



MTE Consultants
1061 Hargrieve Rd., London, Ontario N6E 1P6

May 19, 2026

MTE File No.: C66663_001

Mark Gilmour
2219260 Ontario Inc. (o/a Gilrad Developments)
PO Box 430, 159 Main Street
Lucan, Ontario N0M 2J0

Dear Mark:

**RE: Geotechnical/Hydrogeological Desktop Investigation
Proposed Settlement Area Boundary Expansion, Lucan, Ontario**

MTE Consultants Inc. (MTE) was retained by Gilrad Developments Inc. to carry out a combined geotechnical/hydrogeological desktop investigation for the proposed Settlement Area Boundary Expansion (SABE) in Lucan, Ontario (hereinafter referred to as the "Site"). The approximate location of the Site is shown on **Figure 1**.

The Site is comprised of lands legally described as Part of Lot 27, Concession 5, and Part of Lot 28, Concession 5, Township of Lucan-Biddulph, and include parts of the lands municipally known as 34190 Saintsbury Line and 34122 Saintsbury Line. The total area of the Site is approximately 20 hectares (ha) and currently zoned as general agricultural (A1) by the Town.

STUDY OBJECTIVES

The objectives of the geotechnical/hydrogeological desktop investigation were to complete a desktop review of existing geotechnical and hydrogeological information. The review includes the following:

Geotechnical Review

- Review of all background reports in the area of the site;
- Review of the applicable geological mapping of the area; and
- Discuss potential geotechnical concerns of the site and next steps.

Hydrogeological Review

- Summary of regional topography, surficial geology, and existing natural heritage features;
- Summary of the identified groundwater receptors and preliminary discussion of the potential to impact these receptors;
- Discussion of potential hydrogeological issues and constraints on development of the property, including potential for construction dewatering and permitting requirements; and

Previous Investigations

No previous hydrogeological or geotechnical reports are known to have been previously completed for the Site.

The following report for the neighboring Timber Ridge Subdivision currently under construction was reviewed with findings considered in the current desktop investigation.

- EXP Services Inc., *Preliminary Geotechnical & Hydrogeological Investigation – Timber Ridge, Subdivision, Saintsbury Line, Lucan, Ontario*. Prepared for Dillon Consulting Limited.

SOIL AND GROUNDWATER CONDITIONS

The following sections present the results of the background information review and describe the Site setting in a regional context.

Terrain

Topography

Based on the Ontario Base Map topographic contour data (City of London, 2019), the Site's topography generally decreases from east to west towards a tributary of the Little Ausable River. Site elevation ranges from approximately 305.5 metres (m) above mean sea level (AMSL) to 302.5 m AMSL. Site topography is shown on **Figure 2**.

Watercourses

There are no mapped watercourses on Site. Tributaries of the Little Ausable River within 500 m of the Site are shown on **Figure 3**. The nearest watercourse appears to be mapped approximately 290 m west of the Site.

Regional Geology

Overburden

The Quaternary deposits on Site are mapped as undrained till plains of the Stratford Till Plain. Locally the deposits on Site belong to the Lucan Moraine. The soil is composed of clayey silt till (Ontario Geological Survey, 2003). The Quaternary deposits within 500 m of the Site are shown on **Figure 5**. Overburden thickness at the Site is regionally mapped as approximately 56 - 58 m in depth overlying the bedrock surface.

Bedrock

Based on the geological mapping of underlying bedrock, the Site consists of Middle Devonian thick bedded, dark brown, fossiliferous limestones, minimal dolostone and local nodules of chert from the Dundee Formation (Armstrong & Dodge, 2007). Bedrock topography mapping indicates the underlying bedrock is found at approximately 248 m AMSL. In reference to the Ministry of the Environment, Conservation, and Parks (MECP) Water Well Information System (WWIS), nearby well records indicate that limestone bedrock can be found at an approximate depth of 58 m below ground surface (m BGS) (Gao, Shirota, Kelly, Brunton, & van Haaften, 2006).

Local Geology

Borehole logs from the drilling program completed for the neighboring Timber Ridge Subdivision (EXP Services Inc., 2020) encountered predominantly clayey silt till in the boreholes drilled closest to the current Site Boundary (BH2, BH4, and BH6). Further away from the Site, towards Saintsbury Line deposits of granular soils (silty sand to sand and gravel) ranging from 0.3 m to 1.4 m in thickness are interlayered within the clayey silt till. Based on the previous borehole logs, the native clayey silt till is stiff to very stiff with moisture contents from 10 to 19%. The clayey silt till transition from brown to grey colour at depths of 2.3 to 3.0 m below the ground surface indicating the level of long-term soil saturation.

Regional Hydrogeology

Water Well Information System

The Ministry of the Environment, Conservation, and Parks (MECP) Water Well Information System (WWIS) was queried for data pertaining to all wells located within an approximate 500 m radius of the Site and resulted in data for 26 wells. The well records corresponded to the following:

- 7 records were for wells used as a water supply, including 4 shallow wells (installed less than 15 m below ground surface (BGS));
- 12 records were reported to be used as monitoring or observation wells;
- 1 record were reported to have been used for a test hole; and
- 6 records were reported to have unknown status.

The approximate locations of these wells, as indicated in the MECP water well records (WWRs), are shown on **Figure 5**. Pertinent information from these well records is summarized in **Table 1**.

Permit to Take Water and Environmental Activity Sector Registry

The Ministry of the Environment, Conservation, and Parks (MECP) Permit to Take Water (PTTW) and Environmental Activity Sector Registry (EASR) database was queried for data pertaining to all permits located within an approximate 500 m radius of the Site. No PTTWs (active or inactive) or EASRs were reported within 500 m of the Site.

Source Protection

As of January 30, 2026, the Site does not carry any Source Protection designations (Ministry of the Environment Conservation and Parks, 2025)

Natural Heritage Features

There are no wetlands mapped on Site or within 500 m of the Site boundary.

POTENTIAL HYDROGEOLOGICAL ISSUES

A summary of potential hydrogeological issues that may impact design, approvals, and construction during development of the Site is presented in **Table 1.1**.

Table 1.1: Potential Hydrogeological Issues

Potential Issue	Mitigations and Recommendations
Groundwater Receptors	4 shallow water well records were reported within 500 m of the Site for wells reportedly used for water supply. Therefore, implementation of Best Management Practices (BMPs) should be in place prior to the start of potential construction activities to ensure construction activities do not interfere with nearby shallow water supply wells. Depending on the dewatering requirements for construction (i.e. dewatering radius of influence), it may be recommended that a door-to-door well survey be completed for the surrounding properties to document conditions prior to construction. Pending the results of the survey a monitoring program may also be required during construction. It should be noted that based on the desktop review significant construction dewatering is not anticipated and the risk of impacts to nearby water supply wells is considered low. However, this finding should be revisited following the completion of a shallow subsurface soil (geotechnical) investigation to either confirm or reassess this finding.
Groundwater Impacts During Construction (Soil Compaction)	Compaction of soils by heavy machinery traffic during construction may reduce the infiltration capacity of surficial soils. These impacts may be mitigated, at least partially, by implementing a best practices Soil Management Plan (SMP) during clearing, grading and construction with the goal to preserve or restore the pre-development infiltration capacity of the native soils and subsoils in areas that will remain pervious following development. The SMP may include: • Allowing the proposed pervious areas to remain undisturbed, to the extent possible, and protecting them from compaction during construction; and/or • Restoration of compacted subsoils following construction using a combination of de-compaction treatments (e.g. ripping, scarification, tilling) and application of organic soil amendments to increase the organic matter content.
Groundwater Impacts During Construction (Vibrations)	Vibrations from heavy construction equipment may disturb existing accumulated sediment in the bottom of nearby water supply wells and/or dislodge scale from the walls of the well casing temporarily resulting in an increase in Total Suspended Solids (TSS) within the water column. Poorly maintained water supply wells are generally more susceptible. • Should significant dewatering be anticipated through a dewatering assessment (if deemed necessary following a geotechnical investigation) a door to door well inventory should be completed within 250 m of the Site to confirm the locations and installation depths of active water supply wells in the immediate vicinity of the Site. A request should also be submitted to the Municipality to confirm properties that are on a piped municipal water supply. • Following completion of the door to door well inventory, a monitoring and contingency plan should be recommended for active water supply wells that are considered to be susceptible to interference during construction.
Permitting Requirements	An Environmental Activity Sector Registration (EASR) is required for temporary construction dewatering greater than 50,000 litres per day (L/day). This is an online registration supported by a Water Taking and Discharge Plan (WTDP) prepared by a suitably qualified professional prior to the start of dewatering activities. We recommend a scheduling allowance of at least four weeks to prepare the WTDP and complete the online registration. If the final design requires excavations that extend into potential saturated granular deposits on Site, MTE recommends that a quantitative dewatering assessment be completed.

Potential Issue	Mitigations and Recommendations
	A permit for the discharge from the dewatering system may also be required. The application process and approval authority are dependent on the selected discharge location. The specific requirements for water taking and discharge permits should be reviewed during detailed design.
Water Balance	Following development, the increase in the impervious surface area at the Site is anticipated to decrease infiltration and increase runoff relative to the existing conditions, potentially affecting the Site's water balance. Appropriate Best Management Practices (BMPs) may mitigate the anticipated decrease in post-development infiltration. Subject to site limitations borne by the anticipated native clayey silt, specific mitigation measures may include: • Reduction of the amount of impervious surface area, where feasible; • Storage of precipitation for subsequent use to satisfy landscape irrigation requirements; • Topsoil thickening to provide additional storage; and • Promote diffused infiltration of stormwater so that, where feasible, runoff from impervious surfaces sheet flows over adjacent pervious surfaces that are managed to optimize infiltration capacity. It is recommended that suitable BMP mitigation measures be determined by a site water balance for pre and post-development conditions. In-situ infiltration testing in areas considered for infiltration is highly recommended to assess feasibility and provide a site-specific infiltration rate of the soils in those areas to inform the design. The testing program should include profiling of infiltration rates with depth at multiple locations within the footprint for each proposed infiltration gallery.

POTENTIAL GEOTECHNICAL ISSUES

Based on the geology of the near surface soils at the site, there are very few geotechnical concerns with this site. The glacial till soils can support typical single family residential buildings along with associated sewers and roadway infrastructure. If larger buildings are proposed, the need for ground improvements and/or deep foundations will be required.

NEXT STEPS

It is recommended that a shallow subsurface drilling investigation be completed as part of a geotechnical investigation of the Site once a final concept plan is available. As part of the investigation a hydrogeological brief should be prepared to comment on the groundwater conditions encountered from the drilling investigation.

LIMITATIONS AND CLOSURE

Services performed by MTE Consultants Inc. (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Geoscience Consulting profession practicing under similar conditions in the same geographic area where the services are provided. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this letter.

This letter was completed for the sole use of Client. This letter is not intended to be exhaustive in scope or to imply a risk-free site. As such, this letter may not deal with all issues potentially applicable to the site and may omit aspects which are or may be of interest to the reader.

In addition, it should be recognized that a discrete soil sample represents one distinct portion of a site at the time it is collected, and that the findings of this letter are based on conditions as they existed during the time period of the investigation. The material in the letter reflects our opinions using the information available at the time the letter was written. The soil and groundwater conditions between and beyond the test holes may differ from those encountered in the test holes. Should subsurface conditions arise that are different from those noted herein, MTE should be notified to determine whether or not changes should be made as a result of these conditions.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this letter because groundwater and soil conditions of a property can change, along with regulatory requirements. All design details were not known at the time of submission of this letter and it is recommended that MTE be retained to review the final design documents prior to construction to confirm they are consistent with our letter recommendations. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may determine whether it affects the contents of this letter.

Any use which another party makes of this letter, or any reliance on, or decisions to be made based upon it, are the responsibility of such parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by another party as a result of decisions made or actions taken, based upon this letter. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans. The contractors bidding on this project or undertaking the construction should make their own interpretation of the factual information and draw their own conclusions as to how subsurface conditions may affect their work.

The benchmark and elevations provided in this letter are primarily established to identify differences between the test hole locations and should not be used for other purposes such as, planning, development, grading, and excavation.

All of which is respectfully submitted,
MTE Consultants Inc.



May 19/26
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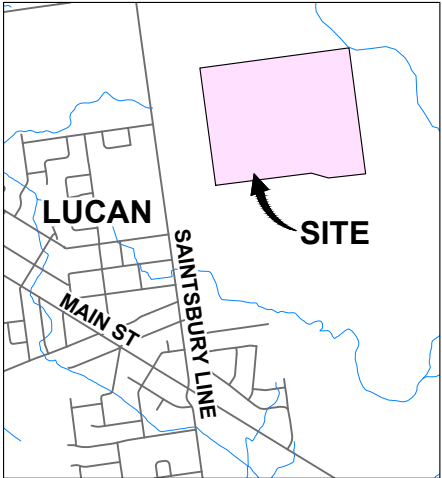
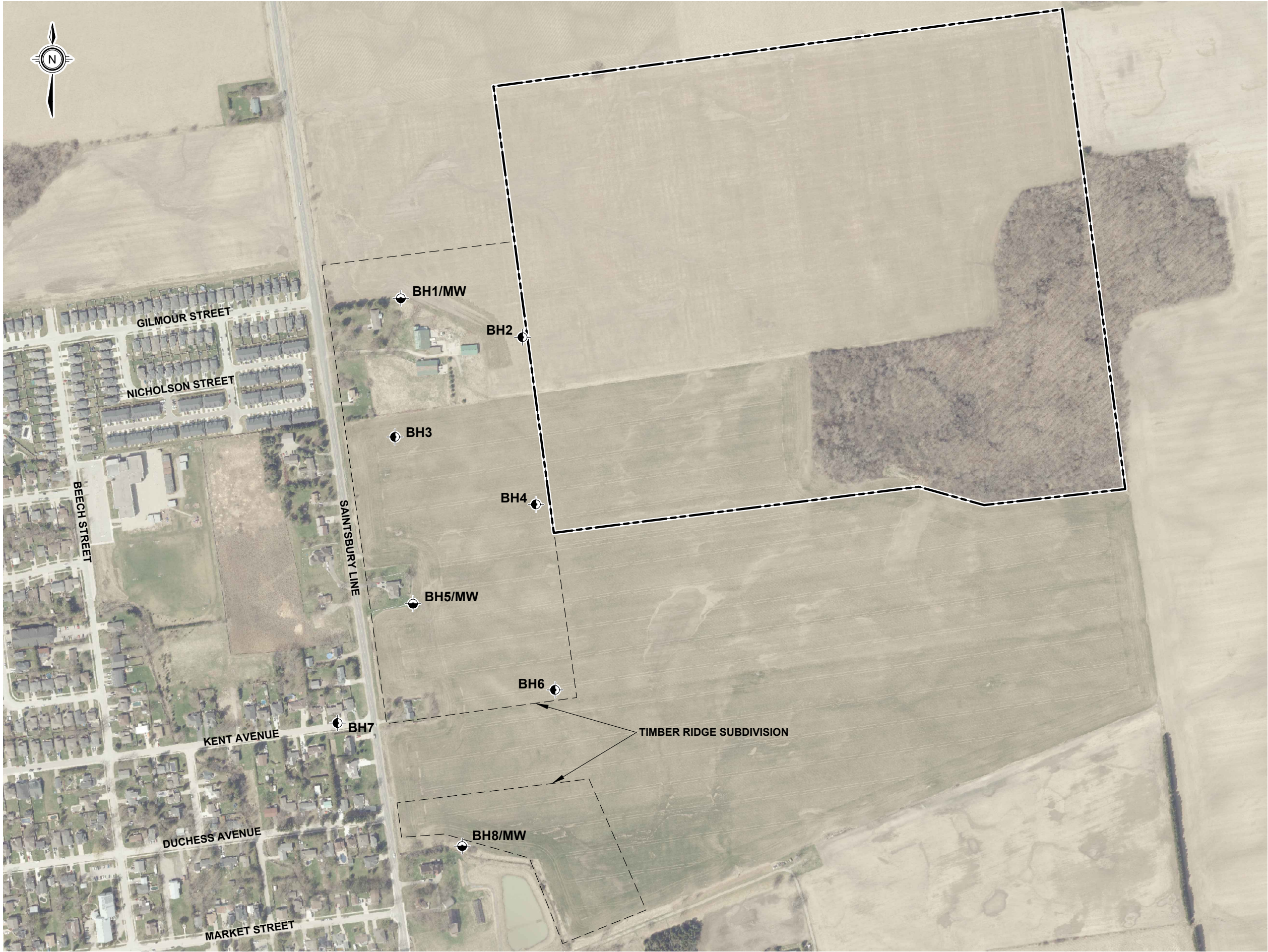
TMH/BRT: smk
Attach.

https://mte85.sharepoint.com/sites/66663_001/Shared Documents/03- Reports/HydroG/66663_001_2026-04-30_ltr_HydroG_GEO DD_Lucan Land Expansion.docx

REFERENCES

- Armstrong, D., & Dodge, J. (2007). Paleozoic Geology of Southern Ontario. *Miscellaneous Release - Data 219*. Ontario Geological Survey.
- City of London. (2019, July 17). Open Data.
- EXP Services Inc. (2020, August 28). Preliminary Geotechnical & Hydrogeological Investigation. Timber Ridge Subdivision, Saintbury Line, Lucan, Ontario.
- Gao, C., Shiota, J., Kelly, R. I., Brunton, F. R., & van Haaften, S. (2006). Bedrock topography and overburden thickness of southern Ontario. *Ontario Geological Survey, Miscellaneous Release--Data 207*. ISBN 1-4249-2550-9.
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Figures



KEY PLAN (nts)

LEGEND

- SITE
- BOREHOLE (By Others)
- BOREHOLE (By Others)

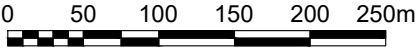
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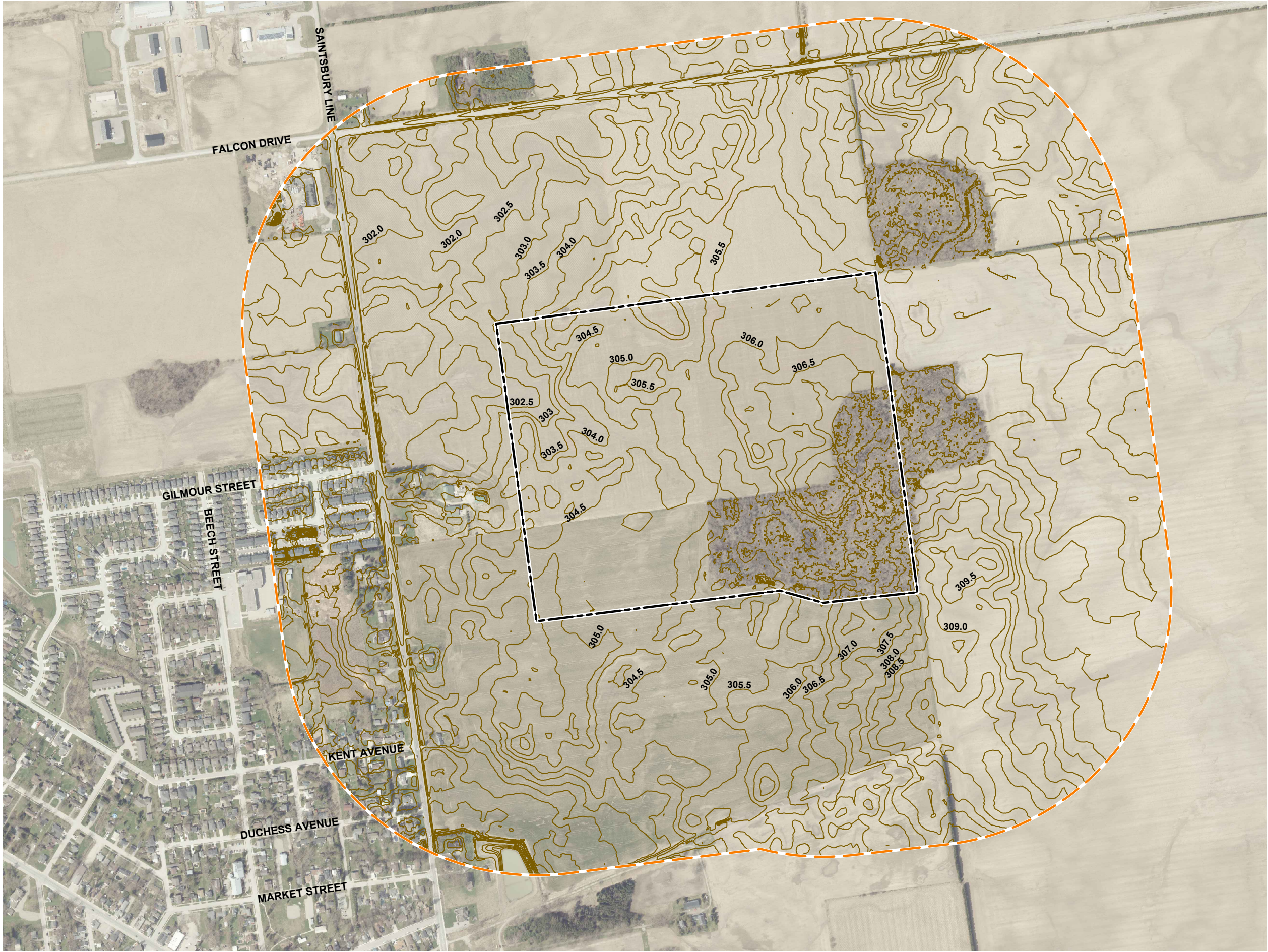




PROJECT
HYDROGEOLOGICAL INVESTIGATION
LUCAN SETTLEMENT AREA BOUNDARY
EXPANSION, LUCAN, ONTARIO

TITLE
SITE PLAN

Drawn DCH	Scale 1:5,000	Figure 1
Checked	Project No. 66663_001	
Date (YYYY-MM-DD) 2026-05-08	Rev No. 0	



LEGEND

- SITE
- STUDY AREA
(500m from Subject Lands)
- GROUND SURFACE
CONTOUR (m AMSL)

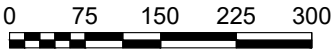
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Engineers, Scientists, Surveyors

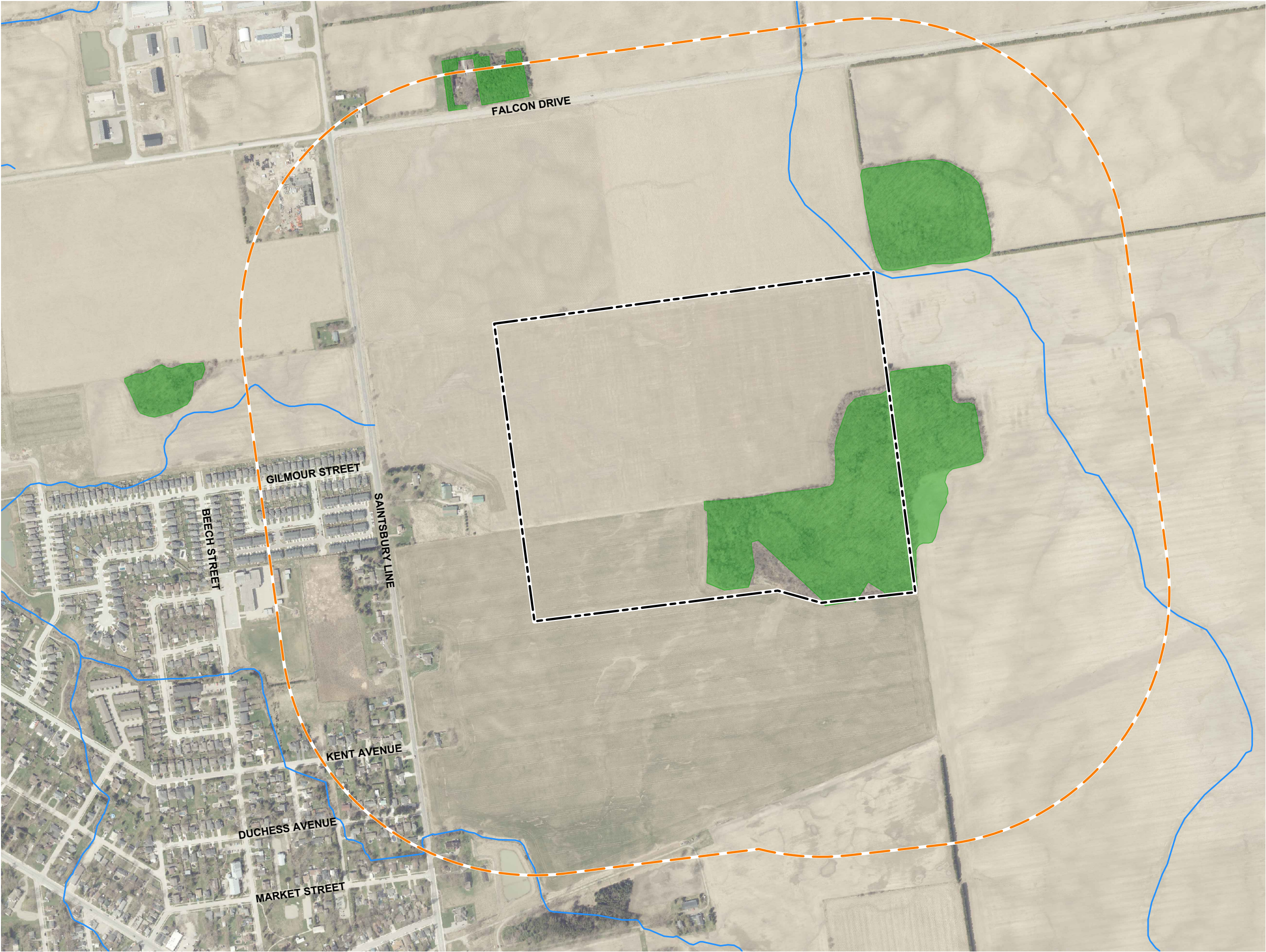
PROJECT

**HYDROGEOLOGICAL INVESTIGATION
LUCAN SETTLEMENT AREA BOUNDARY
EXPANSION, LUCAN, ONTARIO**

TITLE

TOPOGRAPHIC PLAN

Drawn	DCH	Scale	1:7,500	Figure
Checked		Project No.	66663_001	2
Date (YYYY-MM-DD)		Rev No.	0	



LEGEND

- SITE
- - - STUDY AREA (500m from Subject Lands)
- WATERCOURSE
- WOODED AREA

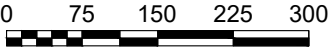
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PROJECT

**HYDROGEOLOGICAL INVESTIGATION
LUCAN SETTLEMENT AREA BOUNDARY
EXPANSION, LUCAN, ONTARIO**

TITLE

**NATURAL
HERITAGE FEATURES**

Drawn	DCH	Scale	1:7,500	Figure	3
Checked		Project No.	66663_001		
Date (YYYY-MM-DD)		Rev No.	0		
		2026-05-08			



LEGEND

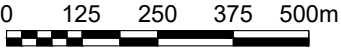
- SITE
- - - STUDY AREA (500m from Site)
- 5d Clayey silt till; Lucan Moraine and related ground moraine west of it; overlain locally by a thin veneer of silt loam till thickening to the north
- 19 Predominantly silt, sometimes containing organic remains, with some sand and gravel

REFERENCES

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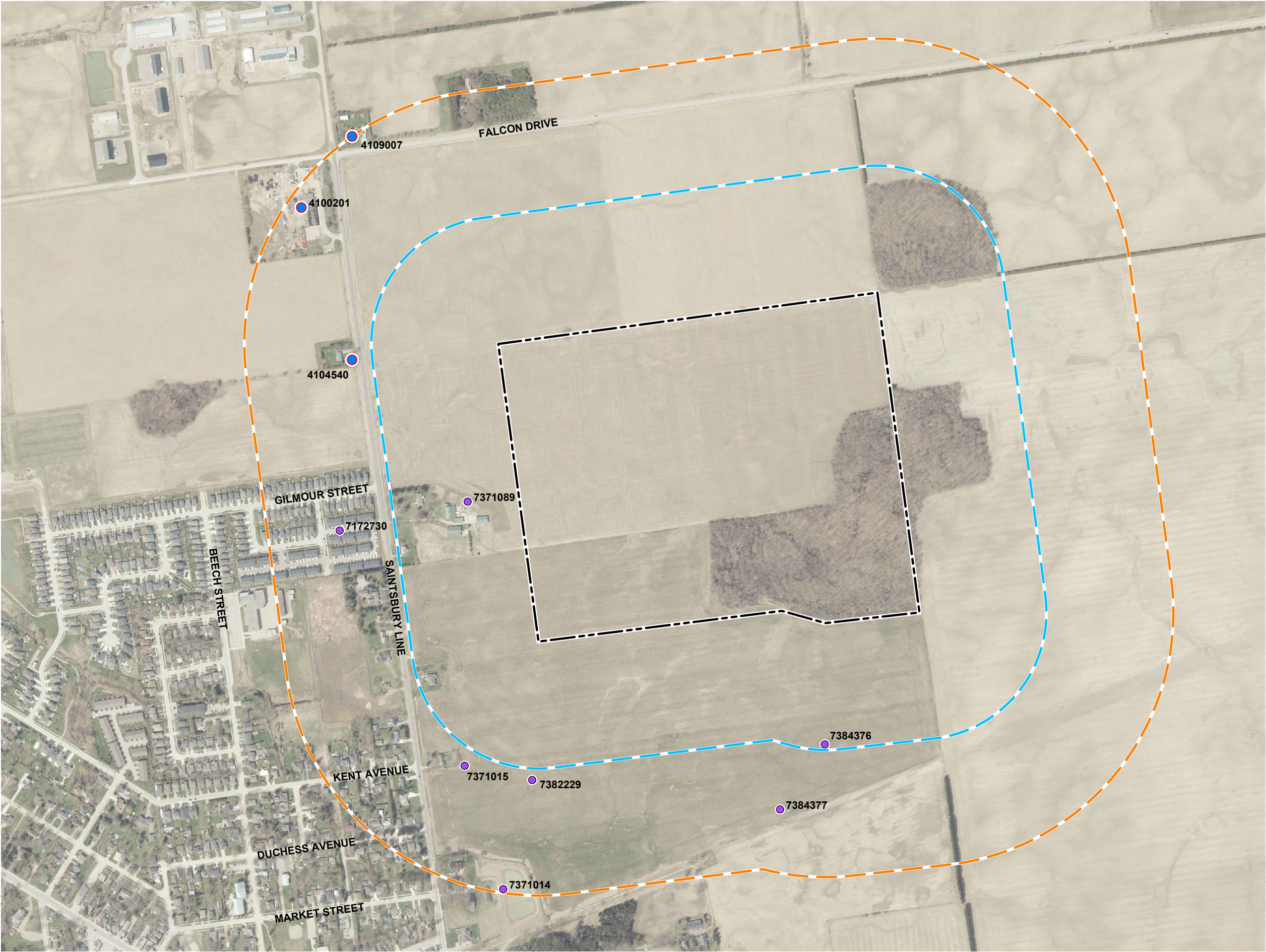
PROJECT

**HYDROGEOLOGICAL INVESTIGATION
LUCAN SETTLEMENT AREA BOUNDARY
EXPANSION, LUCAN, ONTARIO**

TITLE

QUATERNARY GEOLOGY

Drawn	DCH	Scale	1:12,500	Figure
Checked		Project No.	66663_001	4
Date (YYYY-MM-DD)		Rev No.	0	



LEGEND

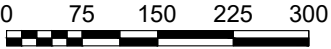
- SITE
- STUDY AREA (250m from Subject Lands)
- STUDY AREA (500m from Subject Lands)
- OBSERVATION WELL
- WATER SUPPLY

REFERENCES

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PROJECT

**HYDROGEOLOGICAL INVESTIGATION
LUCAN SETTLEMENT AREA BOUNDARY
EXPANSION, LUCAN, ONTARIO**

TITLE

WATER WELL RECORDS

Drawn	DCH	Scale	1:7,500	Figure	5
Checked		Project No.	66663_001		
Date (YYYY-MM-DD)		Rev No.	0		
			2026-05-08		

Tables

Table 1: MECP Well Summary

MECP Well No.	Easting	Northing	Year Drilled	Nominal Casing Diameter (mm)	Drilling Method	Well Status	Well Use	Water Quality	First Water Found (mBGS)	Total Depth (mBGS)	Top (mBGS)	Bottom (mBGS)	Static Level (mBGS)	Final Level (mBGS)	Rate (LPM)	Duration (Hours)	Depth to Unit Base (mBGS)	Colour	Material 1	Material 2	Material 3
4100201	467373.5	4783343	1963	100	Cable Tool	Water Supply	Public	Fresh		105	115.5	-	-	94.5	97.5	90.8	3	1.2 Blue Clay	Topsoil	Clay	Medium Sand
																		59.1 Hardpan Rock			
																		69 Brown Limestone			
																		94.5 Yellow Limestone			
																		115.5 Brown Limestone			
4104540	467473.5	4783043	1968	720	Boring	Water Supply	Domestic	Fresh	2.7	7.5	-	-	2.7	6.9	4.5	1	2.7 Clay	Gravel			
																		3 Clay			
4105181	467713.5	4781563	1970	720	Boring	Water Supply	Domestic	Fresh	6.6	8.7	-	-	6.6	8.7	-	-	7.5 Clay	3.6 Brown Clay	Boulders		
																		8.7 Blue Clay		Boulders	
4109007	467473.5	4783483	1979	720	Boring	Water Supply	Livestock	Fresh	8.7	9	-	-	4.5	9	22.7	-	3.6 Brown Clay	4.4 Blue Clay	Boulders	Packed	
																		8.7 Gravel		Boulders	Packed
																		9 Blue Clay		Boulders	Packed
4112131	467556.5	4781609	1990	600	Boring	Water Supply	Domestic	Fresh	4.2	7.8	-	-	-	-	18.2	-	3.3 Brown Clay	4.2 Blue Clay		Packed	
																		4.5 Gravel		Packed	
																		6 Blue Clay		Packed	
																		6.3 Gravel		Loose	
																		7.8 Blue Clay		Packed	
4113833	469104.5	4782647	1998		Rotary (Air)	Water Supply	Domestic	Fresh	81	93	-	-	81	81	27.2	4	0.3 Black Topsoil	4.5 Brown Clay			
																		6.3 Brown Gravel			
																		43.8 Blue Clay			
																		48.6 Grey Hardpan			
																		57.6 Brown Gravel	Clay	Cemented	
																		93 Grey Limestone			
4114736	466960.8	4783166	2001		Not Known	No Information Provided	-	-	-	115.5	-	-	-	-	-	-	115.5	Prev. Drilled			
7158032	467444	4783740	2010	132.4	Rotary (Convent.)	Water Supply	Public	Fresh	108	119.1	-	-	108	108.6	45.4	1.5	0.6 Black Topsoil	3.9 Brown Clay	Stones		
																		7.8 Grey Clay	Stones	Boulders	
																		59.4 Grey Hardpan	Clay		
																		101.1 Brown Limestone			
																		118.1 Grey Limestone			
7172730	467449	4782707	2011	40	H.S.A.	Observation Wells	Monitoring	-	-	6	3	6	-	-	-	-	2.7 Brown Clay	Silt	Hard		
																		3.3 Brown Sand	Silt	Loose	
7172731	466909	4782595	2011	40	H.S.A.	Observation Wells	Monitoring	-	-	6	3	6	-	-	-	-	6 Brown Clay	Silt	Hard		
																		3.3 Brown Clay	Silt	Hard	
																		3.6 Brown Sand	Silt	Loose	
																		6 Brown Clay	Silt	Hard	
7214075	467452	4783764	2013	720	-	No Information Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7228918	467240	4782710	2014	-	-	No Information Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7268676	467810	4781516	2016	51	Rotary (Convent.)	Monitoring And Test Hole	Monitoring And Test Hole	Untested	-	7.6	4	7	-	-	-	-	4.6 Brown Clay				
																		6.1 Grey Clay			
7371014	467771	4782001	2020	60	Auger	Observation Wells	Monitoring And Test Hole	-	-	5.25	2.3	5.3	0	-	-	-	0.3 Brown Topsoil	Loose	Dry	Water-Bearing	
																		0.3 Brown Topsoil	Loose	Dry	
																		4.5 Brown Clay	Silt	Water-Bearing	
																		4.5 Brown Clay	Silt	Water-Bearing	
																		5.3 Grey Clay	Hard		
																		5.3 Grey Clay	Hard		
7371015	467695	4782244	2020	60	Auger	Observation Wells	Monitoring And Test Hole	-	-	3	1.5	3	0	-	-	-	0.3 Brown Topsoil	Loose	Dry		
																		0.3 Brown Topsoil	Loose	Dry	
																		2.1 Brown Sand	Dense		
																		2.1 Brown Sand	Dense		
																		3 Grey Clay		Dense	
																		3 Grey Clay		Dense	
7371089	467701	4782764	2020	60	Auger	Observation Wells	Monitoring And Test Hole	-	-	6	4.5	6	0	-	-	-	0.3 Brown Topsoil	Loose	Dry		
																		0.3 Brown Topsoil	Loose	Dry	
																		6 Grey Clay		Hard	
																		6 Grey Clay		Hard	
7378283	467768	4781494	2020	75	Rotary (Convent.)	Observation Wells	Monitoring	-	-	6.09	3.3	6.4	-	-	-	-	0.8 Brown Silt	Clay	Gravel		
																		3.8 Brown Clay	Silt	Dry	
																		4.6 Brown Clay	Silt		
																		6.1 Grey Clay	Silt	Water-Bearing	
7382229	467828	4782216	2021	40	Auger	Observation Wells	Monitoring	Untested	2.3	4.5	1.5	4.5	2.3	-	-	-	2.3 Brown Silt	Sand	Topsoil		
																		3.8 Brown Sand	Gravel		
																		4.5 Grey Silt	Till		
7384376	468404	4782286	2021	40	Auger	Observation Wells	Monitoring	Untested	6.6	7.5	4.5	7.5	6.6	-	-	-	0.3 Black Topsoil		Soft		
																		2.3 Brown Silt		Hard	
																		7.5 Grey Silt	Clay	Hard	
7384377	468316	4782158	2021	40	Auger	Observation Wells	Monitoring	Untested	6.9	7.5	4.5	7.5	6.9	-	-	-	0.3 Black Topsoil		Soft		
																		2.3 Brown Silt		Hard	
																		7.2 Grey Silt	Clay	Hard	
																		7.5 Grey Gravel			
7454167	467127	4781839	2023	80	Auger	Observation Wells	Monitoring	-	-	6	3	6	-	-	-	-	1.2 Brown Sand	Gravel			
																		1.2 Brown Sand	Gravel		
																		3 Brown Clay	Silt		
																		3 Brown Clay	Silt		
																		6 Grey Till	Silt		
																		6 Grey Till	Silt		
7454168	467152	4781839	2023	80	Rotary (Convent.)	Observation Wells	Monitoring	-	-	6	3	6	-	-	-	-	1.2 Brown Sand	Gravel			
																		1.2 Brown Sand	Gravel		
																		3 Brown Clay	Silt		
																		3 Brown Clay	Silt		
																		6 Grey Till	Silt		
																		6 Grey Till	Silt		
7454201	467192	4781915	2023	80	Rotary (Convent.)	Observation Wells	Monitoring	-	-	6	3	6	-	-	-	-	0.3 Black Topsoil				
																		0.3 Black Topsoil			
																		2.7 Brown Clay	Sand		
																		2.7 Brown Clay	Sand		
																		6 Grey Till	Silt		
																		6 Grey Till	Silt		
7473577	467251	4781817	2024	-	-	No Information Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7473578	467238	4781769	2024	-	-	No Information Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7473579	467227	4781787	2024	-	-	No Information Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-