

May 8, 2026

Rob Stovel
Stovel and Associates Inc.
651 Orangeville Road
Fergus, Ontario
N1M 1T9

sent via email to: stovel.associates@outlook.com

Dear Mr. Stovel:

**RE: Opstringe Pit Residential Development Proposal
Preliminary Nitrate Impact and Water Supply Feasibility Study**

As requested, we are providing a clarification regarding the recommendations of the above referenced study report, dated December 17, 2025. The report provided a feasibility scoped study to assess the potential to develop the site for residential use while conforming to water supply, disposal and other environmental standards.

The study was based on an initial (preliminary) “maximum” development plan which is expected to be refined and revised through the planning approval process and finalized as part of any future Draft Plan of Subdivision. While the feasibility study was based on the initial expected maximum scale of development, it does not reflect any future changes that may occur through the planning process.

The feasibility study concluded that, based on: the expected implementation of standard development controls; use of tertiary treatment septic systems; water well construction within the bedrock aquifer by licenced water well contractors according to all applicable standards (including standard separation distances); and, the recommended implementation of MECP Procedure D-5-4 and D-5-5, the potential for groundwater system impact is considered low.

The following recommendations were made in the December 17, 2025 report::

1. Final shallow soils and groundwater conditions be confirmed through the expected filling operations and future development related geotechnical assessment.
2. The expected stormwater management assessment and planning at the site include recharge maintenance as a target to minimize potential groundwater impacts.
3. All residential water supply wells to be constructed at the site be completed by MECP licenced water well contractors according to all applicable regulations and standards and be drilled into the bedrock. Target water supply rates should be 20 L/min or more. Any contractor retained to install bedrock wells at the site should be informed that flowing conditions may be encountered.
4. MECP Procedure D-5-5 be followed to confirm private water supplies can be provided using the bedrock aquifer system, and to assess potential mutual inference, or interference with existing water wells and/or Natural Heritage features.

5. MECP Procedure D-5-4 be followed to confirm individual septic system use at the site would not result in unacceptable groundwater impacts.
6. An updated hydrogeologic assessment be completed, incorporating the findings of the recommended study components.

All of the recommendations were made as related to future studies that are expected to be required through the planning process (e.g. ZBA) and upon the issuance of any future Draft Plan of Subdivision, in order to confirm and refine the findings of the initial feasibility study. We are not recommending any updated hydrogeological report at this time, only if, and when, modifications are made to the proposed development (e.g. development area/limit, number of units, etc) through the planning process and once the Draft Plan of Subdivision is finalized.

We fully anticipate, for example, geotechnical studies will be required through the planning process in order to define site conditions as related to engineering design, etc. Any future hydrogeological update should also incorporate additional site characterization work that may occur. In addition, once the lot fabric and number of units are finalized (at Draft Plan of Subdivision stage), only then would it make sense to complete MECP Procedure D-5-5 and D-5-4.

If you have any questions, or require further information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Pentney". The signature is written in a cursive, flowing style.

Andrew Pentney, P.Ge.
Hydrogeologist