

November 11, 2025

The Town of Niagara-on-the-Lake
c/o [REDACTED] Engineering Technologist
1593 Four Mile Creek Road, P.O. Box 100
Virgil, Ontario L0S 1T0

Re: Response Letter Peer Review, 325 King Street, Proposed Hotel Development

Dear [REDACTED]

1.0 Introduction, Background Information and Purpose

Terra-Dynamics Inc. (Terra-Dynamics) respectfully submits this Peer Review of Soil Engineers Ltd. (SEL) 'Response Letter' dated November 7, 2025 (Soil Engineers Ltd., 2025c) for the Town of Niagara-on-the-Lake (Town). This letter was prepared by Soil Engineers Ltd. (SEL) and is in response to Terra-Dynamics Inc.'s peer review comments dated October 29, 2025 (Terra-Dynamics Inc., 2025).

This peer review was completed to ensure sufficient hydrogeologic investigation and analyses of the development (both with respect to construction and post-construction details) are completed before construction to minimize future municipal risk.

1.1 Response Letter, dated November 7, 2025 (Soil Engineers Ltd., 2025c)

SEL responded to a request for clarification regarding the need for construction dewatering well points;

"...installation of dewatering well points will not be required during the construction of the proposed development" as they are of the opinion that "... the sand and gravel layer does not extend into the excavation footprint of the proposed development".

SEL responded to a request for a hydrogeological cross-section (in order to frame SEL's August 7 and October 23, 2025 conclusions, 2025a and 2025b), and prepared a cross-section key plan and two hydrogeological cross-sections; one paralleling Gage Street (A-A') and another within the eastern portion of the excavation proposed for development (B-B'). With respect to this information:

1. The geologic information posted on projected monitoring well MW3 is somewhat different than provided on MECP well log A296305/7363911. For example, the section shows less than one metre of sand and gravel versus the driller's log having 1.5 metres and presents on top of this a unit of 'clayey silt with occasional sand and gravel' versus the driller's log calling this silty sand. If the MECP well log information was interpreted through 'projection by SEL' we recommend that being noted in future;
2. The October 2025 test pits (Solmar, 2025) were presented in the Cross-section key plan but not included in the corresponding cross-section (B-B'), which is unusual as they were referenced in SEL's Addendum Letter (SEL, 2025b);

3. The SEL Response Letter Site Plan included the area previously noted as *"Proposed Revision Storage in P2 Removed"* (Solmar, 2025) implying it is not being removed now; and
4. We recommend, if there is future correspondence, that (i) the extents of underground levels P1 and P2 be explicitly labelled on Site plans and (ii) the extents of P1 and P2 be projected on cross-sections.

SEL responded that the Ministry of the Environment, Conservation and Parks (MECP) Environmental Activity and Sector Registry (EASR) application is *"on-going and will be completed shortly"* but the MECP EASR report is still to be provided. SEL also responded that *"the discharge water quality should be assessed in advance of directing to the town's sanitary/storm sewer system"*.

We recommend in future letters that they be stamped by the Professional Geoscientist or Professional Engineer.

2.0 Recommendations

We recommend that the Town:

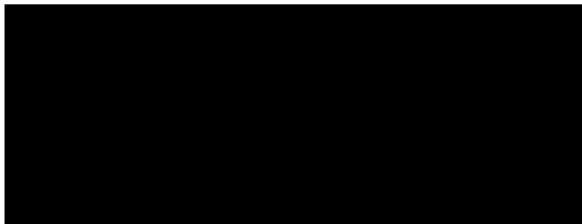
(a) Require the MECP EASR report, and review the report, before providing approval for discharge to the Town's storm or sanitary sewers for construction dewatering discharge. This report should include the details on discharge water quality; and

(b) Review on an on-going basis the daily dewatering discharge flows (and turbidity), for reasonableness to those predicted by SEL for groundwater seepage. For example, in the event daily dewatering flows under 'dry' precipitation conditions largely exceed 22,400 L/day, it may indicate that the at-depth sand and gravel unit actually has been excavated into, and subsequently require construction inspections and potentially a change to the building design to prevent future post-construction capture of sand and gravel groundwater to the stormsewer.

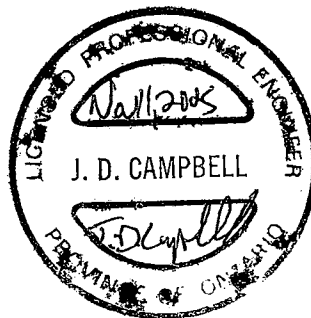
We would like to thank the Town of Niagara-on-the-Lake for retaining Terra-Dynamics Inc. to assist in this work. We trust this information is sufficient for your present needs. Please do not hesitate to contact us if you have any questions.

Yours truly,

TERRA-DYNAMICS INC.



Senior Water Resource Engineer



3.0 References

Soil Engineers Ltd., 2025a. Hydrogeological Assessment, Proposed Hotel Development, Parliament Oak Hotel, 325 King Street, Town of Niagara-on-the-Lake. A report to Two Sisters Resorts Corp. Dated August 7, 2025.

Soil Engineers Ltd., 2025b. Addendum Letter, Proposed Hotel Development, 325 King Street, Town of Niagara-on-the-Lake. Dated October 23, 2025.

Soil Engineers Ltd., 2025c. Response Letter, Proposed Hotel Development, 325 King Street, Town of Niagara-on-the-Lake. Dated November 7, 2025.

Solmar Development Corp (Solmar), 2025. Fw: 325 King St Follow Up. Email from Daniel Corsetti (Senior VP of Construction) to Giuseppe Paolicelli (Solmar), Kirsten McCauley (Town of Niagara on the Lake), and Sara Premi (Sullivan-Mahoney).

Terra-Dynamics Inc., 2025. Addendum Letter Peer Review Letter, 325 King Street, Proposed Hotel Development. Prepared for the Town of Niagara-on-the-Lake. Dated October 29, 2025.