



January 26, 2023

Mr. Brett Saitowitz
970 Mapleview Drive Construction Inc.
c/o Tiffany Park Homes & Fernbrook Homes
2220 Highway 7 West, Unit 5
Concord, Ontario
L4K 1W7

Re: Supplemental Geotechnical Review
Block 210 on Plan 51M-1221
970 Mapleview Drive East, Barrie, Ontario
EXP Reference: BRM-00609046-A0

Dear Mr. Saitowitz:

EXP Services Inc. (EXP) was requested to provide a geotechnical review at the above referenced site to assist the design and construction operations for the sewers, roads and residential structures. The subject site is located at the north-west corner of Mapleview Drive East and Terry Fox Drive and identified as Block 210 on Plan 51M-1221. Block 210 is part of the overall Mapleview Park development project. A site plan is attached with this letter for reference.

As part of our analysis, EXP reviewed Golder Associates geotechnical Report¹ for the site. Three (3) pertinent boreholes are located in close proximity to the subject property (BH's 16-30, 16-31, 16-36). Based on the borehole information, the soil consists of sand, sandy silt, silty sand and gravelly sand in variable proportions. The granular deposits were generally brown to grey in colour and moist to wet. Borehole location plan and borehole logs are attached with this letter.

In general, the soil and groundwater conditions are relatively consistent in this area of the site. Based on our review, the comments and recommendations outlined in the geotechnical Report¹, are applicable for Block 210 on Plan 51M-1221.

¹ Preliminary Geotechnical Investigation, LM Bluesky, Proposed Residential Development, Barrie, Ontario, Reference Number: 1661309, prepared by Golder Associates Inc., dated December 2016.

We trust the above information is sufficient for your requirements. If you have any questions or wish to discuss in further detail, please do not hesitate to contact this office.

Yours truly,
EXP Services Inc.



Christopher Rebong, P. Eng.
Project Manager
Earth & Environment



Peter Chan, P. Eng.
Division Manager
Earth & Environment

Enclosure(s):

Appendix A: General Site Plan & M-Plan Drawing – 970 Maplevue Inc.

Appendix B: Borehole Location Plan (from Golder Geotechnical Report¹)

Appendix C: Borehole Logs: BH's 16-30, 16-31, 16-36 (from Golder Geotechnical Report¹)

Appendix A:

General Site Plan

M-Plan Drawing (Plan 51M-1221)

PLAN 51M-1221

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51) AT 11:05 A.M. ON THE 24th DAY OF March, 2022 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 58091-3813, 58091-3814, 58091-3910, 58091-4201 AND 58091-4202 AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. 5C1888705.

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE (No. 51)

THIS PLAN COMPREHENDS ALL OF PINS 58091-3813, 58091-3814, 58091-3910, 58091-4201 AND PART OF PIN 58091-4202, SUBJECT TO EASEMENT AS IN SC1728554, AFFECTING PART OF BLOCK 213, SUBJECT TO EASEMENT AS IN SC1728554, AFFECTING PART OF BLOCKS 213 AND 214, SUBJECT TO EASEMENT AS IN SC1728554, AFFECTING PART OF BLOCKS 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PLAN OF SUBDIVISION OF PART OF LOT 19 CONCESSION 12 (GEOGRAPHIC TOWNSHIP OF INNSIFIL) NOW IN THE CITY OF BARRIE COUNTY OF SIMCOE

SCALE 1 : 1000

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 178 BOTH INCLUSIVE, BLOCKS 179 TO 212 BOTH INCLUSIVE, THE STREETS NAMELY: ALNWICK STREET, DURHAM AVENUE, HYLTON DRIVE, NOTTINGHAM ROAD, RICHMOND ROAD, RIPLEY LANE, ROCHESTER DRIVE, PRUDHOE TERRACE, TAMWORTH TERRACE, TOTNES CRESCENT, AND UNICORN LANE, THE STREET WIDENINGS NAMELY BLOCKS 213 AND 214, AND THE 0.30M RESERVES NAMELY BLOCKS 215 AND 216, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREETS AND STREET WIDENINGS ARE DEDICATED TO THE CORPORATION OF THE CITY OF BARRIE AS PUBLIC HIGHWAY.

DATED THIS 7 DAY OF JAN, 2022

970 MAPLEVIEW INC.

BRETT SAITOWITZ-PRESIDENT
AUTHORIZED SIGNING OFFICER

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

DANNY SALVATORE
AUTHORIZED SIGNING OFFICER

"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS (SCPs) 03120110020 AND 03120110023, UTM ZONE 17, NAD83 (ORIGINAL).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997127.
DISTANCES SHOWN ON CURVED LIMITS ARE ARC MEASUREMENTS.
ALL SURVEY MONUMENTS FOUND ARE SIB UNLESS NOTED OTHERWISE.
ALL SURVEY MONUMENTS PLANTED ARE IRON BARS UNLESS OTHERWISE NOTED.
ALL SURVEY MONUMENTS FOUND WERE SET BY JDB, UNLESS OTHERWISE NOTED.

INTEGRATION DATA

POINT ID	EASTING	NORTHING
SCP 03120110020	611 717.14	4 912 264.86
SCP 03120110023	611 597.36	4 913 681.11
REFERENCE POINTS		
①	611 216.38	4 912 471.13
②	611 820.29	4 912 556.18

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT BETWEEN SCP ① AND SCP ② IS 1421.72 N 04°50'05" E

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
□ DENOTES SURVEY MONUMENT SET
SIB DENOTES STANDARD IRON BAR
SIB DENOTES SHORT STANDARD IRON BAR
WT DENOTES WITNESS
MEAS DENOTES MEASURED
JDB DENOTES J.D. BARNES LIMITED
738 DENOTES R.C. KIRKPATRICK, O.L.S.
832 DENOTES R. LEEPER, O.L.S.
1253 DENOTES R.C. RAINES, O.L.S.
1546 DENOTES R. MAK, O.L.S.
P1 DENOTES REGISTERED PLAN 51M-781
P2 DENOTES PLAN 51R-42817
S/T DENOTES SUBJECT TO EASEMENT AS IN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON OCTOBER 25, 2021.

January 6, 2022
DATE
PIER DE ROSA
ONTARIO LAND SURVEYOR

APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990, c.P.13, THIS 11th DAY OF March, 2022

LEHMAN - MAYOR
WENDY COOKE - CITY CLERK

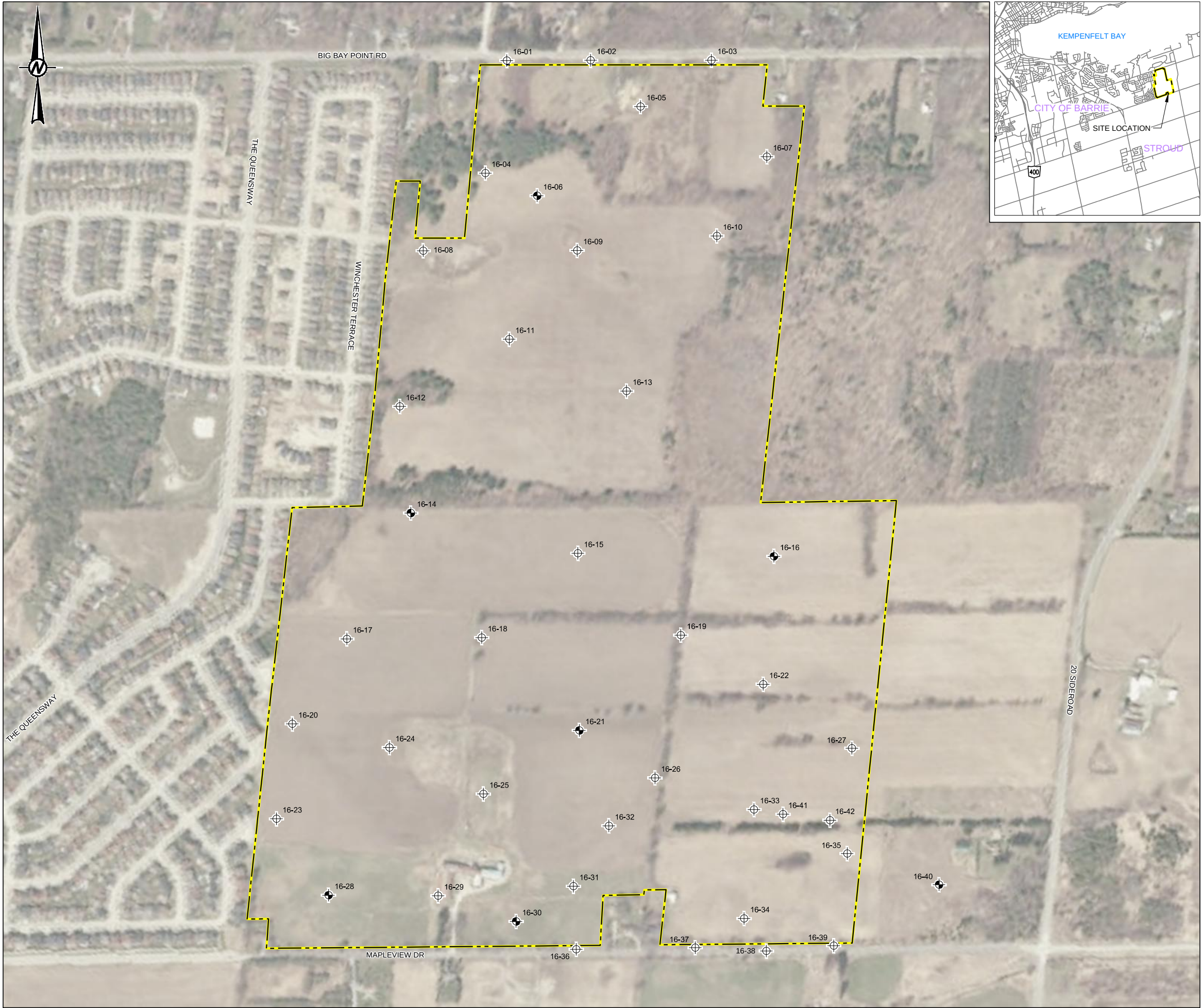
J.D. BARNES LIMITED
LAND INFORMATION SPECIALISTS
142 COMMERCIAL PARK DRIVE, UNIT 1, BARRIE, ON L4N 6W8
T: (705) 739-6770 F: (705) 739-6771 www.jdbarnes.com

DRAWN BY: MICHAEL WALDOCK	CHECKED BY: PDR	REFERENCE NO.:	19-11-761-00-PH2
FILE: G:\18-11-761\00\DRAWINGS\WP-761-PH2\NAD83.dgn			DATED: January 5, 2022

Appendix B:

Borehole Location Plan (from Golder Geotechnical Report¹)

Path: \\golder\gis\proj\mess\gsg\SM\Clients\LM_Holdings\BlueSky_Barrie\40_PROJ\0001_BlueSky_Geotech | File Name: 1661309-0001_BSC-0001.dwg



LEGEND

 BOREHOLE LOCATION

 MONITORING WELL LOCATION

 APPROXIMATE PROPERTY BOUNDARY

NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

BASE DATA - MNR LIO, OBTAINED 2016
BASE IMAGERY SOURCE: COUNTY OF SIMCOE GIS, OBTAINED 2016
BOREHOLE LOCATIONS SURVEYED BY JOETOPO SURVEYS & CADD INC. OCTOBER 31, 2016
PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2015
PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT

LM BARRIE / BLUESKY

PROJECT

BLUE SKY GEOTECHNICAL INVESTIGATION
BARRIE, ONTARIO

TITLE

BOREHOLE LOCATION PLAN

	CONSULTANT	YYYY-MM-DD	2016-12-19
	DESIGNED		
	PREPARED	STB	
	REVIEWED	NLP	
	APPROVED		

PROJECT NO.	Control	REV.	Figure
1661309			1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B 25 mm

Appendix C:

Borehole Logs: BH's 16-30, 16-31, 16-36 (from Golder Geotechnical Report¹)

LOCATION: N 4912310.08; E 611672.23

RECORD OF BOREHOLE: BH16-30

BORING DATE: October 7, 2016

SHEET 1 OF 2

DATUM: Geodetic

SPT/DCPT HAMMER: MASS, 64kg; DROP, 760mm

[illegible]

DEPTH SCALE

1 : 50



LOGGED: DF

CHECKED: NL

GTA-BHS 001 S:\CLIENTS\LM HOLDINGS\BARRIE\02 DATA\GIN\1661309-BG-0001.GPJ GAL-MIS.GDT 12-20-16 STB

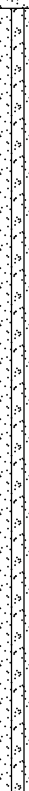
PROJECT: 1661309
 LOCATION: N 4912388.98; E 611739.40

RECORD OF BOREHOLE: BH16-31

BORING DATE: October 7, 2016

SHEET 1 OF 1
 DATUM: Geodetic

SPT/DCPT HAMMER: MASS, 64kg; DROP, 760mm

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLES			DYNAMIC PENETRATION RESISTANCE, BLOWS/0.3m				HYDRAULIC CONDUCTIVITY, k, cm/s				ADDITIONAL LAB. TESTING	PIEZOMETER OR STANDPIPE INSTALLATION								
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	BLOWS/0.3m	SHEAR STRENGTH Cu, kPa				WATER CONTENT PERCENT													
								20		40		60		80				10 ⁻⁶		10 ⁻⁵		10 ⁻⁴		10 ⁻³	
								20		40		60		80				10 ⁻⁶		10 ⁻⁵		10 ⁻⁴		10 ⁻³	
0		GROUND SURFACE		261.40																					
	Truck Mount Power Auger Solid Stem Auger	TOPSOIL		0.00																					
		(SP) SAND, trace silt; light brown to orange brown, cobble fragments; non-cohesive, dry to moist, very loose		0.15	1	DO	4																		
				2A																					
1				2B	DO	2																			
		(SM) SILTY SAND; grey to light brown; non-cohesive, moist, compact to very dense		1.02																					
				3	DO	12																			
2																									
				4	DO	38																			
3				5	DO	53																			
4																									
				6	DO	60																			
5		laminated in Sample 6																							
6																									
	(SP) SAND, trace to some silt; light brown, laminated; non-cohesive, moist to wet, dense to very dense		255.15	7A																					
			7B	DO	51																				
7																									
8					8	DO	46																		
		End of Borehole		253.32																					
		NOTE:		8.08																					
9		1. Groundwater measured at a depth of 6.8 m below existing grade upon completion of drilling October 7, 2016.																							
10																									

DEPTH SCALE

1 : 50



LOGGED: DF
 CHECKED: NL

GTA-BHS 001 S:\CLIENTS\LM_HOLDINGS\BARRIE\02_DATA\GINT\1661309-BG-0001.GPJ GAL-MIS.GDT 12-20-16 STB

PROJECT: 1661309

LOCATION: N 4912297.98; E 611773.63

RECORD OF BOREHOLE: BH16-36

SHEET 1 OF 1

BORING DATE: October 4, 2016

DATUM: Geodetic

SPT/DCPT HAMMER: MASS, 64kg; DROP, 760mm

DEPTH SCALE METRES	BORING METHOD	SOIL PROFILE			SAMPLES			DYNAMIC PENETRATION RESISTANCE, BLOWS/0.3m				HYDRAULIC CONDUCTIVITY, k, cm/s				ADDITIONAL LAB. TESTING	PIEZOMETER OR STANDPIPE INSTALLATION
		DESCRIPTION	STRATA PLOT	ELEV. DEPTH (m)	NUMBER	TYPE	BLOWS/0.3m										
								SHEAR STRENGTH				WATER CONTENT PERCENT					
								Cu, kPa				nat V. + Q - ● rem V. ⊕ U - ○					
							20	40	60	80		10 ⁻⁶	10 ⁻⁵	10 ⁻⁴	10 ⁻³		
											Wp — W — WI						
							20	40	60	80		10	20	30	40		
0		GROUND SURFACE		261.26 0.00													
	Truck Mount Power Auger Solid Stem Auger	FILL-(SW) gravelly SAND, some silt; dark brown to brown; non-cohesive, dry to moist, compact			1	DO	26										
		(SP) SAND, trace to some silt, trace to some gravel; light brown to brown, laminated; non-cohesive, moist to wet, loose to dense		260.65 0.61													
1				2	DO	11											
				3	DO	9											
2																	
				4	DO	29											
3					5	DO	25										
4																	
					6	DO	33										
5																	
6																	
					7	DO	29										
7																	
8					8	DO	41										
		End of Borehole		253.18 8.08													
		NOTE: 1. Groundwater measured at a depth of 6.7 m below existing grade upon completion of drilling October 4, 2016.															
9																	
10																	

DEPTH SCALE

1 : 50



LOGGED: DF

CHECKED: NL

GTA-BHS 001 S:\CLIENTS\LM HOLDINGS\BARRIE\02 DATA\GINT\1661309-BG-0001.GPJ GAL-MIS.GDT 12-20-16 STB