TOWN OF CALEDON
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Hydrogeological Investigation - 12148 Albion Vaughan Road, Town of Caledon, Ontario

Palmer Project # 1604602

Prepared For 12148 Albion Vaughn Inc.

December 23, 2020



December 23, 2020

12148 Albion Vaughan Inc. Mike Liburdi 27 Fenton Way Brampton, ON L6P 0P4

Dear Mike:

Re: Hydrogeological Investigation – 12148 Albion Vaughan Road, Town of Caledon,

Ontario

Project #: 1604602

Palmer is pleased to submit the following report describing the results of our Hydrogeological Investigation for the property at 12148 Albion Vaughan Road, Town of Caledon, Ontario.

It is understood that the proposed development will consist of two 6-storey condominium units with 2-levels of underground parking This report summarizes the results of the hydrogeological assessment, including a characterization of site geology, hydrostratigraphy, and groundwater conditions (i.e. groundwater levels, hydraulic gradient, and hydraulic conductivity). We have completed an effects assessment based on the site conditions and provided a series of hydrogeological development considerations.

Please let us know if you have question or comments on this submission. Thank you for the opportunity to work with your team on this project.

Yours truly, Palmer

Jason Cole, M.Sc., P. Geo.

Principal, Senior Hydrogeologist



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1. Introduction

Palmer was retained by 12148 Albion Vaughan Inc. to complete a Hydrogeological Assessment for a proposed residential development at 12148 Albion-Vaughan Road, Town of Caledon, Ontario. Currently, the site is occupied by an abandoned residential building, a small storage building, driveway, and open space. The proposed development will consist of two 6-storey condominium units with 2-levels of underground parking. The conceptual draft plan for the development is presented in **Appendix A**, provided by Fausto Cortese Architects. The site is located approximately 370 m northwest of the intersection between Albion Vaughan Road and Highway 50 (**Figure 1**).

This report provides site information, including a characterization of site geology and hydrostratigraphy, groundwater conditions (i.e. groundwater levels and hydraulic conductivity), nearby water wells and Source Water Protection. Palmer has also completed an effects assessment based on the site conditions and provided a series of hydrogeological development considerations.

For construction dewatering in excess of 50,000 L/day a registration under the MECP Environmental and Sector Registry (EASR) is required. If dewatering exceeds 400,000 L/day a Permit to Take Water (PTTW) is required.

1.1 Scope of Work

Palmer's Hydrogeological Investigation was completed and includes the following main tasks:

- Obtain and review applicable background information including surficial geology maps, Ministry of the Environment, Conservation and Parks (MECP) water well records, and other appliable hydrogeology reports;
- Review site background data and borehole logs from Soil Engineers Ltd.'s Geotechnical Investigation in 2017;
- Characterize the hydrogeology of the site based on secondary source data and the results of Palmer's 2020 drilling program;
- Drill three (3) boreholes and install three (3) groundwater monitoring wells;
- Collect two (2) rounds of groundwater level measurements;
- Complete single well response testing (i.e., slug tests) to determine the hydraulic conductivity of the geological material;
- Conduct two (2) grainsize analysis to provide a hydraulic conductivity estimate;
- Complete a Section 59 Source Water Protection Screening with York Region to confirm Source Protection requirements;
- Assessment groundwater/ surface water interactions for the on-site drainage feature;
- Assess potential impacts from site development and provide a series of hydrogeological development considerations; and
- Produce a Preliminary Hydrogeological Assessment Report to support a submission to the Town and Conservation Authority as part of site development approvals.





2. Regional Conditions

2.1 Surficial Geology and Physiography

A review of available online surficial geology mapping by the Ontario Geological Survey (OGS) was used to identify the overburden materials of the site (**Figure 2**). Underlying the site is the Halton Till deposit which consists of clay to silt textured till, which is derived from glaciolacustrine deposits or shale. Fine textured glaciolacustrine deposits, consisting of silt and clay, minor sand and gravel, can be found to the east of the site.

The site is situated within the Peel Plain physiographic region as seen in **Figure 3** (Chapman and Putnam, 1984). The general elevation for this region ranges from 150 to 230 meters above sea level (masl) and there is a gradual and fairly uniform slope toward Lake Ontario. The underlying geological material of the Peel Plain consists of dense, limestone and shale imbued till that is often covered by a shallow layer of clay sediment.

2.2 Bedrock Geology

The bedrock underlying the study area consists of the Georgian Bay Formation (**Figure 4**) (Armstrong and Dodge, 2007). This formation consists of shale and limestone. According to nearby water well records, bedrock is found at approximately 38 metres below ground surface (mbgs).

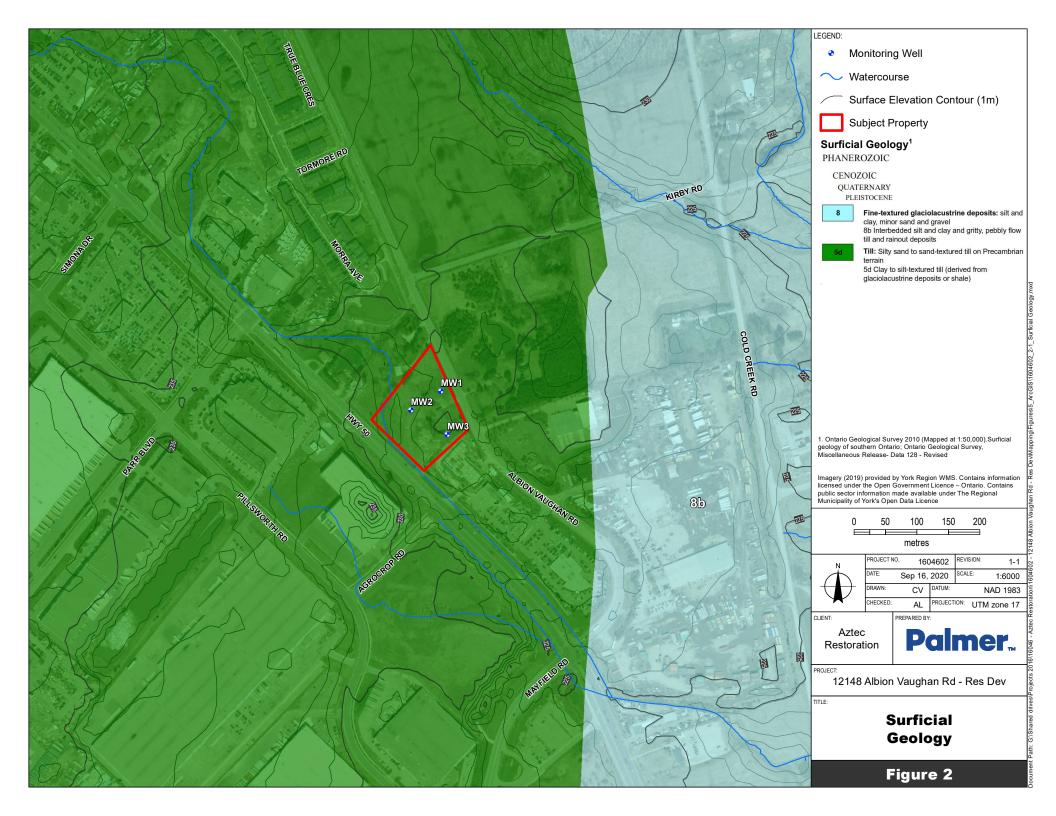
2.3 Drainage and Natural Features

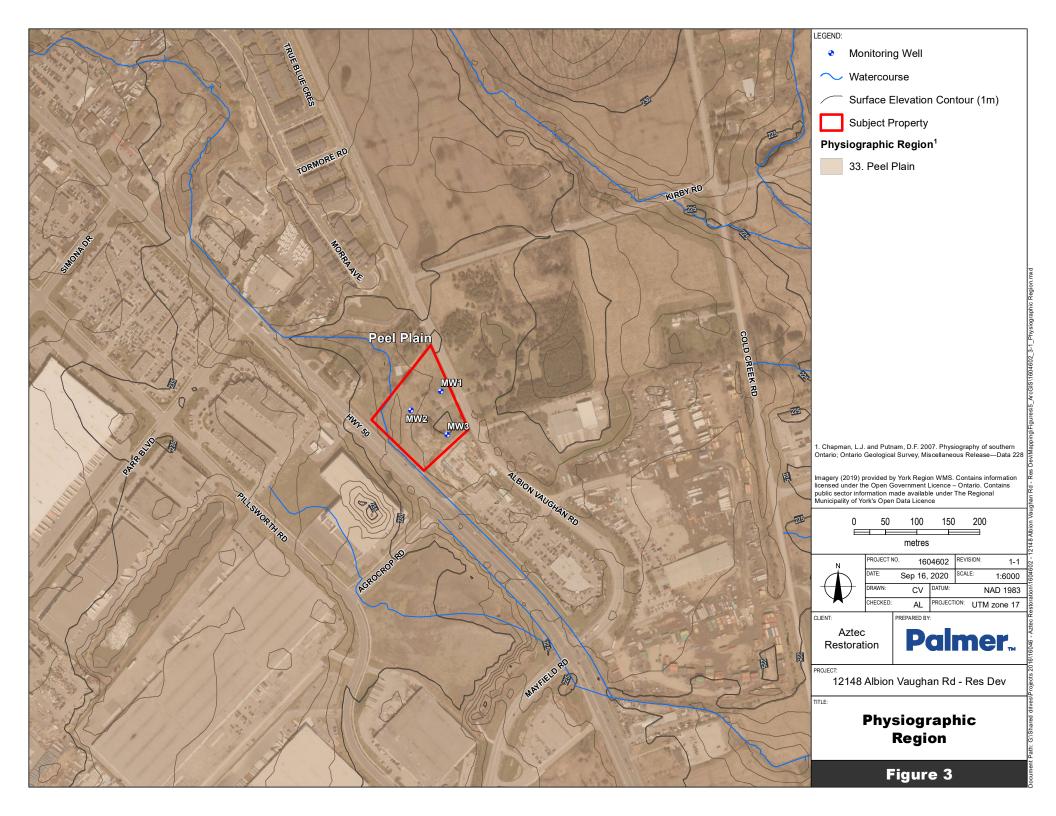
The site is situated in the Humber River Subwatershed, which encompasses 911 km² and is the largest in the Toronto and Region Conservation Authority's (TRCA) jurisdiction. Water from the Niagara Escarpment and the Oak Ridges Moraine flows down the Humber River into Lake Ontario. The main branch of the river flows 126 km. The site is found near the multiple tributaries where water eventually flows back to the Humber River.

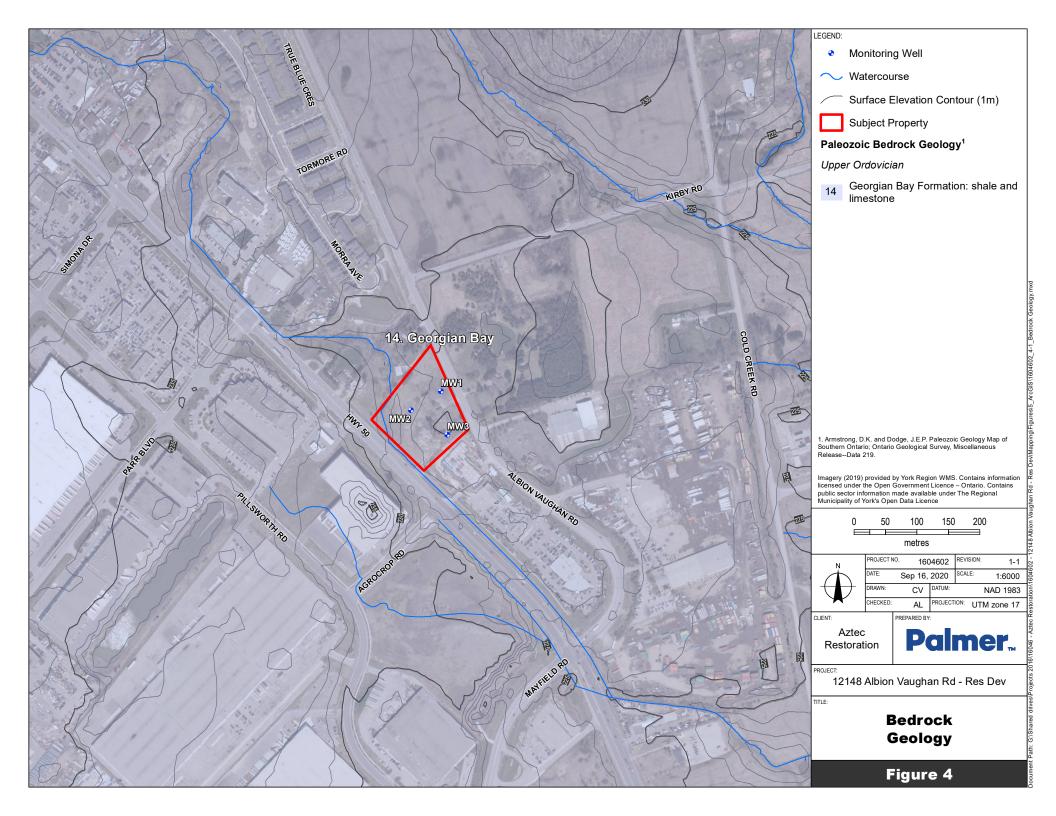
A small tributary intersects the west corner of the property(**Figure 1**). This channel has been historically realigned and appears to be perched on the till deposits.

2.4 MECP Water Wells

Based on a review of the MECP water well record database, 42 water wells are situated within a 500 m radius of the project boundary (**Figure 5**). Of the water wells, 16 are for domestic use, 1 is for livestock and domestic, 1 is for industrial and domestic, 10 are for monitoring, 3 are for monitoring or test holes, 5 are not used, 1 is for other, and 5 are unknown. The depth of wells ranged from 4.6 to 62.8 mbgs, with an average depth of 31.3 mbgs. The static water level depth ranged from 2.4 to 33.0 mbgs, with an average of 23.4 mbgs. The well yield ranged from 3.8 to 37.9 L/min, with an average yield of 19.5 L/min. Additional details on each water well can be seen below in **Table 1**.







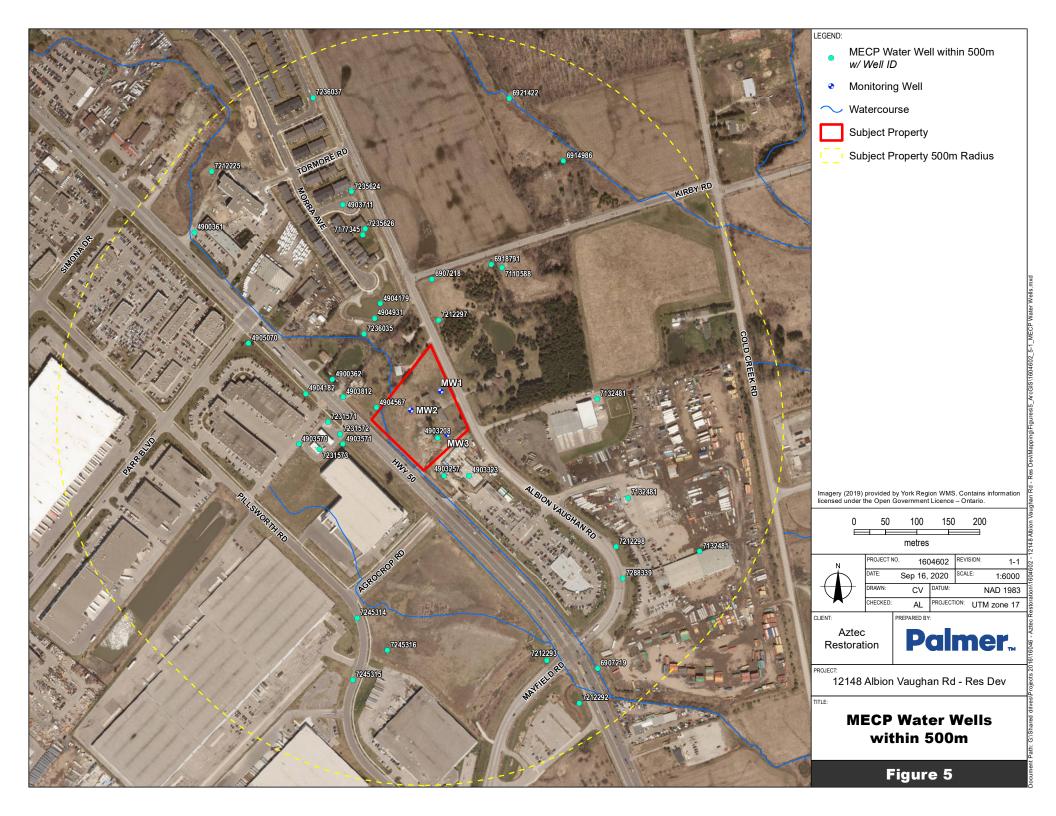




Table 1. Water Well Records

Well ID	Date	Depth	Static Water Level	Well Yield	Well Use
4900361	1953-11-25	(mbgs) 13.7	(mbgs) -	(L/min)	
4900361	1953-11-23	47.9	32.3	15.16	Domestic
4903208	1969-03-28	54.9	-	13.10	Domestic
4903257	1969-06-13	61.0	24.4	15.16	Domestic
4903323	1969-09-03	51.8	14.3	22.74	Domestic
4903570	1970-09-29	54.3	-	-	Not Used
4903571	1970-03-25	47.5	29.0	7.58	Livestock and Domestic
4903711	1971-08-25	62.8	2.4	3.79	Domestic
4903812	1972-04-25	50.3	28.0	22.74	Domestic
4904179	1973-07-18	51.2	20.7	15.16	Domestic
4904182	1973-02-15	53.6	18.3	7.58	Industrial and Domestic
4904567	1974-10-15	47.9	18.9	37.9	Domestic Domestic
4904931	1976-05-13	53.9	29.3	11.37	Domestic
4905070	1977-03-15	55.5	32.0	7.58	Domestic
6907218	1964-07-16	22.9	-	-	-
6907219	1964-08-31	42.1	27.4	37.9	Domestic
6914986	1978-10-10	55.5	32.9	37.9	Domestic
6918791	1987-02-05	55.8	29.0	11.37	Domestic
6921422	1981-03-02	23.2	15.5	37.9	Domestic
7110588	2008-07-31	18.3	-	15.16	Domestic
7110588	2008-07-31	18.3	-	-	Domestic
7110588	2008-07-31	18.3	-	-	Domestic
7132481	2009-09-14	7.5	-	-	Monitoring
7132481	2009-09-14	-	-	-	Monitoring
7132481	2009-09-15	-	-	-	Monitoring
7177345	2011-12-28	-	33	-	Other
7212225	2013-10-18	-	-	-	-
7212292	2013-06-12	7.6	-	-	Monitoring
7212293	2013-06-12	7.6	-	-	Monitoring
7212297	2013-06-12	9.0	-	-	Monitoring
7212298	2013-06-12	6.0	-	-	Monitoring
7231571	2014-10-16	6.1	-	-	Monitoring and Test Hole
7231572	2014-10-16	5.2	-	-	Monitoring and Test Hole
7231573	2014-10-16	6.1	-	-	Monitoring and Test Hole
7235624	2014-11-03	-	30.5	-	Not Used
7235626	2014-11-03	-	-	-	Not Used
7236035	2014-10-14	-	-	-	Not Used
7236037	2014-10-14	-	-	-	Not Used
7245314	2015-07-16	4.6	-	-	Monitoring

Well ID	Date Completed	Depth (mbgs)	Static Water Level (mbgs)	Well Yield (L/min)	Well Use
7245315	2015-07-16	6.1	-	-	Monitoring
7245316	2015-07-16	6.1	-	-	Monitoring
7288339	2014-12-09	-	3.4	-	-

2.5 Source Water Protection

The site located in the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Area. The Source Water Protection Plan identifies three main regulatory factors under the *Clean Water Act (2006)* relating to local hydrogeology to consider for site development: Significant Groundwater Recharge Areas (SGRAs), Highly Vulnerable Aquifers (HVAs), and Wellhead Protection Areas (WHPAs). Also, the Region of Peel requires a Section 59 Permit under the Clean Water Act (2006) when a proposed land development or change in activity is within a designated vulnerable area. The Section 59 permit designates whether the development or change in activity is prohibited by the Source Water Protection Plan or whether additional risk management plans are required.

Based on input from Peel Region staff, on November 19, 2020, and available MECP Source Protection information mapping (**Figure 6**), the site is not situated within Source Water Protection regulatory zones (HVA, SGRA, etc.) and will not require a Section 59 Permit. It was also confirmed that the site is not located within a WHPA-Q1/Q2 (recharge management) and is not subject to the recharge management policies under the Source Protection Plan.

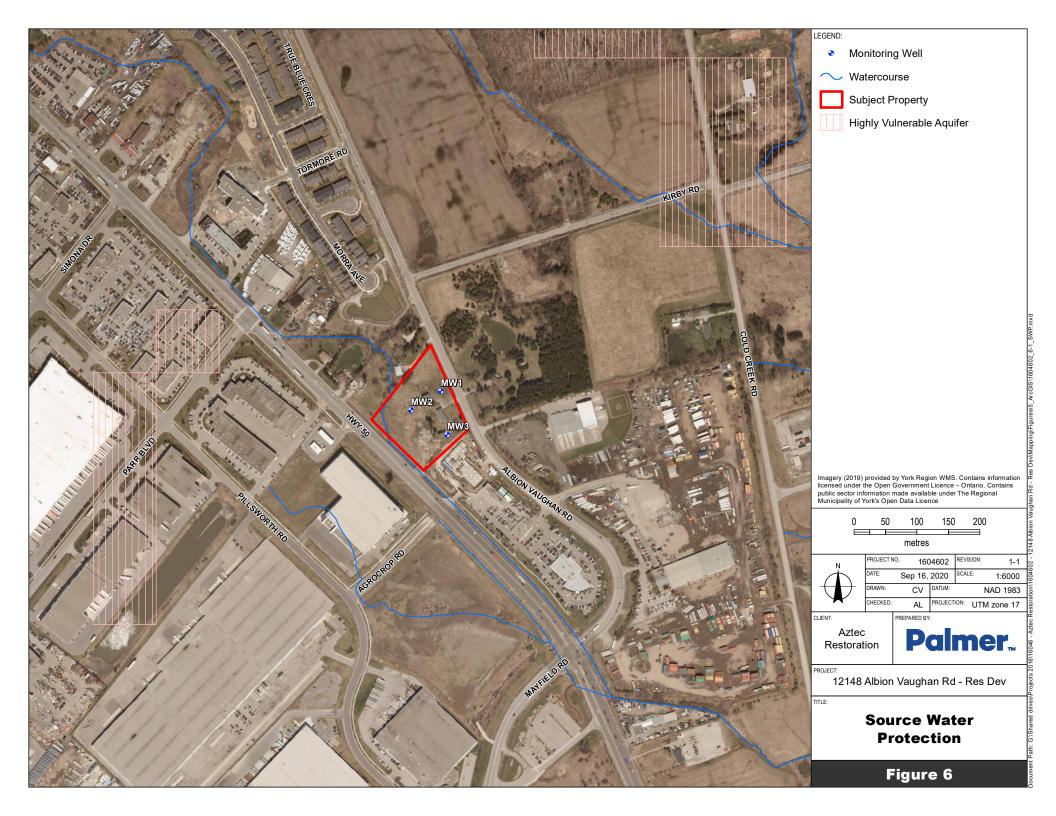
3. Site Conditions

3.1 Drilling and Installation of Monitoring Wells

As part of Palmer's hydrogeological investigation, three (3) boreholes (BH20-1 to BH20-3) were drilled on August 17, 2020. The boreholes were drilled using hollow stem augers, to depths ranging from 6.4 to 6.7 mbgs. All three (3) boreholes were completed as monitoring wells in accordance with Ontario Regulation 903. The monitoring wells are made of 5.1 cm (2 inch) diameter schedule 40 polyvinyl chloride (PVC) pipe, with a 3.0 m (10 foot) screened interval. Borehole and monitoring well locations are shown on **Figure 1**. Additionally, according to Soil Engineers Ltd.'s Geotechnical Investigation (2017), 10 boreholes were drilled from October 11 to 12, 2016, with depths ranging from 5.0 to 8.1 m. No monitoring wells were installed, and boreholes were backfilled upon completion. **Table 2** provides a summary of borehole and monitoring well details and borehole logs are provided in **Appendix B**.

Borehole/ Mo	nitoring Well	Depth (mbgs)	Approx. Screened Interval (mbgs)	Geology
	BH20-1	6.7	3.6 - 6.7	Clayey Silt Till
Palmer	BH20-2	6.4	3.3 - 6.4	Clayey Silt Till
	BH20-3	6.7	3.6 - 6.7	Clavey Silt Till

Table 2. Borehole and Monitoring Well Installation Details





Borehole/ Mor	Borehole/ Monitoring Well		Approx. Screened Interval (mbgs)	Screened Geology
	BH1	6.6	-	Clayey Silt Till
	BH2	6.6	-	Clayey Silt Till
	ВН3	6.6	-	Clayey Silt Till
Soil Engineers	BH4	8.1	-	Clayey Silt Till
Ltd.	ВН5	5.0	-	Clayey Silt Till
	ВН6	5.0	-	Clayey Silt Till
	ВН7	5.0	-	Clayey Silt Till
	BH8	5.0	-	Clayey Silt Till
	ВН9	8.1	-	Clayey Silt Till
	BH10	5.0	-	Clayey Silt Till

3.2 Hydrostratigraphy

Hydrostratigraphic units can be subdivided into two distinct groups based on their ability to allow groundwater movement. An aquifer is classically defined as a layer of soil that is permeable enough to permit a usable supply of water to be extracted. An aquitard is a layer of soil that inhibits groundwater movement due to its low permeability. Shallow groundwater flow at the site is primarily influenced by the Halton Till hydrostratigraphic unit.

The Halton Till at the site consists of a clayey silt till that acts as an aquitard unit restricting groundwater flow. The clayey silt till aquitard can be found underlying the layer of fill in all boreholes (BH20-1 to B20-3) and was terminated in this deposit. In BH20-2, a thick silty clay layer was found at a depth of 4.7 mbgs and is found to be 1.5 m thick. This unit contains some silty sand and sand layers, allowing minimal groundwater to flow through. The hydraulic conductivity is estimated to range from 10⁻⁶ to 10⁻⁹ m/s.

3.3 Groundwater Level and Flow

Three (3) 50 mm diameter monitoring wells were installed to monitor stabilized groundwater levels. Stabilized groundwater levels were measured on August 26, 2020 (one week after borehole drilling) and on November 20, 2020. All wells were found to be dry. From the soil samples, it is observed the soil starts to turn grey at approximately 4.2 mbgs, and this can be interpreted as the water level during seasonal highs. **Table 3** shows the water levels in each monitoring well.

Table 3. Groundwater Levels

Borehole/ Monitoring	•	Groundwater	Level (mbgs)
Well	Stick Up (m)	August 26, 2020	November 20, 2020
BH20-1	0.77	Dry @ 6.7 mbgs	Dry @ 6.7 mbgs
BH20-2	0.81	Dry @ 6.4 mbgs	Dry @ 6.4 mbgs
BH20-4	0.83	Dry @ 6.7 mbgs	Dry @ 6.7 mbgs

The borehole logs from Soil Engineers Ltd.'s Geotechnical Investigation confirmed the absence of groundwater at the proposed footing depth of the underground parking, which is estimated to be approximately 7 mbgs. Their boreholes (**Appendix B**) had depths ranging from 5.0 to 8.1 mbgs and were all found to be dry upon completion of the drilling. All the boreholes were terminated in either a silty clay or silty clay till unit. It should be noted that groundwater levels can vary and are subject to seasonal fluctuations in response to weather events.

Most water is not expected to infiltrate into the ground from precipitation or snow melt, but instead become surface runoff due to the low permeability Halton Till aquitard at the surface. The runoff is expected to flow towards either the tributary on the west side of the property or into the drainage ditches surrounding the property. Based on the water level results, it is clear that the groundwater table is well below the depth of the on-site drainage feature. This feature is therefore interpreted to not be hydraulically connected to the water table nor groundwater supported.

3.4 Hydraulic Conductivity

As all three (3) monitoring wells were dry during the monitoring events, single well response tests could not be completed. To obtain hydraulic conductivity estimates for the soils, Palmer personnel submitted two (2) soil samples, Sample 7 in BH20-1 and Sample 6B in BH20-2, to Terrapex for grain size analyses (**Appendix C**).

Hydraulic conductivity estimates were calculated using Puckett's Method (Puckett, 1990) on the grain size analyses results. This method is typically used for calculating the hydraulic conductivity of low permeability silt and clay soils from grain size data by utilizing the percentage of clay in the soil.

Based on the Puckett's method, the geometric mean hydraulic conductivity of the Halton Till is approximately 1.1×10^{-8} m/sec and is found to be 1.2×10^{-7} m/s and 1.0×10^{-9} m/s for BH1 and BH2, respectively. The variability of the K values within the site are a result of the heterogeneity of the soils, where sand seams and clay layers can be found. The Halton Till layer is found to have a low hydraulic conductivity and will inhibit the flow of groundwater. **Table 4** provides a summary of the hydraulic conductivity values.

Table 4. Hydraulic Conductivity Summary

Borehole	Sample #	Depth (mbgs)	Solution	Hydraulic Conductivity (m/sec)
BH20-1	7	6.1	Puckett	1.2 x 10 ⁻⁷
BH20-2	6B	4.7	Puckett	1.0 x 10 ⁻⁹
Geomean	-	-	-	1.1 x10 ⁻⁸

4. Development Considerations and Potential Effects

4.1 Environmental Impacts

Based on the hydrogeological study, construction or site development will not cause an adverse effect to nearby natural features. Based on borehole logs and groundwater level monitoring, no groundwater was found on site to a depth of 6.7 mbgs. Only limited precipitation is expected to infiltrate from precipitation or snow melt, and the water balance is instead dominated by surface runoff due to the low permeability Halton Till aquitard found throughout the site. The runoff is expected to flow towards either the tributary on the west side of the property or into the drainage ditches surrounding the property along the road right of ways.

Based on the water level results, it is clear that the groundwater table is well below the depth of the onsite drainage feature. This feature is therefore interpreted to not be hydraulically connected to the water table nor groundwater supported and will not be affected by construction or site development.

4.2 Source Water Protection

Based on input from Peel Region staff and available MECP Source Protection information mapping (**Figure 6**), the site is not situated within any Source Water Protection regulatory zones and therefore, does not require a Section 59 Permit. No significant threat is expected which would require stormwater management and/or water balance restrictions.

It is confirmed that the site is not located within a WHPA-Q1/Q2 (recharge management) only has a limited recharge function. From a hydrogeological perspective, no infiltration based mitigation is recommended.

4.3 Dewatering

The proposed site development consists of two 6-storey condominium units with 2-levels of underground parking, founded at approximately 7 mbgs (**Appendix A**). During site monitoring, no groundwater was observed in the wells, and the water table is therefore found to be below the depth of investigation at 6.7 mbgs.



However, from the soil samples, it is observed the soil starts to turn grey at approximately 4.2 mbgs, which can be interpreted as the water level during seasonal highs. A dewatering rate estimate was conservatively calculated by using this as the anticipated seasonal high water level from the grey to brown soil transition as no actual groundwater was found on site. Dewatering estimates assume a 100 m by 100 m excavation for the two (2) underground levels. The geometric mean hydraulic conductivity value of 1.1 x10⁻⁸ m/s was used.

Dewatering rate estimates (Q) for the proposed building was calculated using the following equation from Powers et. al (2007) for an unconfined aquifer:

$$Q = \frac{\pi K(H^2 - h^2)}{\ln{(\frac{R_0 + r_e}{r_e})}} + 2\left[\frac{xK(H^2 - h^2)}{2L}\right] \qquad m^3/s$$

Where K = hydraulic conductivity (m/s)

H = saturated thickness (m)

h = saturated thickness after dewatering (m)

 R_0 = radius of influence estimated using the Sichardt equation:

 $R_0 = 3000 * (H-h)*\sqrt{K}$ (m)

 r_e = equivalent radius estimated by:

 $r_{\rm e} = \sqrt{\frac{a*a}{\pi}} \, (\rm m)$

Where a = trench width (m)

x =excavation length

L = line source distance (m) which is the greater of $R_0/2$ or 10 m

Based on the above equation, it is estimated that up to 1,585 L/day of groundwater will be required to be discharged if groundwater is found 4.2 mbgs and is lowered to 7 mbgs. As a contingency and to account for variability in the soil, dewatering up to 10,000 L/day should be expected during construction. Dewatering at these rates is expected to be managed effectively using sump pumps at the base of the excavation and can be discharged in the surrounding drainage ditches on site following mitigation for sediment. No significant long-term dewatering is expected to be required.

For construction dewatering in excess of 50,000 L/day a registration under the MECP Environmental and Sector Registry (EASR) is required. If dewatering exceeds 400,000 L/day a Permit to Take Water (PTTW) is required. As the anticipated dewatering rates are estimated to be less than 50,000 L/day, a PTTW or EASR is not expected to be required for this project.



5. Conclusions and Recommendations

The following summarizes the results our Hydrogeological Investigation to support development at the property at 12148 Albion-Vaughan Road, Town of Caledon, Ontario:

- Underlying the site is the Halton Till Aquitard, which consists of clay to silt textured till, which is derived from glaciolacustrine deposits or shale.
- A small tributary to the Humber River intersects the west corner of the property. This channel has been historically realigned and appears to be perched on the till deposits.
- Based on a review of the MECP water well record database, 42 water wells are situated within a 500 m radius of the project boundary. Of the water wells, 16 are for domestic use, 1 is for livestock and domestic, 1 is for industrial and domestic, 10 are for monitoring, 3 are for monitoring or test holes, 5 are not used, 1 is for other, and 5 are unknown.
- Over the entire the site, the water levels in the well were determined to be dry at depths of 6.4 to
 6.7 mbgs. Based on boreholes drilled by Soil Engineers Ltd., boreholes were found to be dry
 upon completion at depths ranging from 5.0 to 8.1 mbgs. From the soil samples, it is observed
 the soil starts to turn grey at approximately 4.2 mbgs, and this can be interpreted as the water
 level during seasonal highs.
- Based on the grain size analyses, the geometric mean hydraulic conductivity of the site is approximately 1.1 x10⁻⁸ m/s and is found to be 1.2 x 10⁻⁷ m/s and 1.0 x 10⁻⁹ m/s for BH1 and BH2, respectively
- The site is not situated within Source Water Protection regulatory zones (HVA, SGRA, etc.) and will not require a Section 59 Permit. It was also confirmed that the site is not located within a WHPA-Q1/Q2 (recharge management) and is not subject to the recharge management policies under the Source Protection Plan.
- No significant threat is expected which would require stormwater management and/or water balance restrictions. It is not expected that construction will cause adverse effect to nearby natural features.
- Construction dewatering rate are expected to be very low to negligible for this project. A
 contingency rate of 10,000 L/day should be assumed as a contingency to account for variability in
 the soil. Dewatering at this rate will be manageable with the use of sump pumps, which can be
 discharged in the surrounding drainage ditches on site following mitigation for sediment. No longterm dewatering is expected to be required.
- A Permit To Take Water (PTTW) or a registration on the Environmental and Sector Registry (EASR) from the MECP are not expected to be required for this project.



6. Statement of Limitations

The extent of this study was limited to the specific scope of work for which we were retained and that is described in this report. Palmer has assumed that the information provided by the client or any secondary sources of information are factual and accurate. Palmer accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or negligent acts from relied upon data. Judgment has been used by Palmer in the interpretation of the information provided but subsurface physical and chemical characteristics may differ from regional scale geology mapping and vary between or beyond well/borehole locations given the inherent variability in geological conditions.

Palmer is not a guarantor of the geological or groundwater conditions at the subject site, but warrants only that its work was undertaken and its report prepared in a manner consistent with the level of skill and diligence normally exercised by competent geoscience professionals practicing in the Province of Ontario. Our findings, conclusions and recommendations should be evaluated in light of the limited scope of our work.

The information and opinions expressed in the Report are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT PALMER'S WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS PALMER MAY EXPRESSLY APPROVE. Ownership in and copyright for the contents of the Report belongs to Palmer. Any use which a third party makes of the Report is the sole responsibility of such third party. Palmer accepts no responsibility whatsoever for damages suffered by any third party resulting from use of the Report without Palmer's express written permission. Should the project design change following issuance of the Report, Palmer must be provided the opportunity to review and revise the Report in light of such alteration or variation.



7. Closure

This report was prepared and reviewed by the undersigned:

Prepared By:

Adrian Lo, B.Sc., G.I.T.

Adrianto

Environmental Scientist (Hydrogeology)

Reviewed By:

Jason Cole, M.Sc., P.Geo.

Principal, Senior Hydrogeologist



8. References

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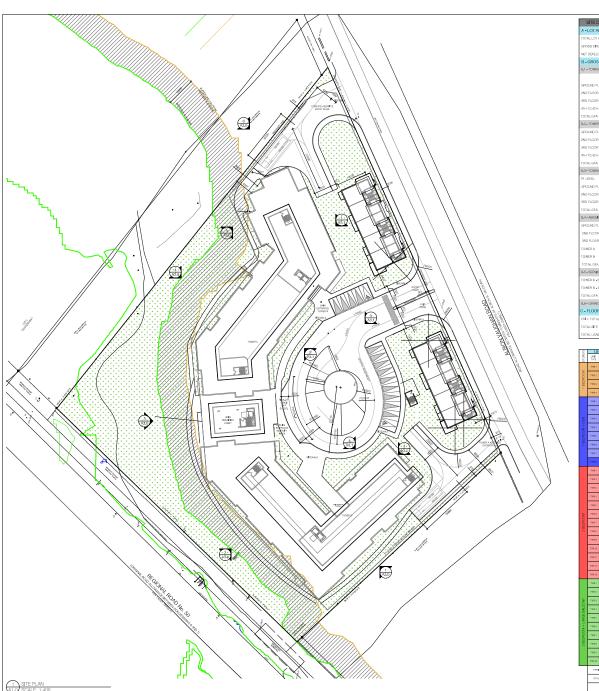
Low Impact Development Stormwater Management Planning and Design Guide, Version 1.0 – Appendix C.



Appendix A

Conceptual Draft Plan

Fausto Cortese Architects (2020)

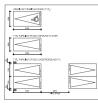


SITE DEVELOPMENT - RM	A ZONE (MULT	IPLE RESIDEN	TIAL AREA)
A - LOT AREA			
TOTAL LOT AREA		m2	SQ/FT
GROSS SITE AREA		15376,75	165513.96
NET DEVELOPABLE AREA		11360.96	122285.57
B - GROSS FLOOR AREA			
B.1 - TOWER A (RESIDENTIAL CONDO	GFA)		
	GTY.	m2	SQ/FT
GROUND FLOOR LEVEL	1	1691,04	18202,15
2ND FLOOR LEVEL	1	1870,88	20137.98
3RD FLOOR LEVEL	1	1882,24	20260,26
4TH TO 6TH PLOOR LEVEL	3	5646.72	60780.79
TOTAL GFA		11090,88	119381.18
B.2 - TOWER B (RESIDENTIAL CONDO	GFA		
GROUND FLOOR LEVEL	1	1799,09	19965.23
2ND FLOOR LEVEL	1	1933,11	20907.82
SRD FLOOR LEVEL	,	1943,36	20918,15
4TH TO 6TH FLOOR LEVEL	3	5830.08	62754.46
TOTALGEA		11505,64	123845,67
B.3 - TOWNHONES (GFA)			
PI LEVEL	- 1	171,66	
GROUND FLOOR LEVEL	1	654.53	7045.30
2ND FLOOR LEVEL	1	654.53	7045,30
SRD FLOOR LEVEL (TERRACE)	1	275.84	2909,12
TOTAL GFA		1756,56	17059,72
B.4 - AMENITY SPACE (GFA)	,		
GROUND FLOOR LEVEL	1	432,68	4657,33
2ND FLCOR LEVEL	1	435,12	4583,59
3RD FLOOR LEVEL (TERRACE)	1	275.84	2969-12
TOWER A	1	630,34	6784.92
TOWER B	1	575,52	6194,85
TOTAL GEA	701 31847013/90 70 800 WHY SMC2733 × 438A	2340.50	27630.31
B.5 - SERVICE AREAS (GFA)			
TOWER A - STORAGE		138.78	1493.82
TOWER B - STORAGE		124,59	1341,08
TOTAL GFA		263,37	2834,88
B.6 - GRAND TOTAL GFA		26965.94	290760.77
C - FLOOR SPACE INDEX (FSI)			
FSI = TOTAL GFA / LOT AREA		15376.75	25760.09
TOTAL SITE PSI		1.751	imes

	Name of Project Fausto Cortese MIX-USED CON	Architect DO DE	/ELOPMI	ENT AT 12148	ALBION VAUG	HAN RD.B	OLTON- CALE	DON		
	Location: 3560 Rutheford Vaughan, Ontari		± 35 & 51	;						
ITEM		Onte	rio Bui	ding Code	Data Matrix	Part 3 &	9		OBC Refer	
									eferences are to Division (A) for Division A or (C	n Bur l ess nited far Division C
- 1	Project Descripti	on: 2-8	Storeys C	ondo Building	× N	lew	Pert 11	2	Pert 3	Pati
			по	hange of Use		ddition beration	11.1 to 11.4	1	1.2. [A]	1.1.2. 9.10.1.3.
2	Major Occupano	100	Group	C				3	1,2,1,(1)	9.16.2.
3	Building Area (m)	NEW:	4577.3 m2	TOT	AL:4577.3	m2		4.1.2 [A] 1	1.41.2 (4)
4	Gross Area (m²)	_		25790.00 m2	TOT	AL: 25760.1	10 m2	- 1	4.1.2 [A]	12512361
5	Number of Store		About	Grade: 6		v Grade: 1			1.1.2 [A] & 3.2.1.1.	12412 [6]
6	Number of Stree				Caro	OTEOF. 1			22.10 & 3.2 &	5.15.25
2	Building Classific		9	GROUP					2,2,70,8	P-19-7-
	3.2.2.43 Sprinkler System	Press	ad X	entire buildin	-	Пы	eu of roof rating		2.2.87	9.10.8.2.
		,	- F	selected cor			required		2.1.5	
			F	selected for			ETING NO CHA		2.2.17	
			F	basement					DEX	BOOK
9	Standpipe requir	ed			× v	es [No	3	2.9.	NW.
10	Fire Alarm requir						No	3	2.4.	5.15.15.
11	Water Service/S	apole is	Adequate		Ħ,	5	No	3	25.7.	NA
12	High Building				- A		No		2.6	NA
13	Construction Re	asidions		Combust Permittee	tile 🔯 t	equired	tible 🗖 n	on 3	2.2.67	9,19,6
	Actual Construct			Combust		len-combus	10th 🗖 8	oth		
14	Mozzanine Area	orin: M	I/A					3	2.1.1.(3)-(8)	8.10.4.1.
15	Occupant load to	ssed on Occupan		m'/perso	n 🛛	esign of bu	(ding ± 770 m2	3	1.17	RALA
16	Barrier-free Desi			Yes	No (Exp		2110116	3	0	9.5.2.
17	Hazardous Subs			TT Yes	No.	any.			3.1.2. 8.3.3.1.19	9.19.1.2.641
18	Required	100,000	Varian	tal Assembles		T le	ted Design No.		2.2.20, 83 &	8108
	Fire Resistance			RR (Hours)			escription (SB-3)	. 1	3.2.1.4	8.10.6.
	Reting	Floor		0.75	Hours					
	(FRR)	Roof	_	0	Hours					
		-	FRR	of Supporting		Lis	ted Design No.			
				dembers			escription (SB-3)	. 1		
		Floor		926 med	Hotescound		81			
	PPF (m)	Becf		Stant 16 of Openings	Hospanings			-		
19	Spatial Separati		struction			lding		3	2.0	R-10-14-
-	VVell Area of	UD.	Littor		1	FRR	Listed Design or	Comb	Comb. Constr. None.	Non-comb
Let	1 2	1	Hit.			(Hours)	Description	Const	Cladding	Const
Front	North NO CHANG	4 -	-	-		-		-	-	-
Rear	South 90 CHANG		-	-	-	-	-	-	-	-
	East 90 CHANG		-	-	-	-	-	-	-	-
Right	West NO CHANG	1 -	-	-	-	٠.	-	-		-

TOT	NL USAE	BLESITE	FSI					2,37	imes						
							TOWERS								
DREYS		ITS TY	PE				ERA						ER B		
STOR	UNIT	SOFT	112	PLOCE	240 PLOCE	SPD FLOOR	40+ FLCON	етн пьосп	eth floor	GROUND PLOOR	2ND FLOOR	SPD PLDON	4TH FLOOR	STH FLOOR	ent rucen
	T/79 1	9894	2004	4	4	3	3	3	3	4	4	4	4	4	4
ВЕБРОСОМ	1465	0023	821	3	3	3	3	3	3	0	0	0	0	0	0
BED	1995	660,02	6276	0	- 1	-1	-1	1	1	0	0	0	0	0	0
	1994	58720	05/20	0	0	0	0	0	0	0	1	0	0	0	0
	TOTEL	800	1430	1	-1	0	0	0	0	0	0	0	0	0	0
	TWES	8203	2466	1	1	0	0	0	0	0	0	0	0	0	0
DEN	TYPES	90000	9921	-1	-1	-1	1	1	1	0	0	0	0	0	0
	TWE 4	800,20	8504	1	-1	-1	1	1	1	0	0	0	0	0	0
	TVEI	112/6	75.68	1	1	-1	1	1	1	0	0	0	0	0	0
	THE	10	85/5	0	0	0	0	0	0	1	1	0	0	0	0
	TWE?	1804-20	0530	0	0	0	0	0	0	1	1	0	0	0	0
			940	0	0	0	0	0	0	0	1	0	0	0	0
	71961	180120	9021	3	3	3	3	3	3	0	0	0	0	0	0
	1993	94427	esn	1	-1	-1	1	1	1	0	0	0	0	0	0
	TVP2	90.70	8632	1	1	1	1	1	1	0	0	0	0	0	0
	T4954	1114,82	10055	1	0	0	0	0	0	0	0	0	0	0	0
	TWES	101147	8507	1	0	0	0	0	0	0	0	0	0	0	0
×	TYPE 6	80035	9264	0	0	0	0	0	0	2	2	2	5	5	2
	1967	1006/11	9050	0	0	0	0	0	0	1	1	1	1	1	1
	1993	1602H	9517	0	0	0	0	0	0	1	0	0	0	0	0
	1991	BRIGG	64.69	0	0	0	0	0	0	5	5	5	5	5	5
	T/FC 16	90224	0200	0	0	0	0	0	0	1	1	1	1	1	1
	T/FE 11	807907	1617	0	0	0	0	0	0	1	1	-1	1	1	1
	TYPE 12	mayer	82-20	0	0	0	0	0	0	1	1	1	1	1	1
	TYPE 18	99026	9234	0	0	0	0	0	0	1	0	0	0	0	0
	T/78 1	11940	10510	0	-1	-1	1	1	1	0	0	0	0	0	0
	1465	101127	9597	0	1	1	1	1	1	0	0	0	0	0	0
NO	TYPES	1840,00	9996	0	- 1	-1	1	1	1	0	0	0	0	0	0
BALCON	T996.4	139427	1150	0	0	-1	1	1	1	0	0	0	0	0	0
8	1991	1207.56	114,07	0	0	-1	1	1	1	0	0	0	0	0	0
+	TIPE 6	187904	9972	0	0	0	0	0	0	0	1	1	1	1	1
ВЕБРООИ	1997	10720	8534	0	0	0	0	0	0	0	1	-1	-1	1	1
288	1993	11020	10518	0	0	0	0	0	0	0	0	1	1	1	1
	TYPES	101520	94,99	0	0	0	0	0	0	0	0	1	1	1	1
	PFF 10	118222	19001	0	0	0	0	0	0	0	0	-1	-1	-1	1
	PART	A SPECIO	TOVAR	19	21	20	20	20	20	19	21	20	20	20	20
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		TOTAL UMP							24	10					
		_	_	_	_	_	_	_	_	_	_	_	_		

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Alton rove-outs	Outsides divicts can return or more contribution to more contributions on more contributions.	3	
PET SOSAL PROBLES PEGLINO		200	
09490 1004. 799940 860.860			306 красик годо
TOTAL PARKING PROVIDED	RESIDENT (HANDICAP)	RESIDENT SPOTS	TOTAL
PI LEVEL	15	291	
GROUND FLOOR	2	13	
09490 7054, 754940 7904000	17	304	321 spaces prov



(2)	PARKING LEGEND
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TOWNHOMES							
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DID UNIT 1 (TOTAL: 1731 -8 SQ.FT 160:96 W.S	ITOTAL:	NEGROES ATE UNIT - (TOTAL TERR 30 SQFT 156-92 MG)	DIO UNIT 1 (TOTAL: 1731 -8 SOFT 160 86 W2)	ITOTAL:	NTERMEDIATE UNIT - (TOTAL: 165 NO NO.		
1	- 1	3	1	1	3		
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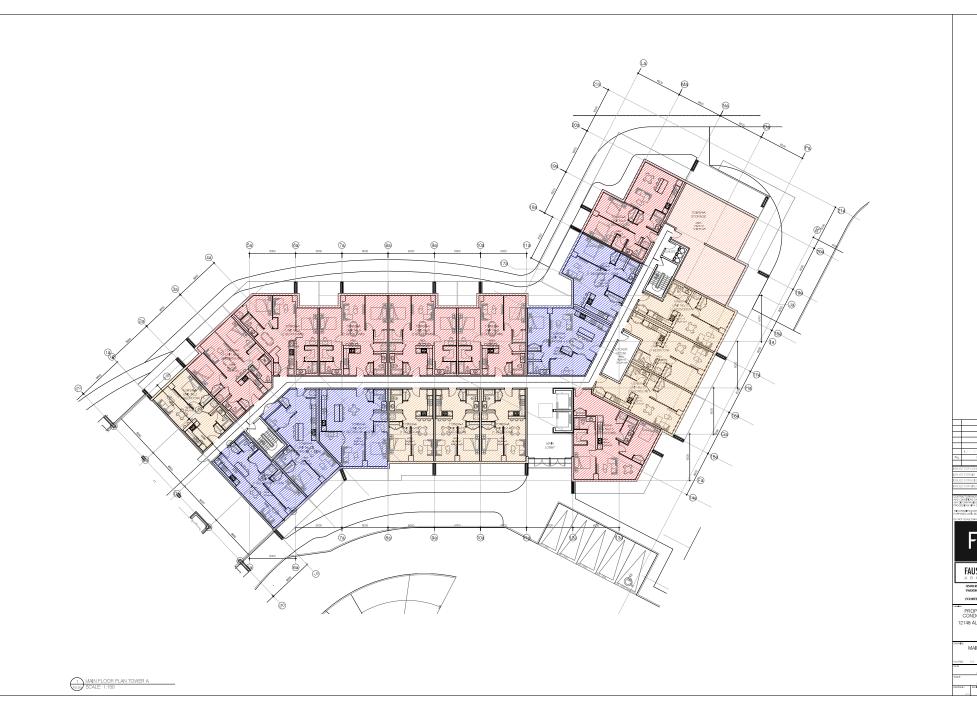
FAUSTO CORTESE

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON OCCUPY STEPLAN

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FAUSTO CORTESE

VAUGHAN ONTARIO, L4H 3TO 416-806-7000 FCORTESE@FCARCHITECTS.C.

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOL TON

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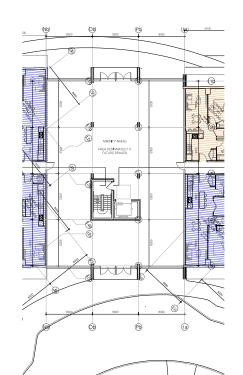


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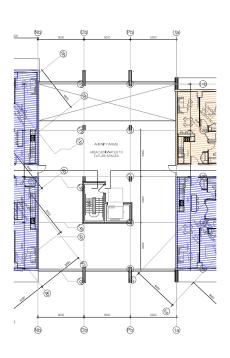
PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

MAIN FLOOR PLAN TOWER B

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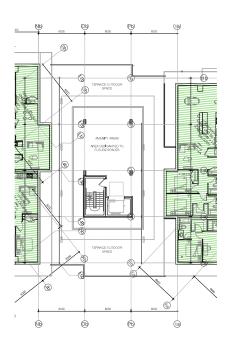


1 MAIN FLOOR PLAN - AMENITIES SCALE: 1:150



2 2ND FLOOR PLAN - AMENITIES 92.05 SCALE: 1:150





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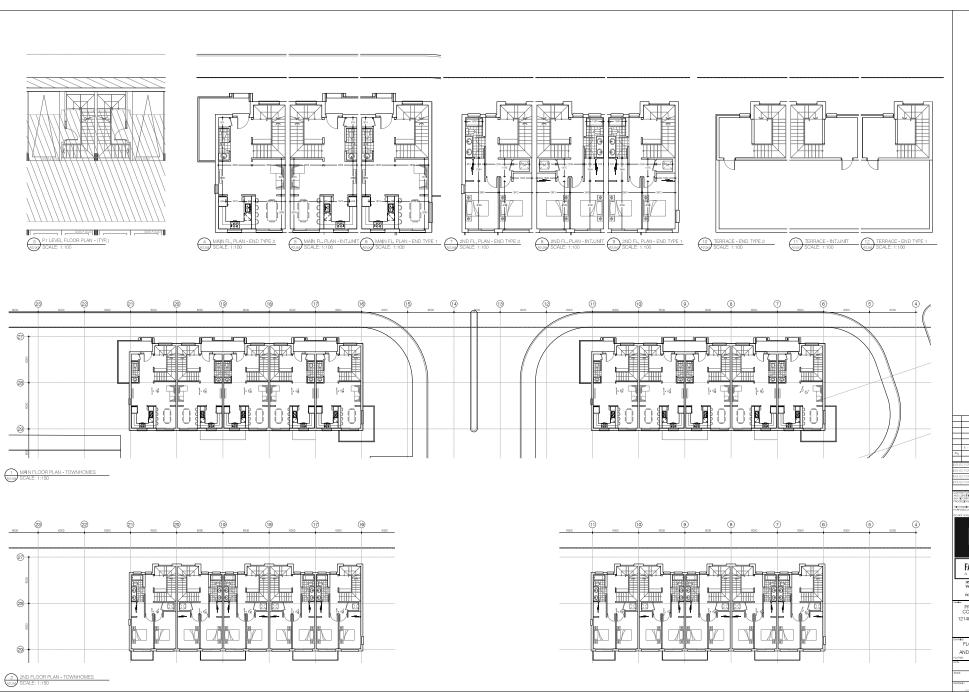
FAUSTO CORTESE

3590 RUTHERFORD RD, UNIT 7 VAUGHAN ONTARIO, L4H 3T8 416-806-7000 FCORTESE@FCARCHITECTS.CA

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOL TON

FLOOR PLANS BLOCKS AND UNITS - TOWNHOMES

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VAUCHAN ONTARIO, L4H 3T8
416-806-7000
FCORTESE@FCARCHITECTS.CA

PROPOSED MIX-USED CONDO DEVELOPMENT

12148 ALBION VAUGHAN RD BOLTON

FLOOR PLANS BLOCKS AND UNITS - TOWNHOMES





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FAUSTO CORTESE

VAUGHAN ONTARIO, L4H 3TE 416-806-7000 FCORTESE@FCARCHITECTS.CA

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

> 2ND FLOOR PLAN TOWER A

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PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

2ND FLOOR PLAN TOWER B

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FAUSTO CORTESE

VAUGHAN ONTARIO, L4H 3TO 416-806-7000 FCORTESE@FCARCHITECTS.C.

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

3RD TO 6TH FLOOR PLAN TOWER A

> 25/00/2020 25/00/

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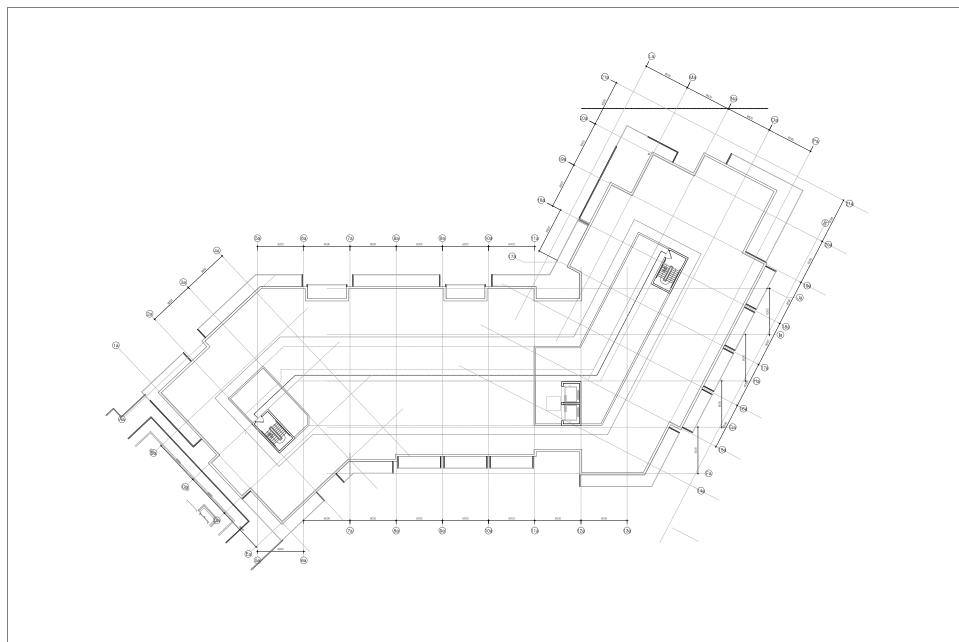




PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

3RD TO 6TH FLOOR PLAN TOWER B

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PENTHOUSE - TOWER A SCALE: 1:150



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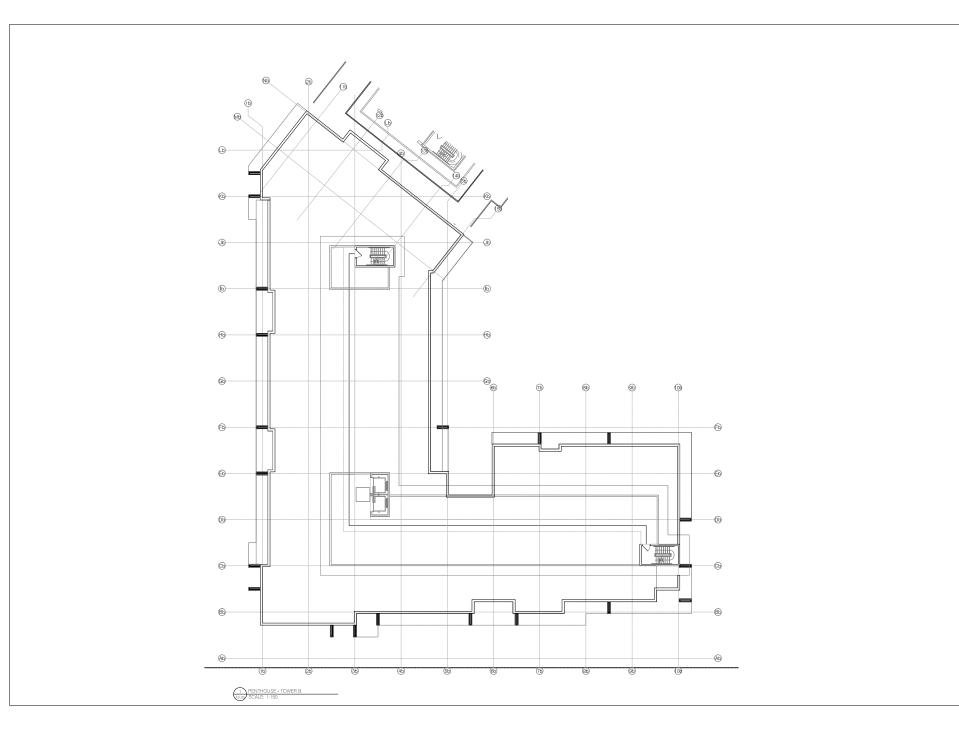


FAUSTO CORTESE ARCHITECTS

3590 RUTHERFORD RD, UNIT 7 VAUGHAN ONTARIO, L4H 3T8 415-806-7000 FCORTESE⊘FCARCHITECTS.CA

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON TOWNOR

> PENTHOUSE TOWER A





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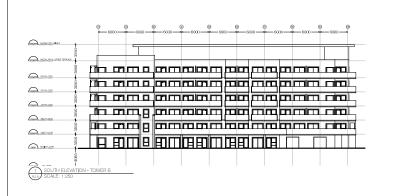
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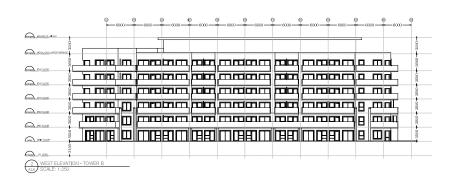
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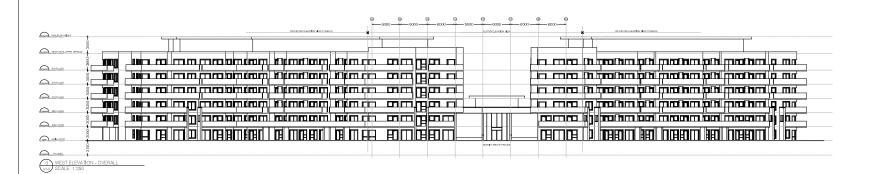
PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON TOWICE CALEGORY

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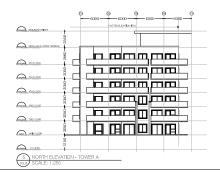
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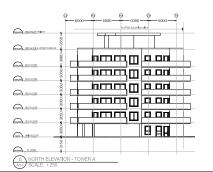












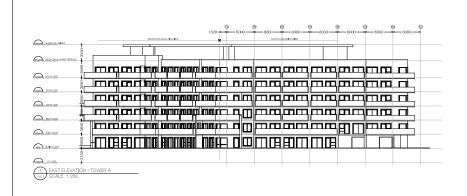


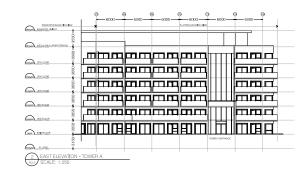


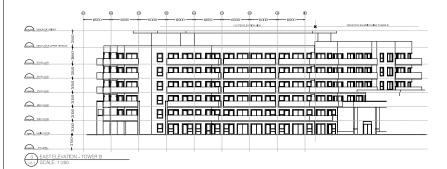
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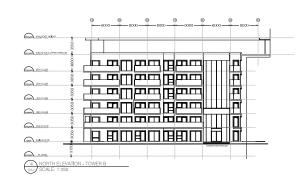
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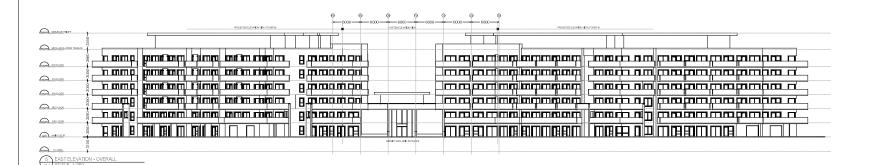
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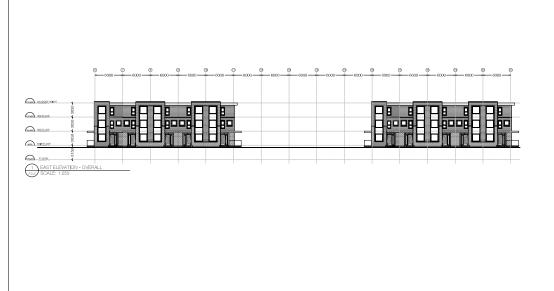


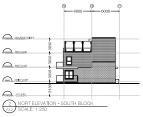


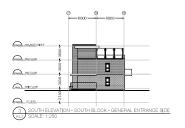


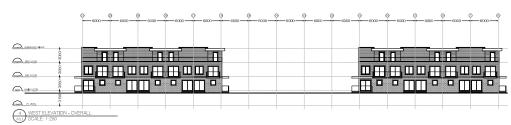


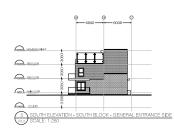


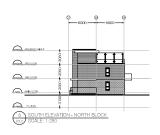














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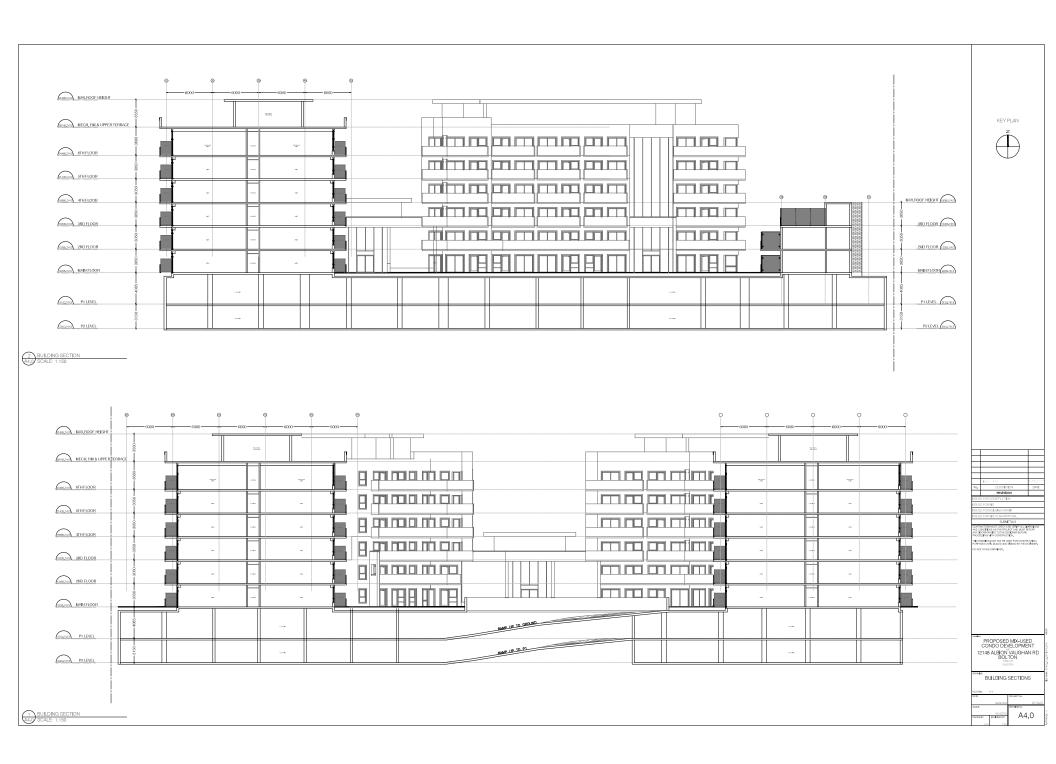
FAUSTO CORTESE

3590 RUTHERFORD RD, UNIT 7 VAUGHAN ONTARIO, L4H 3T8 415-806-7000 FCORTESE⊙FCARCHITECTS.CA

PROPOSED MIX-USED CONDO DEVELOPMENT 12148 ALBION VAUGHAN RD BOLTON

> ELEVATIONS TOWNHOMES

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Appendix B

Borehole Logs

Palmer (2020)

Soil Engineers Ltd. (2017)



		RECORD OF BOREHOLE No BH20-1							
W.P.		LOC	ATIC	ON _		See	Borehole	ocation Plan (UTM 17T) ORIGINATED BY _ AL	
DIST	HWY	BOF	REHC	DLE TY	PE .	Hollo	ow Stem A	ger COMPILED BY AL	
DATU	JM Geodetic	DAT	E _			Aug	-17-2020		
	SOIL PROFILE		S	SAMPL	ES	H "	ALE	DYNAMIC CONE PENETRATION RESISTANCE PLOT PLASTIC MATURAL LIQUID REMARKS	
ELEV DEPTH	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	'N" VALUES	GROUND WATER	ELEVATION SCALE	20 40 60 80 100 VARIABLE STRENGTH kPa ○ UNCONFINED + FIELD VANE • QUICK TRIAXIAL × LAB VANE WATER CONTENT (%) WATER CONTENT (%) WATER CONTENT (%)	
0.0	Ground Surface TOPSOIL:	24 14.			-		ш	20 40 60 80 100 10 20 30 Y GR SA SI (
- 0.2	FILL: brown silty sand, some gravel, containts rootlets		1	SS	16				
0.7	Clayey Silt Till: some sand, trace gravel, occ. cobbles and boulders, contains sand and silt seams		2	SS	17				
-			3	SS	19				
<u>2</u> - -									
- - - - 3			4	SS	26	-			
-			5	SS	28				
- - - <u>4</u> - -	turns from brown to grey								
- - - - 5			6	SS	19				
- - - - - - - -									
- - -			7	SS	17				
6.77	END OF BOREHOLE Notes: Upon completion of drilling, a 50mm diameter monitoring well was installed in the borehole. The well was completed with a stick up casing. Well Installation Details: Bentonite: 0.0-2.4 m Sand: 3.0 - 6.7 m Screen: 3.6 - 6.7 m								
PALMERENY, JUNE 2023, GLB ON-MTO-2015, CARMANON GP								16046	



	RECORD OF BOREHOLE No BH20-2 M							
W.P.		LOC	ATIC	ON _		See B	orehole	ocation Plan (UTM 17T) ORIGINATED BY _AL
DIST	HWY	BOF	REHC	DLE TY	/PE ₋	Hollow	Stem A	uger COMPILED BY AL
DATU	JM Geodetic	DAT	E _			Aug-1	7-2020	
	SOIL PROFILE		S	SAMPL	ES	ER	ALE	DYNAMIC CONE PENETRATION RESISTANCE PLOT PLASTIC MATURAL LIQUID REMARKS NATURAL LIQUID REMARKS
ELEV DEPTH	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	"N" VALUES	GROUND WATER CONDITIONS	ELEVATION SCALE	SHEAR STRENGTH kPa O UNCONFINED + FIELD VANE QUICK TRIAXIAL × LAB VANE QUICK TRIAXIAL × LAB VANE QUICK TRIAXIAL × LAB VANE
0.0	Ground Surface TOPSOIL:	. 74 1 ³ .					Ш	20 40 60 80 100 10 20 30 Y GR SA SI C
0.2			1	SS	5			
- - - -			2	SS	5			
- - - - 1.5	Clayey Silt Till: some sand, trace gravel,	1 417	_	33	3			
- - - - 2	occ. cobbles and boulders, contains sand and silt seams disturbed till		3	SS	6			
-			4	SS	26			
_3 - - -			5	SS	38			
- - - 4 - - -	turns from brown to grey							
4.7	Silty Clay: grey, trace silt, moist				40		:	
 - <u>5</u> - - -			6	SS	16			
- - - <u>-</u> 6					72/			
- 6.2 6.4	Clayey Silt Till: some sand, trace gravel, occ. cobbles and boulders, contains sand		7	SS	0.18 m			
0.4	and silt seams END OF BOREHOLE Notes: Upon completion of drilling, a 50mm diameter monitoring well was installed in the borehole. The well was completed with a stick up casing. Well Installation Details: Bentonite: 0.0-2.4 m							
WAREROW, JUE 2020, GLB WAITO 2015 - CARMANCH GR. 204.27	Sand: 2.7 - 6.7 m Screen: 3.3 - 6.4 m							
								16046



		RECORD OF BOREHOLE No BH20-3							
W.P.		LOC	ATIC	ON _		See	Borehole I	ocation Plan (UTM 17T) ORIGINATED BY _ AL	
DIST	HWY	BOF	REHC	DLE TY	PE .	Hollo	ow Stem A	iger COMPILED BY AL	
DATU	IM Geodetic	DAT	E _			Aug	g-17-2020	o Aug-17-2020 CHECKED BY	
	SOIL PROFILE		S	SAMPL	ES	l er	Ļ	DYNAMIC CONE PENETRATION RESISTANCE PLOT	
ELEV DEPTH	DESCRIPTION	STRAT PLOT	NUMBER	TYPE	'N" VALUES	GROUND WATER	CONDITIONS ELEVATION SCALE	20 40 60 80 100 SHEAR STRENGTH kPa ○ UNCONFINED + FIELD VANE • QUICK TRIAXIAL × LAB VANE WATER CONTENT (%) WATER CONTENT (%)	
0.0	Ground Surface TOPSOIL:	. 7 ₄ 1 ^N .			-	0	<u></u>	20 40 60 80 100 10 20 30 Y GR SA SI (
0.1	FILL: brown silty sand, some gravel, containts rootlets		1	SS	5				
0.7	Clayey Silt Till: some sand, trace gravel, occ. cobbles and boulders, contains sand and silt seams		2	SS	24				
-									
- - - 2 -			3	SS	22				
- - - - -			4	SS	33				
_3 - - - - -			5	SS	44				
- - - 4 - - -	turns from brown to grey								
- - - - <u>-</u> 5			6	SS	15				
- - - - - - - - - - - - - - -									
-	END OF DODR'S		7	SS	27				
6.7	END OF BOREHOLE Notes: Upon completion of drilling, a 50mm diameter monitoring well was installed in the borehole. The well was completed with a stick up casing. Well Installation Details: Bentonite: 0.0-2.4 m Sand: 3.0 - 6.7 m Screen: 3.6 - 6.7 m								
PAINEREN, JUE 2020 CLB ON-MTO-2015 CARMANON GP								1604	

Job Number: 1609-S145

Project Description: Proposed Residential Development

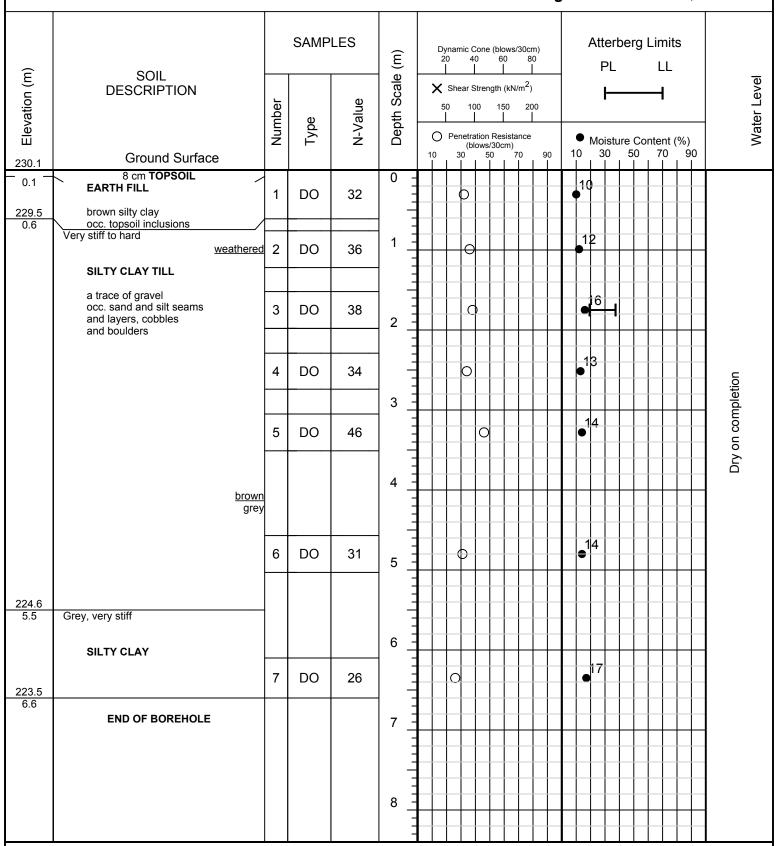
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 1

Drilling Date: October 12, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 2

Drilling Date: October 12, 2016

()	00"		SAMP	LES	(m)	Dynamic Cone (blows/30cm) 20 40 60 80 1 1 PL LL
Elevation (m)	SOIL DESCRIPTION Ground Surface		Туре	N-Value	Depth Scale (m)	X Shear Strength (kN/m²) 50 100 150 200
200.2	brown silty clay occ. topsoil inclusions	1	DO	17	0 -	9 - C
0.6	Brown, stiff, weathered SILTY CLAY	2	DO	14	1 -	18
228.7 1.5	Very stiff to hard	3	DO	19	- -	
	SILTY CLAY TILL a trace of gravel occ. sand and silt seams				2 -	
	and layers, cobbles and boulders	4	DO	43	3 _	
		5	DO	47	- - - -	Dry on completion
	<u>browr</u> grey				4 -	-
		6	DO	27	5 -	- 17 17
					6	
223.6		7	DO	17	- - -	18
6.6	END OF BOREHOLE				7 -	
					-	<u>- </u>



Job Number: 1609-S145

Project Description: Proposed Residential Development

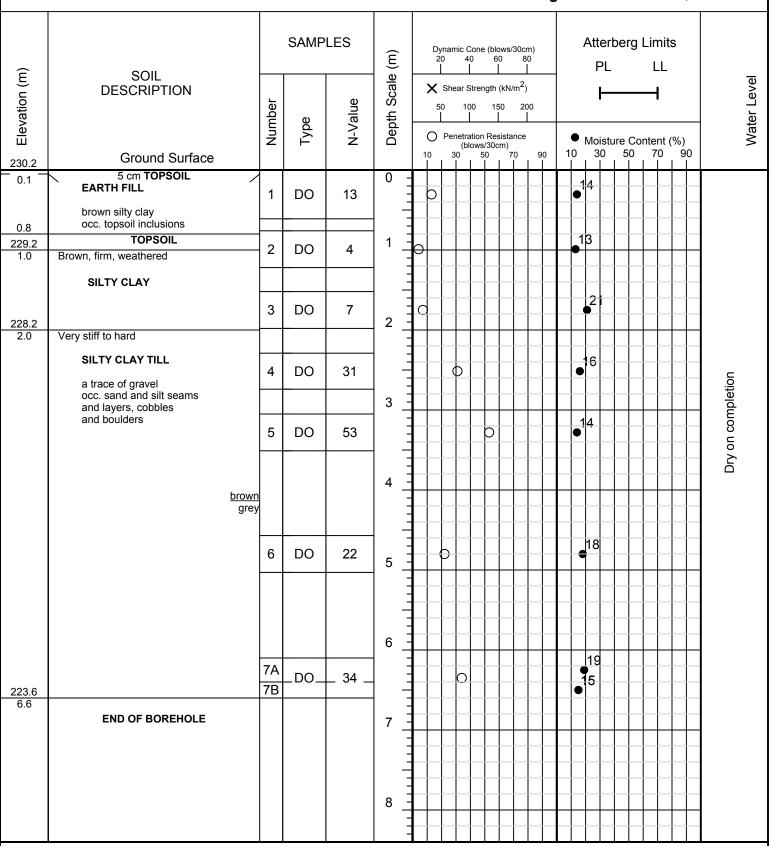
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 3

Drilling Date: October 11, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

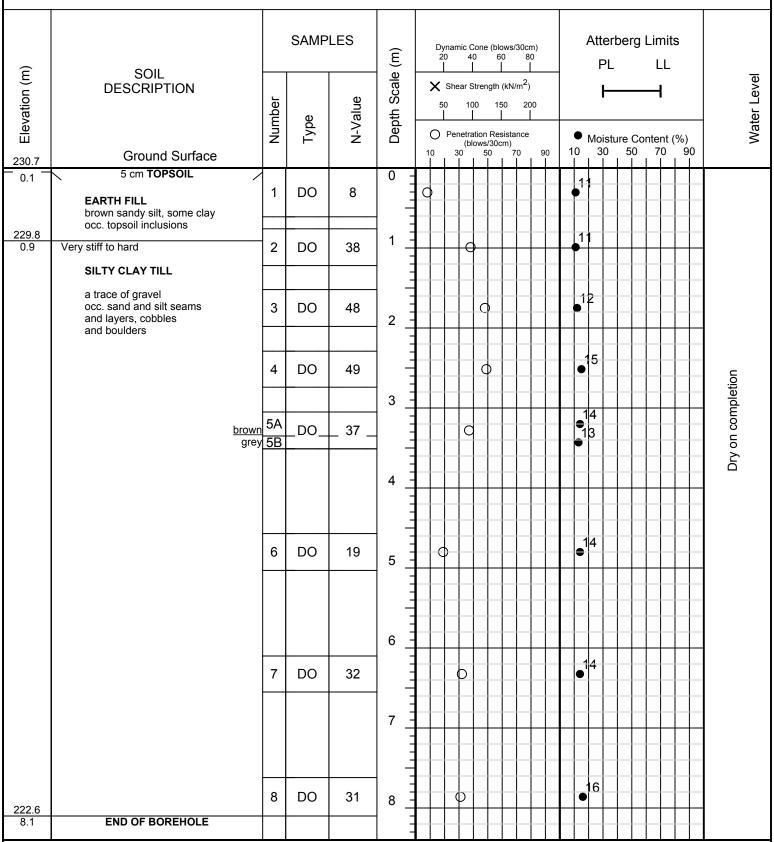
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 4

Drilling Date: October 11, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

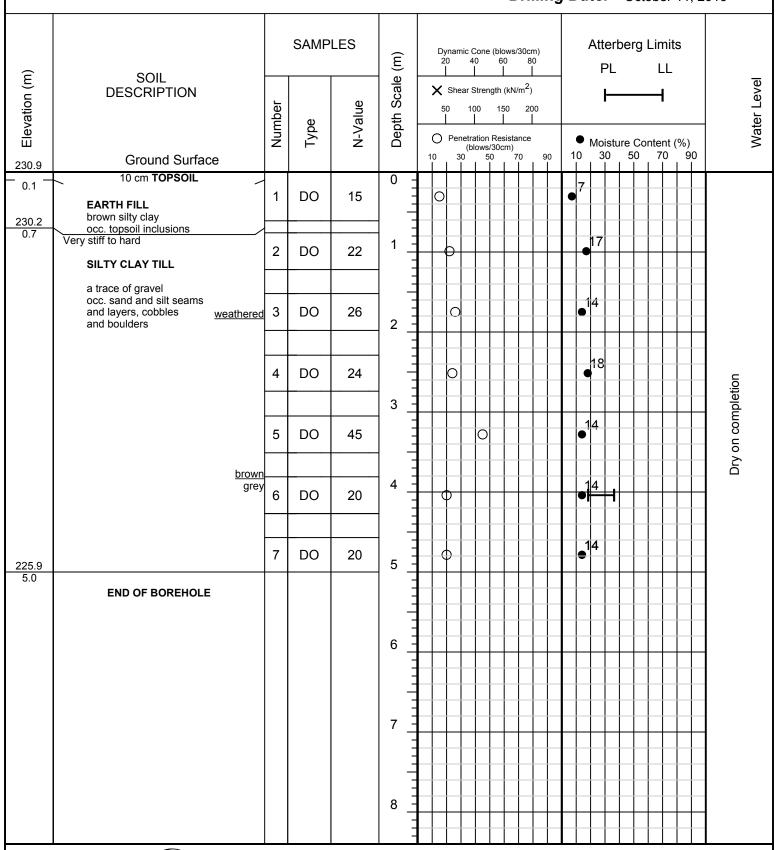
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 5

Drilling Date: October 11, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

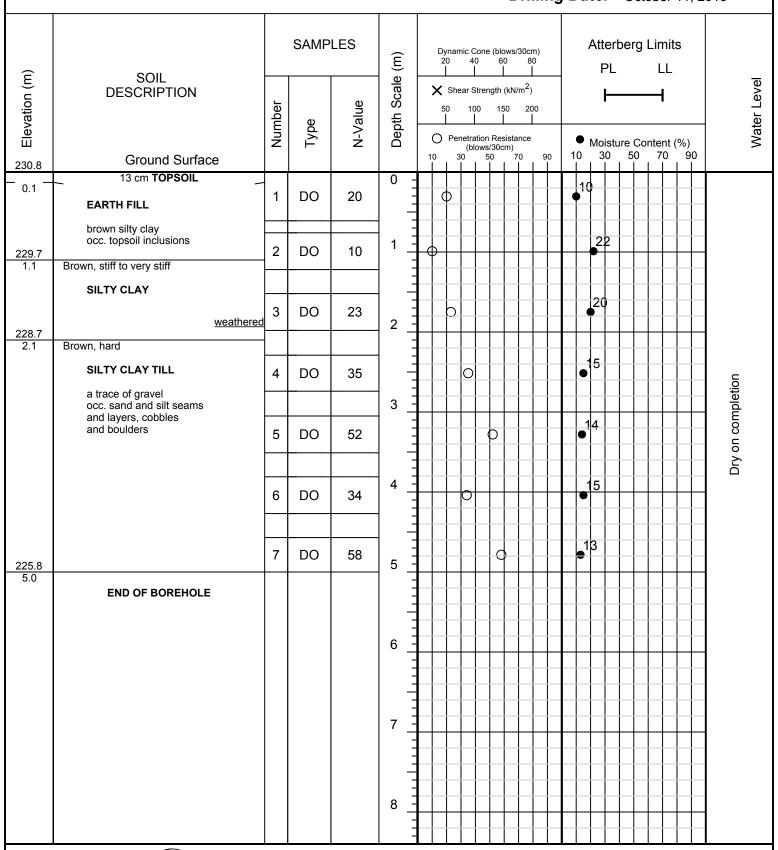
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 6

Drilling Date: October 11, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

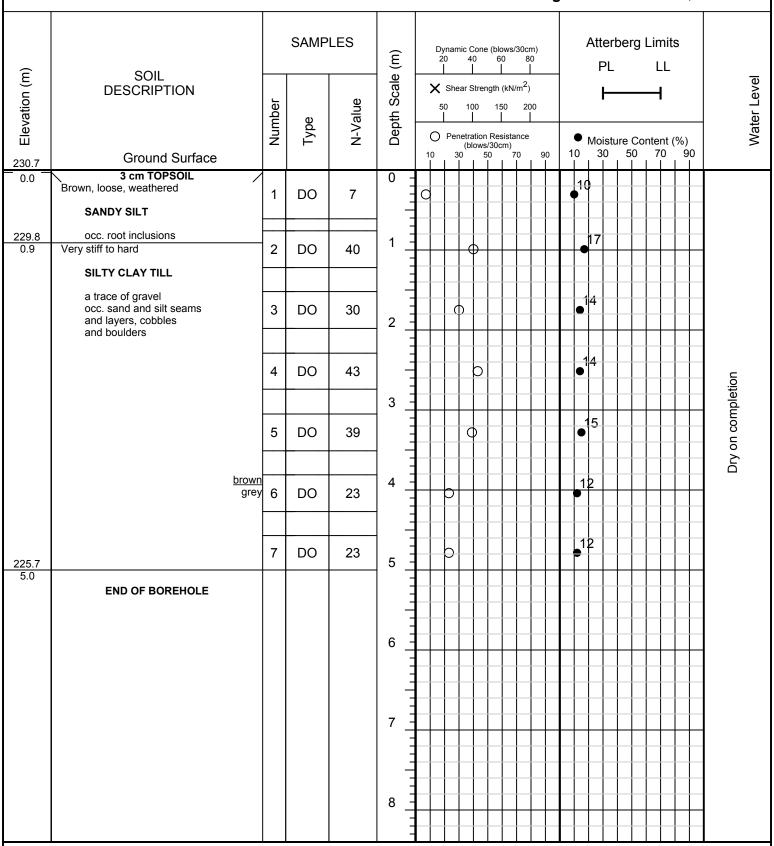
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 7

Drilling Date: October 11, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

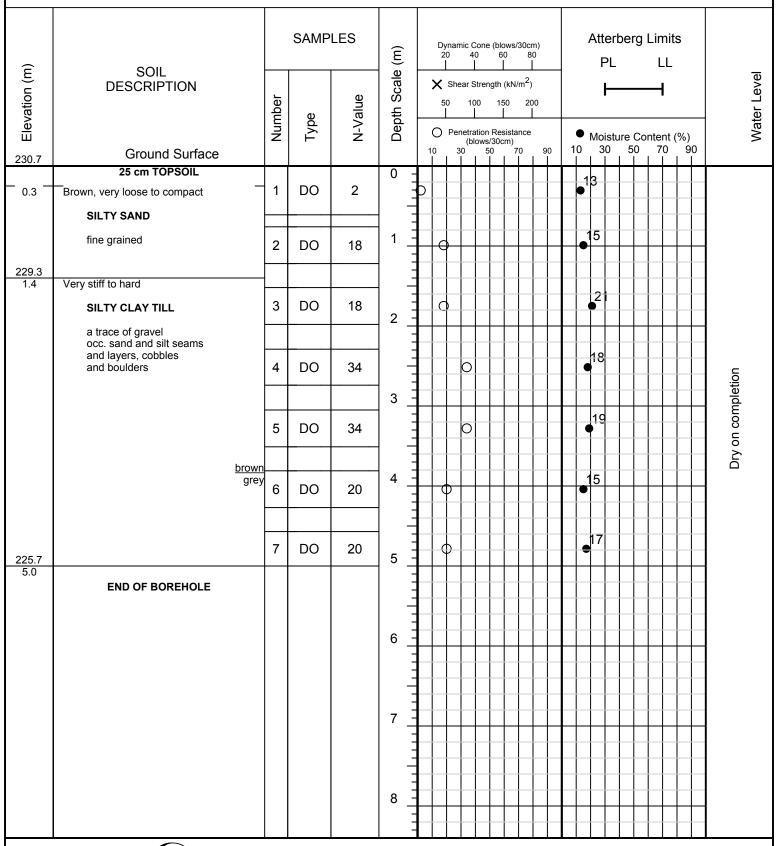
Job Location: 12148 Albion-Vaughan Road Me

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 8

Drilling Date: October 12, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

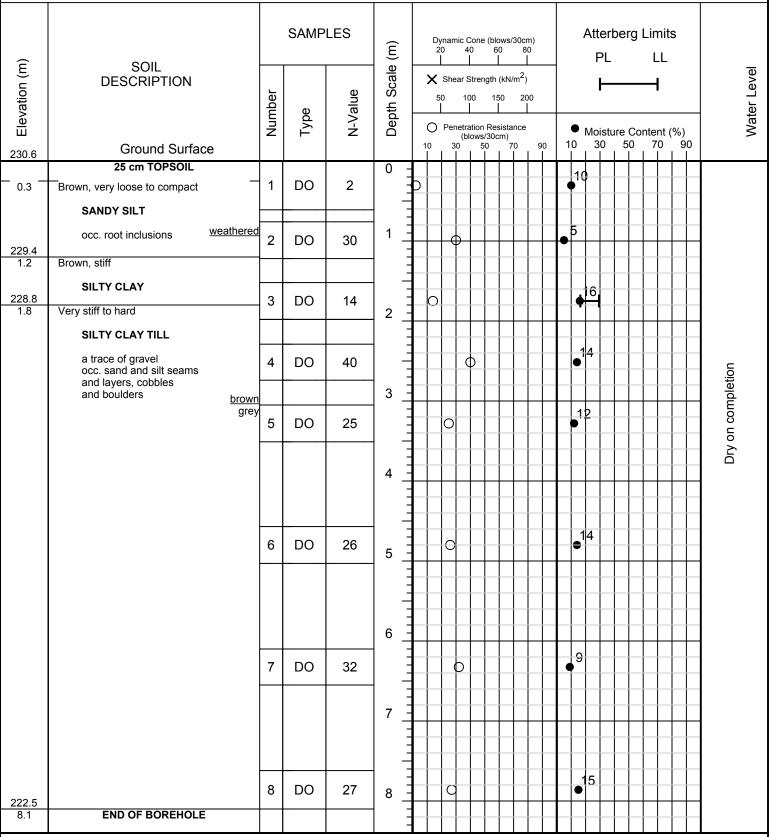
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 9

Drilling Date: October 12, 2016





Job Number: 1609-S145

Project Description: Proposed Residential Development

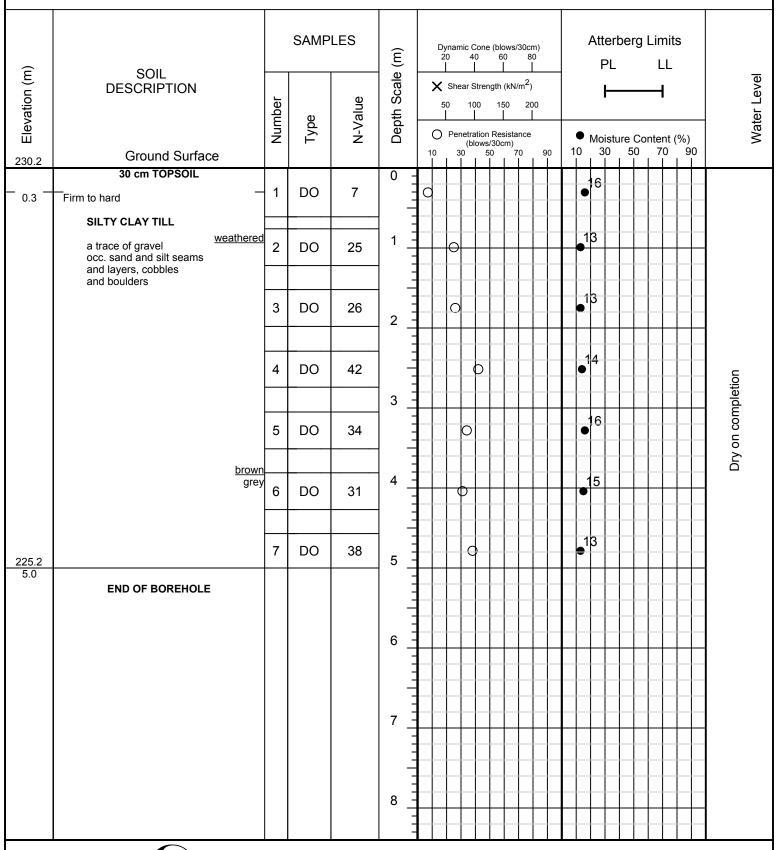
Job Location: 12148 Albion-Vaughan Road

Town of Caledon

Method of Boring: Flight-Auger

Figure No.: 10

Drilling Date: October 12, 2016



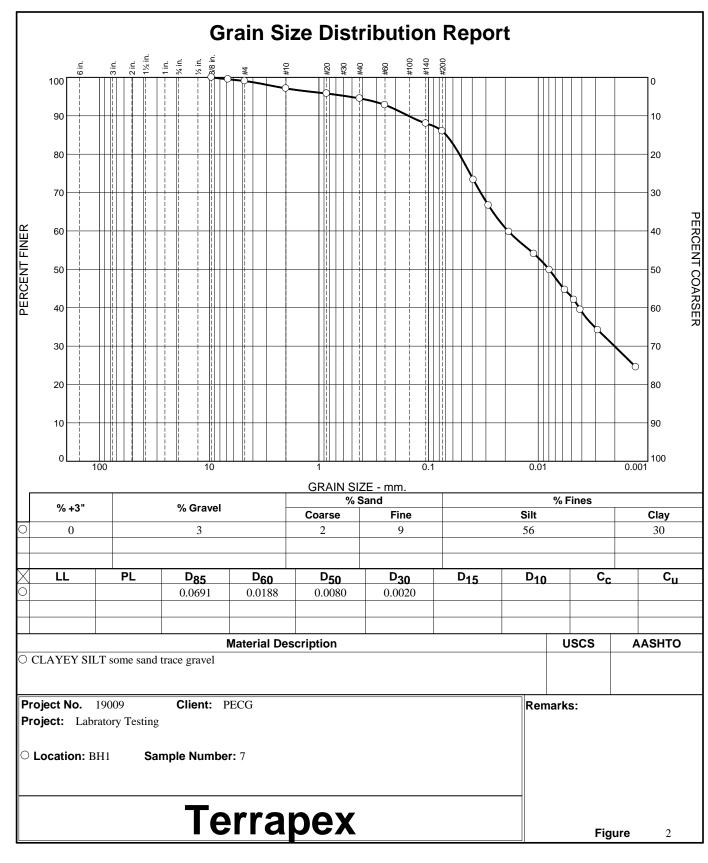




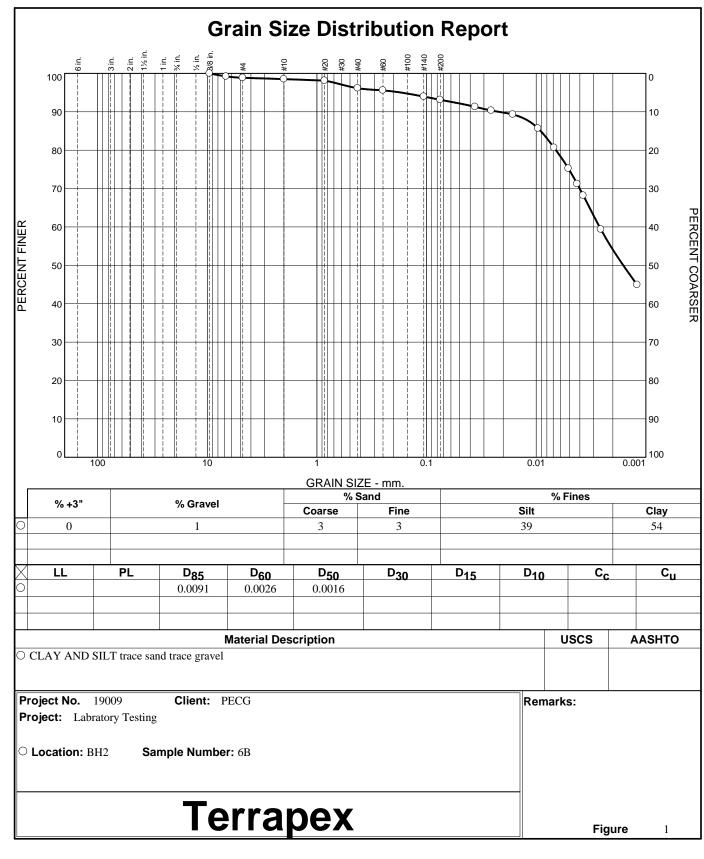
Appendix C

Grainsize Analysis

Terrapex (2020)



Tested By: AM



Tested By: AM