



DEVELOPMENT PERMIT

NO. **DP- 2020-05**

TO: **Keystone Environmental Ltd.**

ADDRESS: **Suite 320 – 4400 Dominion Street
Burnaby, B.C. V5G 4G3
(Permittee)**

1) This Development Permit is issued subject to compliance with all of the Bylaws of the Town of Gibsons applicable thereto, except those specifically varied or supplemented by this Permit.

2) The Development Permit applies to those "lands" within the Town of Gibsons described below:

**Parcel Identifiers: 004-025-962 and
011-266-554**

**Legal Description: LOT 3 BLOCK C DISTRICT LOT 690 PLAN 3598 and
LOT A BLOCK 4 OF BLOCK C DISTRICT LOT 690 PLAN 4973**

Civic Address: 1118 & 1150 Gibsons Way

3) These lands are within Development Permit Areas 2, 3 and 9 of the Town of Gibsons Official Community Plan (Bylaw 985, 2005). This permit applies to Development Permit Area No. 9 (Gibsons Aquifer) for the purpose of the protection of the Gibsons Aquifer with respect to drilling site investigation as described in the plans and specifications attached to and forming part of this permit.

4) The "land" described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof; specifically:

- Geotechnical Report letter and attachments titled: *DPA No. 9 Gibsons Aquifer – Drilling Approval; 1150 and 1118 Sunshine Coast Highway, Gibsons, BC Keystone Environmental Ltd. File No.: 15549, Drilling Investigation Within Aquifer Boundaries 739/749 School Road, Gibsons, dated February 28, 2020 and signed by Monte Anions, Geo.L., EP.*

5) All requirements of the permit and plan(s) are to be followed. On site monitoring by the Geotechnical Engineer during drilling as outlined in the plan(s) is required.

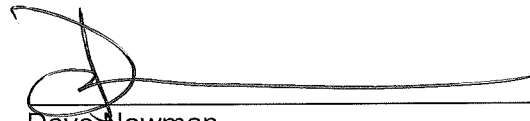
6) Minor changes to the aforesaid drawings that do not affect the intent of this Development Permit are permitted only with the approval of the Town of Gibsons and Geotechnical Engineer.

- 7) If the Permittee does not commence the work permitted by this Permit within twenty four months of the date of this Permit, this Permit shall lapse.
- 8) Upon completion of the works, a letter from a qualified professional is required to provide all drill well logs and to ensure all conditions of this permit were met.
- 9) This Permit is NOT a Building Permit.

ISSUED THIS 24 DAY OF MARCH 2020.



Lesley-Anne Staats, MCIP, RPP
Director of Planning



Dave Newman
Director of Infrastructure Services



February 28, 2020

Ms. Kirsten Rawkins
Planner
Town of Gibsons
474 South Fletcher Road
PO Box 340
Gibsons, BC V0N 1V0

Dear Ms. Rawkins:

**Re: DPA No. 9 Gibsons Aquifer – Drilling Approval
1150 and 1118 Sunshine Coast Highway, Gibsons, BC
Keystone Environmental Ltd. File No.: 15549**

Please see attached for our application for your approval to proceed with a drilling program at 1150 and 1118 Sunshine Coast Highway, in the Town of Gibsons. The purpose of the drilling program is to investigate and delineate the extent of soil and groundwater contamination associated with former highways works yard operations from the 1950s until circa 1997.

We intend to proceed with drilling in early March 2020. Underground utility searches will be conducted prior to drilling by Quadra Utility Locating Ltd. Drilling and groundwater monitoring well construction will be by Southland Drilling Co. Ltd. Field activities will be documented by Keystone Environmental Ltd.

It is our understanding that proposed development plans have not yet been prepared for the properties, and the submission for permits related to development of the properties will be made by the property owners.

Sincerely,

Keystone Environmental Ltd.

Monte Anions, Geo.L., EP
Project Manager

I:\15500-15599\15549\00004\Gibsons Permit\200227 Application\15549 200228 Drill Application -1150 and 1118 Sunshine Coast Hwy.docx

ATTACHMENTS:

- Development Permit Numbers 1, 2 And 9 Application Guide
- Summary of Existing Uses on Parcels and Other Information
- Figures showing Study Area, Topographic Contours, Aquifer, and Wells
- Existing Buildings Floor Areas
- Underground Utilities at 1118 Sunshine Coast Highway
- Borehole Logs by Others
- Land Titles
- Keystone Environmental Ltd. WCB Letter
- BC ENV Document: Flowing Artesian Wells
- Schedule E
- Schedule F

DEVELOPMENT PERMIT NUMBERS 1, 2 AND 9 APPLICATION GUIDE



Planning Department
474 South Fletcher Road | Box 340, Gibsons, BC V0N 1V0
Phone: 604-886-2274 | Fax: 604-886-9735 www.gibsons.ca

DEVELOPMENT PERMIT 1, 2 AND 9 APPLICATION FORM

Please read the attached Development Permit Application Guide before filling out this application form. If you have any questions or require assistance in filling out this form, contact the Planning Department. The processing of your application will be delayed if it is incomplete. Mail or deliver the completed application form, fee, plans and supporting material to the Town of Gibsons Planning Department and make your fee payable to the Town of Gibsons. Contact the Town of Gibsons Planning staff for the current fee prior to submitting your application as fees may change annually, or consult the Development Procedures and Fees Bylaw.

- ☒ I am applying for a new Development Permit
☐ I am applying for a new Development Permit and a Development Variance Permit
☐ I am applying for an amendment to an existing Development Permit

SECTION 1: DESCRIPTION OF PROPERTY

Lot/Parcel Lot A / Lot 3 Plan 4973 / 3598 Block 4 / 3
District Lot/Section 690 / 690 Range _____
Other Description Street Address 1118 Sunshine Coast Highway / 1150 Sunshine Coast Highway
Jurisdiction and Folio Number (From Property Assessment/Tax Notice) _____
Parcel Identifier (PID) (From State of Title Certificate) 011-266-554 / 004-025-962

SECTION 2: APPLICANT/AGENT INFORMATION

Name <u>Keystone Environmental Ltd.</u>	Name _____
Address <u>Suite 320 - 4400 Dominion St</u>	Address _____
City <u>Burnaby</u>	City _____
Province/State <u>BC</u>	Province/State _____
Postal/Zip <u>V5G 4G3</u>	Postal/Zip _____
Telephone <u>604-430-0671</u>	Telephone _____
Fax <u>604-430-0672</u>	Fax _____
Email <u>manions@keystoneenvironmental.ca</u>	Email _____

This information is collected in compliance with the Freedom of Information and Protection of Privacy Act (FOIPPA). If you require further information regarding the FOIPPA please contact the FOI Coordinator at 604-886-2274 or the Information and Privacy Commissioner at 1-800-663-7867.

SECTION 3: PROPERTY OWNER INFORMATION

Name Gibsons Real Estate Holdings Ltd.
Street Address 305 -1788 West 5th Avenue
City Vancouver State/Province BC Postal/Zip V6J 1P2
Telephone 604 736 6677 Fax _____ Cell _____
Email info@seacliffgroup.com

SECTION 4: PLANS AND SUPPORTING MATERIAL CHECKLIST

All applicants must provide one full scale (not less than 1:100 metric) detailed site plan, three reduced (letter sized, 8.5" x 11") sets of the drawings, and one set of high resolution digital copies (in PDF, EPS, TIFF or JPEG format). Detailed requirements and supporting materials required vary by Development Permit Area (DPA). If you are unsure which DPA applies to your application, please contact Planning staff.

Tick the Development Permit Area(s) that apply to your proposed development (see Appendices in the Official Community Plan for maps):

- ☐ No. 1 Geotechnical Hazard Areas
- ☐ No. 2 Environmentally Sensitive Areas
- ☒ No. 9 Gibsons Aquifer

SECTION 4A: REQUIRED PLANS AND SUPPORTING MATERIAL FOR DPA NO. 1

If you are applying for a Development Permit within DPA No. 1 for Geotechnical Hazard Areas (See Official Community Plan, Section 14.2, page 100), please submit the following plans and materials (check each box to indicate the requested document is enclosed):

A detailed site plan including:

- ☐ Existing and proposed uses on parcel
- ☐ Dimensions and/or floor areas (each floor) of all existing and any proposed buildings on the property
- ☐ The location of all streams, watercourses, top of ravine or sloped banks, vegetation, rock outcroppings or other natural features
- ☐ Contour Plan from a topographic survey
- ☐ Locations and dimensions of all legal easements, covenant areas, and utility corridors on the property

Supporting materials required:

- ☐ Geotechnical assessment prepared by a Geotechnical or Structural Engineer or Qualified Environmental Professional (QEP) certifying the safe use of the land including recommendations and mitigation measures (See Section 16.2, page 94 of the Official Community Plan for requirements).

SECTION 4B: REQUIRED PLANS AND SUPPORTING MATERIAL FOR DPA NO. 2

If you are applying for a Development Permit within an Environmentally Sensitive Area designated under DPA No. 2 (see Official Community Plan Section 16.3, page 100), please submit the following plans and materials (check each box to indicate the requested document is enclosed):

A detailed site plan including:

- ☐ Existing and proposed uses on parcel
- ☐ Location of all wetlands, drainage areas, and ponds on the property
- ☐ Contour Plan from a topographic survey
- ☐ Height of existing and proposed building or building additions
- ☐ Setbacks for all existing and proposed buildings to property lines, natural boundary of sea, watercourses and cliffs
- ☐ Setbacks of all existing and proposed septic tanks and fields, as well as wells on the property, from natural boundaries of the sea, wetlands and watercourses and any wells that are on or within 50 metres of the property
- ☐ Locations and dimensions of all legal easements, covenant areas, and utility corridors on the property

Supporting materials required:

- ☐ Environmental assessment report carried out by a Qualified Environmental Professional (QEP)

SECTION 4C: REQUIRED PLANS AND SUPPORTING MATERIAL FOR DPA NO. 9

If you are applying for a Development Permit within DPA No. 9 for Gibsons Aquifer (See Official Community Plan, Section 16.10, page 142), please submit the following plans and materials (check each box to indicate the requested document is enclosed):

A detailed site plan including:

- ☒ Existing and proposed uses on parcel
- ☒ Definition of study area, provision of the cross-section of the aquifer and overlying geological layers
- ☒ Dimensions and/or floor areas (each floor) of all existing and any proposed buildings on the property
- ☒ The location of all wells on or within 300m of the subject property should be identified
- ☒ Contour Plan from a topographic survey
- ☒ Locations and dimensions of all legal easements, covenant areas, and utility corridors on the property

Supporting materials required:

- ☒ An assessment/report carried out by a Qualified Professional, which addresses the guidelines in Section 16.10 of the Official Community Plan.

ADDITIONAL INFORMATION

If the space provided below for each section is not sufficient, please attach additional information using a Microsoft Word, Microsoft Excel, Text or a separate PDF Document.

SECTION 5: DESCRIBE THE CURRENT USE(S) OF THE LAND AND STRUCTURE(S) ON THE PROPERTY

The property is currently occupied by six light industrial buildings. The buildings are currently occupied by various vehicle or boat repair operations, or are used for storage.

SECTION 6: DESCRIBE THE PROPOSED DEVELOPMENT

Unknown if the property will be redeveloped at this time.

SECTION 7: APPLICATION COMPLETION

Initial or check each of the following:

- ☒ I have completed all relevant sections of this application form
- ☒ I have included detailed site plans and elevation drawings as required in Section 4 of this application form
- ☒ I have included the additional documentation and reports required in Section 4 of this application form
- ☒ I have included recent State of Title Certificate (not more than 30 days old). The Town can obtain this for a fee.
- ☒ I have included copies of all covenants registered against this title
- ☒ All owners listed on the title have signed the application
- ☒ I have included the correct fee

Please Note: Your application will not be considered complete and cannot be processed unless it contains all of the information above. Please also review all relevant bylaws including the Official Community Plan (Bylaw 985 and associated amendments), and the Development Procedures and Fees Bylaw.

SECTION 8: OWNER'S CONSENT AND AUTHORIZATION

To process the application the signature of all registered owners is required. For additional owners, including Strata Corporations, attach a separate sheet.

In order to assist the Town of Gibsons in the review and evaluation of my application, by signing below, I authorize the Planner(s) assigned to this application to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

By signing below, I authorize the Applicant named in Section 2 of this application to represent this application:

Gibbs Seacraft Properties (Gibsons) Ltd.

Owner One, Full Name

Owner Two, Full Name

Authorization Signature

Authorization Signature

Date

Date

SUMMARY OF EXISTING USES ON PARCELS AND OTHER INFORMATION

EXISTING AND PROPOSED USES ON PARCEL

The property at 1118 Sunshine Coast Highway is currently occupied by six light industrial buildings. The buildings are currently occupied by various vehicle or boat repair operations, or are used for storage.

The property at 1150 Sunshine Coast highway is vacant and vegetated.

Potential development plans for the properties are currently not known.

Definition of study area, provision of the cross-section of the aquifer and overlying geological layers.

This subsurface investigation will be carried out to better characterize subsurface soil, and groundwater conditions on the properties. Previous drilling programs by others were to a maximum depth of 12 metres and did not encounter the Gibsons Aquifer. Borehole logs from the previous drilling program observed grey, dense silt-sand down to the maximum depth of 12 metres. The proposed drilling program will not exceed 12 metres.

Dimensions and/or floor areas (each floor) of all existing and any proposed buildings on the property

The six buildings/structures have a combined area of approximately 800m² (see attached Figure)

The location of all wells on or within 300m of the subject property should be identified

The BC Water Resource Atlas, which displays groundwater management information for the Province of BC, was accessed on August 26, 2019. Water wells were not identified on the Site. Two water wells were identified within 300 m of the Site, the closest of which (Well Tag No. 5489) was located approximately 180 m east of the Site. The well owner is listed as “Andrew Jovies”, and well use is listed as “unknown”.

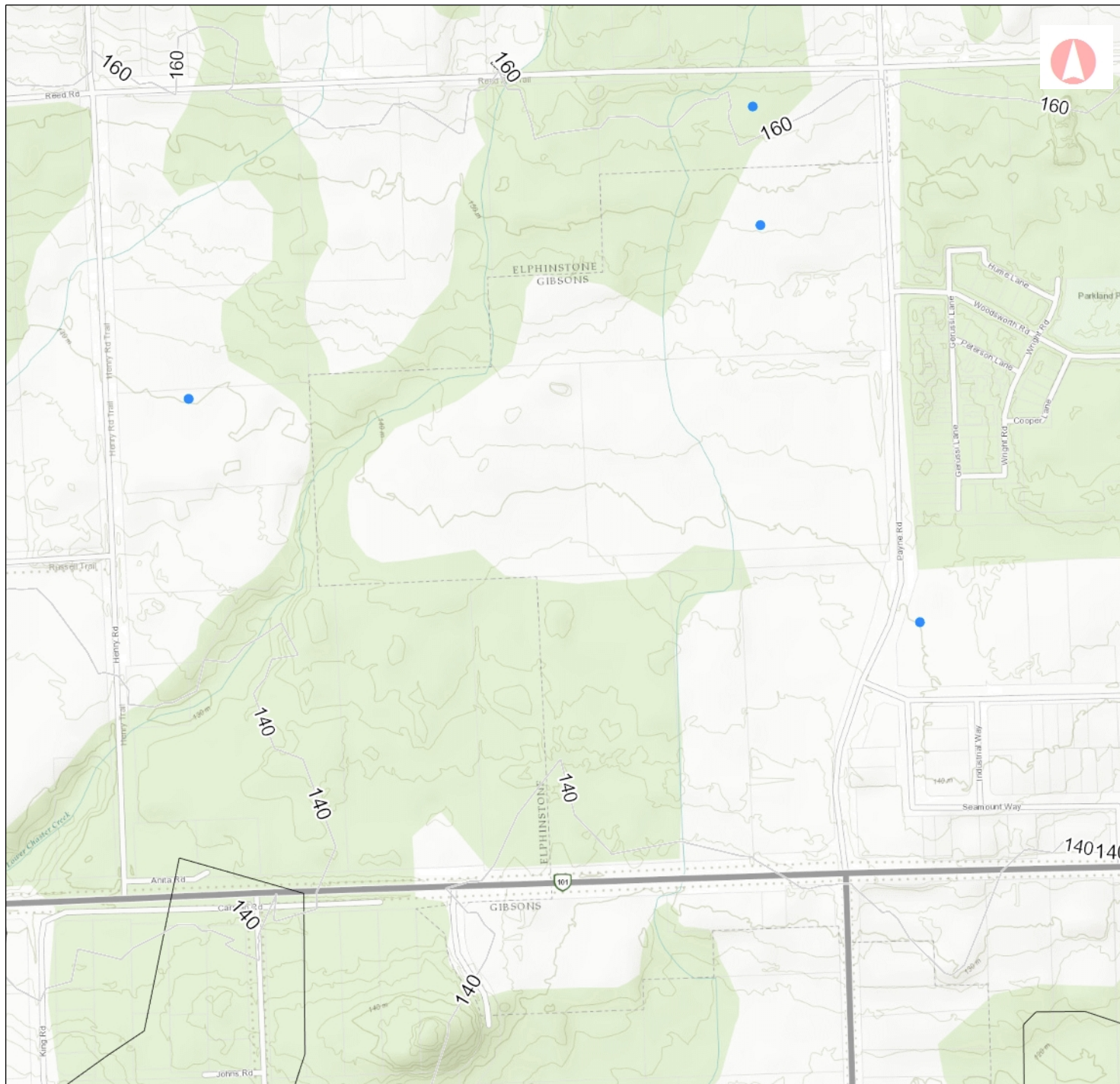
Contour Plan from a topographic survey

See attached Figures.

Locations and dimensions of all legal easements, covenant areas, and utility corridors on the property

See attached Figure showing underground utilities previously identified on 1118 Sunshine Coast Highway. Investigation for underground utilities at 1150 Sunshine Coast Highway has not been conducted, but based on historical land use, underground utilities are likely not present. A search for underground utilities will be conducted at the proposed drilling locations prior to drilling.

**FIGURES SHOWING STUDY AREA, TOPOGRAPHIC CONTOURS,
AQUIFER, AND WELLS**



Legend

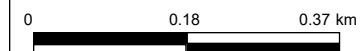
Groundwater Wells - All

ARTESIAN_FLOW

- Reported Artesian Well
- Well

Groundwater Supply Wells - INTENDED_WATER_USE

- Private Domestic
- Water Supply System
- Irrigation
- Commercial and Industrial
- Observation
- Test
- Open Loop Geoexchange
- Other



1:9,028

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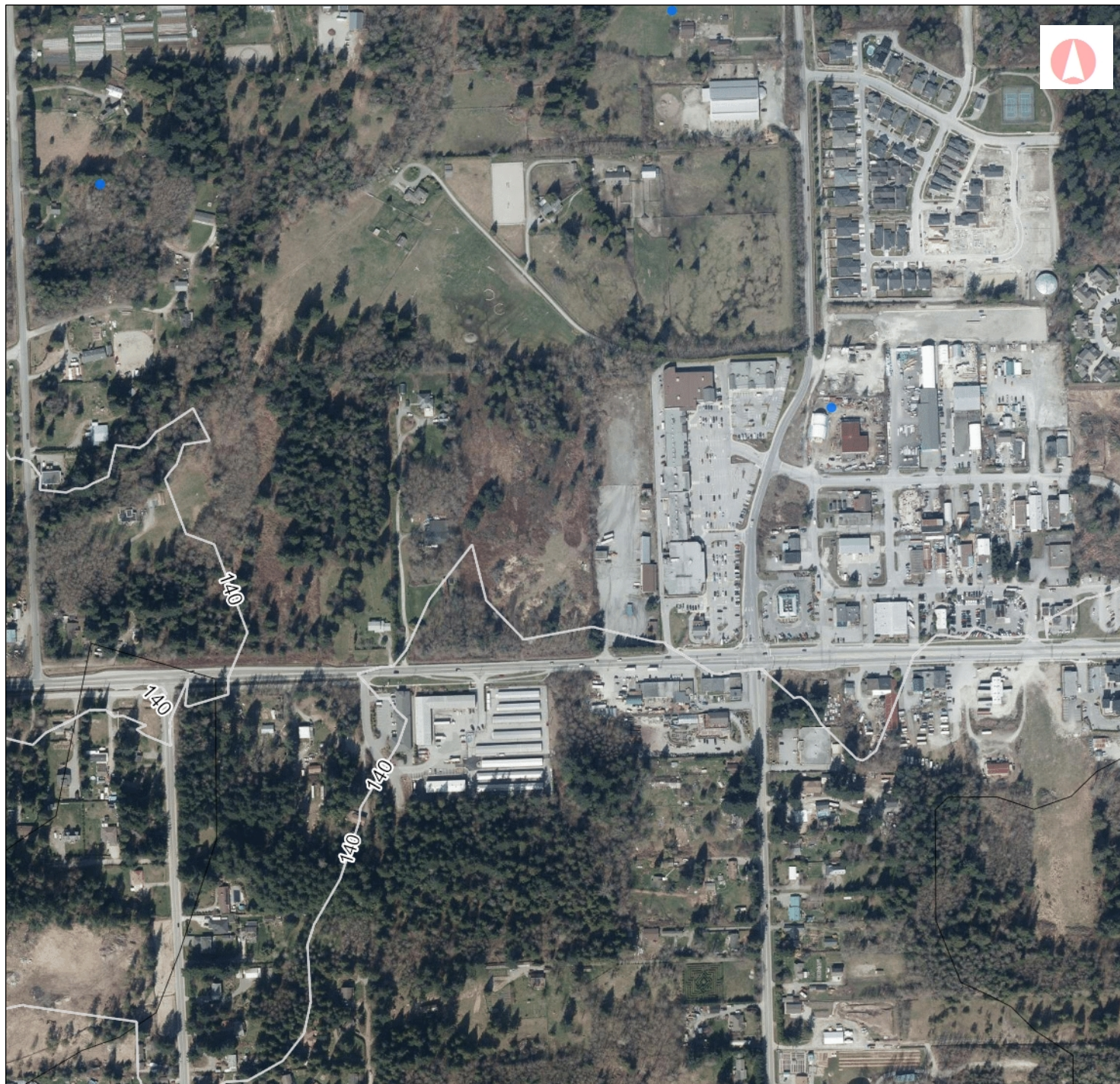
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Legend

Groundwater Wells - All

ARTESIAN_FLOW

- Reported Artesian Well
- Well

Groundwater Supply Wells - INTENDED_WATER_USE

- Private Domestic
- Water Supply System
- Irrigation
- Commercial and Industrial
- Observation
- Test
- Open Loop Geoechange
- Other

0 0.18 0.37 km

1: 9,028

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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Legend

Groundwater Wells - All

ARTESIAN_FLOW

- Reported Artesian Well
- Well

Groundwater Supply Wells - INTENDED_WATER_USE

- Private Domestic
- Water Supply System
- Irrigation
- Commercial and Industrial
- Observation
- Test
- Open Loop Geoechange
- Other

0 0.07 0.14 km

1: 3,331

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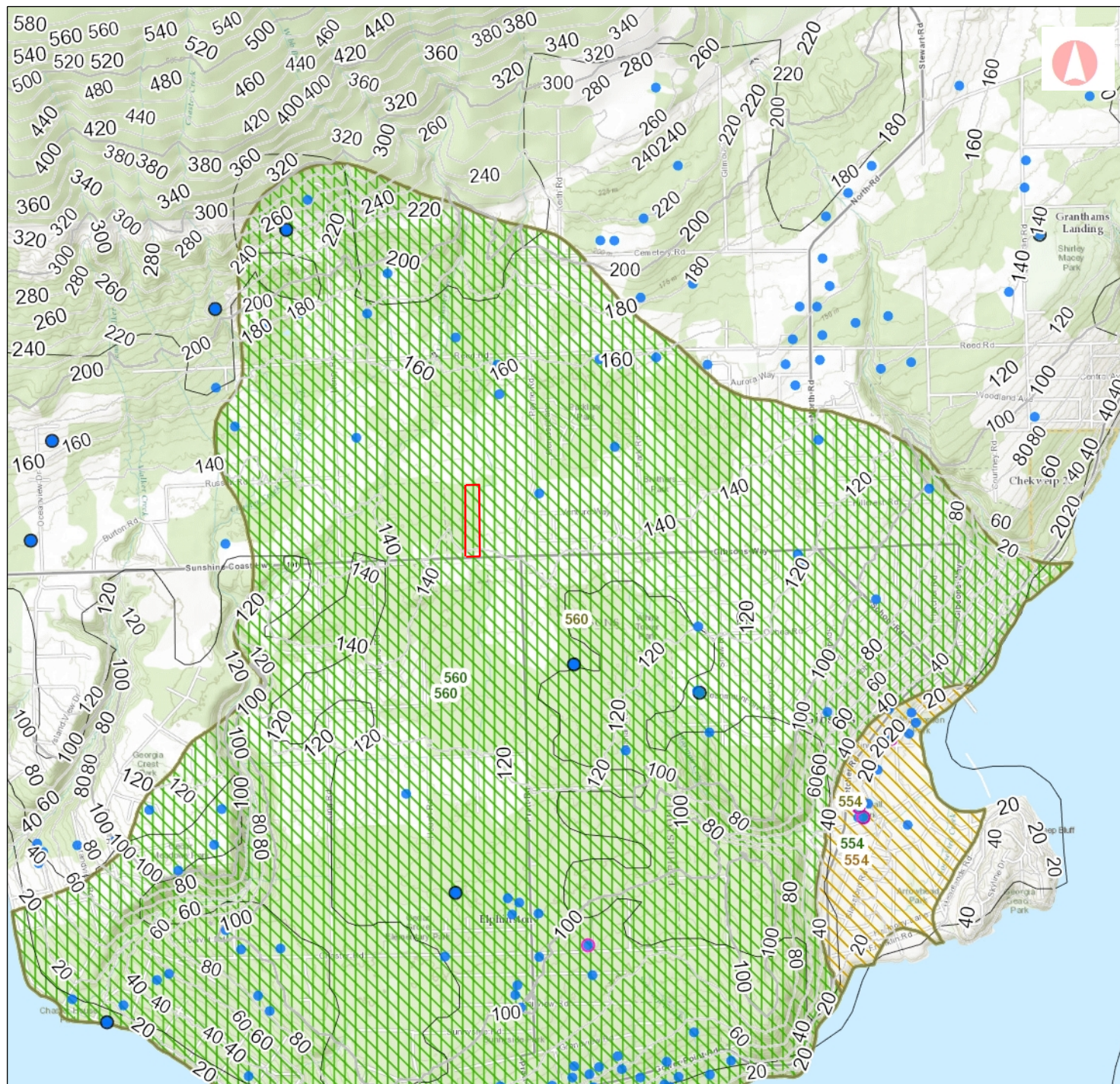
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





iMapBC Mapping

Legend

Groundwater Wells - All

ARTESIAN_FLOW

Reported Artesian Well

Well

Groundwater Supply Wells -

INTENDED_WATER_USE

Private Domestic

Water Supply System

Irrigation

Commercial and Industrial

Observation

Test

Open Loop Geoexchange

Other

0 0.73 1.47 km

1: 36,112

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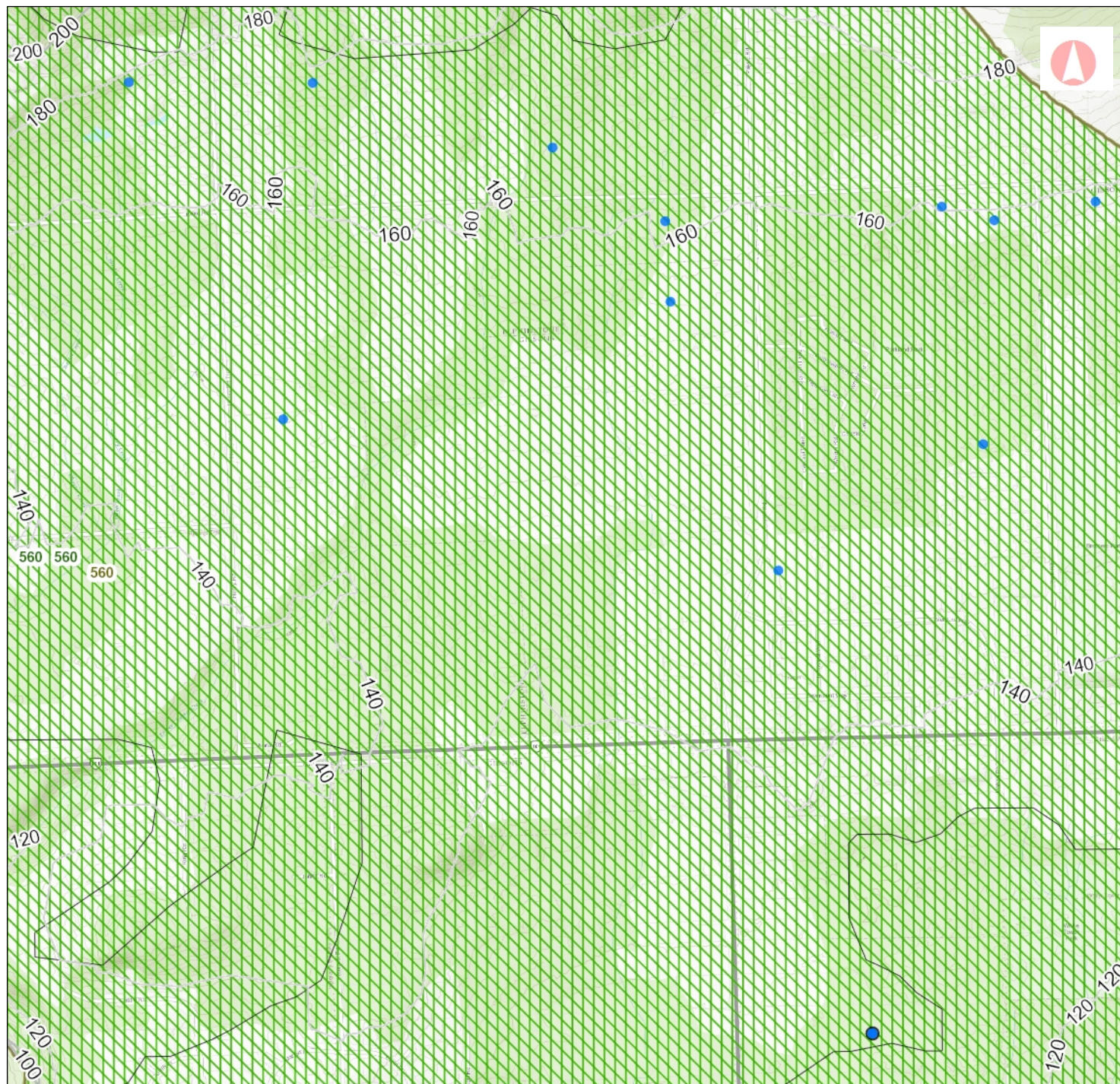
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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia





Legend

Groundwater Wells - All

ARTESIAN_FLOW

Reported Artesian Well

Well

Groundwater Supply Wells -

INTENDED_WATER_USE

Private Domestic

Water Supply System

Irrigation

Commercial and Industrial

Observation

Test

Open Loop Geoexchange

Other

0 0.27 0.54 km

1: 13,324

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Datum: NAD83

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



EXISTING BUILDINGS FLOOR AREAS



Legend

Groundwater Wells - All

ARTESIAN_FLOW

- Reported Artesian Well
- Well

Groundwater Supply Wells -

INTENDED_WATER_USE

- Private Domestic
- Water Supply System
- Irrigation
- Commercial and Industrial
- Observation
- Test
- Open Loop Geoechange
- Other

0 0.04 0.07 km

1: 1,812

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Datum: NAD83

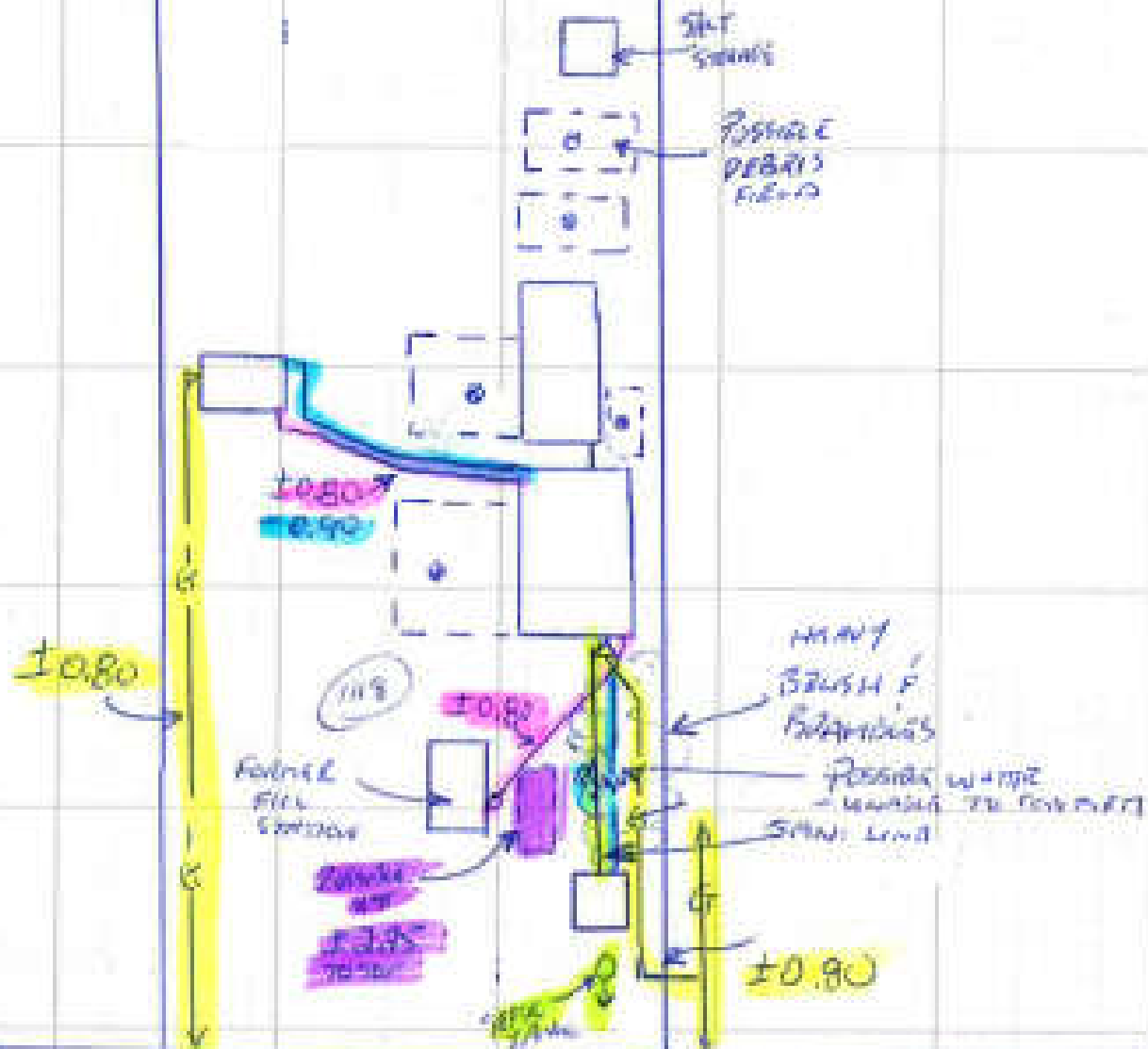
Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

Key Map of British Columbia



UNDERGROUND UTILITIES AT 1118 SUNSHINE COAST HIGHWAY

HEBARD / CORING MACHINES
OJ & BREAD.



BOREHOLE LOGS BY OTHERS

BOREHOLE LOG BH1-03

LOGGED BY: JCM

O.D. & TYPE: Hollow Stem, Split Spoon

HOLE No: BH1-03

DRILLER: Downrite Drilling

RIG: Truck Mounted Drill Rig

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
1	Silty Sand Slightly moist, beige, loose, silty sand		-0.457		H	BH1-03-1		
2			-0.914					
3	Clayey Silt Slightly moist, dark brown, soft, clayey silt				H	BH1-03-2		BH1-03-2 soil submitted for salt analysis
4								Blow Count: 18" in 2 Blows
5	Silty Clay Moist, beige, medium firm, silty clay with some coarse gravel		-2.438					
6								
7								
8	Sand Moist to wet, beige, loose, sand				H	BH1-03-3		BH1-03-3 soil submitted for salt analysis
9								
10	Silty Clay Slightly Moist, beige, firm to very firm, silty clay		-4.115			BH1-03-4		
11								
12								
13								
14	Silty Sand Moist to wet, beige, medium dense to dense, silty sand with some coarse gravel and trace clay				H	BH1-03-5		BH1-03-5 soil submitted for salt analysis
15								
16								
17								
18								
19								
20			-6.096					
21	Sand Moist, grey-beige, dense, very fine sand with trace silt.							
22								
23								
24								
25								
26					H	BH1-03-6		Blow Count: 4" in 50 Blows
27			-8.077					Hollow Stem refusal, switched to solid stem
28	Silty Sand Wet, grey-beige, very dense, silty sand with trace gravel							
29								
30								
31								
32								
33								
34								BH1-03-6 soil submitted for salt analysis
35			-10.668					
36	Bottom of Borehole					BH1-03-7		Auger Refusal
37								
38								



LEVELTON
Engineering & Construction

Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 15 /03

BOREHOLE LOG BH2-03

LOGGED BY: SP

DRILLER: Downrite Drilling

O.D. & TYPE: Solid Stem

RIG: Truck Mounted Drill Rig

HOLE No: BH2-03

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
							5 15 25 35 45 55 65	
1	Gravel							
2	Peat		-0.762					
3	Moist, organic dark brown, soft, peat					BH2-03-1		
4	Clayey-Silt		-1.524					
5	Moist to slightly wet, beige, clayey silt with some gravel and sand					BH2-03-2		BH2-03-2 soil submitted for salt analysis
6	Clay		-2.286					
7	Moist to wet, medium firm, clay with a sand lense.					BH2-03-3		BH2-03-3 soil submitted for salt analysis
8	Clay							
9	Moist to wet, medium to very firm clay with trace silt					BH2-03-4		BH2-03-4 soil submitted for salt analysis
10	Silty Sand		-3.810					
11	Moist, beige, dense, silty sand with some fine and coarse gravel							
12						BH2-03-5		BH2-03-5 soil submitted for salt analysis
13								
14								
15								
16								
17								
18								
19								
20								
21	Sand		-6.096					
22	Moist, beige, very dense, sand with trace silt and fine gravel							
23								
24								
25								
26								
27								
28								
29								
30						BH2-03-6		
31								
32								
33								
34								
35						BH2-03-7		BH2-03-7 soil submitted for salt analysis
36								
37								
38								
39	Bottom of Borehole		-11.582					



LEVELTON
Engineering & Construction

Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 15 /03

BOREHOLE LOG BH3-03

LOGGED BY: JCM

DRILLER: Downrite Drilling

O.D. & TYPE: Solid Stem

RIG: Truck Mounted Drill Rig

HOLE No: BH3-03

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
							5. 15 25 35 45 55 65	
1	<u>Asphalt</u>		-0.152					
	<u>Gravel</u> Surfacing gravel					BH3-03-1		
2	<u>Peat</u>		-0.762					
3	<u>Sandy Silt</u> Slightly moist, beige, loose, sandy silt with some fine gravel		-1.219					
4	<u>Clayey Silt</u> Slightly moist, grey-brown with some black mottling, medium stiff clayey silt		-1.524			BH3-03-2		BH3-03-2 soil submitted for salt analysis
5	<u>Silty Clay</u> Moist, grey, stiff, silty clay with a thin sand lens							
6			-2.438					
7	<u>Silty Sand</u> Slightly moist, grey, dense, silty sand with some coarse gravel		-2.743			BH3-03-3		BH3-03-3 soil submitted for salt analysis
8	<u>Sandy Silt</u> Moist, beige, very dense, sandy silt with some coarse gravel							
9								
10								
11								
12								
13								
14						BH3-03-4		
15								
16								
17						BH3-03-5		BH3-03-5 soil submitted for salt analysis
18								
19			-5.791					
	Bottom of Borehole							



LEVELTON
Engineering & Construction

Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 16 /03

BOREHOLE LOG BH4-03

LOGGED BY: JCM

DRILLER: Downrite Drilling

O.D. & TYPE: Hollow Stem, Split Spoon

RIG: Truck Mounted Drill Rig

HOLE No: BH4-03

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
							5 15 25 35 45 55 65	
1	Asphalt		-0.152					
	Gravel							
	Surfacing gravel							
2	Peat		-0.762					
3	Silty Sand							
4	Slightly moist, grey with brown mottling, medium dense, silty sand					BH4-03-1		No sample return on the split spoon, therefore the sample was taken with a solid stem auger. BH4-03-1 soil submitted for salt analysis
5								
6			-1.829					
7	Clayey Silt							
8	Slightly moist, beige, very stiff, clay silt with a thin sand lense							
9						BH4-03-2		BH4-03-2 soil submitted for salt analysis
10								
11								
12								
13			-3.810					
14	Silty Sand					BH4-03-3		BH4-03-3 soil submitted for salt analysis and QC
15	Slightly moist, beige, dense to very dense, silty sand with some coarse gravel							
16								
17								
18								
19								
20								
21								
22								
23			-7.010			BH4-03-4		BH4-03-4 soil submitted for salt analysis
	Bottom of Borehole							Auger refusal



LEVELTON
PROJECTS & CONSULTING

Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 16 /03

BOREHOLE LOG BH5-03

LOGGED BY: JCM

DRILLER: Downrite Drilling

O.D. & TYPE: Hollow Stem, Split Spoon

RIG: Truck Mounted Drill Rig

HOLE No: BH5-03

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
							5 15 25 35 45 55 65	
1	<u>Sandy Gravel</u> Fill Material		-0.305					
2	<u>Peat</u>		-0.914					
3	<u>Clayey Silt</u> Slightly moist, beige with grey mottling, soft, clayey silt with some sand		-2.438			BH5-03-1		BH5-03-1 soil sample submitted for salt analysis
4								
5								
6								
7								
8	<u>Sand</u> Moist, beige, very dense, sand trace silt		-2.743			BH5-03-2		BH5-03-2 soil sample submitted for salt analysis
9	Bottom of Borehole							Blow count: 6" in 50 blows Auger was wet upon retrieval
10								



Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 16 /03

BOREHOLE LOG BH6-03

LOGGED BY: JCM

DRILLER: Downrite Drilling

O.D. & TYPE: Hollow Stem, Split Spoon

RIG: Truck Mounted Drill Rig

HOLE No: BH6-03

WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
							5 15 25 35 45 55 65	
1	<u>Asphalt</u> Fill material		-0.610					
2	<u>Gravel</u>							
3	<u>Peat</u>		-0.914					
4	<u>Sandy Silt</u> Slightly moist, beige with grey mottling, soft, sandy silt		-2.286			BH6-03-1		BH6-03-1 soil submitted for salt analysis
5								
6								
7								
8	<u>Sandy Silt</u> Wet, beige with brown-red mottling, medium stiff, sandy silt with some coarse gravel		-4.115			BH6-03-2		BH6-03-2 soil submitted for
9								
10								
11								
12								
13								
14	<u>Silty Sand</u> Wet, beige, medium dense to dense, silty sand with some fine to coarse gravel and cobbles		-5.334			BH6-03-3		BH6-03-3 soil submitted for salt analysis
15								
16								
17								
18	Bottom of Borehole							Hole terminated at a boulder



LEVELTON
Engineering & Construction

Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 16 /03

BOREHOLE LOG BH7-03

LOGGED BY: SP
DRILLER: Downrite Drilling

O.D. & TYPE: Soil Stem
RIG: Truck Mounted Drill Rig

HOLE No: BH7-03
WELL PIPE TOP EL. (m):

Depth (m)	DESCRIPTION	Symbol	Depth/Elev.	Well	SAMPLE		BLOW COUNTS	COMMENTS
					Type	Number		
1	Sandy Gravel Fill Material		-0.305			BH7-03-1	5 15 25 35 45 55 65	
2	Peat		-0.914					
3	Clayey Silt Wet, beige, soft, clayey silt with fine gravel and some sand		-1.067					
4	Clayey Silt Moist to slightly wet, beige with grey mottling, clayey silt		-1.524			BH7-03-2		BH7-03-2 soil submitted for salt analysis
5	Silty Sand Moist to wet, grey, medium dense to dense, silty sand with clay some cobbles and coarse gravel.		-4.877			BH7-03-3		BH7-03-3 soil submitted for salt analysis and QC
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17	Sand Slightly moist, grey, loose to medium dense, fine sand with gravel and some silt, cobbles below 7 metres		-7.620			BH6-03-6		BH7-03-6 soil submitted for salt analysis
18								
19								
20								
21								
22								
23								
24								
25								
26	Gravelly sand Slightly moist, grey, dense, gravelly sand with some silt		-9.144			BH7-03-7		BH7-03-7 soil submitted for salt analysis
27								
28								
29								
30								
31	Bottom of Borehole							



Project: Detailed Salt Investigation

Client: British Columbia Buildings Corporation

File: 1800-1119.01

Sheet No: 1 of 1

Date: Jan 16 /03

LAND TITLES

TITLE SEARCH PRINT

File Reference: 15549-04

2020-02-05, 07:35:11

Requestor: Monte Anions

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA7934465

CA7506821

Application Received

2019-12-17

Application Entered

2020-01-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

GIBSONS REAL ESTATE HOLDINGS LTD., INC.NO. BC0722152
#305 - 1788 WEST 5TH AVENUE
VANCOUVER, BC
V6J 1P2

Taxation Authority

North Shore - Squamish Valley Assessment Area

Description of Land

Parcel Identifier:

011-266-554

Legal Description:

LOT A BLOCK 4 OF BLOCK C DISTRICT LOT 690 PLAN 4973

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL
GOVERNMENT ACT, SEE BX566482

NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7934466
FILED 2019-12-17

Charges, Liens and Interests

Nature:

MORTGAGE

Registration Number:

CA7929993

Registration Date and Time:

2019-12-16 07:54

Registered Owner:

THE TORONTO-DOMINION BANK

Remarks:

INTER ALIA

TITLE SEARCH PRINT

File Reference: 15549-04

2020-02-05, 07:35:11
Requestor: Monte Anions

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7929994
Registration Date and Time:	2019-12-16 07:54
Registered Owner:	THE TORONTO-DOMINION BANK
Remarks:	INTER ALIA

Duplicate Indefeasible Title	NONE OUTSTANDING
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Transfers	NONE
------------------	------

Pending Applications	NONE
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TITLE SEARCH PRINT

File Reference: 15549-04

2020-02-05, 07:33:35

Requestor: Monte Anions

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN******Land Title District**

Land Title Office

VANCOUVER

VANCOUVER

Title Number

From Title Number

CA7934464

CA7506822

Application Received

2019-12-17

Application Entered

2020-01-06

Registered Owner in Fee Simple

Registered Owner/Mailing Address:

GIBSONS REAL ESTATE HOLDINGS LTD., INC.NO. BC0722152
#305 - 1788 WEST 5TH AVENUE
VANCOUVER, BC
V6J 1P2**Taxation Authority**

North Shore - Squamish Valley Assessment Area

Description of Land

Parcel Identifier:

004-025-962

Legal Description:

LOT 3 BLOCK C DISTRICT LOT 690 PLAN 3598

Legal NotationsNOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA7934466
FILED 2019-12-17**Charges, Liens and Interests**

Nature:

MORTGAGE

Registration Number:

CA7929993

Registration Date and Time:

2019-12-16 07:54

Registered Owner:

THE TORONTO-DOMINION BANK

Remarks:

INTER ALIA

Nature:

ASSIGNMENT OF RENTS

Registration Number:

CA7929994

Registration Date and Time:

2019-12-16 07:54

Registered Owner:

THE TORONTO-DOMINION BANK

Remarks:

INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

TITLE SEARCH PRINT

File Reference: 15549-04

2020-02-05, 07:33:35

Requestor: Monte Anions

Transfers

NONE

Pending Applications

NONE

KEYSTONE ENVIRONMENTAL LTD. WCB LETTER



WORKING TO MAKE A DIFFERENCE

Assessment Department Location

Mailing Address

PO Box 5350
Station Terminal
Vancouver BC V6B 5L5

6951 Westminster Highway
Richmond BC
V7C 1C6
www.worksafebc.com

Clearance Section

Telephone 604 244 6380
Toll Free within Canada
1 888 922 2768
Fax 604 244 6390

Keystone Environmental Ltd.
4400 Dominion Street
suite 320
BURNABY, BC V5G 4G3

February 27, 2020

Person/Business : KEYSTONE ENVIRONMENTAL LTD
Account number : 488241

This letter provides clearance information for the purposes of Section 51 of the *Workers Compensation Act*.

We confirm that the above-referenced firm is active, in good standing, and has met WorkSafeBC's criteria for advance clearance. Accordingly, if the addressee on this letter is the prime contractor, the addressee will not be held liable for the amount of any assessment payable for work undertaken by the above-referenced firm to **April 01, 2020**.

This firm has had continuous coverage with us since July 19, 1993.

Employer Service Centre
Assessment Department

Clearance Reference # : C131513179
CLRAAA

For more information about Section 51 and clearance letters visit WorkSafeBC.com

Please refer to your account number in your correspondence or when contacting the Assessment Department.

To alter this document constitutes fraud.

BC ENV DOCUMENT: FLOWING ARTESIAN WELLS

Flowing Artesian Wells

Water Stewardship Information Series



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This booklet contains general information on flowing artesian wells for well drillers, groundwater consultants and well owners in British Columbia. The booklet provides general guidelines on flowing artesian wells and does not replace professional knowledge or experience.

What's the difference between a flowing artesian well and an artesian well?

An **artesian well** is a well that taps into a confined aquifer (see Figure 1). Under artesian pressure, water in the well rises above the top of the aquifer, but does not necessarily reach the land surface. A **flowing artesian well** is one that has been drilled into an aquifer where the pressure within the aquifer forces the groundwater to rise above the land surface naturally without using a pump. Flowing artesian wells can flow on an intermittent or continuous basis and originate from aquifers occurring in either unconsolidated materials such as sand and gravels or bedrock, at depths ranging from a few meters to several thousand meters. All flowing wells are artesian, but not all artesian wells are flowing wells.

Why do wells flow?

Flowing artesian wells can be found in two types of situations:

- the aquifer is confined by impermeable materials (i.e., confined beds where the static water level is above the top of the aquifer and land surface); or
- the aquifer is not confined, but the static water level is above the land surface.

Static water level is the level to which water will naturally rise in a well without pumping. For flowing artesian wells, the groundwater level or static water level can be expressed as a head (e.g., artesian head) and reported as a length (feet or meters above ground level) or pressure (pounds per square inch or psi).

Artesian conditions can be generated by geological and topographical controls (see Figure 1) or by topographical controls alone (Figure 2). In the former, water in an artesian well rises upward due to the pressure confined in the aquifer. Artesian wells are found in inclined confined aquifers sandwiched between layers of rock or overburden that are impervious or have low permeability. Water enters the exposed portion of the aquifer at a high elevation and percolates down through interconnected pore spaces. The water held in these spaces is under pressure (confining pressure or hydrostatic head) due to the high elevation from which it originally came. If a well is drilled from the land surface through the overlying impervious layer, the pressure inside the aquifer will cause the water to rise in the well. In areas where the pressure of the aquifer is great enough, the water rises above ground level resulting in a flowing artesian well.

Hydrostatic head (or confining pressure) is the vertical distance between the water level in the well and the top of the aquifer and is expressed in feet or meters of water or pressure (psi).

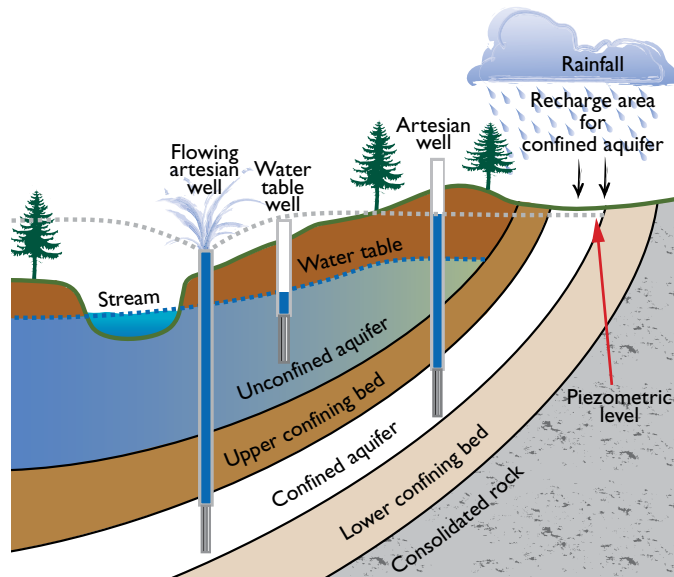


Figure 1. Geological and topographical controls affecting artesian and flowing artesian wells.

Topographical control situations can be found in unconfined aquifers where the well intake is deep enough to intercept a zone where the hydraulic head is higher than the land surface (see Figure 2). This situation typically occurs in groundwater discharge areas at lower elevations near rivers and lakes in valleys surrounded by steep slopes. The pressure of the groundwater typically increases with depth in the discharge areas where the slope of the water's

Hydraulic head is a measurement of the water level or total energy per unit weight above a datum such as sea level. It is commonly measured as water surface elevation in feet or meters.

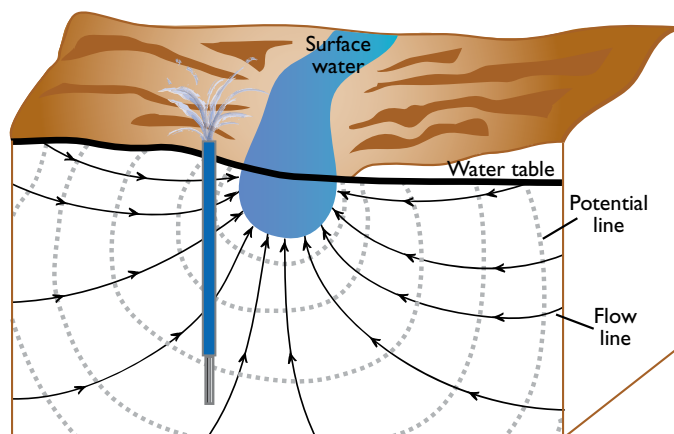


Figure 2. Topographically controlled flowing artesian well.

flow path and its pressure are controlled by the topography. As the groundwater moves along the flow path, it can migrate

deep below ground where it can lie beneath shallow non-artesian groundwater. When a well is drilled into a deeper zone of higher hydraulic head, the groundwater can move upwards inside the well casing to a level that is higher than the levels of the land surface, resulting in a flowing artesian well.

Why is stopping or controlling artesian flow important?

Flow from artesian wells should be controlled to prevent wasting groundwater. For instance, an uncontrolled artesian well flowing at 10 USgpm (55 m³/day) wastes 14,400 USgallons (55 m³) every day and 5.25 million USgallons (2.0 x 10⁴ m³) per year. An uncontrolled flow of 1 USgpm wastes enough water to supply four homes. Wasting water may lower the confining pressure in the aquifer so that the well no longer flows or flows at a reduced rate and affects the yield of neighbouring wells and springs.



Figure 3. Erosion caused by flowing artesian well.

When groundwater breaks out on the outside of the well casing, flooding, damage and/or subsidence and sinkhole formation can occur. Another reason to control flow is to prevent groundwater flowing from an aquifer under artesian pressure into an overlying aquifer(s). If the flowing well breakout is not promptly contained, silt, clay, gravel, sand, and drilling fluids can be carried along with the artesian groundwater to the ground surface and eventually reach surface water. The quality of the surface water and the habitat of aquatic organisms can be impacted.

Flowing artesian wells can also cause erosion (see Figure 3). Flowing water that accumulates into ponds can also contribute to mosquito problems.

How can flowing artesian conditions be determined before drilling?

Before a well is drilled, it is important for the person responsible for drilling the well (qualified well driller or qualified professional³) to do a pre-drilling assessment to determine the range of pressures and flows that might be found during drilling, i.e., whether flowing artesian conditions are likely to be encountered.

³ Qualified professionals who are registered with the Association of Professional Engineers and Geoscientists of British Columbia with competency in hydrogeology or geotechnical engineering.

The pre-drilling assessment should include gathering information about geological conditions, static water levels and any history of flowing artesian wells in the area. This information can be obtained from:

- reviewing available local well construction reports;
- reviewing hydrogeologic information (e.g., maps on the Water Resource Atlas http://www.env.gov.bc.ca/wsd/data_searches/wrbc/index.html showing flowing artesian well coverage (see Figure 4) or reports on Ecocat <http://www.env.gov.bc.ca/ecocat/>);
- consulting with the Ministry of Environment regional hydrogeologists; and
- consulting with well drillers and professional hydrogeologists or geotechnical engineers with knowledge of the local area.

If this information is not available, the person responsible for drilling the well should consider the proposed well depth in relation to relevant topographic and geologic information about the site (i.e., whether the proposed well is going to be deep in a valley-bottom location). Geophysical logs or an electric survey can also be used to better understand subsurface conditions. When knowledge is limited, a precautionary approach should be taken and planning should assume that flowing artesian conditions will be present.

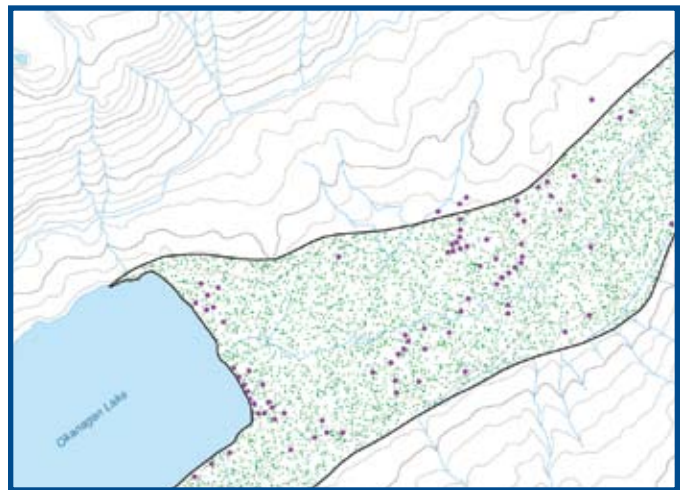


Figure 4. Map from the BC Water Resource Atlas showing provincial mapped and classified aquifers, contoured elevations and wells (purple dots) that were flowing artesian wells at the time drilling.

What are the provincial regulatory requirements for controlling or stopping artesian flow?

The provincial regulatory requirements for controlling flowing artesian wells are outlined in section 77 of the *Water Act*. If artesian conditions are encountered when constructing or supervising construction of a well, the qualified well driller

or qualified professional must ensure the artesian flow is or will be stopped or controlled and advise the well owner (and the land owner, if applicable) of the steps taken to do so. It is also good practice to advise of any potential hazards associated with uncontrolled flow not being controlled (e.g., erosion, flooding, subsidence) and any associated costs. Agreement on these issues, prior to drilling can help prevent or minimize misunderstandings. For example, some issues can be addressed in a contract. If the qualified well driller or qualified professional fails to stop or control the flow, it is the well owner's responsibility to hire another qualified professional or qualified well driller to ensure that the flow is stopped or controlled. If the ownership of the well is not known, the land owner is responsible to have this done. If the flow cannot be controlled, the person responsible for drilling the well should advise the Ministry of Environment's regional hydrogeologist and must comply with any direction given.

A flowing artesian well must have a securely attached cap to provide access to the well, prevent entry of vermin and contaminants, and to prevent flow escaping from the well.

What does it mean to “control” artesian flow from a well?

A flowing artesian well is considered “under control” when the entire flow is through the production casing to the wellhead and the flow can be stopped indefinitely without leaking on the surface of the ground and with no leakage into any other aquifer penetrated by the well.

Will a flowing artesian well dry up if the flow is stopped or controlled?

Controlling the flow from a flowing artesian well should not stop the flow or dry up the well if the well has been properly constructed. In fact, the opposite is true as waste of artesian water will often eventually cause a decrease in artesian pressure. Controlling the flow from a flowing artesian well prevents unnecessary loss of groundwater from the aquifer upon which other wells rely.

Are there any water quality concerns with flowing artesian wells?

In general, the water quality of flowing artesian wells is excellent. However, some artesian waters may be very poor quality and cause serious damage on the surface or contaminate an overlying aquifer. In general, water quality can be affected by the depth of the well, i.e., a deeper flowing artesian well may have poorer water quality than a shallower flowing well. Water from bedrock formations, such as deep sandstone formations, may contain concentrations of arsenic that could pose a health concern. Artesian wells with poor quality water should be permanently closed ([see page 8](#)).

Are there any other concerns with flowing artesian wells?

Most of the problems associated with flowing artesian wells result from improper discharge controls or improper well construction.

Casing corrosion ([see Figure 5](#)) and leakage can occur due to the constant flow of water, particularly if the water is corrosive



Figure 5. Corroded well casing.

or contains fine sand. Where artesian water is known to be corrosive, a smaller diameter flow pipe may be installed in the well. The pipe may be made of corrosion-resistant material or may be periodically replaced when it becomes corroded. Where the casing has been damaged, a slightly smaller diameter casing can be installed inside the old casing using packers if there is an existing surface seal and sealed in place with a cement grout. It is recommended to have the flowing artesian well checked periodically by a qualified well driller to verify the integrity of the well casing and to inspect the well screen, as the well can be difficult to repair once the casing has been corroded or breached. Thin-wall casing should not be used in flowing artesian wells.

Failure of the casing/surface seal during construction or decades after well completion can be costly and may result in the eruption of large volumes of silt, sand, clay or gravel, causing unstable conditions and potential flooding, damage to nearby structures through erosion and subsidence and harm to the habitat of aquatic organisms.

Well screens for flowing artesian wells can yield water with sand or become plugged with sand if the well is not properly developed. This is an issue when a flowing artesian well in a

fine-grained aquifer is shut off and the sand settles and clogs the area in and around the bottom of the casing. The screen size should be coarse enough to prevent pressure build-up in the aquifer and the well should be properly developed. Perforated casings for flowing artesian wells are not recommended. In some areas an unpleasant rotten egg smell (hydrogen sulphide gas) may be present and by reducing or stopping the artesian flow the smell can be brought under control.

What can be done with an existing flowing well?

Trying to stop or control the flow from older flowing wells may result in an uncontrolled discharge of water outside the well casing or at a distance from the well due to the lack of an adequate seal, a defective surface seal or corroded casings. If water does not appear to be flowing outside of the outer casing, then it may be advisable to leave the well alone and not restrict the flow. However, if water appears to be flowing outside the casing and/or the well is causing property or environmental damage, then the well should likely be closed. Alternatively, it may be possible to lower the water levels using a pump but care must be taken to keep the water flowing from the well relatively continuously to avoid additional uncontrolled discharge from occurring.

There are numerous special measures that may be applicable to controlling the flow of an existing flowing artesian well such as using well packers or a bridge to restrict the flow in the confining layer, adding polymers or plasticizers to keep the grout together during placement, using barite to reduce the confining pressure of the water, etc.

Any alteration to an existing flowing well to control the flow needs to be done in compliance with the *Water Act* and Ground Water Protection Regulation and any directions of a Ministry of Environment hydrogeologist. A qualified well driller or qualified professional must be hired. Before any work is done, the well owner should be made aware of the costs and complexities of the work involved with controlling the flowing artesian well, as well as the chances of successfully controlling the flow.

What if the flow is needed, for example, to increase the baseflow of a creek or stream?

In some instances, artesian flow is used to maintain water levels in ponds used for irrigation, fire protection, fish rearing, recreation or wetland enhancement. For existing wells, flow is permissible as long as property is not damaged and streams or aquatic habitats are not negatively impacted. If damage does or may occur, contact the local Ministry of Environment office ([see back cover of this booklet](#)).

Are there some general guidelines for constructing a flowing artesian well?

In constructing a well under flowing artesian conditions the potential pressure and flow and the permeability of the formation need to be taken into consideration. A pre-drilling assessment of local conditions may provide this information. If these conditions are known, the following provides general guidance for the design and construction of the well. If this information is not known the well should be designed conservatively for worse case conditions. Flowing artesian wells should not be constructed if the formation conditions are not favourable, i.e., in shallower situations where there is no suitable formation to seal into.

Green Zone (<5 psi)

If the pressure is or will be less than 5 psi (pounds per square inch), flow can usually be controlled by adding additional casing, except where permeability of the formation is extremely high, e.g., medium to coarse gravel. To determine the artesian head use the following conversion factors: 2.31 feet equals 1 psi, and one foot equals 0.3048 meters. For example, for a flowing well with 5 psi, there will be 11.6 ft or 3.5 meters of artesian head, therefore the casing would need to be extended more than 3.5 meters above the ground surface to contain all the artesian head. In general, a 30 per cent bentonite grout can be used for flowing well construction or repair.

Artesian head is the hydraulic pressure created within the confined aquifer that drives the water upward in a well to the piezometric level. The distance from the ground surface to the piezometric level, converted into equivalent pressure (expressed as pounds per square inch, or PSI), is the artesian head.

Yellow Zone (5 to 10 psi)

If the pressure is or will be between 5 and 10 psi, extending the well casing may reduce flow, but extreme care must be taken in highly permeable formations that produce significant volumes of water. Flows of 20 USgpm can potentially occur in this zone and the upward annular velocity resulting from this flow is high enough to begin separating grout mixtures as they are being pumped down. When the pressure is high and the formation highly permeable, it is recommended that an outer surface casing be installed before the permanent casing. The outer casing should end in the confining layer and should not penetrate the underlying artesian aquifer. Cement-type grout should be used.

Red Zone (>10 psi)

If the pressure is or will be greater than 10 psi, static head control or extending the well casing is not usually possible, especially in highly permeable, high-yielding formations. In this category the flow is great enough to make the grout placement very difficult. An outer casing or multiple casings should be installed before the production casing and set to

the confining layer so the production casing can be cemented within the outer casing. Cement or cement plus barite (or other weighting additives) should be used as grouting materials.

What are the key issues to be aware of when drilling a flowing artesian well?

Flowing artesian wells under high pressure and with high flow rates (yellow and red zones) are challenging to construct. Flowing wells that are drilled deep (≥ 200 feet or ≥ 60 meters) in unconsolidated deposits or drilled into bedrock are less prone to flow problems and are generally easier to deal with. In bedrock environments (see page 7 for more information on bedrock wells), the competent rock allows for easier installation of the seal (i.e., no casing to wash out or concerns about an eroded annulus).

Drilling a well into a confined aquifer disturbs the overlying geologic confining layer and provides a potential pathway for the upward movement of the pressurized artesian water. Well construction must include restoring any damage to the confining layer. In general, the closer the top of the artesian formation is to the ground surface and the higher the pressure, the more difficult it is to control the flow.

In certain conditions (e.g., soft clay/silt formations), the formation will squeeze back in and set up around the well casing over a period of time. If this condition is likely to occur, it is advisable to let the well flow for a week or two to give the formation a chance to settle in before stopping or controlling the flow. This will result in a seal around the casing at deeper depths than the surface seal.

It is good practice for the qualified well driller to observe the condition of the flowing artesian well head for one or two weeks after construction and check for leakages outside the surface casing or between casings.

Materials and Equipment

One of the key factors to successfully controlling the flow is being prepared with the right tools and materials at the job site. Suggested materials and equipment include:

- drilling mud and additives of sufficient weight to deal with the pressures in the aquifer,
- surface and production casing appropriate to the water quality and geological conditions,
- grouting and sealing materials appropriate to the artesian pressure and anticipated flow,
- tremmie pipes,
- pumps suitable for delivering the grouting and sealing materials,
- well screens with adequate transmitting capacity,
- valves,
- inflatable packers,
- surge block, and
- shale traps.

Drilling Muds

To determine the extra weight of drilling mud needed to counteract the pressures of the artesian aquifer during rotary drilling, the estimated artesian head and the depth to the top of the aquifer is needed. The following formula can be used to estimate the additional weight of drilling mud needed to control the flow during the drilling process:

$$\text{Additional mud weight} = \left(\frac{8.34 \text{ lbs/USgal} \times \text{height of water above ground level (ft)}}{\text{Depth to top of aquifer (ft)}} \right) + 0.4 \text{ lbs/USgal}$$

Where:

One USgallon of water weighs 8.34 pounds

0.4 lbs/USgallon is a safety factor

Example

If the depth to the top of the aquifer is 75 feet and the height of water above ground is estimated to be 10 feet, the additional weight of drilling mud needed would be $(8.34 \times 10/75) + 0.4 = 1.5 \text{ lbs/USgal}$.

Properly mixed, fresh drilling mud will normally weigh about 9 pounds per US gallon. Drilling mud can be made heavier by adding drilling clay, drilling gel and special solids such as barite. However, some drilling gels are treated with polymers to build viscosity and become difficult to pump before their weight significantly increases. Therefore, some drilling gels have limited ability for control of flows. Mud weights of up to 15 pounds per gallon can be achieved using weighting materials such as powdered barite.

Well Casings

Generally, in areas where flowing artesian conditions are known or suspected, at least one outer surface casing should be installed before installing the permanent/production casing or liner to allow for better control. It is not advisable to pull the surface casing within 20 feet (6 meters) of ground surface. Doing so may disturb the seals and cause water to flow around the surface casing as it is pulled, especially if bentonite is used. There should be at least a 4-inch (10 cm) gap or annulus between the outer surface casing and the production casing to allow for the insertion of a tremmie pipe to pump adequate grout volumes. For example, if a 6-inch production casing is needed, a 14-inch outer surface casing would have to be installed to provide a 4-inch annulus.

In areas where the pressure is > 5 psi and the formation is highly permeable, a 4 to 6-inch (10 to 15 cm) annulus between the surface and permanent casing is recommended. Ensuring there is an adequate annulus is especially important where formations are highly permeable and high-density grout mixtures are required to adequately control the artesian flow.

Grouting Mixtures

Use of appropriate grouting material is key to constructing a flowing artesian well. Table 1 is useful for finding the hydrostatic




head pressure (in psi) and for understanding the relationship between drilling fluid or grout density and their ability to successfully control the flow during drilling, plugging, or repair. Table 1 shows that heavy grouts, such as neat cement/bentonite slurry or cement slurry with additives, have a distinct advantage for flowing well work. Mixing neat cement with bentonite is recommended to avoid cracks from occurring.

It is important to allow for sufficient time for the cement or cement grout mixture to set before proceeding with drilling. Use of the appropriate drilling method to minimize impacting the integrity of the seal is also important. In addition, the flowing artesian well should be gradually sealed or shut-in to prevent rupturing the seal(s).

TABLE 1 TOTAL PRESSURE ABOVE TOP OF CONFINED AQUIFER (HYDROSTATIC PRESSURE) FOR FLOWING ARTESIAN WELLS						
Depth to Top of Flowing Aquifer (feet)	Artesian Head Above Ground Surface (feet)					
	5	10	15	20	25	30
10	6.5	8.7	10.8	13.0	15.2	17.3
20	10.8	13.0	15.2	17.3	19.5	21.7
30	15.2	17.3	19.5	21.7	23.8	26.0
40	19.5	21.6	23.8	26.0	28.1	30.3
50	23.8	26.0	28.1	30.3	32.5	34.6
75	34.6	36.8	39.0	41.1	43.3	45.5
100	45.5	47.6	50.0	52.0	54.1	56.3
125	56.3	58.4	60.6	62.8	65.0	67.1
150	67.1	69.3	71.4	73.6	75.8	78.0
175	78.0	80.1	82.3	84.4	86.6	88.7
200	88.7	91.0	93.1	95.2	97.4	99.6
225	99.6	101.7	104.0	106.0	108.2	110.4
250	110.4	112.5	115.7	117.0	119.0	121.2

Adapted from the Michigan Department of Environmental Quality, Water Bureau, Lansing, Michigan

Material	Weight	Hydrostatic Pressure
Barite Slurry:	18 - 22 lb/USgal	.96 - 1.1 psi/ft
Neat Cement and Bentonite @ 6 gal water/sack:	15.0 lb/USgal	.78 psi/ft
Bentonite Slurry Grout:	10.4 lb/USgal	.54 psi/ft
Bentonite Slurry Grout:	9.5 lb/USgal	.49 psi/ft

GROUTING MATERIAL SUITABILITY	
Heavy Enough To Overcome Hydrostatic Pressure	<u>Not</u> Heavy Enough To Overcome Hydrostatic Pressure
 Neat Cement @ 15 lb/USgal	All Bentonite Grouts
 Neat Cement @ 15 lb/USgal or Bentonite Grout @ 10.4 lb/USgal	Bentonite Grouts lighter than 10.4 lb/USgal
 All standard grouts have enough weight to overcome hydrostatic pressure of the flow.	

The values in Table 1 correspond to the downhole head pressure (in psi) for different scenarios, e.g., if the depth to the top of the aquifer was 10 feet and the artesian head was 5 feet, the downhole head pressure will be 15 feet or 6.5 psi. To overcome the flow, the downhole grout pressure must be greater than the downhole head pressure.

The following example illustrates how Table 1 can be used to select drilling fluids or grout that are heavy enough to control the flow during drilling.

Example of how to use Table 1

Q. *The top of an artesian aquifer is found at 50 feet and wells in the area have about 15 feet of artesian head. What minimum weight drilling fluid would be needed to overcome the hydrostatic pressure during drilling?*

A. The following steps are used to solve the problem:

Step A: To determine the downhole hydrostatic head pressure look at **Table 1** and find the cell corresponding to depth of top of aquifer (50 ft) and artesian head (15 ft) which is 28.1 psi. This pressure represents the total head above the top of the confined aquifer (e.g., 15 + 50 = 65 ft or 28.1 psi).

Step B: Divide the downhole hydrostatic pressure (28.1 psi) by the depth to the top of the aquifer (50 ft) to determine the downhole grout pressure needed to equalize the flow (28.1 psi/50 ft = 0.56 psi/ft).

Step C: To determine the grout weight divide the downward pressure of the grout (0.56 psi/ft) by 0.052 (a factor to convert lb/USgal to psi/ft of depth). The minimum grout weight needed to control the flow is 10.8 lb/USgal.

Are there specific actions to avoid when flowing artesian conditions are present?

When a large volume, high pressure flow breaks out, the immediate situation can be serious and there is usually a concern to quickly move the drilling rig away from the borehole. Hastily made decisions can get in the way of successful future corrective actions. As up-flowing artesian water typically will erode fine sediments around a solid object that has been placed loosely below ground, the following actions should be avoided:

- dumping field stone or gravel into the annulus around the well casing as this can prevent the installation of grout pipes or a larger casing into the borehole and can collapse PVC well casing;
- pouring ready-mix concrete or bentonite chips into the annulus as it is likely that the concrete or bentonite will solidify above the depth where the flow is originating and

result in a plug that causes the flow to wash out around its perimeter; or

- jamming unopened bags of cement, bentonite chips, lumber, cardboard or other debris into the washed out annulus as these materials are ineffective and complicate further corrective action.

How can flowing artesian wells be constructed in bedrock aquifers?

When constructing an artesian well that is likely to flow in a **bedrock aquifer**, the final or outer well casing should be sealed at least 10 feet (0.3 meters) into competent bedrock. [Figure 6](#) shows one possible method of completing a flowing artesian well in bedrock. Construction techniques and choice of sealant materials need to be determined by the qualified well driller based on site specific conditions, e.g., pressure and flow.

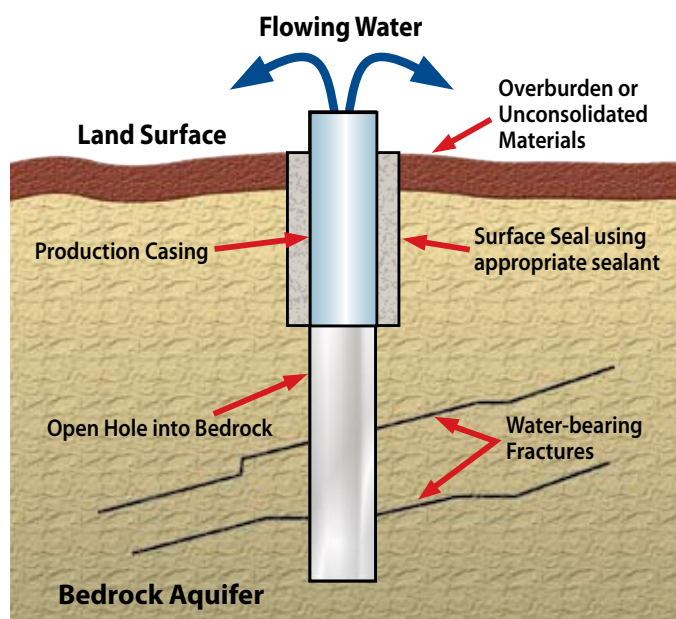


Figure 6. One possible method of completing a flowing artesian well in a bedrock aquifer.

How can flowing artesian wells be constructed in unconsolidated aquifers?

For **confined, unconsolidated aquifers** where flowing artesian conditions are likely, a cased oversized hole should be drilled into the confining layer, to allow a cement, or high solids bentonite seal to be placed between the final production casing and the outer casing (see [Figure 7](#)). This can be very complicated and expensive if the pre-drilling assessment indicates the confining layers are more than 100 ft (30 metres) deep. The size of the hole or casings and the depth of the seal must be determined on a site-by-site basis since choices are influenced by local geology and the specific artesian conditions encountered. A careful, conservative approach is recommended.



Figure 7. Bentonite cement grout seal between casings.

When constructing a well into a confined, unconsolidated flowing artesian aquifer, the appropriate sealant material between the outermost well casing and the confining layer must be of a sufficient depth and thickness to contain the flow.

Artesian conditions in **unconfined, unconsolidated aquifers** require special construction techniques such as using heavier drilling mud to counteract the pressure of the aquifer and a temporary surface casing to prevent hole collapse.

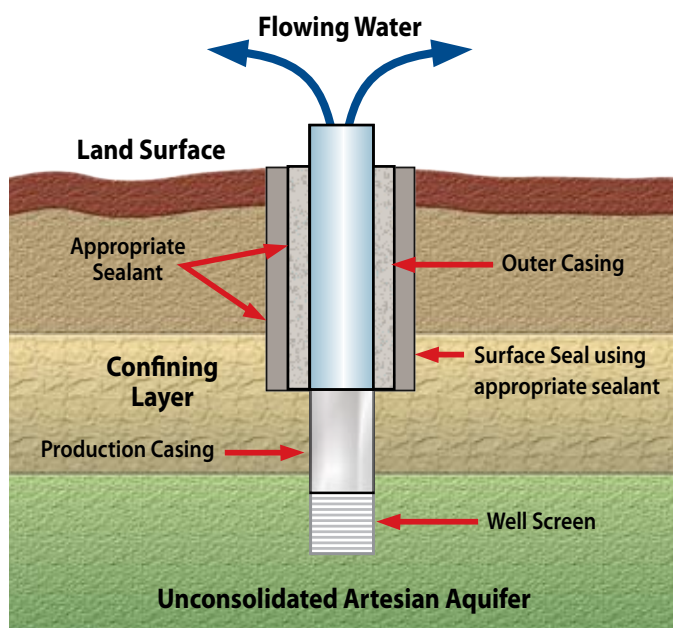


Figure 8. One possible method of completing a flowing artesian well in unconsolidated materials, e.g., sand and gravels.

What should be done if flowing artesian conditions are suddenly encountered?

When unexpected flowing artesian conditions are encountered (i.e., instant flow occurs), a qualified professional, or qualified well driller, should take control of the site and equipment should not be removed from the site until the artesian flow is under control. Contact the owner of the well and the land owner immediately

to report the situation and provide plans to control the flow (see below). Steps to take include:

- control the flow,
- secure the casing or borehole, and
- protect the drill rig.

The flow may be brought under control by:

- increasing the weight of the drilling mud,
- using plugs,
- using a surge-blocking to restrict flow, or
- installing a drillable packer.

The drill pipes can be left in place in cases where the uncontrolled flow occurs in an uncased drill hole, to indicate the exact location of the hole.

If the flowing artesian well is discharging water into a wetland or surface water body, contact the local Ministry of Environment office.

It is important for the well owner (and land owner if applicable) to develop a clear understanding, potentially in the form of a contract, with the drilling contractor on how the well will be repaired and/or the flow stopped or controlled before any work on the well commences to avoid or minimize potential misunderstandings when artesian flow is encountered.

What are the key factors in completing and equipping a flowing artesian well?

Flowing artesian wells, when properly constructed, should be equipped with a device to completely stop or control the artesian flow from the well (see Figure 9). After flow is stopped, there should be no leakage up the annulus between the outermost casing and the borehole. If water does escape, the annulus should be sealed.



Figure 9. Completed high pressure flowing artesian well.

Flowing artesian wells, like all wells, need to be vented. Well caps should be equipped with a two-way vent that allows the well to inhale and exhale air as the water level changes during pumping cycles. The vent will seal the well when the pump is not in use.

Determine the shut-in pressure (see below) and record the measurement on the well construction report. The wellhead should also be designed and equipped to prevent any backflow into the well.

Where freezing conditions may occur, the wellhead of the new flowing artesian well should be covered, insulated and heated, where necessary, to prevent damage of the flow control device leading to an uncontrolled flow situation.

How is the pressure or static water level for a flowing artesian well measured?

It is important to determine and record the hydrostatic pressure of the flowing artesian well for future pre-drilling assessments. There are several ways to measure the hydrostatic pressure or static water level of a flowing artesian well:

1. Extend the well casing, or a smaller diameter pipe through a well seal on the top of the casing, high enough above the ground surface until water no longer flows out the top (without pumping). The water level in the casing extension can then be measured using a water-level sounder. The distance from the piezometric water level in the casing to the ground surface is the artesian head of the aquifer – this can be converted to pressure.

2.31 feet equals 1 psi or
0.433 psi equals 1 foot

Example

A static water level of 30 feet is converted to pressure by dividing 30 feet by 2.31 feet/psi = 13 psi.

2. A pressure gauge installed on a well seal at the top of the casing will provide the pressure reading which can be multiplied by 2.31 to find the artesian head at the gauge elevation.

How should flowing artesian wells be closed?

A qualified well driller and/or qualified professional should be hired to close a flowing artesian well and ensure that the well is closed in such a manner that there is no leakage at the surface of the ground (see Figure 10). The driller must be prepared to handle the flow from the well and the discharge of any plugging materials immediately on removal of the flow control device(s). The work site can be dangerous if the flow is not properly diverted. Closing a flowing artesian well is simplified if the flow can be overcome by extending the well casing above the artesian head. Alternatively, insert an inflatable packer or expandable rubber plug at the bottom of the casing. Physically stopping the flow may make things worse, however, which is why the rapid loading of drilling gel is often a better approach.

Another effective approach is lowering the water level by pumping from adjacent wells. A leaking annulus should be sealed (if possible) before proceeding with grouting the production casing.

Pump a high density grout such as neat cement or concrete grout with bentonite through a PVC pipe or drill rod which is lowered to the bottom of the well. The cement mixture is pumped until it reaches the land surface. Pressure grouting with a packer may be required. It may also be good to pull or perforate some of the casing to allow the grout to flow from the casing into the annulus, although this is not critical if the casing is already perforated or corroded.

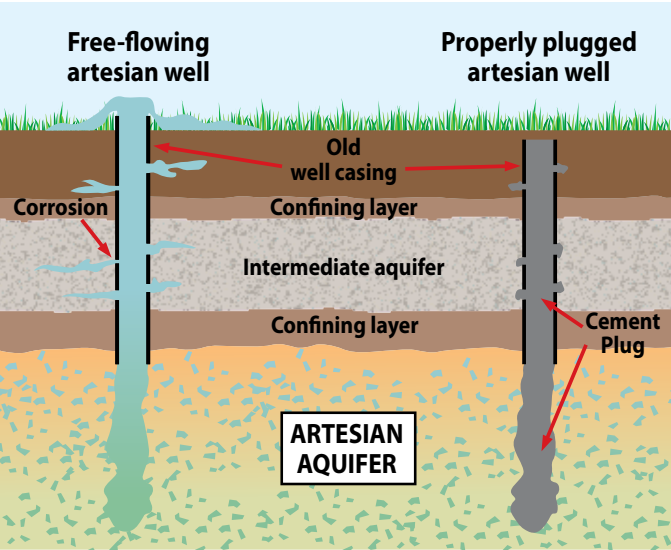


Figure 10. Example of a properly closed flowing artesian well.

How is a flowing artesian well disinfected?

Because of the protected nature of the confined artesian aquifer, flowing wells are generally less prone to bacterial contamination. Furthermore, the positive artesian pressure can minimize entry of surface contaminants into the well. Contamination introduced during the drilling process may be flushed out by the continuous discharge of water.

To disinfect a flowing well using chlorine, a temporary casing extension above the piezometric level or a tight well cap or seal can stop the flow and increase the chlorine contact time. A chlorine solution can also be pumped into the well via the secure well cap and hose connections. Once the casing extension or cap is removed, the well discharge will flush residual chlorine and inactivated bacteria from the well.

If the chlorinated water has a potential to harm the environment (e.g., fish), use an effective neutralizing agent, such as Vitamin C, to inactivate the chlorine. A solution of at least 1 per cent (by weight) of ascorbic acid is the most cost-effective form of Vitamin C. Added to the sump or a stream of chlorinated water, reaction time is nearly instantaneous.

Further Information

A registry of qualified well drillers can be found at: http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/wells/applications/well_drillers_reg.pdf.

A listing of groundwater consultants (qualified professionals) can be found at: http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/library/consultants.html.

Michigan Department of Environmental Quality, 2005. Flowing well handbook: http://www.michigan.gov/documents/deq/deq-wb-dwehs-wcu-flowwellhandbook_221323_7.pdf.

For further information on whether approvals are needed for discharging flowing artesian well water to surface water bodies, contact the local Ministry of Environment office:

Vancouver Island Region	Nanaimo	250-751-3100
Lower Mainland Region	Surrey	604-582-5200
Thompson and Cariboo Regions	Kamloops	250-371-6200
Kootenay and Okanagan Regions	Nelson	250-354-6333
	Penticton	250-490-8200
Omineca Peace and Skeena Regions	Prince George	250-565-6135



Photos by Jim Fyfe, David Martin, Mike Simpson, Peter Epp & Thierry Carriou.

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SCHEDULE E

~SCHEDULE E~

Proposed Drilling Program for [enter project name]

Submitted to: The Town of Gibsons

Date Issued: _____

PREPARED BY: [*The primary qualified professional consultant*]

CC:	Town of Gibsons representative	Kirsten Rawkins
	Town's hydrogeology consultant	_____
	Drilling contractor	Southland Drilling Ltd. _____
	Barge Contractor (if applicable)	_____
	Other personnel on site (if applicable)	_____

CONTACT LIST

EMERGENCY NUMBERS

Town of Gibsons Representative: [Name, work phone number, cell phone number]
Drilling Contractor Owner/Principal: [Name, work phone number, cell phone number]
Ambulance/Hospital 911

Prime Consultant in Charge

Principal Consultant: Keystone Environmental, 604-430-0671
Field Consultant: Ross McCarter 778-233-0097

Town Hydrogeology Consultant

Principal Hydrogeologist:
Field Hydrogeologist:

SERVICE COMPANIES

Drilling Contractors:	Southland Drilling Co. Ltd., 6043212921
Grouting/Cement Contractor:	N/A
Vacuum Truck:	N/A
Waste Removal Contractor:	N/A
Barge Operator:	N/A
Other:	

TO BE POSTED ON SITE

~SCHEDULE E~

1 OVERVIEW

1.1 The purpose of subject the drilling program is to:

The purpose of the drilling program is to investigate potential historical contamination on Site.

1.2 As outlined in the Town of Gibsons Development Permit Area Guidelines, the proposed drilling area is underlain by a known artesian aquifer (the Gibson Aquifer) and therefore an increased standard of care is needed to protect the aquifer.

The Site is located in the Gibson's Well Head Protecting area near the west boundary.

1.3 Keystone Environmental envisage that the following risks would be involved in the proposed drilling program:

Based on a review of the previous environmental investigations conducted on the property. Artesian conditions are not expected to be encountered on the Site

1.4 Table 1 summarizes the proposed drilling program with anticipated depth, location, and decommissioning plan. The proposed borehole locations are shown on [e.g. Figure 1].

Table 1: Example table of proposed borehole details

Borehole Name	Location	Planned depth	Decommission Plan
BH/MW20-A	West portion of property	7.6 m	Completed as monitoring well
BH/MW20-B	West portion of property	11.5 m	Completed as monitoring well
BH/MW20-C	West portion of property	11.5	Completed as monitoring well

~SCHEDULE E~

2 PRE-DRILLING REQUIREMENTS

2.1 The following must be established prior to drilling commencement:

- Knowledge and understanding of British Columbia's Groundwater Protection Regulation
 - (http://www.bclaws.ca/Recon/document/ID/freeside/11_299_2004)
- WorkSafe BC program
 - *Internal H&S*
- Permit Requirements:
 - *Town of Gibsons Development Permit*
- Driller certification:
 - N / A
- All rig lifting equipment, and overhead equipment must be certified to the Original Equipment Manufacturers Specifications (OEM).
- Casing handling and running procedures:
 - *To be provided by the drilling contractor.*
- Certificate of Insurance and WorkSafe BC letter are attached
 - *Attached.*
- Drill rig specifications are attached
 - *Attached.*
- Additional pre-drilling requirements:
 - *Review BC MoE Flowing Artesian Wells document as well as previous onSite investigations.*

~SCHEDULE E~

3 RIG MOVE, RIG UP AND SITE SAFETY

3.1 The following procedures site safety provisions must be followed in mobilizing, set up and operation of the drilling rig:

- *Procedures:*

- § *Utility Locator Used to identify potential onSite utilities*

- .

- § *Auger guard used during drilling to protect contractors*

- § *Proper PPE will be worn while onSite*

4 GENERAL DRILLING PROCEDURES

4.1 Roles and responsibilities:

-

4.2 Methodology of data and sample collection:

- Visual identification techniques are consistent with the Unified Soil Classification System ASTM D 2487, 1993; ASTM D 2488, 1993; U.S. Army Engineer Waterways Experiment Station, 1960).

- § Upon retrieval of the augers from the drill holes, approximately 1 cm of soil is removed from the outer edge of soil on the auger flights to expose soil not in contact with the boreholes walls during auger extraction and sampled.

4.3 Drilling Details

4.3.1 Borehole

- *Boreholes will be drilled vertically to approximately 11.5 m and logged by the prime field consultant. The actual total depth of borehole will be finalized in the field based on subsurface conditions, cutting samples and geophysical logs (if applicable).*

~SCHEDULE E~

- § *Drilling contractor to drill and install the 12-inch surface casing conductor to the top of the aquitard, approximately (11.5) m below ground (based on nearest drilled borehole or well record).*
- § *Drilling contractor to drill and install 12-inch production casing by telescoping through surface casing.*
- § *Fit conductor with annular diverter over surface casing in order to control artesian flow.*
- § *Drilling rate will be sufficiently slow to allow for the collection of core samples by prime field consultant.*
- § *Prime field consultant to complete geological logging, various geotechnical measurements (pressure, flow, salinity, etc...).*
- § *Town's hydrogeology consultant is welcome to observe process and assist wherever possible.*
- § *Measure water levels and electrical conductivity between drill runs.*
- § *If the aquifer soil (which is understood to comprise coarse grained sand and/or gravel) and/or artesian pressures or fresh water are encountered, borehole to be abandoned immediately or completed as a monitoring well (piezometer), as described below.*

- *Refer to BC MoE Flowing Artesian Wells document for guidance.*

4.3.2 Monitoring Well / Piezometer Installation Details (If Required)

The monitoring well was constructed by using schedule-40 PVC, 2.5 cm or 5 cm inside diameter pipe, with a well screen slot size of 0.25mm (0.01 inch). A well screen of 1.5 m in length was used. Solid PVC riser-pipe extended from the top of each well screen to either ground level or approximately 1.0 m above grade, depending on the location. Subsequent to the placement of the wells, a filter sand pack was poured through the annulus between the well screen and the borehole walls while the hollow stem augers were incrementally retracted from the borehole. This method was used to ensure correct placement of the filter sand pack and bentonite seal. The filter sand pack was composed of 10/20 mesh filter sand and extended approximately 0.3 m above the top of the well screen. A bentonite seal was placed immediately above the sand pack to a depth of 0.3 m below grade. The bentonite seal prevents vertical migration of groundwater or infiltration of surface water into the wells. A lockable J-plug was placed in the wellhead to prevent the entry of surface water into the well.

4.3.3 Borehole Abandonment Program (Artesian Flowing Well Bore)

- *If artesian flow conditions are observed the control of artesian flow, grout mixture to be used*
- *Cement/grout will have set and sealed before moving off of location.*

~SCHEDULE E~

4.3.4 Borehole Abandonment Program (Non-artesian Flowing Well Bore)

- *See above (we will not be drilling near foreshore).*

5 FIELD PACKAGE

- The following documents are attached:
 - *Proposed borehole/well location plan*
 - *Site specific Health and Safety Plan*
 - *Drilling Contractor Materials (procedures, rig equipment and operation)*
 - WorkSafe BC Letter*
 - *Utility clearances*
 - *BC MoE Flowing Artesian Well Document*

SCHEDULE F

~SCHEDULE F~

SUBSURFACE EXPLORATION

Table 1

Subsurface Investigation Summary

Completed by: RFM

Project: 15549

DATE: Feb 2020

A	Number (Test Pit, Well, borehole, etc...)	BH/MW20-A to C
B	Subsurface Disturbance Type (from Table 2)	Borehole/Monitoring
C	Method of exploration (from Table 3)	Solid stem Auger
D	Northing (m)	49°24'27.7"N
E	Easting (m)	123°31'55.7"W
F	Ground Elevation (m amsl)	21
G	Proposed testing depth below ground (m)	11.5
H	Previously Encountered Depth to top of Gibsons Aquitard (ie: Till-Like Soil (m))	N/A
I	Previously Encountered Depth to top of Gibsons Aquifer (ie: Sand and gravel with Artesian flow (m))	N/A
J	Distance of existing subsurface information to proposed new intrusive work (m)	5 m
K	Report Reference for previous work to support new proposed work (Copies of original logs/records should be attached)	Agra Earth and Environmental Stage 1 and 2 Preliminary Site Investigation 1999
L	Estimated depth offset to top of Gibson Aquitard Row H minus Row I (m, + if above and - if below)	unknown
M	Estimated depth offset to top of Gibson Aquifer Row L minus Row G (m, + if above and - if below)	unknown
N	Comment on uncertainty and potential risk to aquifer	Low risk - drilling will not exceed previous consultant's maximum depth onSite
O	Describe Aquifer Protection measures to be implemented	Drill with sealed surface casing to maintain well control. re-seal aquitard with bentonite

Table 1

Subsurface Investigation Summary

Project: 15549

DATE: Feb 2020

Completed by: RFM

A	<i>Number (Test Pit, Well, borehole, etc...)</i>			
B	<i>Subsurface Disturbance Type (from Table 2)</i>			
C	<i>Method of exploration (from Table 3)</i>			
D	<i>Northing (m)</i>			
E	<i>Easting (m)</i>			
F	<i>Ground Elevation (m amsl)</i>			
G	<i>Proposed testing depth below ground (m)</i>			
H	<i>Previously Encountered Depth to top of Gibsons Aquitard (ie: Till-Like Soil (m))</i>			
I	<i>Previously Encountered Depth to top of Gibsons Aquifer (ie: Sand and gravel with Artesian flow (m))</i>			
J	<i>Distance of existing subsurface information to proposed new intrusive work (m)</i>			
K	<i>Report Reference for previous work to support new proposed work (Copies of original logs/records should be attached)</i>			
L	<i>Estimated depth offset to top of Gibson Aquitard Row H minus Row I (m, + if above and - if below)</i>			
M	<i>Estimated depth offset to top of Gibson Aquifer Row L minus Row G (m, + if above and - if below)</i>			
N	<i>Comment on uncertainty and potential risk to aquifer</i>			
O	<i>Describe Aquifer Protection measures to be implemented</i>			

Table 2
Subsurface Disturbance Type

Borehole
Monitoring Well
Standpipe
Piezometer
water well
Test Pit
Hand Excavation
Pushing or driving (Piles or samplers)
Other

Table 3
Method of Exploration

Core
Solid Stem Auger
Hollow Stem Auger
Hand Auger
Rotary with sealed casing
Rotary with no casing
Hydrovac
Backhoe
Drive Point
Cone penetrometer (DCPT or other)
Hand or tube surface sample
Other