# PROJECT NO. 11084 REPORT TO

#### **DUNPAR DEVELOPMENTS**

 $\mathbf{ON}$ 

# PRELIMINARY HYDROGEOLOGICAL ASSESSMENT

2225 ERIN MILLS PARKWAY

#### **CONDUCTED BY:**



## 1099 KINGSTON ROAD, SUITE 260 PICKERING, ONTARIO L1V 1B5

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**APRIL 21, 2023** 

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#### 1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was requested by Dunpar Developments (the Client) to prepare a Preliminary Hydrogeological Assessment for the property located at 2225 Erin Mills Parkway, Mississauga, Ontario (Subject Property). S2S understands that this Preliminary Hydrogeological Assessment was requested as part of the Client's due diligence purposes for the requirements of an application for a proposed residential development at the Subject Property, and the application will be submitted to the City of Mississauga for this regard.

#### 2.0 SCOPE OF WORK

The objective of the work plan for the Preliminary Hydrogeological Assessment was to characterize hydrogeological conditions at the Subject Property, complete groundwater monitoring, and pump test. Based on the results of field testing to estimate potential dewatering requirements during construction and after completion of the proposed development. One groundwater sample will be collected from the onsite monitoring well and submitted for laboratory analyses for discharge option assessment; the results will be compared to the City of Mississauga/Region of Peel sewer use by-law criteria. Based on the results of investigation to identify and assess potential short and long-term impacts of the proposed development on groundwater conditions in the area, and recommend mitigation measures, if there will be potential for impact to occur.

The scope of work included the following tasks:

- Drilling and installation of two monitoring wells (BH1 and BH2);
- Completion of pump tests in the installed monitoring wells BH1 and BH2
- Interpretation of field data and assessment of anticipated groundwater seepage into the proposed excavation and dewatering requirements;
- One groundwater sample submission for laboratory analyses of parameters for comparison with the applicable Regional/Municipality Sewer Use By-Law criteria.
- An assessment of the impact of the proposed development on the hydrogeological conditions in the adjacent areas.

Please see Drawing No. 1 in Appendix A for locations of the monitoring wells (BH1 and BH2).



#### 3.0 SITE DESCRIPTION

#### 3.1 Site Location

The Subject Property is located at 2225 Erin Mills Parkway, Mississauga, Ontario. At the time of the site visit, the Subject Property consisted of a two-story multi-tenant commercial building (Building A), and three single-storey commercial buildings occupied by restaurants. The Subject Property had a total area of approximately 128,128.91 m<sup>2</sup>.

A site location plan is shown as Drawing No. 1 in Appendix A.

## 3.2 Site Topography and Drainage

The ground surface at the Subject Property was visually observed to be mildly sloped towards the south to south-east. The elevations were surveyed using a global navigation satellite system (GNSS) and a geodetic benchmark. The ground elevations at the Subject Property range approximately from 132.409 m above sea level (m asl) in the western portion of the property (BH2), to 123.793 m asl in the eastern portion of the Subject Property (BH1)

No landscaped areas were present at the Subject Property, surface water is assumed to drain towards Building B, and then west towards Lincoln Green Way via the asphalted driveway.

# 3.3 Site Geology and Hydrogeology

Based on the review of available surficial geological and hydrogeological information for the area, the Subject Property area is predominately fine-textured glaciolacustrine deposits of interbedded silt and clay and gritty, pebbly flow till and rainout deposits (OGS, 2010). Bedrock is represented by shale, limestone, dolostone, and siltstone of the Georgian Bay formation (OGS, 2017).

The shallow horizontal groundwater flow direction in the area, based on apparent topography, was likely northeast towards the Loyalist Creek and Credit River valley, located northeast of the Subject Property. Based on the Ministry of Environment, Parks and Conservation (MECP) well record data for the wider area, local topography and distance to Credit River, the groundwater table in the area is assumed to be at a depth of approximately 2.0 to 4.0 m below ground surface (bgs) (refer to MECP Well Records, Appendix B).

# 3.4 Site Stratigraphy

Drilling and well instrumentation of BH1 and BH2 was conducted on March 24, 2023 to a depth of 2.36 m and 3.74 m below ground surface (bgs), respectively. The location of the boreholes and monitoring wells is shown on Drawing No. 1 in Appendix A, and borehole logs are included in Appendix C. Based on a review of the available soil data for the Subject Property, the following site stratigraphy was determined for the property:

#### Overburden

Sand fill was present at the Subject Property beneath the asphalt to a maximum depth of 0.3 m and 0.6 m bgs in BH1 and BH2, this was followed by native deposits represented mainly by silts to an approximate depth of 3.7 m bgs, which was underlain by bedrock.

#### <u>Bedrock</u>

Bedrock at the Subject Property is represented by shale of the Georgian Bay formation. Shale fragments were encountered in all of the boreholes at the Subject Property – at a depth of 0.8 m bgs at BH1, and at a depth of 1.2 m bgs in BH2. Bedrock was encountered at a depth of 2.4 m bgs in BH1, and at a depth of 3.8 m bgs in BH2.

#### 3.5 Groundwater Elevations

Groundwater monitoring events of BH1 and BH2 were completed periodically on March 28, 2023, April 2, 2023, and April 11, 2023. The groundwater elevations for the property during the day of drilling as well as each groundwater monitoring events are presented in Table 2 below. The groundwater monitoring wells characteristics are in Table 1. The groundwater elevation data is in Table 2.

**Table 1 Groundwater Monitoring Well Characteristics** 

Groundwater Monitoring Well	Elevation of Riser (m asl)	Elevation of Ground Surface (m asl)	Top of Screen Elevation (m asl)	Bottom of Screen Elevation (m asl)	
BH1	123.69	123.79	122.95	121.43	
BH2	132.25	132.41	130.2	128.67	

**Table 2 Groundwater Elevation Data** 

Groundwater	Depth to	Water Table	Depth to	Water Table	Depth to	Water Table		
Monitoring	Water	Elevation	Water	Elevation	Water	Elevation		
Well	(m btoc)	(m asl)	(m btoc)	(m asl)	(m btoc)	(m asl)		
	March 28,	March 28,	April 2,	April 2,	April 11,	<b>April 11, 2023</b>		
	2023	2023	2023	2023	2023			
BH1	2.250	121.440	2.213	121.477	2.170	121.52		
BH2	3.471	128.779	3.475	128.775	2.971	129.279		

Note: All elevations are relative to a geodetic benchmark.

# 3.6 Groundwater Quality

Due to the limited availability of the groundwater (very slow recovery), groundwater sampling event will be completed at a later date and the groundwater quality results will be submitted in an amendment to the report.

#### 4.0 ANALYSIS AND EVALUATION

## 4.1 Summary of Site Conditions

Based on a review of the findings of this hydrogeological assessment, the following stratigraphic and hydrogeological conditions have been found at the Subject Property:

- The primary hydro-stratigraphic unit on the Subject Property is a sand to a depth of 1.6 m bgs in BH1 and 2 m bgs in BH2 respectively, underlain by silt with some sand and clay, medium stiff. The fragments of weathered shale were also observed at a depth of approximately 0.8 m bgs in BH1 and at a depth of approximately 1.2 m bgs in BH2. Borehole Logs completed by S2S are presented in Appendix C;
- Groundwater was encountered at Subject Property in both monitoring wells. Based on the completed groundwater observations, the groundwater table at the Subject Property is expected to be from 2.170 m bgs to 3.475 m bgs (approximately 121.52m asl to 128.775m asl). Groundwater observations were completed over a period of two weeks till date;
- Based on the topography in the adjacent area and distance to Loyalist Creek and Credit River, as well as the groundwater monitoring data, the interpreted groundwater flow direction is towards the northeast;
- Due to the soil conditions at the subject property, the observed rate of groundwater recharge is very slow. As a result, insufficient volumes of groundwater are observed in the boreholes/monitoring wells, BH1 and BH2 at the Subject Property. Due to the limited groundwater recovery, a pumping test cannot be performed at this time.
- Groundwater will be sampled at a later date when sufficient groundwater recovery would be encountered in the boreholes/monitoring wells, BH1 and BH2 at the Subject Property for storm and sanitary sewer requirements (Table 1 and Table 2, City of Mississauga for Storm and Region of Peel for sanitary).

# 4.2 Proposed Development

Based on a review of background information available to-date, the Subject Property will be further developed with two 15-storey multi-tenant residential building. The structure will include a two-level basement/underground parking.

# 4.3 Hydraulic Conductivity Testing

Due to the unstable groundwater conditions, a pumping test will be completed at a later date and results will be submitted in an amendment to the report.

# 5.0 GROUNDWATER CONTROL REQUIREMENTS

# 5.1.1 Construction Dewatering

It is assumed that the spread or strip foundation will be constructed at depth of 6.0 m bgs for the construction of two underground levels. Seasonally high groundwater elevations at the Subject Property would be below 121.52 m asl at BH1, that is approximately 2.2 m below ground surface (bgs), and below 129.28 m asl at BH2, that is approximately 2.97 m bgs. Based upon the depth limits associated with an excavation of a two-level basement, paired with existing groundwater monitoring data, a negligible amount of perched groundwater would enter the excavation. However, this does not account for precipitation. Assuming a precipitation of 10 mm per day will occur during the construction phase of the project, and including a safety factor of 1.5, a maximum of dewatering of 1,500 L/day will likely be required during the construction for excavation area of 100 m<sup>2</sup>.

## 5.1.2 Long Term Dewatering

Information about long-term dewatering requirements will be provided after the completion of a full-scale hydrogeological investigation.

#### 6.0 CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations of this report are summarized below:

- The primary hydro-stratigraphic unit on the Subject Property is represented mainly by sand and silt, containing fragments of weathered shale at approximately 0.8 m bgs in BH1 and 1.2 m bgs in BH2. The borehole log completed by S2S is presented in Appendix C;
- Based on the completed groundwater observations, the groundwater table at the Subject Property is expected to be from 2.170 m bgs to 3.475 m bgs (approximately 121.52m asl to 128.775m asl);
- Based on the topography of the Subject property and the presence of the nearest water body the Loyalist Creek and Credit River, the inferred groundwater flow direction is towards the northeast; and,
- Water-taking during construction dewatering will be negligible. The daily volume of rainwater will depend on the amount of rain and the area of the excavation.



#### 7.0 REFERENCES

Ministry of the Environment, Conservation and Parks. Well Records, accessed March 2019.

Surficial Geology of Southern Ontario, Ontario Geological Survey, 2010.

Bedrock Geology of Southern Ontario, Ontario Geological Survey, 2017.

Toronto Region Conservation Authority (TRCA), 2012. Stormwater Management Criteria.

Powers, J. P., Corwin, A. B., Schmall, P. C., & Kaeck, W. E. (2007). Construction dewatering and groundwater control: new methods and applications. John Wiley & Sons.

#### 8.0 CLOSURE

This report has been prepared for the sole benefit of Dunpar Developments (the Client).

The report may not be relied upon by any other person or entity without the express written consent of S2S Environmental Inc. (S2S) and the Client. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time; thus, the Client should review such issues with appropriate legal counsel.

No other warranty or representation, either expressed or implied, is included or intended in this report.

Should any conditions at the site be encountered which differ from those at the borehole locations and/or additional site information become available, S2S requests that this information be brought to its attention so that it may re-assess the conclusions presented herein. It should also be noted that current environmental Regulations, Guidelines, Policies, Standards, Protocols and Objectives are subject to change, and such changes, when put into effect, could alter the conclusions and recommendations noted throughout this report.

Respectfully submitted,

#### **S2S ENVIRONMENTAL INC.**

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Distribution: (1 PDF Copy) – Mr. Waleed Nawaz (Dunpar Developments).

# APPENDIX A

**DRAWING** 





# APPENDIX B

MECP WELL RECORDS



and the second s				1	~
Basin South Department of	ONTARIO  Well Drillers A	e of Ont	_	of MUNES	2183
Description Water  Date Completed 4 July 1952 Cost  (day) (month) (year)	o, <del>Villa</del> own c	r City)	HAMMOND TORONT	RD.	/70)
Pipe and Casing Record			Pumping Test		
Casing diameter(s)	Static level Pumping leve Pumping rate Duration of to		5 ff. 80! 2 G.PM: veral la or bowls to ground	urs	
	Water Record				
Kind (fresh or mineral)	tard		Horizon(s)	Kind of Water	No. of Fee Water Ris
For what purpose(s) is the water to be used?  How far is well from possible source of contamination What is the source of contamination?  Enclose a copy of any mineral analysis that has been  Well Log	? <i>6</i>				
Overburden and Bedrock Record	From	То	Loca	ation of Well	
Grey Clay Gley Skale Blue Skale	0 ft.  4' 3.0'	H.ft. 30' 80'	•		v y.
			SUB-LOY  RATE IL IN	LINE	HAMMOND RI
Situation: Is well on upland, in valley, or on hillside Drilling Firm	er ipl	and.	HERC. HYDRO		TOTA
Address. Clarkson	Dabvill	ć			

FORM 5

Name of Driller South Address

Date Licence Number Signature of Licensee

CSS.S8

7247012 Well Tag No. ( Tag#: A179274 Ministry of the Environment and Climate Change

A179274

S-17364 Well Record

Regulation 903 Ontario Water Resources Act

Page\_

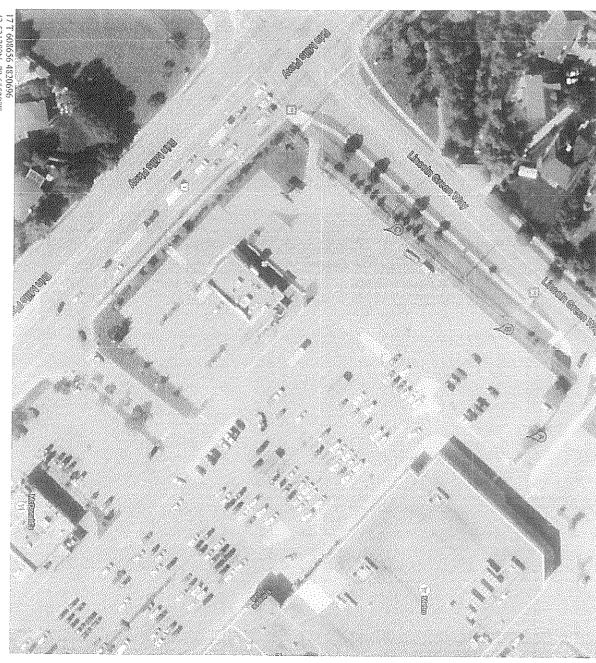
# PUBLIC WORKS REGION OF PEEL

Address of Well Location (Street Number/Name) 2295 Erin Mills Parkw		ownship	Lot	Concessi	on	And the Control of th
County/District/Municipality	•	ity/Town/Village		Province	Postal	Code
UTM Coordinates   Zone , Easting, Morthing		Mississauga Aunicipal Plan and Sublo		Ontario	08132	>
NAD 8 3 1 7 608659 482	0696	•			0 - A 0	
Overburden and Bedrock Materials/Abandonment General Colour Most Common Material	t Sealing Reco	rd (see instructions on the er Materials	back of this form) General Description		Dept	ih ( <i>m/ft</i> )
	Un	er materials	Parement		From	l To
Black Povement Brown Sand	65		1-205l		0.5	P,5
Brown Sand Brown Sand	650 61	1+	Loosl Dense		1	え
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			Annual Control of the			
		***************************************	ANVA V//N NA Ind-#			
	**************************************	**************************************		elikiran da waylin aan la saasaa saasaa saasaa saasaa saasaa saasaa	WW.	
Annular Space Depth Set at (m/ft) Type of Sealant Us	cd	Volume Placed	After test of well yield, water was:	II Yield Testin Draw Down	Re	covery
From To (Material and Type)  0 0.5 Courself.		(m²/ft²)	☐ Clear and sand free ☐ Other, <i>specify</i>	Time Water Let (min) (m/fi)	rel Time \ (min)	Water Level (m/ft)
0.5 2.5 Bewound			If pumping discontinued, give reason:	Static Level		
0.5 Concrete 0.5 2.5 Bentourte 2.5 7 Sand		Para Para Para Para Para Para Para Para		1	1	Name of American State of the S
210 7 30 40	ev evelomin i espisolo bono à a mulatilo i of anno espajo.		Pump intake set at (m/ft)	2	2	
Method of Construction	Well Usi		Pumping rate (t/min / GPM)	3	3	
Cable Tool Diamond Public	☐ Commer	cial Not used	Duration of pumping	4	4	
☐ Rotary (Conventional) ☐ Jetting ☐ Domestic ☐ Rotary (Reverse) ☐ Driving ☐ Livestock	Ш Municipa Ш <b>Х</b> est Holi	and the second of the second o	hrs + min	5	5	
☐ Boring ☐ Digging ☐ Irrigation ☐ Air percussion ☐ Industrial	Cooling &	& Air Conditioning	Final water level end of pumping (m/li)	10	10	
□Xither, specify Direct Push □ Other, spec	offy		If flowing give rate (t/min / GPM)	15	15	
	lepth ( <i>m/fi</i> )	Status of Well  Water Supply	Recommended pump depth (m/ft)	20	20	
Diameter (Galvanized, Fibreglass, (cm/in) Concrete, Plastic, Steel) (cm/in) Fron	n   To	Replacement Well		25	25	manini (sama la) una
2,00 Plastic 0,125 0	3	Recharge Well	Recommended pump rate (Vmin / GPM)	30	30	anno consistenti del Pranto Constanti del Santo Constanti del Sant
		Dewatering Well  Spbservation and/or  Monitoring Hole	Well production (I/min / GPM)	40	40	
		Alteration (Construction)	Disinfected?	50	50	
		Abandoned, Insufficient Supply	☐ Yes ☐ No	60	[ 60 ]	markettiinin kaassa kalkaassa ka
Construction Record - Screen Outside D	epth ( <i>m/fi</i> )	Abandoned, Poor Water Quality	Map of We Please provide a map below following it	II Location	back.	
Diameter (cm/in) (Plastic, Galvanized, Steel) Slot No. Fron	arte artikum bes erekte	Abandoned, other, specify	1 6			
2,25 Plastic (0 3	7	20211100000000000000000000000000000000				
		Other, specify	San	1 - 10		
Water Details		ole Diameter	Seel	ap		
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Water found at Depth Kind of Water: Fresh Unites	ted ()	7 64	1 4			
(m/ft)	ted					
(m/fl) Gas Other, specify						
Well Contractor and Well Techni Business Name of Well Contractor	Well	Contractor's Licence No.				
Strata Soil Sampling Inc. Business Address (Street Number/Name)	<u>\</u>	7 2 4 1	Comments: Comments	contra	7 <b>+</b> ×ו	
165 Shields Court	Mun	icipality Markham	Comments: General SPL Consult			
Province Postal Code Business E-mail / Ontario   L3R 8V2 wrec	Address ords@st:	ratasoil.com		Table of the same	NIIII	
lus Telephone No. (inc. ama code) Name of Well Jechnicia	in (Last Name E	irst Nama)	information		stry Use (	3420
905-764-9304 Va Well b	ODE/ A	udow	delivered Date Work Completed	androusiane		
905-764-9304 Value of Technician, and/or D b C Mulliman Superior Signature of Technician, and/or D b C Mulliman Superior Signature of Technician, and/or D b C Mulliman Superior Superi	delle 2	0150730	in 2015072	AU Hacerood	924	2015

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7247014 5-17-364 Well Tag No Tag#: A179272 Ministry of the Environment Well Record Intario and Climate Change A179272 Regulation 903 Ontario Water Resources Act M Imperial Measurements recorded in: Metric Page PUBLIC WORKS REGION OF PEEL Address of Well Location (Street Number/Name)
2295 Erin Mills Parkway Township Lot Concession County/District/Municipality City/Town/Village Mississauga Province Postal Code Ontario UTM Coordinates | Zone | Easting | Northing | NAD | 8 | 3 | 1 | 7 | 6 | 0 | 8 | 6 | 7 | 7 | 9 | 2 | 0 | 6 | 3 | Other WKQ-008132 Municipal Plan and Sublot Number A 0 - A 02 Overburden and Bedrock Materials/Abandonment Sealing Record (see instructions on the back of this form) General Colour Most Common Material Depth (m/ft) Other Materials General Description Black Pavement Povement 0,5 Brown Gravel Loose BOWN Annular Space Results of Well Yield Testing Depth Set at (m/ft) After test of well yield, water was: Type of Sealant Used Volume Placed Draw Down Recovery (Material and Type)  $(m^3/lt^3)$ ☐ Clear and sand free Time | Water Level Time Water Level Other, specify (min) (m/fi) (min) (m/tt) If pumping discontinued, give reason: Static Level 1 1 Pump intake set at (m/ft) 2 2 3 3 Pumping rate (t/min / GPM) Well Use Method of Construction Cable Tool: Diamond Public Commercial 4 Å ☐ Not used ☐ Rolary (Conventional) ☐ Rolary (Reverse) Duration of pumping ☐Jetting ☐ Domestic ☐ Municipal ☐ Dewatering hrs + min r 5 ☐ Driving Livestock □**X**est Hole **□X**lonitoring ☐ Boring ☐ Air percussion Digging ☐ Imigation Cooling & Air Conditioning Final water level end of pumping (m/ft) 10 10 ☐ Industrial Direct Push □**X**ther, specify Other, specify 15 15 If flowing give rate (l/min / GPM) Construction Record - Casing Status of Well 20 20 Open Hole OR Material (Galvanized, Fibreglass, Concrete, Plastic, Steel) Depth (m/ft) Wall ☐ Water Supply Recommended pump depth (m/ft) Thicknes (cm/in) Replacement Well 25 25 (cm/in) To ☐ Xest Hole Recommended pump rate (I/min / GPM) Plastic 0.125 10 Recharge Well 30 30 Dewatering Well 40 Sbservation and/or Monitoring Hole Well production (I/min / GPM) 50 รก Alteration Disinfected? (Construction) ☐ Yes ☐ No 60 60 Abandoned. Insufficient Supply Construction Record - Screen Map of Well Location Abandoned, Poor Outside Water Quality Please provide a map below following instructions on the back. Depth (m/ft) Material Diamete Slot No (Plastic, Galvanized, Steel) Abandoned, other, From (cm/in) Τa specify 0 7 O Other, specify Water Details Hole Diameter See Hap Water found at Depth Kind of Water: ☐Fresh ☐Untested Diameter (cm/in) Depth (m/ft) From (m/lt) Gas Other, specify To 6" 20 Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Water found at Depth Kind of Water: Fresh Untested (m/ft) Gas Other, specify Well Contractor and Well Technician Information Business Name of Well Contractor Strata Soil Sampling Inc. 7 2 4 1 Business Address (Street Number/Name) General contractor: Municipality Comments: 165 Shields Court Markham SPL Consultants Limited at Code Business E-mail Address L3R 8V2 wrecords Postal Code Ontario wrecords@stratasoil.comwellowners Date Package Delivered Ministry Use Only information package delivered Bus.Telephone No. (inc. area code) Name of Well Technician (Last Name, First Name) Vanderboor, Audrew 905-764-9304 Technician's Licence No. Signature of Tech Dale Work Completed

0506E (2014/11)

☐ Yes

\*\*ali waypoints removed.

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# APPENDIX C BOREHOLE AND MONITORING WELL LOGS





Project Number: 11084

**Client:** Dunpar Developments

Location: 2225 Erin Mills Parkway, Mississauga, ON

Log of Borehole: BH1

Drill Date: March 24, 2023

Drill Rig:	Track-mounted Mobile B37
<b>Hole Size</b>	/Drill Method: 228.6 mm / HSA

**Datum:** Geodetic

Easting:608913.1 ELogged by:SW, MKNorthing:4820588 NChecked by:RRP

Sheet: 1 of 1

Notes:

ed by: SW, MK



Project Number: 11084

**Client:** Dunpar Developments

Location: 2225 Erin Mills Parkway, Mississauga, ON

Log of Borehole: BH2

Drill Date: March 24, 2023

					OALIDI E				Hay (0/151)		
SUBSURFACE PROFILE			1	SAMPLE				Hex (%LEL)			
Depth (ft)	Depth (m)	Symbol	Description	Elevation (m)	Number	Type	Recovery	Laboratory Analyses	0 100 Well Completion  Hex (ppm) 0.01 1000 0 500 0 500		
1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	0		ASPHALT SAND, medium, some gravel and silt, moist, loose, brown, trace PHC odours  SILT, some sand and gravel, moist, medium stiff, grey - light grey shale fragments from approximately 1.2 m bgs	132.41 132.31					Flush Mount Casing   J-Plug   2.0" Riser   2.0" x 5" #10 Slot Screen   End Cap   Silica Sand   Bentonite Seal   Bentonite Seal   Monitoring well installed to approximately 3.7 m bgs		
			End of Borehole								

Drill Rig: Track-mounted Mobile B37 Hole Size/Drill Method: 228.6 mm / HSA

**Datum:** Geodetic

**Easting:** 608636.9 E Logged by: SW, MK **Northing:** 4820607 N Checked by: RRP

Notes:

Sheet: 1 of 1