

UPDATE – RE: 82-84 MIDDLE COVE ROAD (JONES POND DEVELOPMENT)

Following the Public Consultation Meeting, on Monday July 29, 2024, the Developer was asked to obtain some additional information regarding the test wells for the proposed development at 82-84 Middle Cove Road (Jones Pond). Please see below, the requested information from FracFlow Consulting President, John Gale, B.Sc., M.Sc., M.Eng., Ph.D., P.Eng., P.Geo., Senior Hydrogeologist and Geological Engineer.

1. What basis was used to determine the location of the test wells? The residents feel this is not an accurate representation of the water supply for the full 20-acre parcel.

The proposed development has its high ground along Route 30 and Nageira Crescent which then slopes down to Jones Pond. Water tables are lower or deeper under the high ground since it is a local recharge area. The groundwater in the area in which we proposed placing the test well with one observation well is located near the top of this slope. As such, the groundwater table in this area is already impacted, ie lowered, by the existing houses and if the swimming pools that we see on Google Earth are being filled by drawing their water from groundwater wells the impact is greater. Placing test wells in this area is the most prudent thing to do. Jones Pond is a groundwater boundary condition and placing test wells close to the pond would produce an overly optimistic assessment of the available groundwater resources. Plus, it did not make much sense to cut a long road into the middle of the property since it is the same bedrock type with similar fracture densities unless we have fault zones in the area. Personally, my opinion is that using groundwater, if used, to fill a swimming pool is a waste of a very limited and valuable resource.

2. Will there be any testing or research completed on existing wells in the area? If so, what is the radius for the existing wells considered?

A Level 1 and Level 2 report specifies what radius needs to be covered, at least out to 500 m or more on the development side of the pond.

3. Will this assessment include existing and future proposed development? There is a higher density development proposed nearby on the Torbay side - if this goes ahead will the impacts on the groundwater from this development be considered in our assessment?

I am not aware of the other developments. I assume that the other developers will have to do their own assessment so we did not plan to do a broader assessment plus if the development is north of Jones Pond, Jones Pond is a local boundary condition or groundwater divide/hydraulic barrier with respect to your development and your development should not be impacted from that side.