



December 3, 2024

Project No. 0082-002.04

Gilbach Georgetown
151 Yonge Street
Toronto, Ontario M5C 2W7

Whitestone Georgetown Developments General Partnership
3000 Langstaff Road
Vaughan, Ontario L4R 4R7

Attn: Annette Gilgan and Arik Auerbach

Dear Ms. Gilgan and Mr. Auerbach

Re: Well Survey and Monitoring Program Report
130 Mountainview Road North, Georgetown, Ontario

BlueFrog Environmental Consulting Inc. (BlueFrog) is pleased to present Gilbach Georgetown with the following potable Well Survey and Monitoring Program (WSMP) Report for the above referenced property (the Site).

1.0 Background and Objectives

We understand the WSMP work is being conducted to assist with development planning and submitting the necessary documentation for construction approval.

This Well Survey and Monitoring Program Report is based on the *Town of Halton Hills Pre-Consultation/Development Review Committee Meeting Notes* dated January 18, 2024, related to development at the Site. This document refers to *Halton Region Official Plan Guidelines* that includes the Well Survey and Monitoring Program and its requirements to submit a Well Survey and Monitoring Report prior to beginning development of the property (i.e., pre-construction or pre-development).

In addition, BlueFrog consulted with Halton Region senior planners prior to completing this report in an effort to discuss the requirements of the work expected to ensure it was focussed and fit for purpose. The outcome of the meeting was favourable, and our report has been developed accordingly.

2.0 Scope of Work

To meet the objectives our WSMP consisted of the following main tasks:

2.1 Preparation

1. Review the available background information.
2. Identify study area including all properties within 500 m radius or expected zone of influence.

2.2 WSMP Pre-Construction Survey

3. Obtain all Ministry of the Environment, Conservation and Parks (MECP) well records in a 500m radius of the Site boundary.
4. Prepare complete well inventory of all wells in study area.

5. Conduct a door-to-door survey and leave questionnaires with homeowners, where necessary based on our review of the above records (i.e., limited properties vs. all properties within 500m).
6. Sample all accessible wells for necessary parameters, if any present, and prepare a well inventory, and identify any wells to be decommissioned.

2.3 Reporting

The elements included in this WSMP report were taken directly from *Appendix A – Well Survey and Monitoring Program*.

The WSMP report is required to include the following information, where applicable:

1. Table of well inventory;
2. Copies of all surveys;
3. Map showing locations of wells identified;
4. Potentiometric Map of appropriate scale, showing water level contours in the study area; and
5. Assessment of impact of development on wells.

3.0 Methodology

3.1 Preparation

This WSMP was completed in general accordance with the Halton Region Official Plan Urban Services Guidelines for preparing a WSMP.

A pre-meeting was held between BlueFrog and Shelley Partridge and Enzo Florio of the Region of Halton, and Andrew Gray and Brett Roblin of BlueFrog.

The Town of Halton Hills indicated a concern of there being a drinking water well in the area that was not documented, despite evidence suggesting the property is connected to the municipality's water supply. Conducting door-to-door surveying is the method of choice by the Region to check if a homeowner has an undocumented drinking water well. To avoid surveying every house in the study area, which was agreed to be unreasonable, BlueFrog would focus on targeting specific areas of interest.

BlueFrog reviewed the surrounding 500 m radius from the Site and determined the zone of influence.

BlueFrog also reviewed publicly accessible documents to aid in the investigation of drinking water wells in the study area.

3.2 WSMP Pre-Construction Survey

As part of the requirements for a WSMP, a WSMP pre-construction survey is to be completed and is to contain the following information:

- a. Obtain all MECP well records
- b. Prepare a complete well inventory of all the wells in the study area
- c. Conduct door-to-door surveys
- d. Leave questionnaires with homeowners
- e. Sample all accessible wells for water quality and monitor static water levels

- f. Prepare inventory to include the following information:
 - Address
 - Owner/tenant
 - Location of well
 - Whether well is in use, abandoned, or decommissioned
 - Type of well – drilled or bored
 - Size
 - Depth of well
 - Depth of pump
 - Static water level
 - Water quality (Ontario Drinking Water Quality Standards)
 - Pump capacity
 - Assess susceptibility to contamination
 - Record of complaints – quality or quantity
- g. Identify wells to be decommissioned (O. Reg. 903, as amended)

4.0 Results

4.1 Door-to-Door Questionnaires

BlueFrog interviewed and/or handed out questionnaires to residents in the area of interest on November 15 and November 18, 2024. The questionnaire asked the homeowner to contact BlueFrog if they knew of any drinking water wells on the premises. A total of 321 properties were surveyed. As of the date of this report, BlueFrog has not been contacted by any of the residents that were given a questionnaire. A copy of the questionnaire provided to each property owner is presented in **Appendix A**.

The roadways these properties were located are:

- King Street
- Queen Street
- Albert Street
- Durham Street
- Union Street
- Elgin Street
- Sarah Street
- Lamb Street
- Murdock Street
- Ostrander Boulevard
- John Street
- Rosetta Street
- Caroline Street
- St. Michael Street
- Victoria Street
- College Street
- River Street
- Maple Avenue
- Mountainview Road North

4.2 MECP Well Records

A well search was conducted of all the wells documented by the MECP Ontario Wells database. A figure of the wells in the study area is shown on **Figure 1**.

A total of sixty-seven wells were identified within the study area as monitoring well, monitoring well and test hole, test hole not used, other, and unknown. The wells identified as “other” and “unknown” were investigated during the door-to-door survey. No information was provided by the residents in the area that could be used to determine whether these wells are used for drinking water, or not. The wells were further investigated on the Ontario Wells database by BlueFrog and no drinking water wells were identified.

Table 1. List of Wells Identified by Ontario Wells Database

Well ID	Usage Type
7191307	Monitoring Well
7191309	Monitoring Well
7291953	Monitoring Well
7291955	Monitoring Well
7310131	Monitoring Well
7291954	Monitoring Well
7310130	Monitoring Well
7310132	Monitoring Well
7362951	Monitoring Well
7291952	Monitoring Well
7363976	Monitoring Well
7363978	Monitoring Well
7363979	Monitoring Well
7177243	Monitoring Well
7177244	Monitoring Well
7339292	Monitoring Well
7339808	Monitoring Well
7363977	Monitoring Well
7373855	Monitoring Well
7125795	Monitoring Well
7200039	Monitoring Well
7375918	Monitoring Well
7373854	Monitoring Well

7191475	Monitoring Well and Test Hole
7260423	Monitoring Well and Test Hole
7221104	Monitoring Well and Test Hole
7221107	Monitoring Well and Test Hole
7221103	Monitoring Well and Test Hole
7221106	Monitoring Well and Test Hole
7221105	Monitoring Well and Test Hole
7191474	Monitoring Well and Test Hole
7191476	Monitoring Well and Test Hole
7200037	Monitoring Well and Test Hole
7200038	Monitoring Well and Test Hole
7200040	Monitoring Well and Test Hole
7103177	Test Hole
7103178	Test Hole
7103179	Test Hole
7103180	Test Hole
7103181	Test Hole
7103182	Test Hole
7103183	Test Hole
7103207	Test Hole
7103208	Test Hole
7040387	Test Hole
7117190	Test Hole
7043218	Not Used
2807807	Not Used
2807806	Not Used
2807808	Not Used
7046688	Not Used
7153277	Other
7159586	Other
7438597	Unknown

7444655	Unknown
7427145	Unknown
7261044	Unknown
7300684	Unknown
2810603	Unknown
7373853	Unknown
7373852	Unknown
7373851	Unknown
7373850	Unknown
7373849	Unknown
7373848	Unknown
7383926	Unknown
7233377	Unknown

5.0 Summary of Findings

BlueFrog surveyed a 500 m radius from the Site and determined the zone of influence does not need to be expanded.

BlueFrog was unable to locate any drinking water wells within the study area. Therefore, there are no drinking water wells we are aware of that could be impacted (quality or quantity) from development of the Site. All dwellings in the study area appear to be connected to the municipalities water supply.

A potentiometric map consisting of data gathered from the Ontario Wells website would not be informative as no drinking water wells were identified. Therefore, this task was not undertaken.

6.0 Closure

In preparing this report, BlueFrog has relied in good faith on information provided by others and has assumed that the information provided by those individuals is both complete and accurate. The work shall not create any rights or benefits to parties other than Gilbach Georgetown, BlueFrog and Halton Region. No other third party shall have the right to rely on BlueFrog opinions rendered in connection with the Services without BlueFrog's written consent and the third party's agreement to be bound to the same conditions and limitations as Gilbach Georgetown. Any use that a third party makes of these opinions, or any reliance on or decision made based on it, is the responsibility of such third parties. BlueFrog accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken based on these opinions. We appreciate the opportunity to offer our services and we look forward to assisting you with this project. If you have any questions regarding this report, please do not hesitate to call the undersigned.

Sincerely,

BlueFrog Environmental Consulting Inc.

Prepared by:



Andrew Gray, B.Eng.
Environmental Scientist
agray@bluefrogconsulting.ca
416.575.5821

Reviewed by:



Gerry Parrott, P.Geo., QP_{ESA}
Senior Technical Reviewer
gparrott@bluefrogconsulting.ca
416.407.9769

Distribution: Addressee

Appendix A Questionnaire



BlueFrog

Environmental Consulting Inc.
Suite 100 - 208 Wycroft Road
Oakville, ON L6K 3T8
bluefrogconsulting.ca

Georgetown, Ontario Residents Drinking Water Well Questionnaire

Dear sir/madam,

There is a development in your area that requires us to ask you if you have a drinking water well on your property that you know of and/or use for water consumption. If you **do** have a drinking water well, please fill out the rest of this form and contact BlueFrog Environmental Consulting Inc. If you **do not** reply by November 25, 2024, it will be assumed you do not have a drinking water well.

If you do not have a drinking water well no action is required.

Address: _____

Well Owner: _____

Phone number: _____

Email: _____

*BlueFrog will not give out your personal information

We thank you for your time!

Please take a picture of your form and email it to agray@bluefrogconsulting.ca or send a photo of it to (or call or text)

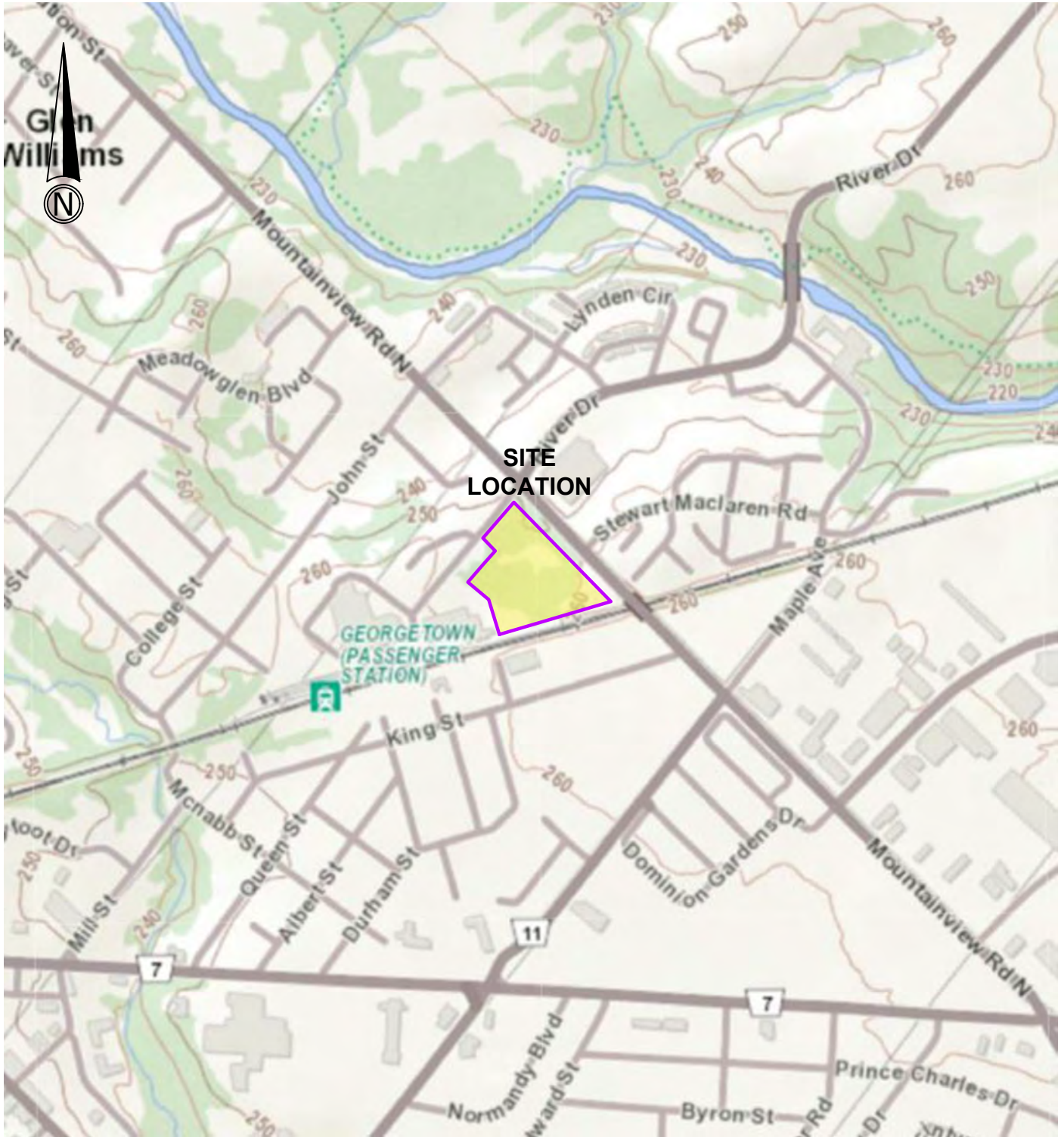
416-575-5821.

Andrew Gray, B.Eng.
Environmental Scientist

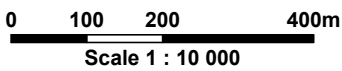
Sincerely,

BlueFrog Environmental Consulting Inc.

Figures



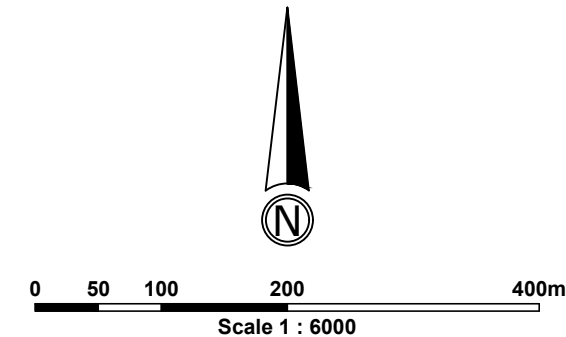
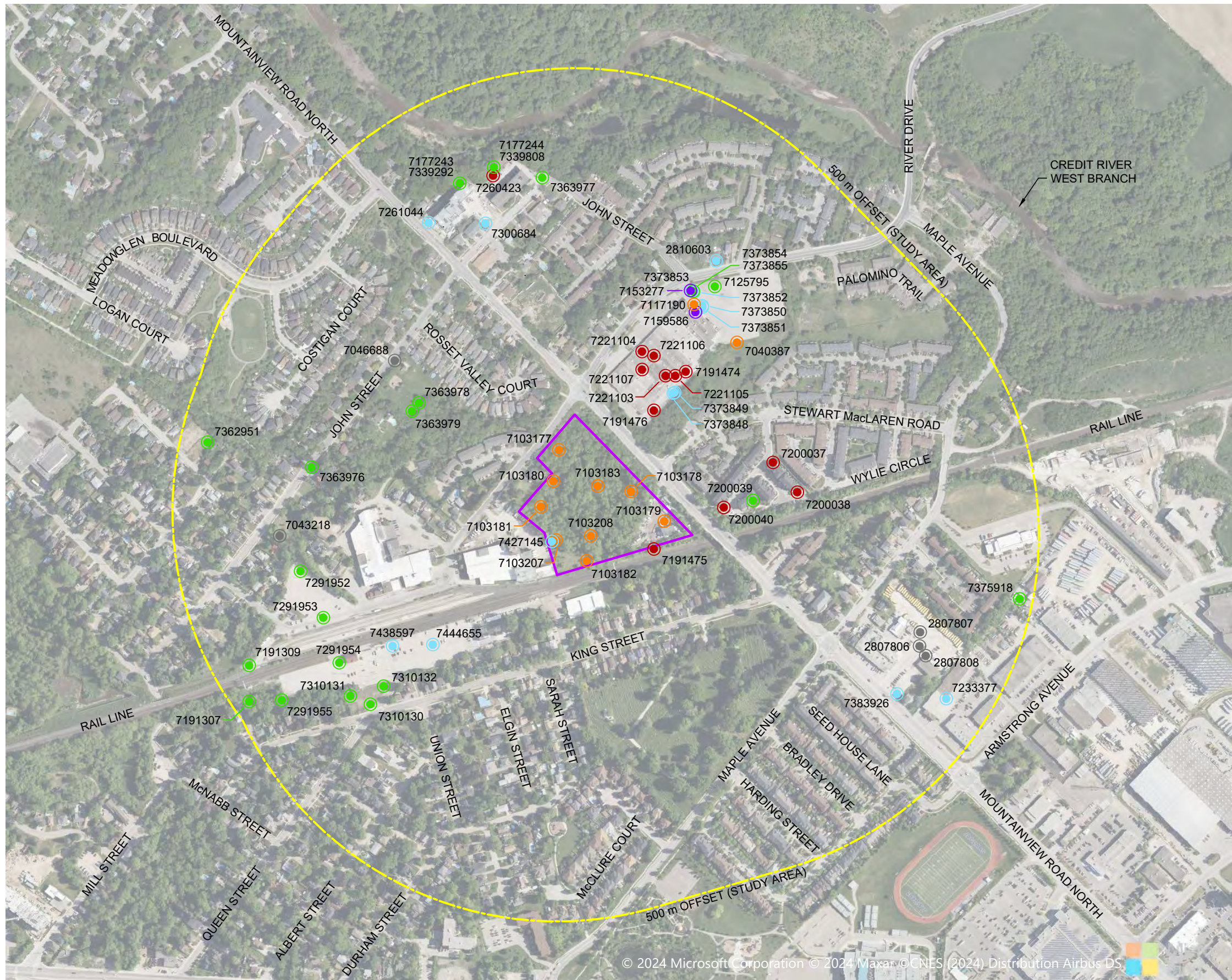
MAP REFERENCE: Ontario Ministry of Natural Resources and Forestry. © King's Printer for Ontario, 2024.



SITE LOCATION MAP
 130 MOUNTAINVIEW ROAD NORTH,
 GEORGETOWN, ONTARIO



0882-002.03	NOVEMBER 2024	FIGURE 1
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LEGEND

— SITE BOUNDARY

WATER WELL

- MONITORING WELL
- MONITORING WELL AND TEST HOLE
- TEST HOLE
- NOT USED
- OTHER
- UNKNOWN

NOTES:

LOCATIONS ARE APPROXIMATE.

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PROPERTY BOUNDARIES: Ontario Ministry of Natural Resources and Forestry. © King's Printer for Ontario, 2024.
 WATER WELLS: Ontario Ministry of Environment, Conservation, and Parks (MECP) Registered Water Well Locations. (data.ontario.ca/dataset/well-records)
 SATELLITE AERIAL PHOTO SOURCE: Bing Maps.

DRAWING SHOULD BE PRINTED ON 11x17 PAPER FOR ACCURATE SCALING.



MECP WATER WELL LOCATIONS
130 MOUNTAINVIEW ROAD NORTH,
GEORGETOWN, ONTARIO