



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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October 23, 2025

Reference No. 2405-W131

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Town of Niagara-on-the-Lake
1593 Four Mile Creek Road
Virgil, Ontario
L0S 1T0

Attention: Mr. Robert Alguire, Engineering Technologist

**Re: Addendum Letter
Proposed Hotel Development
325 King Street
Town of Niagara-On-The-Lake**

Dear Sir:

Soil Engineers Ltd. (SEL) has previously completed a hydrogeological assessment report for the above noted project site (the Subject Site) with the findings presented in a report titled: “*Hydrogeological Assessment, Proposed Hotel Development, Parliament Oak Hotel, 325 King Street, Town of Niagara-On-The Lake*”, dated September 17, 2024 (SEL Ref. No. 2405-W131).

The above noted report was updated to address the peer review comments by drilling an additional deeper borehole to investigate potential groundwater bearing unit and associated risk for basal heave, and present the spring groundwater monitoring data. The findings were presented in the revised report titled: “*Hydrogeological Assessment, Proposed Hotel Development, Parliament Oak Hotel, 325 King Street, Town of Niagara-On-The Lake, Rev. 1*”, dated August 7, 2025 (SEL Ref. No. 2405-W131).

SEL has previously prepared a Test Pit Investigation Letter, dated August 28, 2025 and a Hydrogeological Letter of Opinion, dated September 10, 2025. The Test Pit Investigation Letter was prepared to outline the findings of the test pit investigation carried out on August 21, 2025 at the Subject Site.

This letter serves as an addendum to the Hydrogeological Assessment Report, dated August 7, 2025, and outlines the test pit investigation conducted by Solmar Development Corp. on October 16, 2025, in addition to SEL’s observations of the test pits on October 17, 2025.

A representative from SEL performed a site visit on October 17, 2025 to observe the test pits that were excavated by Solmar Development Corp. on October 16, 2025. Three (3) test pits were excavated within the eastern portion of the excavation footprint of the proposed building. The test pit locations are shown on **Drawing No. 1**, enclosed.



SEL's field observations of the excavated test pits are as follows:

Test Pit 1.A.S

Based on communication with Solmar Development Corp. it is understood that the test pit was excavated to approximately 3.0 m below the base of footings. During SEL's site visit on October 17, 2025, it was observed that there was approximately 2-3 inches of ponded water at the bottom of the test pit.

Test Pit 1.S

Based on communication with Solmar Development Corp. it is understood that the test pit was excavated to approximately 3.8 m below the base of footings and was then backfilled to the base of footing depth. During SEL's site visit on October 17, 2025, the test pit excavated to the base of footings was observed to be dry.

Test Pit 2.S

Based on communication with Solmar Development Corp. it is understood that the test pit was excavated to approximately 3.6 m below the base of footings and was then backfilled to the base of footing depth. During SEL's site visit on October 17, 2025, the test pit excavated to the base of footings was observed to be dry.

Based on SEL's field visit, minimal to no groundwater seepage was observed within the test pits excavated by Solmar Development Corp. on October 16, 2025. Accordingly, SEL is of the opinion that the findings and recommendations presented in the Hydrogeological Assessment Report dated August 7, 2025 (SEL Ref. No. 2405-W131), remain valid and applicable.



Town of Niagara-on-the-Lake
October 23, 2025

Reference No. 2405-W131
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Yours truly,

SOIL ENGINEERS LTD.

Tarek Agha, E.I.T., PMP.
TA/BL



Bernard Lee, P.Eng.
(For the factual content of this letter)

cc. Soil Engineers Ltd. – Ms. Narjes Alijani

Enclosures:

Test Pit Location Plan

Drawing No. 1



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DRAWING 1

REFERENCE NO. 2405-W131



References: Ontario Ministry of Natural Resources and Forestry
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Key Map



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Approximate Boundary Of Subject Site
- Expressway/Freeway
- Major Road
- Local Road
- Railway
- Waterbody
- Watercourse
- Approximate Test Pit Location (Aug 21, 2025)
- Borehole (Previous Consultant)
- Monitoring Well (Previous Consultant)
- Borehole
- Borehole With Monitoring Well
- Solmar Test Pit (October 16, 2025)

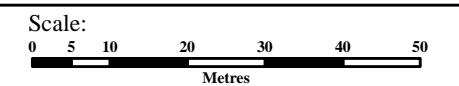


Borehole and Monitoring Well
and Test Pit Location Plan

Hydrogeological Assessment
Proposed Parliament Oak Hotel
325 King Street,
Town of Niagara-On-The-Lake

Reference No. 2405-W131

Date: October 22, 2025



Drawing No. 1