

3-BEDROOM VIEW PROPERTY ON 15+ ACRES

CHRISMEGER.CA



86 SHALLOW BAY ROAD
OFFERED AT \$985,000

MLS #17073

This stunning 3-bed+den, 2-bath 3,200 sq ft log rancher on 15.8 acres offers tranquil privacy and panoramic mountain views overlooking Lake Laberge and Shallow Bay—just 25 mins from Whitehorse. With a super-efficient building envelope, triple-pane windows, LED lighting, and two BIS fireplaces, comfort meets sustainability. The open-concept layout features a large kitchen with concrete counters, spacious dining area, deluxe baths including a custom wheelchair-accessible shower, and an oversized family room with fireplace and deck access. Two separate wings offer B&B or multigenerational potential. Enjoy a drilled well with excellent water quality, fiber-optic internet, arctic entry, office space, and an amazing 16'x22' greenhouse. Detached carport, ample storage, and space for future development complete this one-of-a-kind property. Views inside and out are second to none any time of year! Call today for your personal tour and complete information package.



“The panoramic views of Lake Laberge, Shallow Bay, and the surrounding mountains are second to none any time of year!”



Chris Meger

REALTOR®

C: 867.335.4868

O: 867.322.URBN (8726)

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E: chris@urbanrealtygroup.ca

www.ChrisMeger.ca

					86 SHALLOW BAY ROAD					AreaWhitehorse North Sub AreaWN North Klondike Highway Postal CodeY1A 7A2 TypeSingle Family StyleOther Taxes\$4,091 (2025) MLS®17073 Year Built1978 ZoningRR Local Imp. Tax Suite Permit		Listing StatusActive PossessionNegotiable Condo Fees GSTNo GST Current Price\$985,000 Sale Price Sale Date	
INTERIOR FEATURES													
Bedrooms 3		# Fireplaces		# Fireplaces									
Bathrooms 2		Fireplaces Type		Wood									
Levels		Heating		Forced Air, Oil, Wood									
Basement Crawl		Water		Elec Water Heater, Water Heater Incl									
Bsmt Walls													
Equip Incl		Dishwasher, Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer											
Features		Dishwasher BI											
Flooring													
ROOMS (Sqft Fin:)					LOT & EXTERIOR FEATURES								
	Bsmt	Main	2nd	Other	Lot Area (sqft) 688,248		Width (ft)						
Sqft					Lot Area (acres) 15.80		Depth (ft)						
Entrance		9'0x8'10			Lot Dimensions		Roof Other						
Living		11'7x10'8			Roof		Exterior Finish Siding, Wood						
Dining		17'9x14'8			Exterior Finish		Total Parking						
Kitchen		17'6x13'10			Total Parking		Open Pk Spcs						
Mast Bedroom		14'3x12'4			Open Pk Spcs		Driveway Gravel Drive, RV Parking						
Bathroom		4pc			Driveway		Garage Carport, Single Det'd Gar.						
Bathroom		3pc			Garage		Lot Flat, Bush some, Fences some, Waterfront, Irregular						
Bedroom		13'2x9'9			Lot		Outdoor Area Patio, Deck, Trees/Shrubs, Garden Area						
Bedroom		14'1x11'0			Outdoor Area								
Rec Room		28'1x19'5											
Den		19'4x10'1											
Storage		9'8x7'10											
LEGAL & MORTGAGE													
Legal Desc.		Lot 1038-3, Quad 105 D/14, Plan 74586, Shallow Bay Road											
Mortgage Info													
Mortgage 1													
Mortgage 2													
This stunning 3-bed+den, 2-bath 3,200 sq ft log rancher on 15.8 acres offers tranquil privacy and panoramic mountain views overlooking Lake Laberge and Shallow Bay—just 25 mins from Whitehorse. With a super-efficient building envelope, triple-pane windows, LED lighting, and two BIS fireplaces, comfort meets sustainability. The open-concept layout features a large kitchen with concrete counters, spacious dining area, deluxe baths including a custom wheelchair-accessible shower, and an oversized family room with fireplace and deck access. Two separate wings offer B&B or multigenerational potential. Enjoy a drilled well with excellent water quality, fiber-optic internet, arctic entry, office space, and an amazing 16'x22' greenhouse. Detached carport, ample storage, and space for future development complete this one-of-a-kind property. Views inside and out are second to none any time of year! Call today for your personal tour and complete information package. Listed By:URBAN REALTY GROUP													
This listing information is provided to you by: Chris Meger - Broker 📞 867-335-4868 ✉ chris@urbanrealtygroup.ca 🌐 http://www.chrismeger.ca URBAN REALTY GROUP 📞 867-335-4868 ✉ info@urbanrealtygroup.ca 🌐 http://www.urbanrealtygroup.ca 2054 Second Avenue Whitehorse, YT Y1A 1A8 - Contact Name: Chris Meger The above information is from sources deemed reliable but it should not be relied upon without independent verification. Not intended to solicit properties already listed for sale. Feb 24, 2026.													

CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2026-02-19
Run Time 19:34:43 PM

CCS DATE 2026-02-19

86 Shallow Bay Road [House] – Electricity Consumption Report

Customer Name:
Payment Account:
Service Agreement:
Price Group:

05 0009669 2 01 8
9220028647
Status: Active
1160-Residential Service Hydro Non-Government

Premise Address:
District:
Revenue Class:

86 SHALLOW BAY RD , WHITEHORSE
0571 - Whitehorse
RES

Last 12 Months = \$3,966.69 Average = \$330.56/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2026-02-04	28	1,199.00	0.00	\$304.22	2026-02-11	EST
2026-01-07	33	1,497.00	0.00	\$389.43	2026-01-13	EST
2025-12-05	29	2,261.00	0.00	\$585.75	2025-12-10	ACT
2025-11-06	31	1,078.00	0.00	\$269.30	2025-11-13	ACT
2025-10-06	28	1,236.00	0.00	\$339.45	2025-10-10	EST
2025-09-08	32	398.00	0.00	\$130.83	2025-09-11	ACT
2025-08-07	30	421.00	0.00	\$136.43	2025-08-13	ACT
2025-07-08	33	36.00	0.00	\$36.76	2025-07-11	ACT
2025-06-05	29	1,310.00	0.00	\$331.67	2025-06-11	EST
2025-05-07	30	1,331.00	0.00	\$334.45	2025-05-12	ACT
2025-04-07	32	2,113.00	0.00	\$495.43	2025-04-10	ACT
2025-03-06	28	2,631.00	0.00	\$612.97	2025-03-12	ACT
2025-02-06	28	1,168.00	0.00	\$265.80	2025-02-12	EST

CM- SVCACCSM

COMPANY 05
Service Agreement Summary Report

Page 1
Run Date 2025-07-30
Run Time 16:13:25 PM

CCS DATE 2025-07-30

86 Shallow Bay Road [Well] — Electricity Consumption Report

Customer Name:

Payment Account:

Service Agreement:

Price Group:

05 0009669 2 01 8

9220028646 Status: Active

1160-Residential Service Hydro Non-Government

Premise Address:

District:

Revenue Class:

L1038-3 WELL SHALLOW BAY RD , WHITEHORSE

0571 - Whitehorse

RES

Last 12 Months = \$918.13 Average = \$76.51/month

Charge To Date	# of Days	Billed KWH	Billed Demand	Total Billed Amount	Statement Date	Bill Type
2025-07-08	62	169.00	0.00	\$95.14	2025-07-11	ACT
2025-06-05	29	179.00	0.00	\$68.65	2025-06-11	EST
2025-05-07	30	158.00	0.00	\$63.41	2025-05-12	ACT
2025-04-07	32	399.00	0.00	\$109.20	2025-04-10	ACT
2025-03-06	28	268.00	0.00	\$80.72	2025-03-12	EST
2025-02-06	28	271.00	0.00	\$81.29	2025-02-12	EST
2025-01-09	34	323.00	0.00	\$91.63	2025-01-13	EST
2024-12-06	30	234.00	0.00	\$73.94	2024-12-12	ACT
2024-11-06	29	257.00	0.00	\$79.39	2024-11-14	EST
2024-10-08	61	121.00	0.00	\$72.19	2024-10-11	ACT
2024-09-09	32	285.00	0.00	\$75.84	2024-09-13	EST
2024-08-08	31	13.00	0.00	\$26.73	2024-08-15	ACT
2024-07-08	63	215.00	0.00	\$87.40	2024-07-12	ACT

86 Shallow Bay Road — Oil Consumption Report

Chieftain Energy LP 2025

B500632 -- 1038-3 Shallow Bay Rd Consumption Report

Invoice number	Customer ID	Date	Total transaction amount	Quantity Shipped (L)	Ship-to contact address
INV030202	B500632	12-18-2024	\$417.72	267.00	1038-3 Shallow Bay Rd
INV026808	B500632	05-30-2024	\$934.16	597.10	1038-3 Shallow Bay Rd
INV023879	B500632	01-09-2024	\$491.25	307.80	1038-3 Shallow Bay Rd

Total Consumption

\$1,843.13

1171.90

Invoice number	Customer ID	Date	Total transaction amount	Quantity Shipped (L)	Ship-to contact address
INV021865	B500632	09-27-2023	\$226.92	126.10	1038-3 Shallow Bay Rd
INV018500	B500632	03-21-2023	\$224.14	126.00	1038-3 Shallow Bay Rd
INV017443	B500632	02-21-2023	\$173.08	97.30	1038-3 Shallow Bay Rd
INV016207	B500632	01-18-2023	\$83.27	44.20	1038-3 Shallow Bay Rd

Total Consumption

\$707.41

393.60

Invoice number	Customer ID	Date	Total transaction amount	Quantity Shipped (L)	Ship-to contact address
INV014528	B500632	12-20-2022	\$293.50	146.80	1038-3 Shallow Bay Rd
INV013321	B500632	11-20-2022	\$129.83	61.70	1038-3 Shallow Bay Rd
INV013090	B500632	11-10-2022	\$620.98	295.10	1038-3 Shallow Bay Rd
INV011816	B500632	10-07-2022	\$435.95	236.70	1038-3 Shallow Bay Rd
INV009472	B500632	04-26-2022	\$112.53	61.10	1038-3 Shallow Bay Rd
INV007760	B500632	03-14-2022	\$98.72	53.50	1038-3 Shallow Bay Rd
INV006441	B500632	02-02-2022	\$63.54	42.10	1038-3 Shallow Bay Rd
INV005039	B500632	01-10-2022	\$211.73	146.40	1038-3 Shallow Bay Rd

Total Consumption

\$1,966.78

1043.40

Grand totals

\$4,517.32

2608.90

3-Year Average = 869.6 litres/year; 72.5 litres/month



Community Services
Building Safety Branch (C-8)
Box 2703, Whitehorse, YT Y1A 2C6

BUILDING FILE REPORT

Lot	1038-3	Block		Plan	74586
Civic Address	86 Shallow Bay Road, KHN				

Permits Issued					
Permit Type & #	Issued	Denied	Cancelled	Occupancy	Final
Building # 1576	1981				Yes
Description:	Construct a seasonal SFD				
Building # 4020	1990				Yes
Description:	Inspect an existing woodstove and chimney				
Building # 4029	1990		Yes	No	No
Description:	Construct an addition to the existing SFD				
If not listed above, our records contain no information regarding any approved woodstove and/or chimney installations.					

NOTE: Lapsed permits – due to inactivity

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days notice is required when requesting an *INSPECTION*.**

DISCLAIMER:

The site inspection reports and approvals are required at specific stages of construction. They are based on observation of conditions that were reasonably apparent. They are intended only as a reasonable assurance of compliance with the relevant codes and standards at the time of those inspections. Additional information can be disclosed only with the written consent of the property owner or if it is applied for under the Access to Information and Protection of Privacy Act and that Act requires that it be disclosed.



Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 18042	2002-12-18					2010-02-19
Wire cabin						
Electrical Permit - 18967	2004-02-02					2004-02-03
Kitchen renovation						
Building Permit - 03C047	2003-05-13					2003-03-27
Install 2 wood fireplaces & chimney (dining room/living room)						
Building and Plumbing Permit - 20100602011	2010-09-24					2017-10-30
Kitchen renovation						
Building Permit - 20100602221	2010-10-05					2011-04-26
Correct deficiencies from previous installation of furnace and oil tank						
Electrical Permit - 2017-1424-E	2017-10-17					2018-01-24
Install underground service for customer service on company pole, wire well shack power, well pump & heat trace						
Building Permit - 2017-0430-B	2017-10-23					2017-10-30
Reinstate 4029 to construct an addition to existing seasonal SFD						
Development Permit - 2017-0110-D	2017-11-02					2018-09-10
Construct well shed						
Building Permit - 2017-0448-B	2017-11-03		2018-09-06			2022-02-15
Construct well shed						
Building Permit - 2020-0377-B	2020-10-02					2020-12-09
Bedroom renovation						
Plumbing Permit - 2020-0125-P	2020-10-14					2020-12-09
Plumbing renovation in SFD						
Electrical Permit - 2022-0751-E	2022-05-18					2022-06-06
Install outdoor 20A receptacles for sump pumps						

Building Permit - 2023-0050-BH	2023-06-13					2023-06-27
Install oil tank						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

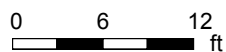
DISCLAIMER:

This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca

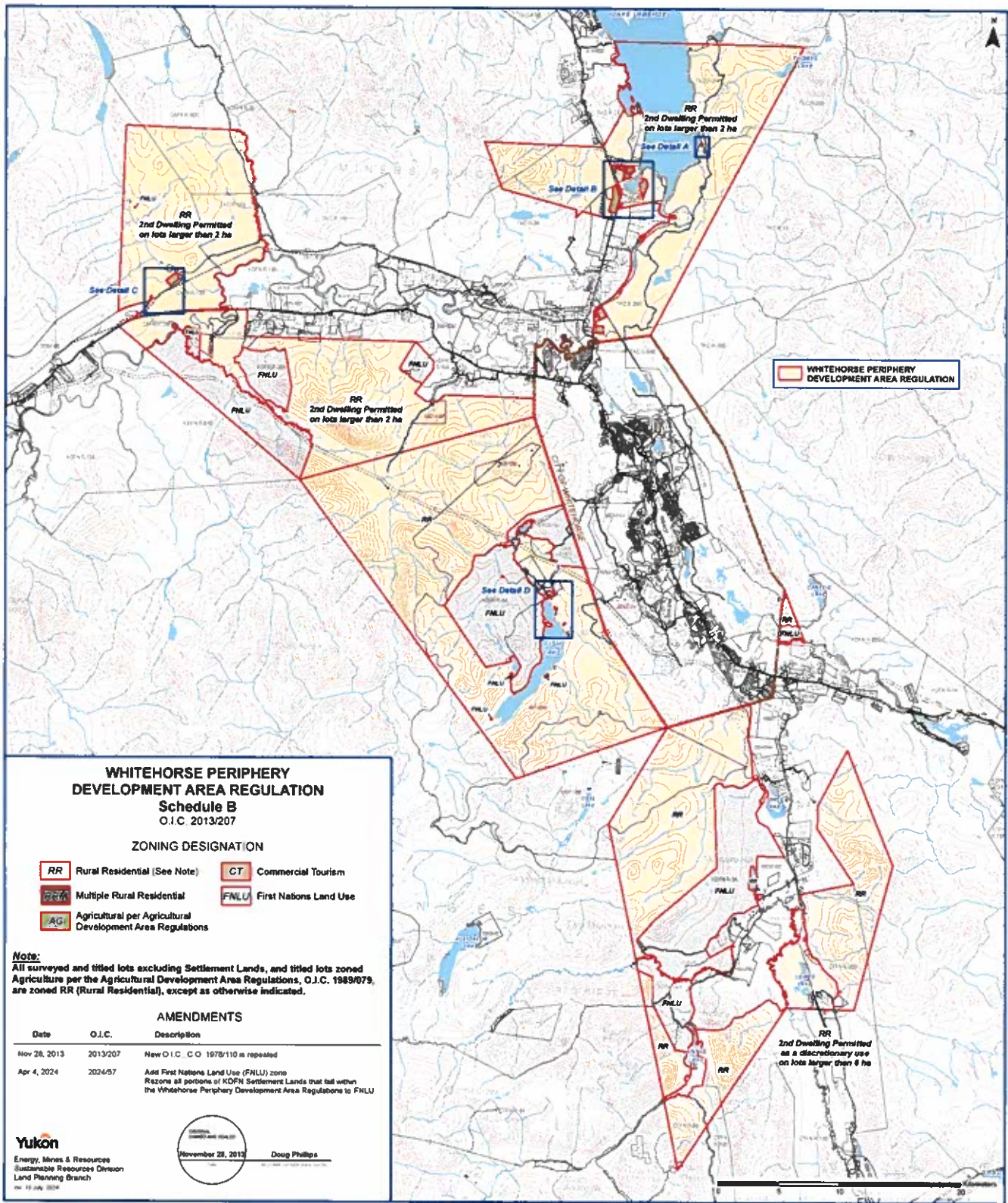
Main Floor Exterior Area 2881.20 sq ft

Interior Area 2545.74 sq ft



PREPARED: 2022/09/08





Detail B

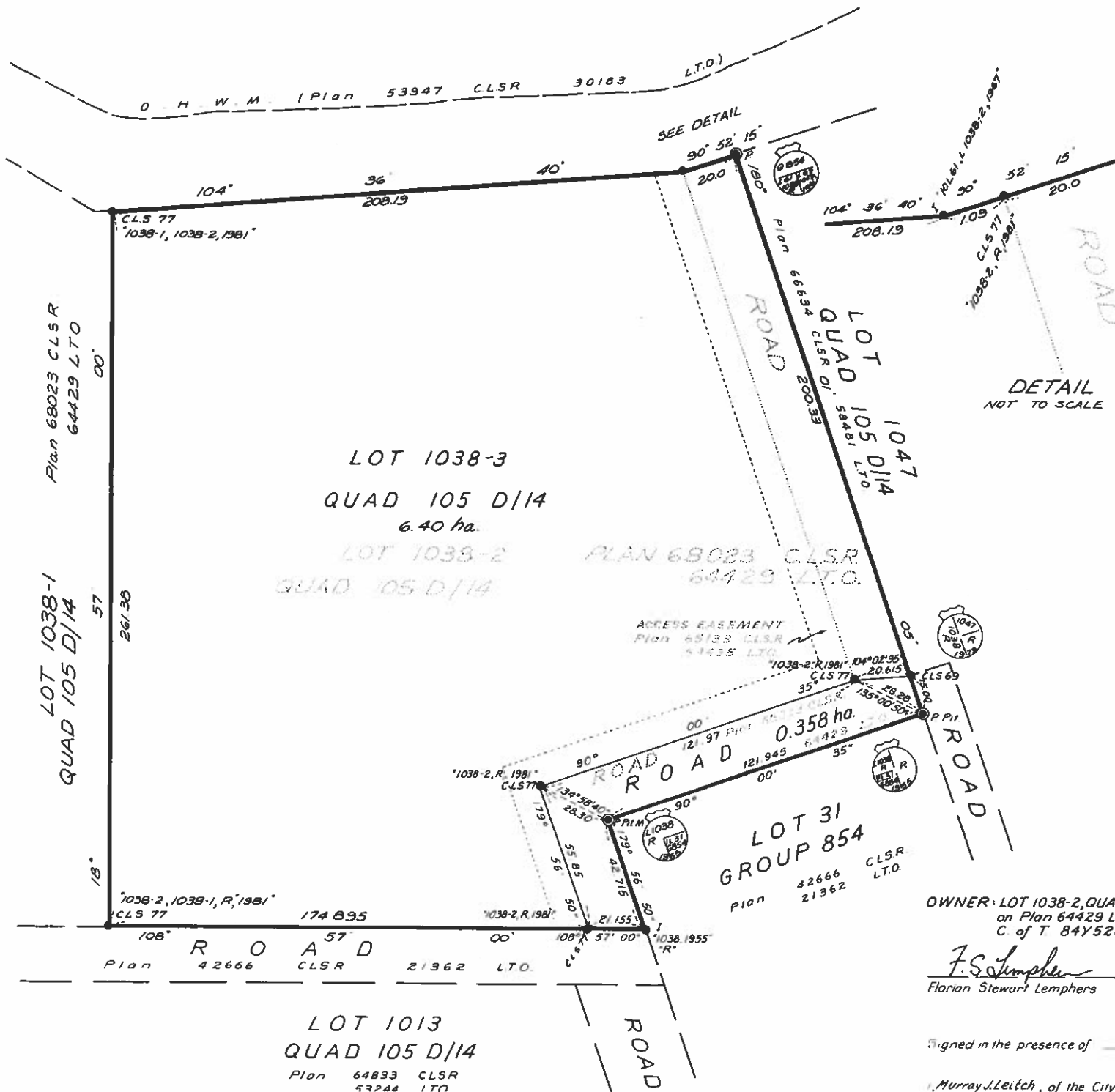
This map shows a detailed view of land parcels and their zoning designations. The central feature is **LAKE LABERGE**. To the west, the **Klondike Highway** runs diagonally. To the south, **Shallow Bay Road** and **Dusty Trail** are shown. The map includes several parcels with specific zoning designations:

- AG (Agricultural General):** Shaded in green. Includes parcels 1570, 1506, 1497, 1281, 1580, 1322, 1297-2, 1297-1, and 1335.
- RR (Residential Rural):** Shaded in light yellow. Includes parcels 1037-1, 1037-2, 1037-3, 1038-1, 1038-3, 1012, 1013, 1014, 1016, 1018-1, 1018-2, 1027, 1029, 1030, 1031, 1032, 1033, 1034, 1015-1, 1015-2, 1017, 1047, 1624, 1625, 1134, 1626, and 1134.
- RRM (Residential Rural Medium Density):** Shaded in dark red. Includes parcel 1031.

Other labels on the map include **TKC R-9A**, **TKC R-12A**, **TKC S-52B1**, **TKC R-23B**, **TKC R-24B**, **TKC R-25B**, **GR AGR 1043-2**, **2019-4261 GR PLAN 13A**, and **GR PLAN 13B**. A note in the center states: **2nd Dwelling Permitted on lots larger than 2 ha**.

GR PLAN 13B

LAKE LABERGE



OWNER: LOT 1038-2, QUAD 105 D/14, and all that portion shown as ROAD on Plan 64429 LTO, YUKON TERRITORY C. of T. 84Y526

F. Schumacher
Florian Stewart Lemphers

Andrea Christina Lemphers

Signed in the presence of *m. Litch*

Murray J. Leitch, of the City of Whitehorse, in the Yukon Territory, make oath

PARID Y0504141038330

NBHD 404

JUR 060
86 SHALLOW BAY ROAD
ROLL REAL

Parcel

Status	ACTIVE
Address	86 SHALLOW BAY ROAD
Plan	74586
Group	
Quad	105D14
Block	
Lot	1038-3
Unit	
Neighborhood	404
Land Use Code	RSC - COUNTRY RESIDENTIAL
Tax Class	001 - Indiv, Partnership, or Corp
Class	3051 - RSC-REAL
Living Units	
SFLA	1,507
Zoning	RSC
Tax District	Y05W - Quadrant 105, Whitehorse Periphery
Notes	YES
Homeowners Grant	YES
Returned Mail	NO
Pending LIC	YES
PreTax	.01
Refund	0

Legal

Legal Description	SHALLOW BAY
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Owners

Tax Year	Owner	Owner Code	Pct Own
2025		NA	100

Assessed Value

Land	Bldg	Total AV
\$149,050	\$192,080	\$341,130

LICs

LIC #	Outstanding Principal	Interest	Annual Amt
WEL_Y00309	\$17,433.99	0.75	\$2,010.48

Due/Pay Details

Year	Project #	Original	Adjustments	HOG/SOG	Interest	Penalty	Fees	Total	Payment	Balance	Date Paid
2025		\$4,091.38	-\$.01	-\$500.00	\$.00	\$.00	\$.00	\$3,591.37	-\$3,591.37	\$.00	05/30/2025
Total:		\$4,091.38	-\$.01	-\$500.00	\$.00	\$.00	\$.00	\$3,591.37	-\$3,591.37	\$.00	

Taxes Due

Year	Project #	Taxes	Late Penalty	Interest	Fees	Amount Due	Due Date
2025	WEL_Y00309	\$.00	\$.00	\$.00	\$.00	\$.00	07/02/2025
2025		\$.00	\$.00	\$.00	\$.00	\$.00	07/02/2025
Total:		\$.00	\$.00	\$.00	\$.00	\$.00	

PARCEL ID : Y0504141038330

JUR : 060

INTEREST: .75%

INITIAL PRINCIPAL: 17,433.99

DURATION (YEARS): 9

PARID	PROJECT (LIC)	TAXYR	TOTAL INSTALLMENT	INTEREST	PRINCIPAL	REMAINING BALANCE
Y0504141038330	WEL_Y00309	2024	2,010.48	130.75	1,879.73	15,554.26
	WEL_Y00309	2025	2,010.48	116.66	1,893.82	13,660.44
	WEL_Y00309	2026	2,010.48	102.45	1,908.03	11,752.41
	WEL_Y00309	2027	2,010.48	88.14	1,922.34	9,830.07
	WEL_Y00309	2028	2,010.48	73.73	1,936.75	7,893.32
	WEL_Y00309	2029	2,010.48	59.20	1,951.28	5,942.04
	WEL_Y00309	2030	2,010.48	44.57	1,965.91	3,976.13
	WEL_Y00309	2031	2,010.48	29.82	1,980.66	1,995.47
	WEL_Y00309	2032	2,010.44	14.97	1,995.47	0.00
			18,094.28	660.29	17,433.99	



CERTIFICATE OF ANALYSIS (GUIDELINE EVALUATION)

Work Order	: VA25B0031		
Client	: Cathway Water Resources	Laboratory	: ALS Environmental - Vancouver
Contact	: Jordan Holloway	Account Manager	: Emmanuel Mariano
Address	: 101B Copper Road	Address	: 8081 Lougheed Highway
	: Whitehorse Yukon Canada Y1A 2Z7		: Burnaby BC Canada V5A 1W9
Telephone	: 867-668-7208	Telephone	: +1 604 253 4188
Project	: ----	Date Samples Received	: 02-May-2025 11:20
PO	: ----	Date Analysis Commenced	: 03-May-2025
C-O-C number	: ----	Issue Date	: 12-May-2025 08:58
Sampler	: ----		
Site	: Drinking Water Analysis		
Quote number	: Cathway Water Standing Offer		
No. of samples received	: 1		
No. of samples analysed	: 1		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Guideline Comparison

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QC Interpretive report to assist with Quality Review and Sample Receipt Notification (SRN).

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

Signatories	Position	Laboratory Department
Kevin Duarte	Supervisor - Metals ICP Instrumentation	Metals, Burnaby, British Columbia
Miles Gropen	Department Manager - Inorganics	Inorganics, Burnaby, British Columbia



No Breaches Found

General Comments

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Refer to the ALS Quality Control Interpretive report (QCI) for applicable references and methodology summaries. Reference methods may incorporate modifications to improve performance.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Application of guidelines is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to fitness for a particular purpose, or non-infringement. ALS assumes no responsibility for errors or omissions in the information. Guidelines are not adjusted for the hardness, pH or temperature of the sample (the most conservative values are used). Measurement uncertainty is not applied to test results prior to comparison with specified criteria values.

Key: LOR: Limit of Reporting (detection limit).

Unit	Description
CU	colour units (1 cu = 1 mg/l pt)
mg/L	milligrams per litre
NTU	nephelometric turbidity units
pH units	pH units
µS/cm	microsiemens per centimetre

>: greater than.

<: less than.

Red shading is applied where the result or the LOR is greater than the Guideline Upper Limit (or lower than the Guideline Lower Limit, if applicable).
For drinking water samples, Red shading is applied where the result for E.coli, fecal or total coliforms is greater than or equal to the Guideline Upper Limit.

Qualifiers

Qualifier	Description
DLDS	Detection Limit Raised: Dilution required due to high Dissolved Solids / Electrical Conductivity.

Work Order : VA25B0031
 Client : Cathway Water Resources
 Project : ----



Analytical Results Evaluation

Matrix: Water

Client sample ID				1038-3 Shallow Bay	----	----	----	----	----	----
Client sampling date / time				01-May-2025 00:00	----	----	----	----	----	----
Sub-Matrix				Water	----	----	----	----	----	----
Analyte	CAS Number	Method/Lab	Unit	VA25B0031-001	----	----	----	----	----	----
				Result	----	----	----	----	----	----
Physical Tests										
Alkalinity, total (as CaCO ₃)	----	E290/VA	mg/L	65.8	----	----	----	----	----	----
Colour, true	----	E329/VA	CU	<5.0	----	----	----	----	----	----
Conductivity	----	E100/VA	µS/cm	724	----	----	----	----	----	----
pH	----	E108/VA	pH units	8.09	----	----	----	----	----	----
Solids, total dissolved [TDS]	----	E162/VA	mg/L	448	----	----	----	----	----	----
Turbidity	----	E121/VA	NTU	0.34	----	----	----	----	----	----
Hardness (as CaCO ₃), from total Ca/Mg	----	EC100A/VA	mg/L	<0.60	----	----	----	----	----	----
Anions and Nutrients										
Chloride	16887-00-6	E235.Cl/VA	mg/L	2.96	----	----	----	----	----	----
Fluoride	16984-48-8	E235.F/VA	mg/L	0.413	----	----	----	----	----	----
Nitrate (as N)	14797-55-8	E235.NO3-L/VA	mg/L	<0.0250 ^{DLDS}	----	----	----	----	----	----
Nitrite (as N)	14797-65-0	E235.NO2-L/VA	mg/L	<0.0050 ^{DLDS}	----	----	----	----	----	----
Sulfate (as SO ₄)	14808-79-8	E235.SO4/VA	mg/L	248	----	----	----	----	----	----
Total Metals										
Aluminum, total	7429-90-5	E420/VA	mg/L	<0.0100	----	----	----	----	----	----
Antimony, total	7440-36-0	E420/VA	mg/L	<0.00050	----	----	----	----	----	----
Arsenic, total	7440-38-2	E420/VA	mg/L	0.00360	----	----	----	----	----	----
Barium, total	7440-39-3	E420/VA	mg/L	<0.0200	----	----	----	----	----	----
Boron, total	7440-42-8	E420/VA	mg/L	<0.100	----	----	----	----	----	----

Work Order : VA25B0031
 Client : Cathway Water Resources
 Project : ----



Matrix: Water

Client sample ID				/1038-3 Shallow Bay	----	----	----	----	----	----
Client sampling date / time				01-May-2025 00:00	----	----	----	----	----	----
Sub-Matrix				Water	----	----	----	----	----	----
Analyte	CAS Number	Method/Lab	Unit	VA25B0031-001	----	----	----	----	----	----
				Result	----	----	----	----	----	----
Total Metals										
Cadmium, total	7440-43-9	E420/VA	mg/L	<0.000200	----	----	----	----	----	----
Calcium, total	7440-70-2	E420/VA	mg/L	0.201	----	----	----	----	----	----
Chromium, total	7440-47-3	E420/VA	mg/L	<0.00200	----	----	----	----	----	----
Copper, total	7440-50-8	E420/VA	mg/L	<0.00100	----	----	----	----	----	----
Iron, total	7439-89-6	E420/VA	mg/L	<0.030	----	----	----	----	----	----
Lead, total	7439-92-1	E420/VA	mg/L	<0.000500	Text	----	----	----	----	----
Magnesium, total	7439-95-4	E420/VA	mg/L	<0.100	----	----	----	----	----	----
Manganese, total	7439-96-5	E420/VA	mg/L	<0.00200	----	----	----	----	----	----
Mercury, total	7439-97-6	E508/VA	mg/L	<0.0000050	----	----	----	----	----	----
Potassium, total	7440-09-7	E420/VA	mg/L	0.250	----	----	----	----	----	----
Selenium, total	7782-49-2	E420/VA	mg/L	<0.00100	----	----	----	----	----	----
Sodium, total	7440-23-5	E420/VA	mg/L	143	----	----	----	----	----	----
Uranium, total	7440-61-1	E420/VA	mg/L	0.000367	----	----	----	----	----	----
Zinc, total	7440-66-6	E420/VA	mg/L	<0.0500	----	----	----	----	----	----

Please refer to the General Comments section for an explanation of any result qualifiers detected.



Summary of Guideline Limits

Analyte	CAS Number	Unit	CDWG AO	CDWG MAC	CDWG OG				
Physical Tests									
Alkalinity, total (as CaCO ₃)		mg/L	----	----	----	----	----	----	----
Colour, true		CU	15 CU	----	----	----	----	----	----
Conductivity	----	µS/cm	----	----	----	----	----	----	----
pH	----	pH units	----	----	7 - 10.5 pH units	----	----	----	----
Solids, total dissolved [TDS]		mg/L	500 mg/L	----	----	----	----	----	----
Turbidity	----	NTU	1 NTU	----	----	----	----	----	----
Hardness (as CaCO ₃), from total Ca/Mg		mg/L	----	----	----	----	----	----	----
Anions and Nutrients									
Chloride	16887-00-6	mg/L	250 mg/L	----	----	----	----	----	----
Fluoride	16984-48-8	mg/L	----	1.5 mg/L	----	----	----	----	----
Nitrate (as N)	14797-55-8	mg/L	----	10 mg/L	----	----	----	----	----
Nitrite (as N)	14797-65-0	mg/L	----	1 mg/L	----	----	----	----	----
Sulfate (as SO ₄)	14808-79-8	mg/L	500 mg/L	----	----	----	----	----	----
Total Metals									
Aluminum, total	7429-90-5	mg/L	----	2.9 mg/L	0.1 mg/L	----	----	----	----
Antimony, total	7440-36-0	mg/L	----	0.006 mg/L	----	----	----	----	----
Arsenic, total	7440-38-2	mg/L	----	0.01 mg/L	----	----	----	----	----
Barium, total	7440-39-3	mg/L	----	2 mg/L	----	----	----	----	----
Boron, total	7440-42-8	mg/L	----	5 mg/L	----	----	----	----	----
Cadmium, total	7440-43-9	mg/L	----	0.007 mg/L	----	----	----	----	----
Calcium, total	7440-70-2	mg/L	----	----	----	----	----	----	----
Chromium, total	7440-47-3	mg/L	----	0.05 mg/L	----	----	----	----	----
Copper, total	7440-50-8	mg/L	1 mg/L	2 mg/L	----	----	----	----	----



Iron, total	7439-89-6	mg/L	0.1 mg/L	----	----	----	----	----	----
Lead, total	7439-92-1	mg/L	----	0.005 mg/L	----	----	----	----	----
Magnesium, total	7439-95-4	mg/L	----	----	----	----	----	----	----
Manganese, total	7439-96-5	mg/L	0.02 mg/L	0.12 mg/L	----	----	----	----	----
Mercury, total	7439-97-6	mg/L	----	0.001 mg/L	----	----	----	----	----
Potassium, total	7440-09-7	mg/L	----	----	----	----	----	----	----
Selenium, total	7782-49-2	mg/L	----	0.05 mg/L	----	----	----	----	----
Sodium, total	7440-23-5	mg/L	200 mg/L	----	----	----	----	----	----
Uranium, total	7440-61-1	mg/L	----	0.02 mg/L	----	----	----	----	----
Zinc, total	7440-66-6	mg/L	5 mg/L	----	----	----	----	----	----

Key:

CDWG

AO

MAC

OG

Canada Guidelines for Canadian Drinking Water Quality
(DEC, 2024)

Aesthetic Objective

Maximum Acceptable Concentrations

Operational Guidance



QUALITY CONTROL INTERPRETIVE REPORT

Work Order	: VA25B0031	Page	: 1 of 8
Client	: Cathway Water Resources	Laboratory	: ALS Environmental - Vancouver
Contact	: Jordan Holloway	Account Manager	: Emmanuel Mariano
Address	: 101B Copper Road Whitehorse YT Canada Y1A 2Z7	Address	: 8081 Lougheed Highway Burnaby, British Columbia Canada V5A 1W9
Telephone	: 867-668-7208	Telephone	: +1 604 253 4188
Project	: ----	Date Samples Received	: 02-May-2025 11:20
PO	: ----	Issue Date	: 12-May-2025 08:58
C-O-C number	: ----		
Sampler	: ----		
Site	: Drinking Water Analysis		
Quote number	: Cathway Water Standing Offer_V2		
No. of samples received	: 1		
No. of samples analysed	: 1		

This report is automatically generated by the ALS LIMS (Laboratory Information Management System) through evaluation of Quality Control (QC) results and other QA parameters associated with this submission, and is intended to facilitate rapid data validation by auditors or reviewers. The report highlights any exceptions and outliers to ALS Data Quality Objectives, provides holding time details and exceptions, summarizes QC sample frequencies, and lists applicable methodology references and summaries.

Key

Anonymous: Refers to samples which are not part of this work order, but which formed part of the QC process lot.

CAS Number: Chemical Abstracts Service number is a unique identifier assigned to discrete substances.

DQO: Data Quality Objective.

LOR: Limit of Reporting (detection limit).

RPD: Relative Percent Difference.

Workorder Comments

Holding times are displayed as "----" if no guidance exists from CCME, Canadian provinces, or broadly recognized international references.

Summary of Outliers

Outliers : Quality Control Samples

- No Method Blank value outliers occur.
- No Duplicate outliers occur.
- No Laboratory Control Sample (LCS) outliers occur
- No Matrix Spike outliers occur.
- No Test sample Surrogate recovery outliers exist.

Outliers: Reference Material (RM) Samples

- No Reference Material (RM) Sample outliers occur.

Outliers : Analysis Holding Time Compliance (Breaches)

- Analysis Holding Time Outliers exist - please see following pages for full details.

Outliers : Frequency of Quality Control Samples

- No Quality Control Sample Frequency Outliers occur.



Analysis Holding Time Compliance

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times, which are selected to meet known provincial and /or federal requirements. In the absence of regulatory hold times, ALS establishes recommendations based on guidelines published by organizations such as CCME, US EPA, APHA Standard Methods, ASTM, or Environment Canada (where available). Dates and holding times reported below represent the first dates of extraction or analysis. If subsequent tests or dilutions exceeded holding times, qualifiers are added (refer to COA).

If samples are identified below as having been analyzed or extracted outside of recommended holding times, measurement uncertainties may be increased, and this should be taken into consideration when interpreting results.

Where actual sampling date is not provided on the chain of custody, the date of receipt with time at 00:00 is used for calculation purposes.

Where only the sample date without time is provided on the chain of custody, the sampling date at 00:00 is used for calculation purposes.

Matrix: **Water**

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

Analyte Group : Analytical Method			Method	Sampling Date	Extraction / Preparation			Analysis				
Container / Client Sample ID(s)	Preparation Date	Holding Times			Eval	Analysis Date	Holding Times		Eval			
		Rec					Actual	Rec		Actual		
Anions and Nutrients : Chloride in Water by IC												
HDPE 1038-3 Shallow Bay			E235.Cl	01-May-2025	03-May-2025	28 days	3 days	✔	03-May-2025	28 days	3 days	✔
Anions and Nutrients : Fluoride in Water by IC												
HDPE 1038-3 Shallow Bay			E235.F	01-May-2025	03-May-2025	28 days	3 days	✔	03-May-2025	28 days	3 days	✔
Anions and Nutrients : Nitrate in Water by IC (Low Level)												
HDPE 1038-3 Shallow Bay			E235.NO3-L	01-May-2025	03-May-2025	3 days	3 days	✔	03-May-2025	3 days	3 days	✔
Anions and Nutrients : Nitrite in Water by IC (Low Level)												
HDPE 1038-3 Shallow Bay			E235.NO2-L	01-May-2025	03-May-2025	3 days	3 days	✔	03-May-2025	3 days	3 days	✔
Anions and Nutrients : Sulfate in Water by IC												
HDPE 1038-3 Shallow Bay			E235.SO4	01-May-2025	03-May-2025	28 days	3 days	✔	03-May-2025	28 days	3 days	✔
Physical Tests : Alkalinity Species by Titration												
HDPE 1038-3 Shallow Bay			E290	01-May-2025	03-May-2025	14 days	3 days	✔	04-May-2025	14 days	3 days	✔
Physical Tests : Colour (True) by Spectrometer (5 CU)												
HDPE 1038-3 Shallow Bay			E329	01-May-2025	03-May-2025	3 days	3 days	✔	03-May-2025	3 days	3 days	✔

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 Work Order : VA25B0031
 Client : Cathway Water Resources
 Project : ----



Matrix: **Water**

Evaluation: ✖ = Holding time exceedance ; ✔ = Within Holding Time

Analyte Group : Analytical Method		Method	Sampling Date	Extraction / Preparation				Analysis			
Container / Client Sample ID(s)				Preparation Date	Holding Times		Eval	Analysis Date	Holding Times		Eval
					Rec	Actual			Rec	Actual	
Physical Tests : Conductivity in Water											
HDPE	1038-3 Shallow Bay	E100	01-May-2025	03-May-2025	28 days	3 days	✓	04-May-2025	28 days	3 days	✓
Physical Tests : pH by Meter											
HDPE	1038-3 Shallow Bay	E108	01-May-2025	03-May-2025	0.25 hrs	62 hrs	✖ EHTR-FM	04-May-2025	0.25 hrs	62 hrs	✖ EHTR-FM
Physical Tests : TDS by Gravimetry											
HDPE	1038-3 Shallow Bay	E162	01-May-2025	----	----	----		08-May-2025	7 days	7 days	✓
Physical Tests : Turbidity by Nephelometry											
HDPE	1038-3 Shallow Bay	E121	01-May-2025	----	----	----		04-May-2025	3 days	4 days	✓
Total Metals : Total Mercury in Water by CVAAS											
Glass vial - total (lab preserved)	1038-3 Shallow Bay	E508	01-May-2025	07-May-2025	28 days	6 days	✓	07-May-2025	28 days	6 days	✓
Total Metals : Total Metals in Water by CRC ICPMS											
HDPE - total (lab preserved)	1038-3 Shallow Bay	E420	01-May-2025	06-May-2025	180 days	5 days	✓	07-May-2025	180 days	5 days	✓

Legend & Qualifier Definitions

EHTR-FM: Exceeded ALS recommended hold time prior to sample receipt. Field Measurement recommended
 Rec. HT: ALS recommended hold time (see units).



Quality Control Parameter Frequency Compliance

The following report summarizes the frequency of laboratory QC samples analyzed within the analytical batches (QC lots) in which the submitted samples were processed. The actual frequency should be greater than or equal to the expected frequency.

Matrix: **Water**

Evaluation: ✖ = QC frequency outside specification; ✔ = QC frequency within specification.

Quality Control Sample Type	QC Lot #		Count		Frequency (%)		
Analytical Methods	Method	QC Lot #	QC	Regular	Actual	Expected	Evaluation
Laboratory Duplicates (DUP)							
Conductivity in Water	E100	1978861	1	18	5.5	5.0	✔
pH by Meter	E108	1978862	1	19	5.2	5.0	✔
Turbidity by Nephelometry	E121	1979323	1	18	5.5	5.0	✔
TDS by Gravimetry	E162	1985167	1	20	5.0	5.0	✔
Chloride in Water by IC	E235.Cl	1978867	1	14	7.1	5.0	✔
Fluoride in Water by IC	E235.F	1978868	1	9	11.1	5.0	✔
Nitrite in Water by IC (Low Level)	E235.NO2-L	1978866	1	14	7.1	5.0	✔
Nitrate in Water by IC (Low Level)	E235.NO3-L	1978865	1	15	6.6	5.0	✔
Sulfate in Water by IC	E235.SO4	1978864	1	15	6.6	5.0	✔
Alkalinity Species by Titration	E290	1978863	1	14	7.1	5.0	✔
Colour (True) by Spectrometer (5 CU)	E329	1978870	1	6	16.6	5.0	✔
Total Metals in Water by CRC ICPMS	E420	1980104	1	20	5.0	5.0	✔
Total Mercury in Water by CVAAS	E508	1983660	1	20	5.0	5.0	✔
Laboratory Control Samples (LCS)							
Conductivity in Water	E100	1978861	1	18	5.5	5.0	✔
pH by Meter	E108	1978862	1	19	5.2	5.0	✔
Turbidity by Nephelometry	E121	1979323	1	18	5.5	5.0	✔
TDS by Gravimetry	E162	1985167	1	20	5.0	5.0	✔
Chloride in Water by IC	E235.Cl	1978867	1	14	7.1	5.0	✔
Fluoride in Water by IC	E235.F	1978868	1	9	11.1	5.0	✔
Nitrite in Water by IC (Low Level)	E235.NO2-L	1978866	1	14	7.1	5.0	✔
Nitrate in Water by IC (Low Level)	E235.NO3-L	1978865	1	15	6.6	5.0	✔
Sulfate in Water by IC	E235.SO4	1978864	1	15	6.6	5.0	✔
Alkalinity Species by Titration	E290	1978863	1	14	7.1	5.0	✔
Colour (True) by Spectrometer (5 CU)	E329	1978870	1	6	16.6	5.0	✔
Total Metals in Water by CRC ICPMS	E420	1980104	1	20	5.0	5.0	✔
Total Mercury in Water by CVAAS	E508	1983660	1	20	5.0	5.0	✔
Method Blanks (MB)							
Conductivity in Water	E100	1978861	1	18	5.5	5.0	✔
Turbidity by Nephelometry	E121	1979323	1	18	5.5	5.0	✔
TDS by Gravimetry	E162	1985167	1	20	5.0	5.0	✔
Chloride in Water by IC	E235.Cl	1978867	1	14	7.1	5.0	✔
Fluoride in Water by IC	E235.F	1978868	1	9	11.1	5.0	✔
Nitrite in Water by IC (Low Level)	E235.NO2-L	1978866	1	14	7.1	5.0	✔
Nitrate in Water by IC (Low Level)	E235.NO3-L	1978865	1	15	6.6	5.0	✔

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 Work Order : VA25B0031
 Client : Cathway Water Resources
 Project : ----



Matrix: **Water**

Evaluation: ✖ = QC frequency outside specification; ✔ = QC frequency within specification.

Quality Control Sample Type		QC Lot #	Count		Frequency (%)		
			QC	Regular	Actual	Expected	Evaluation
Analytical Methods							
Method Blanks (MB) - Continued							
Sulfate in Water by IC	E235.SO4	1978864	1	15	6.6	5.0	✔
Alkalinity Species by Titration	E290	1978863	1	14	7.1	5.0	✔
Colour (True) by Spectrometer (5 CU)	E329	1978870	1	6	16.6	5.0	✔
Total Metals in Water by CRC ICPMS	E420	1980104	1	20	5.0	5.0	✔
Total Mercury in Water by CVAAS	E508	1983660	1	20	5.0	5.0	✔
Matrix Spikes (MS)							
Chloride in Water by IC	E235.Cl	1978867	1	14	7.1	5.0	✔
Fluoride in Water by IC	E235.F	1978868	1	9	11.1	5.0	✔
Nitrite in Water by IC (Low Level)	E235.NO2-L	1978866	1	14	7.1	5.0	✔
Nitrate in Water by IC (Low Level)	E235.NO3-L	1978865	1	15	6.6	5.0	✔
Sulfate in Water by IC	E235.SO4	1978864	1	15	6.6	5.0	✔
Total Metals in Water by CRC ICPMS	E420	1980104	1	20	5.0	5.0	✔
Total Mercury in Water by CVAAS	E508	1983660	1	20	5.0	5.0	✔



Methodology References and Summaries

The analytical methods used by ALS are developed using internationally recognized reference methods (where available), such as those published by US EPA, APHA Standard Methods, ASTM, ISO, Environment Canada, BC MOE, and Ontario MOE. Reference methods may incorporate modifications to improve performance (indicated by "mod").

Analytical Methods	Method / Lab	Matrix	Method Reference	Method Descriptions
Conductivity in Water	E100 ALS Environmental - Vancouver	Water	APHA 2510 (mod)	Conductivity, also known as Electrical Conductivity (EC) or Specific Conductance, is measured by immersion of a conductivity cell with platinum electrodes into a water sample. Conductivity measurements are temperature-compensated to 25°C.
pH by Meter	E108 ALS Environmental - Vancouver	Water	APHA 4500-H (mod)	pH is determined by potentiometric measurement with a pH electrode, and is conducted at ambient laboratory temperature (normally 20 ± 5°C). For high accuracy test results, pH should be measured in the field within the recommended 15 minute hold time.
Turbidity by Nephelometry	E121 ALS Environmental - Vancouver	Water	APHA 2130 B (mod)	Turbidity is measured by the nephelometric method, by measuring the intensity of light scatter under defined conditions.
TDS by Gravimetry	E162 ALS Environmental - Vancouver	Water	APHA 2540 C (mod)	Total Dissolved Solids (TDS) are determined by filtering a sample through a glass fibre filter, with evaporation of the filtrate at 180 ± 2°C for 16 hours or to constant weight, with gravimetric measurement of the residue.
Chloride in Water by IC	E235.Cl ALS Environmental - Vancouver	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.
Fluoride in Water by IC	E235.F ALS Environmental - Vancouver	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.
Nitrite in Water by IC (Low Level)	E235.NO2-L ALS Environmental - Vancouver	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.
Nitrate in Water by IC (Low Level)	E235.NO3-L ALS Environmental - Vancouver	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.
Sulfate in Water by IC	E235.SO4 ALS Environmental - Vancouver	Water	EPA 300.1 (mod)	Inorganic anions are analyzed by Ion Chromatography with conductivity and/or UV detection.
Alkalinity Species by Titration	E290 ALS Environmental - Vancouver	Water	APHA 2320 B (mod)	Total alkalinity is determined by potentiometric titration to a pH 4.5 endpoint. Bicarbonate, carbonate and hydroxide alkalinity are calculated from phenolphthalein alkalinity and total alkalinity values.



Analytical Methods	Method / Lab	Matrix	Method Reference	Method Descriptions
Colour (True) by Spectrometer (5 CU)	E329 ALS Environmental - Vancouver	Water	APHA 2120 C (mod)	Colour (True Colour) is determined by filtering a sample through a 0.45 micron membrane filter followed by analysis of the filtrate using the platinum-cobalt colourimetric method. Colour measurements can be highly pH dependent, and apply to the pH of the sample as received (at time of testing), without pH adjustment.
Total Metals in Water by CRC ICPMS	E420 ALS Environmental - Vancouver	Water	EPA 200.2/6020B (mod)	Water samples are digested with nitric and hydrochloric acids, and analyzed by Collision/Reaction Cell ICPMS. Method Limitation (re: Sulfur): Sulfide and volatile sulfur species may not be recovered by this method.
Total Mercury in Water by CVAAS	E508 ALS Environmental - Vancouver	Water	EPA 1631E (mod)	Water samples undergo a cold-oxidation using bromine monochloride prior to reduction with stannous chloride, and analyzed by CVAAS
Hardness (Calculated) from Total Ca/Mg	EC100A ALS Environmental - Vancouver	Water	APHA 2340B	"Hardness (as CaCO ₃), from total Ca/Mg" is calculated from the sum of total Calcium and Magnesium concentrations, expressed as CaCO ₃ equivalents. "Total Hardness" refers to the sum of Calcium and Magnesium Hardness. Hardness is normally or preferentially calculated from dissolved Calcium and Magnesium concentrations, because hardness is a property of water due to dissolved divalent cations. In non-turbid waters, Hardness from total Ca/Mg is normally comparable to Dissolved Hardness, but may be biased high if particulate forms of Ca or Mg are present.



QUALITY CONTROL REPORT

Work Order	: VA25B0031	Page	: 1 of 9
Client	: Cathway Water Resources	Laboratory	: ALS Environmental - Vancouver
Contact	: Jordan Holloway	Account Manager	: Emmanuel Mariano
Address	: 101B Copper Road Whitehorse YT Canada Y1A 2Z7	Address	: 8081 Lougheed Highway Burnaby, British Columbia Canada V5A 1W9
Telephone	: 867-668-7208	Telephone	: +1 604 253 4188
Project	: ---	Date Samples Received	: 02-May-2025 11:20
PO	: ---	Date Analysis Commenced	: 03-May-2025
C-O-C number	: ---	Issue Date	: 12-May-2025 08:59
Sampler	: ---		
Site	: Drinking Water Analysis		
Quote number	: Cathway Water Standing Offer_V2		
No. of samples received	: 1		
No. of samples analysed	: 1		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percent Difference (RPD) and Data Quality Objectives
- Matrix Spike (MS) Report; Recovery and Data Quality Objectives
- Method Blank (MB) Report; Recovery and Data Quality Objectives
- Laboratory Control Sample (LCS) Report; Recovery and Data Quality Objectives

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is conducted in accordance with US FDA 21 CFR Part 11.

<i>Signatories</i>	<i>Position</i>	<i>Laboratory Department</i>
Kevin Duarte	Supervisor - Metals ICP Instrumentation	Vancouver Metals, Burnaby, British Columbia
Miles Gropen	Department Manager - Inorganics	Vancouver Inorganics, Burnaby, British Columbia

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Work Order : VA25B0031
Client : Cathway Water Resources
Project : ----



General Comments

The ALS Quality Control (QC) report is optionally provided to ALS clients upon request. ALS test methods include comprehensive QC checks with every analysis to ensure our high standards of quality are met. Each QC result has a known or expected target value, which is compared against predetermined Data Quality Objectives (DQOs) to provide confidence in the accuracy of associated test results. This report contains detailed results for all QC results applicable to this sample submission. Please refer to the ALS Quality Control Interpretation report (QCI) for applicable method references and methodology summaries.

Key :

Anonymous = Refers to samples which are not part of this work order, but which formed part of the QC process lot.

CAS Number = Chemical Abstracts Service number is a unique identifier assigned to discrete substances.

DQO = Data Quality Objective.

LOR = Limit of Reporting (detection limit).

RPD = Relative Percent Difference

= Indicates a QC result that did not meet the ALS DQO.

Workorder Comments

Holding times are displayed as "----" if no guidance exists from CCME, Canadian provinces, or broadly recognized international references.

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 Work Order : VA25B0031
 Client : Cathway Water Resources
 Project : ----



Laboratory Duplicate (DUP) Report

A Laboratory Duplicate (DUP) is a randomly selected intralaboratory replicate sample. Laboratory Duplicates provide information regarding method precision and sample heterogeneity. ALS DQOs for Laboratory Duplicates are expressed as test-specific limits for Relative Percent Difference (RPD), or as an absolute difference limit of 2 times the LOR for low concentration duplicates within ~ 4-10 times the LOR (cut-off is test-specific).

Sub-Matrix: Water					Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Analyte	CAS Number	Method	LOR	Unit	Original Result	Duplicate Result	RPD(%) or Difference	Duplicate Limits	Qualifier
Physical Tests (QC Lot: 1978861)											
KS2501550-002	Anonymous	Conductivity	----	E100	2.0	µS/cm	949	955	0.630%	10%	----
Physical Tests (QC Lot: 1978862)											
KS2501550-002	Anonymous	pH	----	E108	0.10	pH units	8.19	8.18	0.122%	4%	----
Physical Tests (QC Lot: 1978863)											
KS2501550-002	Anonymous	Alkalinity, total (as CaCO ₃)	----	E290	1.0	mg/L	475	475	0.0210%	20%	----
Physical Tests (QC Lot: 1978870)											
KS2501550-001	Anonymous	Colour, true	----	E329	5.0	CU	<5.0	<5.0	0	Diff <2x LOR	----
Physical Tests (QC Lot: 1979323)											
VA25A9958-001	Anonymous	Turbidity	----	E121	0.10	NTU	0.30	0.32	0.02	Diff <2x LOR	----
Physical Tests (QC Lot: 1985167)											
VA25A9821-016	Anonymous	Solids, total dissolved [TDS]	----	E162	10	mg/L	31	36	5	Diff <2x LOR	----
Anions and Nutrients (QC Lot: 1978864)											
VA25B0001-001	Anonymous	Sulfate (as SO ₄)	14808-79-8	E235.SO4	0.30	mg/L	4.88	4.88	0.104%	20%	----
Anions and Nutrients (QC Lot: 1978865)											
VA25B0001-001	Anonymous	Nitrate (as N)	14797-55-8	E235.NO3-L	0.0050	mg/L	1.94	1.94	0.00361%	20%	----
Anions and Nutrients (QC Lot: 1978866)											
VA25B0001-001	Anonymous	Nitrite (as N)	14797-65-0	E235.NO2-L	0.0010	mg/L	0.0017	0.0017	0.00003	Diff <2x LOR	----
Anions and Nutrients (QC Lot: 1978867)											
VA25B0001-001	Anonymous	Chloride	16887-00-6	E235.Cl	0.50	mg/L	5.12	5.10	0.402%	20%	----
Anions and Nutrients (QC Lot: 1978868)											
VA25B0001-001	Anonymous	Fluoride	16984-48-8	E235.F	0.020	mg/L	0.110	0.109	0.001	Diff <2x LOR	----
Total Metals (QC Lot: 1980104)											
VA25B0018-001	Anonymous	Aluminum, total	7429-90-5	E420	0.0060	mg/L	0.0532	0.0529	0.0003	Diff <2x LOR	----
		Antimony, total	7440-36-0	E420	0.00020	mg/L	<0.00020	<0.00020	0	Diff <2x LOR	----
		Arsenic, total	7440-38-2	E420	0.00020	mg/L	0.00052	0.00050	0.00002	Diff <2x LOR	----
		Barium, total	7440-39-3	E420	0.00020	mg/L	0.0394	0.0414	5.06%	20%	----
		Boron, total	7440-42-8	E420	0.020	mg/L	<0.020	<0.020	0	Diff <2x LOR	----
		Cadmium, total	7440-43-9	E420	0.0000100	mg/L	0.00174	0.00173	0.609%	20%	----
		Calcium, total	7440-70-2	E420	0.100	mg/L	152	152	0.191%	20%	----
		Chromium, total	7440-47-3	E420	0.00100	mg/L	<0.00100	<0.00100	0	Diff <2x LOR	----

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Sub-Matrix: Water					Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Analyte	CAS Number	Method	LOR	Unit	Original Result	Duplicate Result	RPD(%) or Difference	Duplicate Limits	Qualifier
Total Metals (QC Lot: 1980104) - continued											
VA25B0018-001	Anonymous	Copper, total	7440-50-8	E420	0.00100	mg/L	0.00138	0.00144	0.00007	Diff <2x LOR	----
		Iron, total	7439-89-6	E420	0.020	mg/L	7.41	7.41	0.0304%	20%	----
		Lead, total	7439-92-1	E420	0.000100	mg/L	0.000668	0.000700	0.000031	Diff <2x LOR	----
		Magnesium, total	7439-95-4	E420	0.0100	mg/L	106	109	2.30%	20%	----
		Manganese, total	7439-96-5	E420	0.00020	mg/L	7.38	7.44	0.939%	20%	----
		Potassium, total	7440-09-7	E420	0.100	mg/L	4.06	4.14	1.99%	20%	----
		Selenium, total	7782-49-2	E420	0.000100	mg/L	0.000171	0.000142	0.000028	Diff <2x LOR	----
		Sodium, total	7440-23-5	E420	0.100	mg/L	10.8	11.1	2.79%	20%	----
		Uranium, total	7440-61-1	E420	0.000020	mg/L	0.00295	0.00305	3.38%	20%	----
		Zinc, total	7440-66-6	E420	0.0060	mg/L	10.5	10.5	0.411%	20%	----
Total Metals (QC Lot: 1983660)											
VA25B0027-002	Anonymous	Mercury, total	7439-97-6	E508	0.0000050	mg/L	0.0000161	0.0000185	0.0000024	Diff <2x LOR	----

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 Client : Cathway Water Resources
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Method Blank (MB) Report

A Method Blank is an analyte-free matrix that undergoes sample processing identical to that carried out for test samples. Method Blank results are used to monitor and control for potential contamination from the laboratory environment and reagents. For most tests, the DQO for Method Blanks is for the result to be < LOR.

Sub-Matrix: **Water**

Analyte	CAS Number	Method	LOR	Unit	Result	Qualifier
Physical Tests (QCLot: 1978861)						
Conductivity	----	E100	1	µS/cm	<1.0	----
Physical Tests (QCLot: 1978863)						
Alkalinity, total (as CaCO ₃)	----	E290	1	mg/L	<1.0	----
Physical Tests (QCLot: 1978870)						
Colour, true	----	E329	5	CU	<5.0	----
Physical Tests (QCLot: 1979323)						
Turbidity	----	E121	0.1	NTU	<0.10	----
Physical Tests (QCLot: 1985167)						
Solids, total dissolved [TDS]	----	E162	10	mg/L	<10	----
Anions and Nutrients (QCLot: 1978864)						
Sulfate (as SO ₄)	14808-79-8	E235.SO4	0.3	mg/L	<0.30	----
Anions and Nutrients (QCLot: 1978865)						
Nitrate (as N)	14797-55-8	E235.NO3-L	0.005	mg/L	<0.0050	----
Anions and Nutrients (QCLot: 1978866)						
Nitrite (as N)	14797-65-0	E235.NO2-L	0.001	mg/L	<0.0010	----
Anions and Nutrients (QCLot: 1978867)						
Chloride	16887-00-6	E235.Cl	0.5	mg/L	<0.50	----
Anions and Nutrients (QCLot: 1978868)						
Fluoride	16984-48-8	E235.F	0.02	mg/L	<0.020	----
Total Metals (QCLot: 1980104)						
Aluminum, total	7429-90-5	E420	0.003	mg/L	<0.0030	----
Antimony, total	7440-36-0	E420	0.0001	mg/L	<0.00010	----
Arsenic, total	7440-38-2	E420	0.0001	mg/L	<0.00010	----
Barium, total	7440-39-3	E420	0.0001	mg/L	<0.00010	----
Boron, total	7440-42-8	E420	0.01	mg/L	<0.010	----
Cadmium, total	7440-43-9	E420	0.000005	mg/L	<0.0000050	----
Calcium, total	7440-70-2	E420	0.05	mg/L	<0.050	----
Chromium, total	7440-47-3	E420	0.0005	mg/L	<0.00050	----
Copper, total	7440-50-8	E420	0.0005	mg/L	<0.00050	----
Iron, total	7439-89-6	E420	0.01	mg/L	<0.010	----
Lead, total	7439-92-1	E420	0.00005	mg/L	<0.000050	----
Magnesium, total	7439-95-4	E420	0.005	mg/L	<0.0050	----



Sub-Matrix: Water

Analyte	CAS Number	Method	LOR	Unit	Result	Qualifier
Total Metals (QCLot: 1980104) - continued						
Manganese, total	7439-96-5	E420	0.0001	mg/L	<0.00010	MBRR
Potassium, total	7440-09-7	E420	0.05	mg/L	<0.050	----
Selenium, total	7782-49-2	E420	0.00005	mg/L	<0.000050	----
Sodium, total	7440-23-5	E420	0.05	mg/L	<0.050	----
Uranium, total	7440-61-1	E420	0.00001	mg/L	<0.000010	----
Zinc, total	7440-66-6	E420	0.003	mg/L	<0.0030	----
Total Metals (QCLot: 1983660)						
Mercury, total	7439-97-6	E508	0.000005	mg/L	<0.0000050	----

Qualifiers

Qualifier	Description
MBRR	Initial MB for this submission had positive results for flagged analyte (data not shown). Low level samples were repeated with new QC (2nd MB results shown). High level results (>5x initial MB level) and non-detect results were reported and are defensible

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Laboratory Control Sample (LCS) Report

A Laboratory Control Sample (LCS) is an analyte-free matrix that has been fortified (spiked) with test analytes at known concentration and processed in an identical manner to test samples. LCS results are expressed as percent recovery, and are used to monitor and control test method accuracy and precision, independent of test sample matrix.

Sub-Matrix: Water

					Laboratory Control Sample (LCS) Report				
					Spike	Recovery (%)	Recovery Limits (%)		
Analyte	CAS Number	Method	LOR	Unit	Target Concentration	LCS	Low	High	Qualifier
Physical Tests (QCLot: 1978861)									
Conductivity	----	E100	1	µS/cm	147 µS/cm	101	90.0	110	----
Physical Tests (QCLot: 1978862)									
pH	----	E108	----	pH units	7 pH units	100	98.0	102	----
Physical Tests (QCLot: 1978863)									
Alkalinity, total (as CaCO3)	----	E290	1	mg/L	500 mg/L	106	85.0	115	----
Physical Tests (QCLot: 1978870)									
Colour, true	----	E329	5	CU	100 CU	100	85.0	115	----
Physical Tests (QCLot: 1979323)									
Turbidity	----	E121	0.1	NTU	200 NTU	99.5	85.0	115	----
Physical Tests (QCLot: 1985167)									
Solids, total dissolved [TDS]	----	E162	10	mg/L	1000 mg/L	110	85.0	115	----
Anions and Nutrients (QCLot: 1978864)									
Sulfate (as SO4)	14808-79-8	E235.SO4	0.3	mg/L	100 mg/L	101	90.0	110	----
Anions and Nutrients (QCLot: 1978865)									
Nitrate (as N)	14797-55-8	E235.NO3-L	0.005	mg/L	2.5 mg/L	101	90.0	110	----
Anions and Nutrients (QCLot: 1978866)									
Nitrite (as N)	14797-65-0	E235.NO2-L	0.001	mg/L	0.5 mg/L	98.7	90.0	110	----
Anions and Nutrients (QCLot: 1978867)									
Chloride	16887-00-6	E235.Cl	0.5	mg/L	100 mg/L	99.4	90.0	110	----
Anions and Nutrients (QCLot: 1978868)									
Fluoride	16984-48-8	E235.F	0.02	mg/L	1 mg/L	99.2	90.0	110	----
Total Metals (QCLot: 1980104)									
Aluminum, total	7429-90-5	E420	0.003	mg/L	2 mg/L	107	80.0	120	----
Antimony, total	7440-36-0	E420	0.0001	mg/L	1 mg/L	106	80.0	120	----
Arsenic, total	7440-38-2	E420	0.0001	mg/L	1 mg/L	111	80.0	120	----
Barium, total	7440-39-3	E420	0.0001	mg/L	0.25 mg/L	104	80.0	120	----
Boron, total	7440-42-8	E420	0.01	mg/L	1 mg/L	102	80.0	120	----
Cadmium, total	7440-43-9	E420	0.000005	mg/L	0.1 mg/L	102	80.0	120	----
Calcium, total	7440-70-2	E420	0.05	mg/L	50 mg/L	103	80.0	120	----
Chromium, total	7440-47-3	E420	0.0005	mg/L	0.25 mg/L	106	80.0	120	----

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Sub-Matrix: Water

					Laboratory Control Sample (LCS) Report				
					Spike	Recovery (%)	Recovery Limits (%)		
Analyte	CAS Number	Method	LOR	Unit	Target Concentration	LCS	Low	High	Qualifier
Total Metals (QCLot: 1980104) - continued									
Copper, total	7440-50-8	E420	0.0005	mg/L	0.25 mg/L	102	80.0	120	----
Iron, total	7439-89-6	E420	0.01	mg/L	1 mg/L	105	80.0	120	----
Lead, total	7439-92-1	E420	0.00005	mg/L	0.5 mg/L	103	80.0	120	----
Magnesium, total	7439-95-4	E420	0.005	mg/L	50 mg/L	104	80.0	120	----
Manganese, total	7439-96-5	E420	0.0001	mg/L	0.25 mg/L	105	80.0	120	----
Potassium, total	7440-09-7	E420	0.05	mg/L	50 mg/L	106	80.0	120	----
Selenium, total	7782-49-2	E420	0.00005	mg/L	1 mg/L	105	80.0	120	----
Sodium, total	7440-23-5	E420	0.05	mg/L	50 mg/L	110	80.0	120	----
Uranium, total	7440-61-1	E420	0.00001	mg/L	0.005 mg/L	106	80.0	120	----
Zinc, total	7440-66-6	E420	0.003	mg/L	0.5 mg/L	101	80.0	120	----
Total Metals (QCLot: 1983660)									
Mercury, total	7439-97-6	E508	0.000005	mg/L	0 mg/L	92.5	80.0	120	----

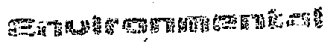


Matrix Spike (MS) Report

A Matrix Spike (MS) is a randomly selected intra-laboratory replicate sample that has been fortified (spiked) with test analytes at known concentration, and processed in an identical manner to test samples. Matrix Spikes provide information regarding analyte recovery and potential matrix effects. MS DQO exceedances due to sample matrix may sometimes be unavoidable; in such cases, test results for the associated sample (or similar samples) may be subject to bias. ND – Recovery not determined, background level $\geq 1 \times$ spike level.

Sub-Matrix: Water

Sub-Matrix: Water					Matrix Spike (MS) Report					
					Spike		Recovery (%)	Recovery Limits (%)		
Laboratory sample ID	Client sample ID	Analyte	CAS Number	Method	Concentration	Target	MS	Low	High	Qualifier
Anions and Nutrients (QCLot: 1978864)										
VA25B0001-003	Anonymous	Sulfate (as SO4)	14808-79-8	E235.SO4	99.7 mg/L	100 mg/L	99.7	75.0	125	----
Anions and Nutrients (QCLot: 1978865)										
VA25B0001-003	Anonymous	Nitrate (as N)	14797-55-8	E235.NO3-L	2.48 mg/L	2.5 mg/L	99.3	75.0	125	----
Anions and Nutrients (QCLot: 1978866)										
VA25B0001-003	Anonymous	Nitrite (as N)	14797-65-0	E235.NO2-L	0.471 mg/L	0.5 mg/L	94.3	75.0	125	----
Anions and Nutrients (QCLot: 1978867)										
VA25B0001-003	Anonymous	Chloride	16887-00-6	E235.Cl	99.9 mg/L	100 mg/L	99.9	75.0	125	----
Anions and Nutrients (QCLot: 1978868)										
VA25B0001-003	Anonymous	Fluoride	16984-48-8	E235.F	0.998 mg/L	1 mg/L	99.8	75.0	125	----
Total Metals (QCLot: 1980104)										
VA25B0018-002	Anonymous	Aluminum, total	7429-90-5	E420	0.201 mg/L	0.2 mg/L	100	70.0	130	----
		Antimony, total	7440-36-0	E420	0.0198 mg/L	0.02 mg/L	99.2	70.0	130	----
		Arsenic, total	7440-38-2	E420	0.0207 mg/L	0.02 mg/L	104	70.0	130	----
		Barium, total	7440-39-3	E420	ND mg/L	----	ND	70.0	130	----
		Boron, total	7440-42-8	E420	0.084 mg/L	0.1 mg/L	84.5	70.0	130	----
		Cadmium, total	7440-43-9	E420	0.00391 mg/L	0.004 mg/L	97.9	70.0	130	----
		Calcium, total	7440-70-2	E420	ND mg/L	----	ND	70.0	130	----
		Chromium, total	7440-47-3	E420	0.0395 mg/L	0.04 mg/L	98.8	70.0	130	----
		Copper, total	7440-50-8	E420	0.0192 mg/L	0.02 mg/L	95.9	70.0	130	----
		Iron, total	7439-89-6	E420	1.96 mg/L	2 mg/L	98.3	70.0	130	----
		Lead, total	7439-92-1	E420	0.0194 mg/L	0.02 mg/L	97.2	70.0	130	----
		Magnesium, total	7439-95-4	E420	ND mg/L	----	ND	70.0	130	----
		Manganese, total	7439-96-5	E420	ND mg/L	----	ND	70.0	130	----
		Potassium, total	7440-09-7	E420	4.04 mg/L	4 mg/L	101	70.0	130	----
		Selenium, total	7782-49-2	E420	0.0436 mg/L	0.04 mg/L	109	70.0	130	----
		Sodium, total	7440-23-5	E420	ND mg/L	----	ND	70.0	130	----
		Uranium, total	7440-61-1	E420	0.00402 mg/L	0.004 mg/L	100	70.0	130	----
		Zinc, total	7440-66-6	E420	0.374 mg/L	0.4 mg/L	93.6	70.0	130	----
Total Metals (QCLot: 1983660)										
VA25B0027-003	Anonymous	Mercury, total	7439-97-6	E508	ND mg/L	----	ND	70.0	130	----



Canada Toll Free: 1 800 668 9878

COC Number: 18 -

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(ALS) Environmental Services Inc. Canada Toll Free: 1 800 666 3676 www.alsglobal.com		Report Format / Distribution		Select Service Level Below - Contact your AM to confirm all E&P TATs (surcharges may apply)	
Report To Contact and company name below will appear on the final report		Select Report Format: ☒ PDF ☐ EXCEL ☐ EDD (DIGITAL)		Regular [R] ☒ Standard TAT if received by 3 pm - business days - no surcharges apply	
Company: Cathway Water Resources		Quality Control (QC) Report with Report ☐ YES ☐ NO		Emergency [E] ☐ 1 Business day [E1 - 100%]	
Contact: Jordan Holloway		☒ Compare Results to Criteria on Report - provide details below if box checked		Same Day, Weekend or Statutory holiday [E2 - 200%] (Laboratory opening fees may apply)	
Phone: 867-666-7208		Select Distribution: ☒ EMAIL ☐ MAIL ☐ FAX		Date and Time Required for all E&P TATs: dd-mmm-yy hh:mm	
Company address below will appear on the final report		Email 1 or Fax: service@cathwaywater.ca		For tests that can not be performed according to the service level selected, you will be contacted.	
Street: 101B Copper Road		Email 2: info@cathwaywater.ca		Analysis Request	
City/Province: Whitehorse, Y.T.		Email 3:		Indicate Filtered (F), Preserved (P) or Filtered and Preserved (F/P) below	
Postal Code: Y1A 2Z7		Invoice Distribution		Environmental Division	
Invoice To: Same as Report To ☐ YES ☒ NO		Select Invoice Distribution: ☒ EMAIL ☐ MAIL ☐ FAX		Vancouver	
Copy of Invoice with Report ☒ YES ☐ NO		Email 1 or Fax: admin@cathwaywater.ca		Work Order Reference	
Company:		Email 2:		VA25B0031	
Contact:		Oil and Gas Required Fields (client use)			
Project Information		AFE/Cost Center: PO#		Telephone: +1 604 253 4186	
ALS Account # / Quote #: Q71055		Major/Minor Code: Routing Code:		Whitehorse Shipping & Receiving	
Job #:		Requisitioner:		Call Out ☐ Expedite ☐	
PO / AFE:		Location:		Priority ☐	
LSD:		ALS Contact:		1 # of Coolers ☒ Air ☐	
ALS Lab Work Order # (lab use only):		Sampler:		# of Carboys	
ALS Sample # (lab use only)		Date (dd-mmm-yy)		SAMPLE CONDITION AS RECEIVED (lab use only)	
Sample Identification and/or Coordinates (This description will appear on the report)		Time (hh:mm)		Frozen ☐ Observations Yes ☐ No ☐	
1038-3 Shallow Bay		01/05/25		Ice Packs ☐ Ice Cubes ☐ Custody seal intact Yes ☐ No ☐	
				Cooling Initiated ☒	
				INITIAL COOLER TEMPERATURES °C 9° FINAL COOLER TEMPERATURES °C 7°C	
				INITIAL SHIPMENT RECEPTION (lab use only) Received by: SS Date: 03/05/25	
				Are samples taken from a Regulated DW System? ☐ YES ☒ NO	
				Are samples for human consumption/ use? ☒ YES ☐ NO	
Drinking Water (DW) Samples¹ (client use)		Special Instructions / Specify Criteria to add on report by clicking on the drop-down list below (electronic COC only)		SHIPMENT RELEASE (client use)	
Released by:		Date: 2nd May 25		Time: 11:20	
Date:		Received by: FC		Time:	
Time:		WHITE - LABORATORY COPY		YELLOW - CLIENT COPY	

REFER TO BACK PAGE FOR ALS LOCATIONS AND SAMPLING INFORMATION

1. If any water samples are taken from a Regulated Drinking Water (DW) System, please submit using an Authorized DW COG form.

1. If any water samples are taken from a Regulated Drinking Water (DW) System, please submit using an Authorized DW COG form.

AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Sample Date	Temperature °C	Dissolved oxygen mg/L	Specific Conductivity µS/cm	pH	ORP mV	Alkalinity mg/L as CaCO3
Health Canada Guidelines								
MAC								
OV								
OV - Rationale								

Results

20230715U-3	(Well)	15-Jul-23	9.1	2.28	754	8.67	-62	61
-------------	--------	-----------	-----	------	-----	------	-----	----

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

OV = Other Value (based on aesthetic objectives or operational guidance values.

AO = Aesthetic Objective (not toxicity based)

pdfOG = Operational Guideline (not toxicity based)

Health Canada Guidelines (maximum acceptable concentrations or treatment goals) are based on a comprehensive review of the known health effects associated with each contaminant, on exposure levels and on the availability of treatment and analytical technologies. Aesthetic objectives (e.g., for taste or odour) are provided when they play a role in determining whether consumers will consider the water drinkable. Operational guidance values are provided when a substance may interfere with or impair a treatment process or technology (e.g., turbidity interfering with chlorination or UV disinfection) or adversely affect drinking water infrastructure (e.g., corrosion of pipes)"

See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.



AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Nitrate mg/L as N	Nitrite mg/L as N	Ammonia mg/L as N	Phosphate mg/L	Sulfide µg/L	Radon-222 Bq/L	Dissolved organic carbon mg/L	Gross alpha Bq/L
Health Canada Guidelines									
MAC		10	1						0.5
OV									
OV - Rationale									

Results

20230715U-3	(Well)	-0.05	-0.015	0.063		17	28	0.6	-0.15
-------------	--------	-------	--------	-------	--	----	----	-----	-------

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

OV = Other Value (based on aesthetic objectives or operational guidance values.

AO = Aesthetic Objective (not toxicity based)

OG = Operational Guideline (not toxicity based)

Health Canada Guidelines (maximum acceptable concentrations or treatment goals) are based on a comprehensive review of the known health effects associated with each contaminant, on exposure levels and on the availability of treatment and analytical technologies. Aesthetic objectives (e.g., for taste or odour) are provided when they play a role in determining whether consumers will consider the water drinkable. Operational guidance values are provided when a substance may interfere with or impair a treatment process or technology (e.g., turbidity interfering with chlorination or UV disinfection) or adversely affect drinking water infrastructure (e.g., corrosion of pipes)"

See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.

AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Gross Beta	Lithium	Boron	Sodium	Magnesium	Aluminium	Silicon	Phosphorus
		Bq/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Health Canada Guidelines									
MAC		1.0		5000			2900		
OV					200000		100		
OV - Rationale					AO		OG		

Results

20230715U-3	(Well)	0.09	3.4	-41	84418	18903	-8.9	887	-5
-------------	--------	------	-----	-----	-------	-------	------	-----	----

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

OV = Other Value (based on aesthetic objectives or operational guidance values.

AO = Aesthetic Objective (not toxicity based)

OG = Operational Guideline (not toxicity based)

Health Canada Guidelines (maximum acceptable concentrations or treatment goals) are based on a comprehensive review of the known health effects associated with each contaminant, on exposure levels and on the availability of treatment and analytical technologies. Aesthetic objectives (e.g., for taste or odour) are provided when they play a role in determining whether consumers will consider the water drinkable. Operational guidance values are provided when a substance may interfere with or impair a treatment process or technology (e.g., turbidity interfering with chlorination or UV disinfection) or adversely affect drinking water infrastructure (e.g., corrosion of pipes)"

See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.

AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Sulfur	Potassium	Calcium	Titanium	Vanadium	Chromium	Manganese	Iron	Cobalt
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Health Canada Guidelines										
MAC							50	120		
OV								20	300	
OV - Rationale								AO	AO	

Results

20230715U-3	(Well)	84822	1897	27891	2.00	-0.34	-0.77	58	33	-0.10
-------------	--------	-------	------	-------	------	-------	-------	----	----	-------

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

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See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.

AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Nickel	Copper	Zinc	Arsenic	Bromide	Selenium	Strontium	Molybdenum	Cadmium
		µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
Health Canada Guidelines										
MAC			2000		10		50	7000		7
OV			1000	5000						
OV - Rationale			AO	AO						

Results

20230715U-3	(Well)	-0.4	1.2	15	0.85	44	-0.30	1105	18.38	-0.17
-------------	--------	------	-----	----	------	----	-------	------	-------	-------

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

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See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.



AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Antimony µg/L	Tellurium µg/L	Barium µg/L	Thallium µg/L	Lead µg/L	Thorium µg/L	Uranium µg/L
Health Canada Guidelines								
MAC		6		2000		5		20
OV								
OV - Rationale								

Results

20230715U-3	(Well)	-0.11	-0.64	18.8	-0.07	0.10	-0.110	0.3
-------------	--------	-------	-------	------	-------	------	--------	-----

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

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See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit

AGWA 2023 Water-Quality Results : Raw Well Water and Tap Water

ID	Descr_short	Chloride	Sulfate	Bromide	Fluoride
		mg/L	mg/L	mg/L	
Health Canada Guidelines					
MAC					
OV		250	500		1.5
OV - Rationale		AO	AO		

Results

20230715U-3	(Well)	2.2	239	-0.6	0.35
-------------	--------	-----	-----	------	------

Notes:

Data have been compared against Health Canada's guidelines for drinking-water quality:

<https://www.canada.ca/en/health-canada/services/environmental-workplace-health/reports-publications/water-quality/guidelines-canadian-drinking-water-quality-summary-table.html>

MAC = Health-based maximum Allowable Concentration in drinking water

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See full guidelines for further explanation.

Values below the analytical detection limit are indicated by the sign "-" preceding the detection limit value.



PO Box 20007
ATTN:

Report Date • *Date du rapport*
2024-05-24

Report Version • *Version du rapport*
V 1

Certificate of Analysis *Certificat d'analyse*

Job ID • *Analyse n°*

JOB_0000007484

Date Authorized • *Date d'autorisation* 2024-05-24

Report authorized by • *Rapport autorisé par*

Sean Sluggett

Water Laboratory Technician

The results relate only to the sample of water that was tested.
The test report shall not be reproduced except in full, without written permission
of the laboratory.

*Les résultats du test s'appliquent uniquement à l'échantillon d'eau analysé. Le rapport
d'analyse ne peut être reproduit sans l'autorisation écrite du laboratoire, et ce, dans
son intégralité.*

ENVIRONMENTAL HEALTH SERVICES WATER ANALYSIS
SERVICE D'HYGIÈNE DU MILIEU – ANALYSE DE L'EAU

Report Version
Version du rapport V 1

Sample ID • Échantillon n° 41968
Location • Lieu de l'échantillonnage Residential Well
Sampling Point • Point d'échantillonnage Well - Lot 1038-3 Shallow Bay
Sampled Date • Date échantillonnée 2024-05-21 07:45 PM
Received Date • Date de réception 2024-05-22 10:45 AM
Processed Date • Date de traitement 2024-05-22 01:50 PM

Test Parameters Paramètres	Results Résultats	Units Unités	Completed Analysé le
Colilert			
Total Coliforms	Absent	CFU/100mL	2024-05-23
E. coli	Absent	CFU/100mL	2024-05-23



Health & Social Services
Environmental Health Services

#2 Hospital Road
Whitehorse, Yukon
Y1A 3H8

August 16, 2017

Box 20007
Whitehorse, Yukon
Y1A 7A2

Re: APPROVAL TO USE A SEWAGE DISPOSAL SYSTEM - PERMIT # 4700

Legal description: Lot 1038-3 shallow Bay Rd, Quad 105D, Block 14

Plan: 74586

Type of system: A 1000 Gal siphon tank to a 564ft² raised, pump-up absorption field with 2ft filter sand - Replacement of a failed system.

Type of premises: A Three-Bedroom Residence

Dear

The notification of installation form, septic tank installation declaration form and photographic record of installation for the sewage disposal system located on the property described above have been received by our office.

Your system appears to have been installed in accordance with the application and permit. Approval to use the system is hereby granted. Please note that this approval is not a warranty as to system performance or service life.

All permit and notification requirements of the *Sewage Disposal Systems Regulation (OIC 1999/82)* pursuant to the Public Health and Safety Act have been satisfied.

You may contact our office at (867) 667-8391 or toll-free 1-800-661-0408, ext. 8391, should you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Van Lankveld". The signature is fluid and cursive, with the first name "Craig" being more prominent.

Craig Van Lankveld,
Environmental Health Officer

cc: Building Inspections, Yukon Government

encl: *Operation and Maintenance of a Septic System*

PERMIT TO INSTALL* A SEWAGE DISPOSAL SYSTEM
PERMIS D'INSTALLATION* D'UN SYSTÈME PRIVÉ
D'ÉLIMINATION DES EAUX USÉES

Permit expires three (3) years from date of issue.
Permis valide pendant les trois (3) années suivant la date de délivrance.

The Environmental Health Office **must** be contacted 72 hours prior to back-filling the system. Photographic record of the stages of installation, together with a completed notification form, must be submitted to our office within 30 days of system installation.

Il faut communiquer avec le bureau des Services d'hygiène du milieu 72 heures avant le recouvrement des installations. Il faut fournir des photographies attestant de toutes les étapes d'installation, et il faut remettre à notre bureau un formulaire d'avis dûment rempli, dans les 30 jours suivant l'installation du système.

Owner's name

Nom du/de la propriétaire _____

Mailing address

Nom du/de la propriétaire _____

Whitehorse

Yukon
Yukon

Postal code
Code postal

Y1A 7A2

The above-mentioned owner is hereby authorized to *construct, install, enlarge, rebuild, substantially repair or connect to an existing system a sewage disposal system **as per the application** and in accordance with the Sewage Disposal Systems Regulation on the property known as:

*La présente autorise le propriétaire susmentionné à construire, à *installer, à agrandir, à reconstruire, à apporter des réparations majeures ou à raccorder à un système en place un système d'évacuation des eaux usées tel qu'en fait mention la demande et conformément au Règlement sur les systèmes d'élimination des eaux usées sur la propriété décrite comme :*

Legal description

Description légale

Lot 1038-3, Quad 105 D, Block 14

Plan number

N° de plan

74586

Municipal address (if applicable)

Adresse civique (le cas échéant)

Lot 1038-3 Shallow Bay Rd

Type of system

Type de système

A1000 Gal Siphon Tank to A 564 ft² Raised Bed, Pump up w 2ft Filter Sand

For

Pour

A Three Bedroom Residence

The granting of this permit and/or the issuance of a letter indicating that a system appears to meet any standard is not a warranty as to performance nor a guarantee that a standard has been met. Advice tendered by a Health Officer is qualified, and needs to be checked by the proposer against site specific needs, minimum setback requirements and standards (including calculations for sizing) applicable to the system proposed.

La délivrance du présent permis ou d'une lettre indiquant qu'un système semble satisfaire à une norme ne constitue pas une garantie de rendement ni une garantie que la norme est respectée. L'avis dispensé par un agent de soins de santé est restreint et il faut que le proposant vérifie l'avis en se référant aux conditions spécifiques du site, aux exigences minimales et aux normes de retrait (y compris les calculs pour le dimensionnement) qui s'appliquent au système proposé.

SIGNATURE OF ENVIRONMENTAL HEALTH OFFICER
SIGNATURE DE L'AGENT/AGENTE D'HYGIÈNE DU MILIEU

DATE
DATE

Environmental Health Services

2 Hospital Road

Whitehorse, Yukon Y1A 3H8

Telephone: (867) 667-8391, Fax: (867) 667-8322

Toll free: 1-800-661-0408

E-mail: Environmental.Health@gov.yk.ca

Service d'hygiène du milieu

2, chemin Hospital

Whitehorse (Yukon) Y1A 3H8

Téléphone : (867) 667-8391, Télécopieur : (867) 667-8322

Sans frais : 1-800-661-0408

Courriel : Environmental.Health@gov.yk.ca

Personal information contained on this permit is collected under the Access to Information and Protection of Privacy Act and may be shared for verification purposes (e.g. property transfer).

Les renseignements personnels figurant sur le présent permis sont recueillis en vertu de la Loi sur l'accès à l'information et la protection des renseignements personnels. Ces renseignements peuvent être partagés pour des besoins de vérification (ex. : transfert de propriété).

Distribution



Building Department, City of Whitehorse
Services des immeubles, Ville de Whitehorse



Building Department, Yukon government
Services des immeubles, Gouvernement du Yukon



Other
Autre



Health and Social Services
Environmental Health Services

APR 18 2017

Date Received

APPLICATION FOR A PERMIT TO INSTALL A SEWAGE DISPOSAL SYSTEM

Review date and Initials

This application must be fully completed prior to being submitted to Environmental Health Services. Failure to do so may result in delays in issuing your Permit to Install a Sewage Disposal System.

Applicant's Name David Blakley Contracting Telephone 668-2963
Mailing Address & Postal Code Box 21181 Whitehorse YT Y1A 6R1
E-mail _____ **Fax** _____

Property Owner's Name (if different than applicant's) Florian Lempfers
Mailing Address & Postal Code Box 20007 Whitehorse
Telephone 633 4337 **Fax** _____

Installer's Name David Blakley Contracting Telephone 668 2963
Business Name David Blakley Contracting
Mailing Address & Postal Code Box 21181 Whitehorse YT Y1A 6R1
E-mail _____ **Fax** _____

Legal Description Lot # 1038-3 Plan # Quad 105-D Subdivision SHALLOW BAY - Uktaalga
Municipal Address (if known) Lot 1038-3 Shallow Bay road

Type of premises

- ☒ Residence, number of bedrooms 3 ☐ Work Camp, capacity _____
☐ Business, describe _____
☐ Other, describe _____

Estimated Daily Sewage Flow 2 people @ 160 litres (Small Dwelling) 320 lt/day

Note: To estimate your daily sewage flow, see the **Estimated Sewage Flows Per Day** table in *Design Specifications for Sewage Disposal Systems* manual

Water Source ☐ Well ☒ Water Holding Tank, ☐ inside; or ☐ buried
☐ Surface Water ☐ Other, describe (e.g., spring) _____

Type of System (check all that are applicable)

- ☐ New, and if so, are there existing sewage disposal systems on the property
☐ No; or ☐ Yes, provide permit number(s) _____
☒ Replacement, complete *Notification of Abandonment and Reclamation of a Sewage Disposal System* form upon completion of work
☒ Septic Tank ☒ Soil Absorption System ☐ Sewage Holding Tank
☐ Other, describe _____

If a Sewage Holding Tank is being installed, provide rationale

- ☐ Soil absorption conditions make the lot unsuitable for a ground absorption system
☐ The location of the absorption field cannot comply with provisions of the Regulation
☐ Other, explain _____

Proposed date of installation of this sewage disposal system APR 22/2017

Soils Investigation(s) and Percolation Test(s)

Perform at least 1 soils investigation and 1 percolation test in accordance with Septic Systems in the Yukon: Guidelines for Soils Investigation & Percolation Tests and report the information below. For systems which will receive an estimated daily sewage flow of 2850 liters (625 imperial gallons) or more - equivalent to 5 bedrooms or more, at least 2 soils investigations and 2 percolation tests must be done.

Soils Investigation: test hole 1

Depth	Description of Soil
0.0m (0'0")	Sand
0.5m (1'7")	Sand
1.0m (3'3")	Clay/Sand
1.5m (5'0")	Clay/Sand
2.0m (6'6")	Clay
2.5m (8'3")	Clay
3.0m (9'9")	Clay
3.5m (11'5")	Clay

Soils Investigation: test hole 2

Depth	Description of Soil
0.0m (0'0")	Sand
0.5m (1'7")	Sand
1.0m (3'3")	Clay/Sand
1.5m (5'0")	Clay
2.0m (6'6")	Clay
2.5m (8'3")	Clay
3.0m (9'9")	Clay
3.5m (11'5")	Clay

There must be at least 1.2 meters (4 feet) of receiving soils below the soil absorption system. The bottom of the soil absorption system must be at least 1.2 meters (4 feet) away from the seasonal high ground water level or an impervious layer of soil or rock (measured from bottom of drain rock or chambers).

Was ground water; a seasonal high ground water level; impervious soil (e.g., blue clay); or bed rock encountered while conducting the soils investigation(s): ☐ Yes ☐ No

If so, what was encountered and at what depth Blue clay @ 2M & 15M

Percolation Test Data: test hole 1

Note: To ensure adequate saturation of soil, you must continue taking readings until 3 consecutive percolation rates vary by no more than 10 %, and use those readings in your table.

Start Time	End Time	Drop in Water Level	Percolation Rate min / 25 mm (min / 1")
1. 235	238	25 mm (1 inch) 105 mm	/ 25 mm (1 inch)
2. 238	240	25 mm (1 inch) 365	/ 25 mm (1 inch)
3. 240	240	25 mm (1 inch)	/ 25 mm (1 inch)

1 inch / minute

Percolation Test Data: test hole 2

Start Time	End Time	Drop in Water Level	Percolation Rate min / 25 mm (min / 1")
1. 251	253	25 mm (1 inch)	/ 25 mm (1 inch)
2. 253	255	25 mm (1 inch)	/ 25 mm (1 inch)
3. 255	257	25 mm (1 inch)	/ 25 mm (1 inch)

Average percolation rate: 0.9 minutes per 25mm (1 inch)

1 inch / minute

Depth at which you conducted the percolation test(s): Test hole 1 _____; Test hole 2 _____

Note: Percolation tests must be conducted at the depth at which the system will be installed

Soils investigation(s) and percolation test(s) were performed by:

Performed by (please print) David Blakley Contracting Date 11 Apr 2017

Septic Tank or Sewage Holding Tank Details

Meets CAN/ CSA B-66?

☒ Yes ☐ No (If no, certification equivalency must be confirmed by a qualified engineer)

Manufacturer Equinox Supplier Hurlbert

Material of Construction ☒ Fiberglass ☐ Other, describe INSULATED

Total Volume ~~2500~~ 1000 gal Working Volume, does not include siphon / pump chamber ~~600~~ 900 gal

If 2 or more septic tanks are proposed, provide details _____

For Septic Tanks, means of discharging sewage: ☐ Trickle* ☒ Siphon ☒ Pump-up

If a pump-up system is to be installed, provide the make and model of the pump SW 50 A1

* Trickle Tanks will be permitted only in special circumstances.

Tanks with Effluent Filters are strongly recommended.

For all pump-up systems and Sewage Holding Tanks, a mandatory high level alarm & automatic water shut-off must be installed by a qualified electrical contractor or a certified electrician. Certified electrician must complete the Electrical Assurance form for the installation.

Soil Absorption System (check one: all measurements are in ☒ feet; or ☐ meters)

Proposed depth of distribution pipe or chambers below natural ground level _____

Soil absorption system will utilize (check one):

☐ Absorption bed; dimensions: length 47 ; width 12 ; total area 564 ^{sq ft}

☐ Trench(es): number of trenches _____ ; length _____ ; width _____

Soil absorption system configuration (check one):

☒ Perforated Pipe & Drain Rock; depth of drain rock below perforated pipe? 6"

☐ Chambers; make and model of product to be used? _____

If the soil absorption system is installed in soils with a percolation rate less than five minutes:

☒ A 0.6 meter (2 foot) sand filter will be installed (a sample of filter sand must be submitted)

Source of filter sand: CASTLE ROCK ENT.

For Environmental Health Services Use Only

See tracking
sheet.

Proposed Layout (check one: all measurements are in ☒ feet; or ☐ meters)

Lot Dimensions 260 x 210 Hectares/Acres 6.40
800' 700' 15 ACRES

Provide a line drawing on the following page, or attach separately, which includes the location of the (check box when completed):

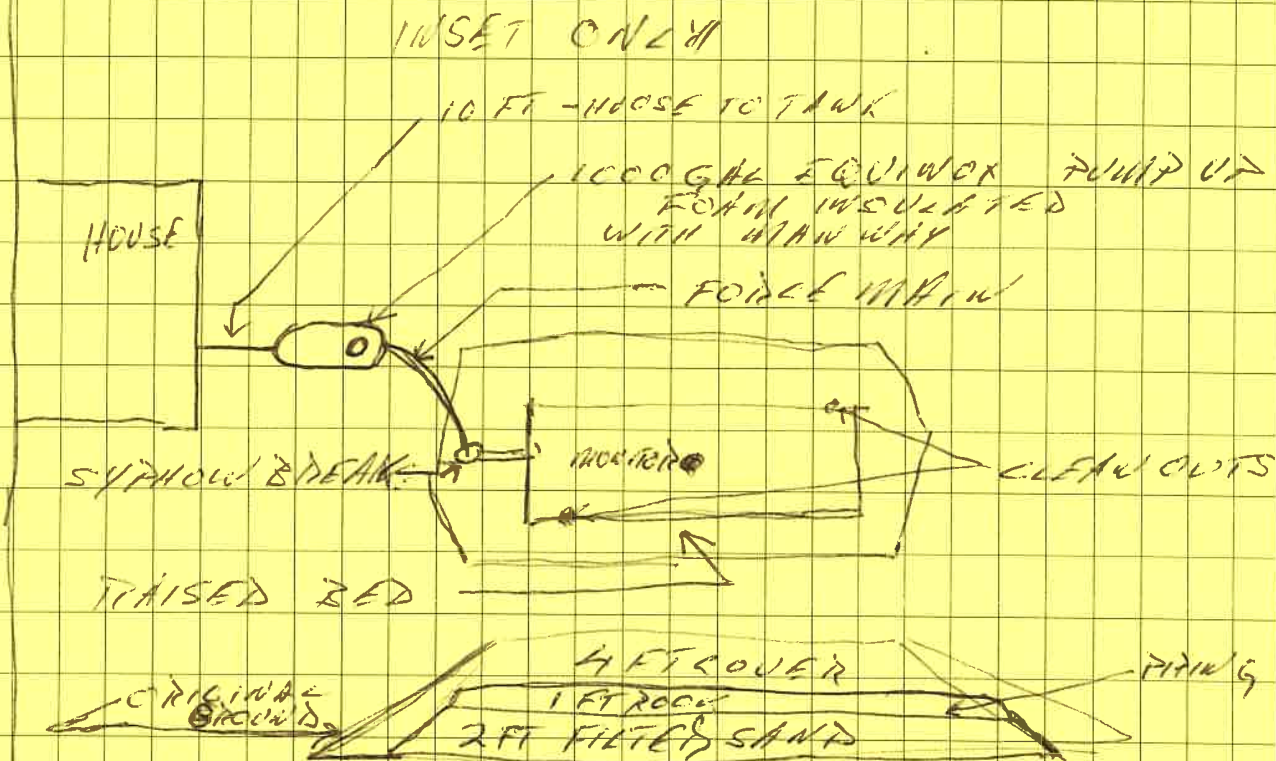
- | | |
|---|---|
| ☒ building(s) which this sewage disposal system will be connected to; | ☒ lot boundaries; |
| ☒ pipe from building(s) to tank. *Be advised that there shall be no bends in pipe from building to tank.* | ☒ water wells; |
| ☒ locations of test holes used for soils investigation(s) and percolation test(s); | ☒ water bodies (rivers, streams, lakes, ponds), including seasonal high water mark; |
| ☒ septic tank; | ☒ roads and driveways; |
| ☒ soil absorption system (absorption bed or trenches); | ☒ pre-existing or abandoned sewage disposal systems; and |
| ☒ stand pipes (clean-outs & monitors); | ☒ any other buildings or structures. |

Setback distances must also be provided, and include those between this sewage disposal system and:

- | | |
|---|---|
| ☒ any buildings(s); | ☒ roads and driveways; and |
| ☒ lot boundaries; | ☒ water wells and water bodies. |

Full System Layout (See drawing instructions on the previous page)

North



RAISED BED CROSS SECTION

BED SIZE - 12' X 48' - 3.1 SLOPES
 BED PIPING - 6' X 42' - 2 RUNS

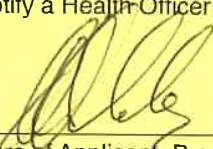
Declaration

In accordance with the requirements of the *Public Health & Safety Act*, Sewage Disposal Systems Regulation, I hereby apply for a permit to install, repair, or extend a sewage disposal system.

I declare that the information submitted in this application is accurate and meets the requirements of the regulation.

I understand that a Health Officer has the authority to conduct an inspection of the property where this sewage disposal system will be installed in order to determine compliance with the Act and regulation.

I will notify a Health Officer 72 hours prior to backfilling this sewage disposal system.



Signature of Applicant, Property Owner, or Installer

APR 18 / 17

Date

DAVID BLAKLEY CONTRACTING

Name of Applicant, Property Owner, or Installer (please print)

Personal information contained on this form is collected under the Public Health and Safety Act and associated Regulations and will be used by Environmental Health Services for research, statistical and enforcement purposes. All collected information will be managed in accordance with the Access to Information and Protection of Privacy Act.

Submit this application to:

Environmental Health Services #2 Hospital Road, Whitehorse, YT Y1A 3H8
Phone: 867.667.8391 or 1.800.661.0408 ext. 8391; Fax: 867.667.8322
Email: environmental.health@gov.yk.ca

Plan 68023 C.L.S.R.
64429 L.T.O.

- LOT 1038-3
 QUAD 105 D/14
 1 640 ha.
 - LOT 1038-2
 QUAD 105 D/14

PLAN 68023
64429
CLSR
L.Y.O.

LOT
QUAD
CLSR. 01
58481 LTO
105 D/14
1047

FLORIAN
LEMPHENS
1038-3
SAARLOU BAY

174.895
108° 174.895
C.L.S. 77
C.L.S. 77
R O A 57 D
P10n 42666 C.L.S.R.

[illegible]

LOT 31
GROUP 854
CLSR.
LTO.
42666
21362
plan

OWN

ACCESS EASEMENT
Plan 65135 G.L.S.R.
54435 L.70.

Property Disclosure

86 Shallow Bay Road

1] Summer 2021 – High Water Event

House was not impacted from overland flooding but was impacted by water table rise

House received about 3 inches of water into crawl space from water table rising from below

House was deemed structurally sound by a structural engineer post flood.

Remedial Action taken through insurance company and through subsequent actions

A] Extensive amounts of gravel put in back of house and driveway to raise driveway by approximately 2 feet.

B] Water tank area attached to house was completely rebuilt from the ground up, and super-insulated

C] External vertical culvers installed as part of French drain system to deal with ground water.

D] External approved electrical work done to provide power to external sumps if needed

E] Crawl pace has been sprayed with high density waterproof foam on floor and up the walls

F] Above ground berm that was installed during the flood has been covered with 23 truckloads of dirt and prepared for planting to provide natural overland barrier

2] Fuel tanks

No buried fuel tanks on property. New fuel tank for the house installed in summer of '23. Existing above ground tank near greenhouse is sold "as is where is".

3] Fireplaces

A] Fireplace in back addition has jammed catalytic burner. This fireplace works well still and is controlled through outside air control and is used extensively in winter along with the one in the front area

B] Fireplaces have steel plates installed in the fireboxes to prevent refractory breakdown and extra protection.

4] Old farmhouse on property is derelict and needs to be taken down. It is kept locked up.

Vendor

Purchaser

Vendor

Purchaser

Dated: