

8 May 2018

Mr. Aaron Gold
428 Little Inc.
10 Wanless Avenue, suite 201
Toronto, ON M4N 1V6

Project No.: 209.40465

Dear Mr Gold:

RE: LITTLE AVE – ABANDONED WELL RECONNAISSANCE

We are pleased to report on our site inspection recently conducted at the above site. The purpose of the inspection was to ascertain with greater certainty that there are no water wells hidden on the property that may compromise construction.

Ministry of the Environment Water well records were reviewed. One well was recorded for the site, with Well Tag 156738, attached. This appears to be a groundwater monitoring well and was drilled in 2016. No residential water supply well records were identified on the property. We examined the water well records for those near the site and see that none of these might be on the site.

The site was walked on Wednesday, April 11, 2018 during a time of no snow cover and no vegetation growth. The small insert photo below shows the character of the site, and that visibility was good.

The site was walked by Mr. Steven Usher, P.Geo., who has over 35 years experience dealing with water wells and site inspections. Mr. Usher covered the site in a zig zag pattern with numerous loops to ensure that all ground had been covered. The tree patterns were assessed for signs of former settlement, where unrecorded wells might occur.



One foundation was found (at about N4913825-E606786), as captured on the photograph shown below. It was partly filled with debris (logs, broken asphalt, junk). It was not possible to see if there was an old well in the bottom, which is sometimes (but rarely the case). The foundation was circumnavigated in two concentric loops at about 10 m spacing, as wells are typically near the homes they serve. No evidence of barns or outbuildings were found.



Photographs of other pertinent features and of views through the woods were taken for later examination. They are not included in this letter but are available for future viewing if necessary.

No water supply wells were found on the property. Three 1" groundwater (PVC) monitors were found, and had been marked WSP BH18-2, WSP BH18-6, and WSP BH18-7 by others. Their locations and features are recorded in the following table. One relatively new square blue protective casing (locked), presumably hosting a groundwater monitor, was found at the south end of the site and was labelled "BH3" by others in faint writing.

A square concrete structure measuring about 6' by 4' was found as well, perhaps an old cistern or livestock watering trough, but of indeterminate use/origin. Only 4' deep, in the shaded bottom it held debris, dirt and a thick frozen lense of ice/snow. It lay in a shallow excavation with the spoil piled around it. It does not resemble a well in our experience.



Several exploratory boreholes were found, apparently drilled by others, and which had been backfilled with no monitoring pipes installed. Some of the drill spoil was spread around them. It is unknown if they have been sealed, but they were most likely shallow geotechnical holes (as is typical). It would be wise to liaise with the responsible consultant to ascertain if these holes were sealed in any fashion.

The locations and basic descriptions of the subsurface features are found in Table 1.

Table 1. Subsurface Features

Feature	Northing	Easting	Description
WSP BH18-2,	4913822	606789	1" diameter GW Monitor No protective casing
WSP BH18-6,	4913682	606986	1" diameter GW Monitor No protective casing
WSP BH18-7,	4913660	606984	1" diameter GW Monitor No protective casing
BH3	4913676	606997	Protective Casing for groundwater monitor
Concrete Cistern(?)	4913763	606875	4' by 6' open concrete box, 4' deep

Discussion

No residential or production wells were found on the property. Four groundwater monitoring wells were found as well as evidence of exploratory boreholes at several other locations. Each feature is discussed here as to possible action, however none represent a serious risk to the environment, nor to people working on or passing through the site.

WSP groundwater monitors and BH3 Protective Casing

These devices, if deeper than 3.5 m will have to be properly decommissioned under O.Reg. 903. The pipes (if broken during extraction or left in place) represent downward pathways for inadvertent contaminant movement. The nature and viability of any borehole sealing materials may mean there are pathways after the pipe is removed as well. These should be removed and sealed by a licensed water well technician.

Backfilled boreholes

Two of these were found, which were flush to the ground and partly covered in leaf litter. Based on the numbering system, there are likely a few more. The consultant responsible (perhaps the same as the persons responsible for the 1" monitors, which may have been WSP) should be contacted and the borehole sealing methods ascertained. They likely have been properly sealed, but if not and they are deep enough, they should be overdrilled and properly sealed as per O.Reg 903. We note that the protective casing was labelled BH3, which implies at least two other other drilling locations, if not more. A similar procedure should be followed for the responsible entity that installed BH3, to ensure no unsealed boreholes exist.

Concrete Box

Once the weather has warmed up and the snow and ice in the base of this box has melted, the debris should be cleared by hand and the bottom examined for the presence of any wellhead structure. Safety precautions should be followed in case there is a deep open well found below the base, and the bottom sounded by a probing pole without entering the box. If one is found it should be examined and decommissioned as per O.Reg 903. If none is found then the box

would have to be removed, organic material removed, and properly compacted clean soil fill placed to bring it back to grade. (This is normal site mucking practice)

Foundation

It is anticipated that this foundation will be removed as the site is prepared for construction. Mucking out should include the removal of debris and organic matter *prior to* dismantling the foundation walls. When this is done the basement floor should be examined for signs of well or a subsurface cistern. This could take the form of a steel casing, concrete tiles, rock lined dug well, or even concrete vault. If it is found it should be plumbed and a licensed well technician retained to properly seal it.

We trust that the above documentation of results provides sufficient detail for your purposes at this time. While we have concluded that no residential wells exist on the property, one cannot preclude a hidden well, flush to the ground and covered with debris, which could still go undetected and may still require remedial work. Mucking crews should be made aware of this as part of their Health and Safety Plan and should be asked to keep on the look out for anything that may require sealing during site clearing.

Thank you for this opportunity to have been of service

Yours sincerely,
SLR Consulting (Canada) Ltd.



Steven Usher, P.Eng., P.Geo., FGC
Principal Hydrogeologist

cc Kim LaFramboise, SLR

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