



October 22, 2024

**Wynstar Anne Street LP**

100 New Park Place, Suite 820  
Vaughan, Ontario  
L4K 0H9

Attn: Mr. Dave Seaman

**RE: Preliminary Hydrogeological Memo  
Proposed Residential Development  
435 Anne Street North, Barrie, Ontario  
Project No. 2303611**

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GEI Consultants Canada Ltd. (GEI) was retained by Wynstar Anne Street LP to complete a subsurface investigation and provide a hydrogeological report for the proposed residential development at 435 Anne Street North, in Barrie, Ontario.

A residential development is proposed for the property at 435 Anne Street North, in Barrie. The site was an old farmhouse property (house and barn since demolished). The site is about 85 m east/west by 130 m north/south) with frontage on Anne Street North on the west boundary of the site and frontage on Harrison Crescent on the east boundary of the site. The site is currently grassed with two access points to Anne Street North.

The current concept has five (5) blocks of townhomes for a total of 84 units. In addition, seven (7) semi-detached lots (14 units) are proposed along Harrison Crescent. The units are proposed with full basements, partially buried. The site is to be connected to municipal servicing and have paved access and parking.

The fieldwork for the drilling program was carried out on May 1 and 2, 2024. Boreholes 1 to 11 were advanced to 6.2 to 12.6 m below existing grade (Elev. 273.3 to 280.5). Wells were installed in seven (7) boreholes by GEI to facilitate long-term groundwater monitoring, each consisting of 50 mm diameter PVC pipe with a 1.5 or 3.0 m long screen and protective casing.

The boreholes revealed native soil units of sand and glacial till below the surficial topsoil and underlying fill layer. No groundwater was present in the boreholes upon completion. Reference is made to GEI's Geotechnical Report for further details regarding the subsurface conditions, as follows:

- *“Geotechnical Investigation, Proposed Residential Development, 435 Anne Street North, Barrie, Ontario”* GEI Project No. 2303611, dated June 18, 2024.

Currently GEI is monitoring groundwater levels monthly for one year, until April of 2025. To date, all the monitoring wells have been dry during the monthly site visits.

Due to the lack of groundwater within the depth of exploration at the site for several months, in general, at this preliminary stage, the development of the subdivision with excavation typically envisioned to be about 3 to 4 m depth for construction purposes, is not expected to impact the groundwater table. When/if the groundwater becomes present in the monitoring wells during our monthly assessment, further assessment will be carried out.

We trust this information is sufficient for your present purposes. Should you have any questions concerning the above, or can be of any further assistance, please do not hesitate to contact the undersigned.

Yours truly,  
**GEI Consultants Canada Ltd.**



A handwritten signature in blue ink, which appears to be "G.R. White".

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Geoffrey R. White, P.Eng.  
Barrie Office Branch Manager and  
Senior Geotechnical Engineer