) to ensure that conditions of disposal are met.

**Note: The contractor must provide Proof of Liability Insurance and Worksafe N.B. Compensation insurance when placing Quotation.**

Contact and Site visit: All inquiries regarding this project can be directed to Jason Gaudet, Municipality of Eastern Charlotte at (506)755-4320, or email at [jason.gaudet@easterncharlotte.ca](mailto:jason.gaudet@easterncharlotte.ca)

**Open Date:** November 24, 2025

**Closing Date:** Quotation will be received by Friday, ~~January 16, 2026~~, **January 30, 2026** at 2pm.

**Completion Date:** February 28, 2026

**Quotes shall be delivered to:** Eastern Charlotte or email quotations.  
1 School Street, St. George, NB E5C 3N2  
Marked: Building Demolition (2025-008)



(above) Clean Up Area

Please see the document "Affidavit of Service" from the Bylaw Enforcement Officer for further information on the property.

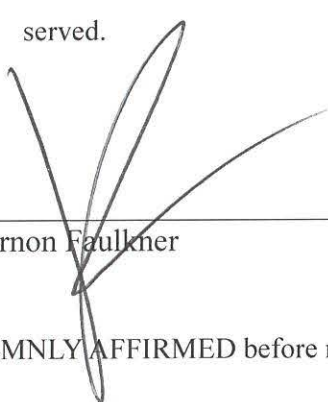
\* Please note that given the sensitivity of this work, it is requested that the awarded Contractor coordinate or schedule demolition and removal activities with the municipality, which will then coordinate with the relevant Officials to be onsite during the initial work. Those Officials may include, but are not limited to, the Bylaw Enforcement Officer, the Municipal CAO, the Fire Chief of Eastern Charlotte, RCMP, and Officials from Provincial government departments such as the Department of Environment & Local Government, Provincial Enforcement/Public Safety. Should the Contractor require assistance with the landowner or others, please refer them to the Bylaw Enforcement Officer. Should the Contractor experience threats or damage, please contact the RCMP immediately and leave the area.

Due to the Province's Department of Environment required on this demolition, contractors are encourage to reach out to Tristan Blair-Hicks, the Senior Remediation Engineer managing this file, at (506) 230-3854 or by e-mail at [tristan.blair.hicks@gnb.ca](mailto:tristan.blair.hicks@gnb.ca). The Province will provide details on requirement for disposal of containment soil and site remediation.

## Affidavit of service

I, K. Vernon Faulkner, a building inspector, and by-law enforcement officer employed by the Southwest New Brunswick Service Commission, hereby solemnly affirm that:

1. at approximately 11:52 p.m. ADT, on September 14, 2025, I served a Notice to Comply to John Gabriel, the registered owner of property located at 160 Back Bay Loop, bearing PID 15009236 by directly affixing the Notice to Comply to the exterior of the building, as provided for in section 3(3) (a) iii of The Municipality of Eastern Charlotte's Dangerous and Unsightly Premises By-Law (EC-05).
2. A copy of the Notice to Comply, attached and initialled by my hand, is identical to the notice served.



\_\_\_\_\_  
K. Vernon Faulkner

SOLEMNLY AFFIRMED before me

In the Municipal District of St. Stephen, in the  
County of Charlotte, in the Province of New Brunswick,  
this Friday, the 10th day of October 2025



\_\_\_\_\_  
Connie Klein  
Commissioner of Oaths

**Connie E. M. Klein**  
A Commissioner of Oaths  
My Commission expires:  
December 31, 2029

**FORM 4**  
**NOTICE TO COMPLY – DANGEROUS OR**  
**UNSIGHLTY PREMISES**

(Local Governance Act, S.N.B., 2017, c.18, s 132(2))

**FORMULE 4**  
**AVIS DE CONFORMITÉ – LIEUX**  
**DANGEREUX**  
**OU INESTHÉTIQUES**

(Loi sur la gouvernance locale,  
L.N.-B. 2017, ch. 18, par. 132(2))

**Parcel identifier: PID 15009236**

**Numéro d'identification de la parcelle :  
NID**

**Owner(s) or occupier(s):**

Name: John Gabriel

Propriétaire(s) ou occupant(s) :

nom :

adresse :

Address: 9198 Route 97  
Lake Country, BC V4V 1P9

**Local government giving notice:**

Eastern Charlotte

Gouvernement local signifiant l'avis :

**By-law contravened:**

By-Law EC 05, A by-law respecting  
Dangerous or Unsightly Premises for Eastern  
Charlotte

Arrêté enfreint :

**Provision(s) contravened:**

2(1) No person shall permit premises owned or  
occupied by him or her to be unsightly by  
permitting to remain on any part of the premises

- a) any ashes, junk, rubbish or refuse,
- b) an accumulation of wood shavings, paper,  
sawdust or other residue of production or  
construction,
- c) a derelict vehicle, equipment or machinery  
or the body or any part of a vehicle,  
equipment or machinery, or
- d) a dilapidated building.

Disposition(s) enfreinte(s) :

2(2) No person shall permit a building or other  
structure owned or occupied by the person to  
become a hazard to the safety of the public by  
reason of being vacant or unoccupied.

2(3) No person shall permit a building or other  
structure owned or occupied by the person to  
become a hazard to the safety of the public by  
reason of dilapidation or unsoundness of structural  
strength.



**Conditions (s) that exist:**

See attached report.

Description de la (des) situation(s) :

**What must be done to correct the condition:**

- 1) The entrances to the structure must be immediately boarded.
- 2) The dwelling unit structure must be demolished, with oversight to be provided by either staff with Provincial department of Environment and Local Government or a designated contractor, with the foundations removed but minimal disturbance to the basement soils to allow for further remediation as required. The owner or contractor performing this work is advised to contact [tristan.blair.hicks@gnb.ca](mailto:tristan.blair.hicks@gnb.ca) for guidance.
- 3) The remains of the shed/garage must be disposed of licenced landfill facility.
- 4) The derelict appliance must be disposed of at a licenced recycling facility

Ce qu'il y a lieu de faire pour y remédier :

**Date before which the condition must be corrected:<sup>1</sup>**

Item (1) above: Immediate

Items (2-4) above: 32 days, that being Monday, October 27, 2025

Délai imparti pour y remédier: <sup>1</sup>

**Date for giving notice of appeal:**

With the exception of the emergency boarding, other elements of the order may be appealed within 14 days from the issuance of this notice, that being Thursday, October 9, 2025

Date limite pour donner l'avis d'appel:

**Process to appeal:**

Registered letter sent to the Municipal offices (1 School St, St. George, NB E5C 3N2)

Processus d'appel:

**Potential penalty for not complying with notice within time set out in notice: <sup>2</sup>**

2(4) A person who violates or fails to comply with subsection (2) or (3) commits an offence that is, subject to subsections (5) and (6), punishable under Part 2 of the *Provincial Offences Procedure Act* as a category F offence.

2(5) Despite subsection 56(6) of the *Provincial Offences Procedure Act*, if a person who is leasing a dwelling or dwelling unit to another person commits an offence under subsection (4) in relation to the dwelling or dwelling unit, the minimum fine

Peine possible en cas d'omission de se conformer aux exigences de l'avis dans le délai y imparti : <sup>2</sup>

that may be imposed by a judge under that Act in respect of the offence shall be \$1,000.

- 2(6) If an offence under subsection (4) continues for more than one day,
- a) if the offence was committed in relation to a dwelling or dwelling unit by a person who is leasing the dwelling or dwelling unit to another person,
    - (i) the minimum fine that may be imposed is the sum of
      - (A) \$1,000, and
      - (B) the minimum fine set by the *Provincial Offences Procedure Act* for a category F offence multiplied by the number of days during which the offence continues after the first day, and
    - (ii) the maximum fine that may be imposed is the maximum fine set by the *Provincial Offences Procedure Act* for a category F offence multiplied by the number of days during which the offence continues, and
  - b) in any other case,
    - (i) the minimum fine that may be imposed is the minimum fine set by the *Provincial Offences Procedure Act* for a category F offence multiplied by the number of days during which the offence continues, and
    - (ii) the maximum fine that may be imposed is the maximum fine set by the *Provincial Offences Procedure Act* for a category F offence multiplied by the number of days during which the offence continues.

**Local government's authority to undertake repairs or remedy:<sup>3</sup>**

Pouvoir du gouvernement local d'entreprendre des réparations ou de remédier à la situation : <sup>3</sup>

8(1) If an owner or occupier does not comply with a final and binding notice given under section 3 within the time set out in the notice, Eastern Charlotte may, rather than commencing proceedings in respect of the violation or in addition to doing so,

- a) cause the premises of that owner or occupier to be cleaned up or repaired if the notice arises out of a condition contrary to subsection 2(1),

- b) cause the building or other structure of that owner or occupier to be repaired or demolished if the notice arises out of a condition contrary to subsection 2(2), or
- c) cause the building or other structure of that owner or occupier to be demolished if the notice arises out of a condition contrary to subsection 2(3).

**8(3)** The costs of carrying out any work set out in subsection (1), including any associated charge or fee, is chargeable to the owner or occupier and becomes a debt due to Eastern Charlotte.

Dated at Eastern Charlotte  
the 25th day of September, 2025

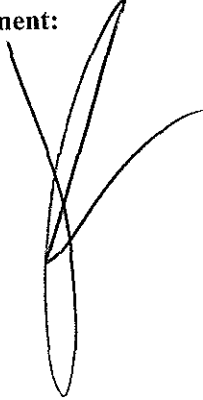
Fait à \_\_\_\_\_ le  
\_\_\_\_\_ 20\_\_.

**Local government:** Eastern Charlotte

Gouvernement local :

**Signature of the officer of the local  
government:**

Signature du fonctionnaire du gouvernement  
local :



**Contact information of the officer of the local government:**

K. Vernon Faulkner

**Southwest New Brunswick Service Commission**

33 Wall St.,  
St. Stephen, NB,  
E3L 2L5  
(506) 466-7369 ext. 3

**Telephone:** (506) 466-7369

**Email:** vern.faulkner@snbsc.ca

**Corporate seal of the local government:**

**Coordonnées du fonctionnaire du gouvernement local :**

nom : \_\_\_\_\_

adresse postale : \_\_\_\_\_

téléphone : \_\_\_\_\_

adresse électronique : \_\_\_\_\_

télécopieur : \_\_\_\_\_

**Sceau du gouvernement local:**

**Notes:**

1. All appropriate permits must be obtained and all relevant legislation must be complied with in the course of carrying out the required remedial action.
2. Payment of the fine does not alleviate the obligation to comply with the by-law, standard or notice.
3. Costs become a debt due to the local government and may be added to the joint local government and provincial Real Property Assessment and Tax Notice.

**Notes :**

1. Tous les permis prescrits doivent être obtenus et toute la législation pertinente doit être respectée pendant l'exécution des mesures de remédiation.
2. Le paiement de l'amende n'a pas pour effet d'annuler l'obligation de se conformer à l'arrêté, à la norme ou à l'avis.
3. Les coûts deviennent une créance du gouvernement local et peuvent être ajoutés à l'avis commun d'évaluation et d'impôt foncier des gouvernements local et provincial.



# Inspection report

## 160 Back Bay Loop Road

PID: 15009236



Prepared by  
the Southwest New Brunswick Service Commission  
September 24, 2025

### Background:

The structure in question has long been left in a state of disrepair. It came to our attention via a communication from the Department of Environment and Local Government, which expressed concern about the accumulation of oil containers and overall oil/petroleum contamination on the property, specifically from a tank visible in the property's basement area that was deemed inaccessible due to safety concerns presented by the building itself.



Pursuant to section 144(2) of the *Local Governance Act*, a notice of inspection was sent to the property owner by registered mail to the address listed on the property's Land Title registry, as well as affixed to the building itself. *160 Back Bay Loop Road*

### Legal authority:

K. Vernon Faulkner was appointed by resolution as a building inspector January 18, 2023 and was appointed as a by-law enforcement officer, by resolution at a meeting of Eastern Charlotte Council council held June 21, 2023. Faulkner holds the NBCBO3 certification with the New Brunswick Building Officials Association, and the NCBO-H and NCBO-9 certifications with the Alliance of Canadian Building Officials Associations.

### Right to access:

Having given notice under section 144(2) of the *Local Governance Act*, a by-law officer is permitted under law to enter property for the purposes of inspection. As permission to enter the dwelling was not obtained, the by-law officer did not do so.

The inspection of the property commenced at 10:09am, ADT, Sept. 24, 2025. There were no other persons present.

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**Overview:**

The building on the property is a two-storey, approximately 83m<sup>2</sup> structure in a fairly degraded condition. An element on the north side of the structure - clearly an addition - has simply collapsed and separated from the main structure itself. (See image next page).

The shingles of the roof are in an acute state of disrepair, and the loss of shingle integrity in several locations means an increased likelihood of water penetration. Of notable concern would be the exceptionally flat roof over the "barn-style" dormers on the second story. Shingles are not, nor ever have been, permitted to be used on roofs of such a shallow slope. (The least slope permitted since 1970 is a 2:12 slope. This certainly appears to be less than this). In any event, the minimal slope combined with the degradation of the shingles means it is almost certain that water has penetrated the superstructure in this area.

There is no evidence of proper flashing, nor appropriate finishing techniques at the junction of the dormer walls and the adjacent roof. Again, this leads to a strong likelihood of water penetration into the superstructure.

The windows are an old wood-sash framing assembly, and all of the windows in the structure demonstrate varied states of advanced decay. The windows have long since lost the ability to prevent water from entering the structure.

The soffits are in an advanced state of degradation. In almost all areas of both the east and west gable ends, the fascia has been reduced to a state of dysfunction. On the east side, the aluminum fascia has been lost in a few locations, both on the main roof and a dormer assembly. On the west, where the aluminum fascia is still present, water damage in the soffit assembly itself is proof of water penetration through the degraded roof. Water has clearly penetrated the building in several locations and for a prolonged period of time. Evidence of rafter/truss member degradation is evident through the varied holes observable on both east and west soffit areas.



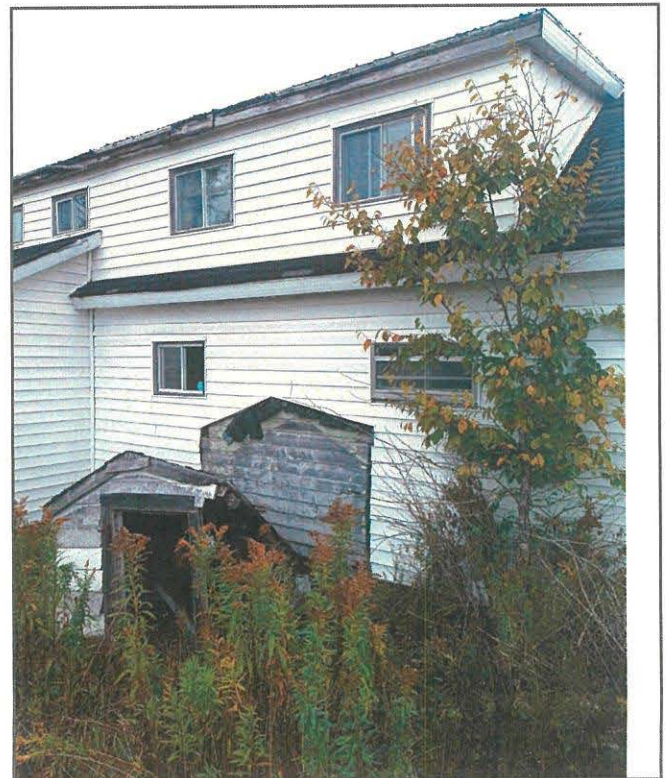
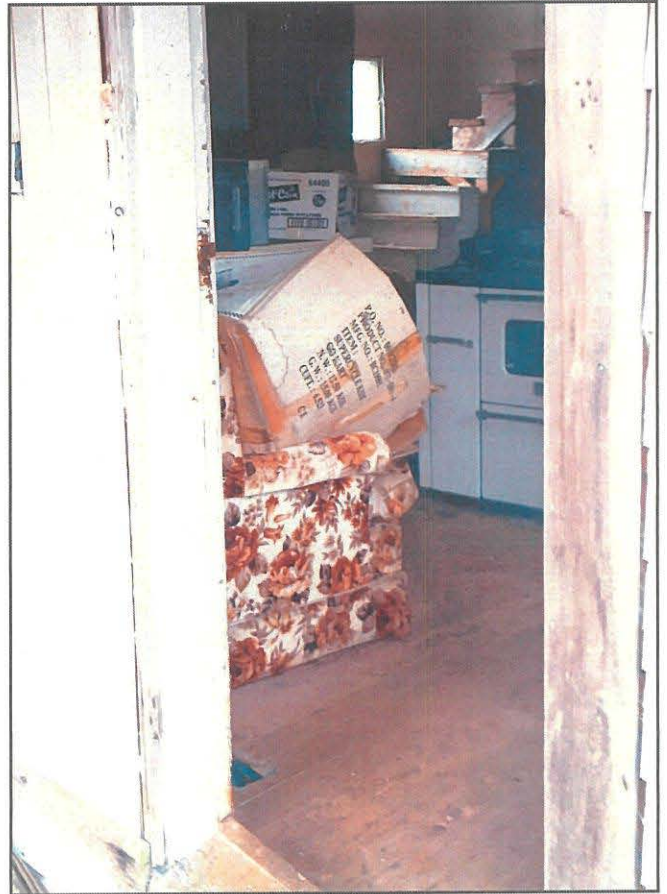
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Through the collapsed addition on the north side, a door is open. This renders the building readily accessible, and the interior is readily visible without entry. Thus, it can be seen that a box on a sofa shows evidence of water damage. The frame around the door is in a state of degradation consistent with water penetration. The stairs to the second storey are readily visible and are in no way compliant to any common version of the National Building Code.

The foundation of the structure is an old concrete-block assembly. It is fractured in several locations and completely failing in one.

At the rear of the house, a protective assembly - aka a "doghouse" over the basement entrance has completely collapsed. The basement is readily visible, and the floor is coated with a rust-hued slime.



**Incidental issues:**

There are remains of a shed or other collapsed structure. This is considered debris, and timely removal should be ordered.

Likewise, there is an old freezer - presumably dysfunctional - between the collapsed eastern addition and the collapsed shed. It ought to be removed.



## Implications of the by-law

The key clauses of the by-law at play here are:

2(2) No person shall permit a building or other structure owned or occupied by the person to become a hazard to the safety of the public by reason of being vacant or unoccupied.

2(3) No person shall permit a building or other structure owned or occupied by the person to become a hazard to the safety of the public by reason of dilapidation or unsoundness of structural strength.

### **Declaration: The structure is a danger to the public by means of being vacant or unoccupied.**

The building is readily accessible. There are elements of the building - or at least, of additions to it - that have readily collapsed. The structural capacity of the building to bear live loads is uncertain. There is a risk to first responders who may have to enter the structure.

Officials with the Department of Environment and Local Government state that during an examination of the property (with access gained under different acts and regulations), an examination of the material in the floor of the basement revealed a distinct petroleum/gas/oil smell.

The neighbours immediately adjacent to the property on the south side of the building reported to the by-law officer that they have gas/oil accumulation in their well water. While it cannot be definitively linked to the property in question, there is a potential connection between the state of the basement at 160 Back Bay Loop Road and the water quality of the neighbours.

Department of Environment and Local Government officials state that they are unable to begin remediation of the basement, because of the dwelling unit - and moreover, because its structural integrity is uncertain.

### **Declaration: The structure is a danger to the public by means of dilapidation**

It should be noted that "dilapidation" is not a defined term in the *Local Governance Act* from which the municipality's by-law is derived. However, common-law decisions and decisions of other government bodies lend assistance in a practical application of the term.

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1) In *McLaren v. Castlegar (City)*, 2010 BCSC, two viable standards of “dilapidated” are introduced:

- a) that the renovation/repair of a building would exceed one half of its assessed value, and/or
- b) that the cost of remediation exceeds the reasonable estimated cost of demolition and rebuilding of a similar structure.

The report for the Castlegar officials reads, in part:

“... the building is now at the point that more than fifty per cent (50%) of its assessed value has been affected. Due to the aforementioned conditions, in my opinion the buildings are uninhabitable in their current condition and pose a risk to any person entering into these buildings and should be demolished or repaired immediately. In my opinion, based on the current condition of the buildings the cost to repair the buildings to the standards in the B.C. Building Code 2006 and all other applicable enactments has the potential to exceed the costs of demolishing the buildings and rebuilding.”

2) *Watters and Town of Glace Bay*, 1987 NSSC used the principle considering a building dilapidated if the cost of repair exceeds the value of the building. This was also a test used in *Kamsack (Town) v Kaushik*, 2014 SKCA, although in the latter case, the substance of the Appeals Court judgment focused on other matters.

3) *White v Amherst (Town)*, 2019 NSSC relied on the test of occupancy or habitability. The building in question was not deemed structurally unsound, but was of such a state of disrepair that it was deemed unfit for occupancy. An order to demolish was ultimately issued, and deemed reasonable by the Court. It should be noted that a number of Nova Scotia-based cases rely on habitability in large part due to the fact that this is a test embodied within that province’s Acts.

4) Other cases also rely on the test of habitability, including *Watt v. Kamloops (City)*, 2016 BCSC: “filth present was composed of animal feces, organic matter, food containers, paper products, pet food, debris of all nature, etc. and personal belongings in an unsanitary state. The amount of accumulation was such that almost the entire interior surface is covered in several feet of the mentioned debris and filth and would restrict one’s ability to maintain proper hygiene. Also, the accumulation of debris and filth would limit the sanitary preparation of food. In addition, there has been a house fire which has obviously resulted in fire and smoke damage as well as undetermined water damage from the suppression efforts of the fire department. Therefore the conditions are considered dangerous to the health of the occupants.” In this particular case, remediation was conducted with the test of habitability based on air quality samples.

5) A 2017 decision of the Ontario Local Planning Tribunal, *2017253 Ontario Inc. v. Toronto (City)* also referenced the test of rentability, specifically “The existing home has limited functionality and is in a state of dis-repair. In its current condition, the structure cannot be rented and functions only as a derelict building in this North York neighbourhood.”

6) Viability or functionality was a test noted in a decision by Ontario Land Tribunal in *Edward and Dorothy Janisse v City of Windsor*, 2023, specifically “There was also a wooden shed or garage on the property which appeared dilapidated in photographs and to have reached the end of its economic life.”

It is important to recognize that a building need not be structurally unsound in order to meet the test of demolition. While Nova Scotia has a different set of regulations empowering dangerous and unsightly premises, in *White v Amherst (Town)*, 2019 NSSC, the judge specifically expresses this principle: “... there is no requirement a building be unsound for a Demolition Order to be issued. The mere fact the building inspector indicated the structure was intact with no apparent sign of structural failure, other than the exterior garage, does not

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equate to the decision to demolish being unreasonable.”

While this is nested on the statutory framework established in Nova Scotia, the principle is nonetheless relevant within the context of New Brunswick’s statutory framework, which contains language that a building may be repaired or demolished under certain circumstances.

### **Assessed value of structure and costs to remediate**

In 2025, the property was assessed at a total value of \$21,400. It is important to notice that in New Brunswick, assessment includes both the property and any structures on it. The lot is a long one, some 2,640m<sup>2</sup> (0.65 acres) in size, and clearly, some of the assessment value is attributed to the land in and of itself.

Fortuitously, a property immediately opposite the subject land, 165 Back Bay Loop Road, sold in 2017. It has a lot size of 8,236m<sup>2</sup> in size, with no structures on it. In 2017, it sold for \$9,000 and in 2025 it was assessed at \$10,300.

Based on this, one can extrapolate a \$1.25/m<sup>2</sup> value for vacant properties in the area, which works out to \$3,301 for the land at 160 Back Bay Loop Road itself.

Consequently, the value of the structure itself can be set at \$18,099.

Our office uses several factors to evaluate construction costs. One is the Altus cost guide (<https://www.altus-group.com/featured-insights/canadian-cost-guide>) which states that the average cost for a new single-family home with an unfinished basement is \$175/sq ft in Montreal; \$177/sq ft in Halifax and \$180/sq. ft in St. John’s. Custom residential work - which may be more reflective of the costs at hand, given the complexities of renovation - are deemed to be approximately three times as much by the same source.

In similar situations, our office has used the lower end of the costs cited for the three large municipal areas in eastern Canada for single-family with unfinished basement for renovations of existing structures. In this case, that provides a figure of \$140/sq ft (Halifax) or 1,507/m<sup>2</sup>. At approximately 70m<sup>2</sup> for the elements of the building that are still standing, that equates to a reasonable estimate of \$105,000 to repair the structure to be habitable. (Such work would include a new roof, new windows, replacement of all water-damaged structural members, new insulation and drywall as required, repairs - possibly extensive - to the frost walls, new cabinetry, floors, appliances and fixtures, new stairs and ventilation.) This is a conservative estimate, as it is well known that renovation and remediation generally cost more than new construction.

With that figure at hand, we can determine that the cost of making the structure habitable clearly exceeds both half the assessed value (*McLaren v Castlegar*) as well as the assessed value (*Watters and Town of Glace Bay*). Given the scope of likely degradation of structural elements, insulation and the like, it is reasonable to assume that the cost of renovations would approach, if not exceed the cost of demolition and building new (*McLaren v Castlegar*).

Further, there remains the issue of the oil contamination in the basement, which renovation would not address.

The structure as it stands meets all the tests of the common-law precedents and other decisions cited here. Clearly, the building is dilapidated. It is not financially feasible to consider repair. Demolition is supportable and recommended.



**Supplementary observations:**

Staff with the provincial department of Environment and Local Government state that should the client or municipality demolish the structure, their agency would/will assume responsibility for removal of contaminated material from the basement of the structure, placement of clean fill and suitable lot grading. Their staff request - after conversations with this office - is that demolition take place under the supervision or guidance of a DELG staff member or qualified consultant to minimize the risk of further environmental contamination during the demolition, and the orders crafted will reflect this request.



Vern Faulkner, Building Official (CRBO-H, CRBO-9, NBCBO3)  
By-Law Enforcement Officer  
Southwest New Brunswick Service Commission



September 25, 2025

DELG File 6515-4-0133

Vern Faulkner  
Senior Building Official/Enforcement Officer  
Southwest Regional Service Commission  
22 Wall Street  
St. Stephen, NB  
E3L 2L5

**Re: Notice of Contamination, 160 Back Bay Loop Road, Back Bay, NB, PID 15009236**

The Department of Environment and Local Government (DELG) has information regarding contamination present on a property located at 160 Back Bay Loop Road in Back Bay, NB, identified by PID 15009236. This letter is to provide additional information to support the demolition of the unsightly premises located at the above address. The DELG was made aware of contamination on this property in 1994 due to a former gas station that was located across the street from this property, along with multiple furnace oil tanks located on the property itself. The party responsible for the remediation of the contamination was deceased, therefore, some remedial work was completed in the early 2000's under the DELG's original Orphan Sites Program, however, that work ceased in 2005 when the program was discontinued.

In May 2023, the DELG received a complaint from a neighbouring property owner about petroleum contamination in their newly drilled well. Potable well sampling results confirmed impacts to the well. A site inspection conducted by the DELG Regional Inspector at that time indicated that the property at 160 Back Bay Loop Road had become derelict. The Inspector found multiple instances of contamination on the property, the most concerning of which was an abandoned furnace oil tank in the basement of the dilapidated house that has appeared to have leaked its contents into the basement. Other areas of concern were identified, including another abandoned oil tank behind the collapsed shed, and various buckets and containers that could be other potential sources of contamination. Since this time the DELG has made multiple attempts to contact the current property owner of 160 Back Bay Loop Road to address the contamination, with no success.

The DELG has recently restarted the Orphan Sites Program, and this property has been identified for orphan sites funding as it has been abandoned. This property is categorized as high risk, due to the known contamination on the property, the continued presence of abandoned oil tanks at the site, and impacts to neighbouring properties and potable wells.

As this property is currently being addressed under the Orphan Sites Program, the DELG will cover the costs of removing the contaminated soil from the basement and conducting any additional remedial work, as required. After the remedial work is completed, the DELG will also cover the cost of backfilling any excavations and will ensure that the property is left in a safe condition. However, this work cannot be



completed until the building has been removed so the contamination can be safely accessed. As a neighbouring property owner has been dealing with petroleum contamination in their potable well, it is vital that this work is conducted in a timely manner, so the contamination does not continue to mobilize.

Should you require any additional information, please reach out to Tristan Blair-Hicks, the Senior Remediation Engineer managing this file, at (506) 230-3854 or by e-mail at [tristan.blair.hicks@gnb.ca](mailto:tristan.blair.hicks@gnb.ca).

Sincerely,

*Mallory Gilliss*

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Mallory Gilliss, M.Sc., P.Geo.  
Manager, Contaminated Sites Unit  
Authorizations Branch  
Department of Environment and Local Government

