
WELLness Check Program

FREQUENTLY ASKED QUESTIONS

March 5, 2024

1. What is the WELLness Check Program and what is its purpose?

The WELLness Check Program is a one-of-a-kind program in Ontario that has been collaboratively developed by Strada and NDACT to assist with ensuring there will be no adverse impacts on surrounding property water wells and natural environment features as part of Strada's application for a below-the-water table quarry at their properties located on the 4th Line in Melancthon. The program is comprised of a series of activities that will be completed to gather important environmental information about the wells and natural features on properties within the Target Participation Area. The information will be securely stored by Strada and NDACT for future reference in the event that changes in water well quality and/or quality, or changes to natural environment features occur.

The purpose of the WELLness Check Program is to confirm the existence and condition of existing water wells and natural features (i.e., wetlands, woodlands, watercourses, groundwater seeps, etc.) to establish a baseline of information about those existing water wells and natural features before a potential quarry commences operation.

Collection of the water well data and natural feature information is important for all parties involved and will help Strada to make decisions based on comprehensive scientific data regarding the merit in applying for a below-the-water table quarry licence.

2. How do I participate in the WELLness Check Program?

In order to participate in the program, you must first register with Strada by signing the Landowner Registration Document and returning it to Strada. Instructions on how to return the signed form to Strada are included on the final page of the Landowner Registration Document.

Once Strada receives your signed registration document, you will be entered into the WELLness Check Program and shortly after you will receive a WELLness Check Package from Strada. This package includes a step by step guide for next steps. The WELLness Check Package is also available on Strada's and NDACT's websites.

The WELLness Check Program involves the following five steps. Details on how to complete each step are provided in the step by step WELLness Check Package document:

- 1) Register to participate in the program and review the WELLness Check Package documents.
- 2) Select a Certified Well Inspector and make WELLness Appointments by contacting Strada by email at wellness@stradaquarry.com. The WELLness Appointments will include a visit to your property from the Certified Well Inspector (if your property has a well) and/or from Strada's biologist (if your property has an on-site natural feature). Strada's Wellness Administrator will work with you to confirm the best times to complete the visits. A biologist visit to your property, if required, will take place during May-June 2024.

- 3) Complete the WELLness Forms to the best of your ability.
- 4) Attend The WELLness Appointment.
- 5) Watch for Next Steps.

3. Who do I contact if I have any questions about the WELLness Check Program?

If you have any questions about the WELLness Check Program, please do not hesitate to contact Strada's Wellness Administrator by email at wellness@stradaquarry.com or by phone at 519-925-6970. You can also contact NDACT by email at info@ndact.ca

Please be sure to visit Strada's and NDACT's websites for electronic access to all available documents regarding the WELLness Check Program and Strada's quarry project.

- Stradaquarry.com
- NDACT.ca

Don't forget to also follow Strada and NDACT on their social media platforms to keep informed as they post about updates to the program.

4. Does it cost me anything to participate in the WELLness Check Program?

The WELLness Check program is provided at no cost to you as Strada will cover the costs associated with completing the program, including having the Certified Well Inspector and Strada's biologists (Natural Resource Solutions Inc. (NRSI)) visit your site to complete the WELLness Check.

5. What are the benefits for me to participate in the WELLness Check Program?

The following are benefits of participating in the WELLness Check Program:

- 1) The program is provided to you with no cost. Strada will pay for all costs associated with the WELLness Check Program.
- 2) The community benefits because Strada will be able to better understand the existing conditions of the surrounding wells and natural features. This will allow Strada to utilize and peer review a more comprehensive dataset when determining as to whether or not to proceed with an application.
- 3) You as an individual landowner will benefit from having a better understanding and/or confirmation of the existing conditions of your well and on-site natural features. If an issue arises in the future, you will have documented baseline conditions of your well and on-site natural features.
- 4) Should Strada proceed with an application and should that application result in a quarry licence, Strada and NDACT have signed a Community Engagement Agreement which includes a Well Disruption Complaint Procedure and a Natural Feature Complaint Procedure. Any landowner who registers and participates in the WELLness Check

Program are afforded the right to seek the remedies described in these two complaint procedures in the event there are any disruptions to their well and/or on-site natural features. These complaint procedures are intended to provide immediate support to impacted landowners over and above the level of action required by Ontario law. Please refer to Schedule C in the Community Engagement Agreement for further details on this, which is available on Strada and NDACT's websites.

- 5) If the quarry is approved, the benefits of registering and participating in the WELLness Check Program will last for as long as the proposed quarry is licenced under the Aggregate Resources Act.

6. What happens if there are any impacts to my well?

If you chose to participate in the WELLness Check Program and have impacts to your well, please contact Strada directly who will immediately provide you with a temporary water supply and send someone to your property to commence an investigation into the source of the impact. Participating landowners will be able to participate in the complaint procedure formalized between Strada and NDACT. The complaint procedure was developed to ensure complaints are handled efficiently and effectively and to ensure immediate and ongoing support is provided to impacted landowners. This procedure is included as part of Schedule C (Wells and Natural Features) in the Strada-NDACT agreement. This agreement is available on both Strada's and NDACT's websites.

Please note only landowners who register to participate in the WELLness Check Program are afforded the right to seek the remedies described in the Well Disruption and Natural Feature Complaint Procedures included in Schedule C in the Community Engagement Agreement.

If you chose not to participate in the WELLness Check Program you do not have access to the remedies described in Schedule C. With no baseline information, an investigation would need to start from scratch which may delay the initiation of a permanent solution.

7. If I do not register to participate in the WELLness Check Program, will my well still be protected?

The WELLness Check Program is unique in insuring that, in the event of a disruption to your water supply due to quarry operations, your well will be returned to the exact quality and quantity it was before the disruption. This is because the WELLness Check Program provides baseline data about your well water and holds Strada accountable for insuring it is returned to the same baseline level in the event of a disruption. If proven at fault, Ontario regulations require any quarry operator to provide impacted landowners with a new supply of water in the event of a disruption. But only by registering for the WELLness program can you be assured immediate action and that it will be returned to the same quality and quantity.

8. What is the Target Participation Area and how was it determined?

The Target Participation Area (TPA) is the geographical area comprising the properties that are invited to participate in the WELLness Check Program. The TPA was determined by Strada and

NDACT's hydrogeologists and ecologists to encompass properties within an approximate 2km to 3km radius of the proposed quarry. The area has been selected as a very conservative estimate of the potential influence area of quarry operations on groundwater resources. All of the properties within this area have been selected for water well inspection, while a subset of these have also been selected for natural environment inspection based on the known presence of significant natural features.

The TPA was developed based on the Strada team's historical knowledge of the area, available scientific information, understanding of the area's very complex hydrogeological, geological and ecological conditions and the existing well locations.

The general geographic boundary of the TPA is:

- West: 5th Line
- North: 15 Sideroad
- East: Mulmur-Melancthon Townline
- South: County Rd 17

The TPA maps are both available for review on our websites:

- Stradaquarry.com
- NDACT.ca

Please note that in order to preserve the privacy of the landowners, the names and contact information of each individual participating landowner in the TPA will not be made public.

9. Who are the Certified Well Inspectors and can participants choose one not on the list provided?

The Certified Well Inspectors are all independent certified licensed well technicians under Ontario Regulation 903 who have the necessary expertise to complete well inspections. The Certified Well Inspectors listed below have been agreed-upon by Strada and NDACT to complete the WELLness checks. Use of one of these inspectors is required to participate in the program to ensure a consistent approach in each WELLness check as these inspectors have been briefed by Strada and NDACT on the program requirements.

- Stan Wright & Co. Well Drillers,
- Hanlon Well Drilling,
- Keith Lang Water Well Drilling Inc

Participating landowners are to select one of the Certified Well Inspectors and contact Strada who will arrange to have the inspector visit your property. Further details are provided in the WELLness Check Package.

10. What are the Water Well and Natural Features Checklists?

The Water Well Checklist documents the existing condition and type of your well and pump, along with documenting existing water quality and quantity. The Certified Well Inspector will be able to help verify the details and finalize the Water Well Checklist on the day of your scheduled

appointment. Strada’s top priority is ensuring the proposed quarry would have no adverse impact on surface or groundwater resources.

The Natural Features Checklist documents the existing natural features and wildlife you have observed on your property. The goal is to support an understanding of the existing natural environment conditions and assess potential for impacts. If your property contains on-site natural features, please contact Strada’s Wellness Administrator who will coordinate having Strada’s biologists (NRSI) visit your property to complete a baseline assessment and assist you in completing the checklist. These visits are intended to occur in May-June 2024.

Participation in the program requires participating landowners to complete the checklists to the best of their ability prior to the scheduled WELLness appointment. Please only complete the checklist that is applicable to your individual property (i.e., if you only have a well, only complete the Water Well Checklist; if you only have on-site natural features, only complete the Natural Features Checklist. If you have a well and on-site natural features, complete both checklists).

During the WELLness Check visit by the Certified Well Inspector, the inspector will be able to help verify details and finalize the Water Well Checklist. Please provide the Certified Well Inspector with both checklists so they can provide the checklists to Strada following the appointment.

11. Once the WELLness Check is complete, what are the next steps?

Once Strada receives the completed WELLness Package Checklists, that information will be added to the Registered Landowner Database. Strada and NDACT’s hydrogeology and ecology teams will then determine if the Participating Landowner’s property should be included as part of the hydrogeological and ecological Long-Term Monitoring Program.

Those Participating Landowners who are invited to participate in the Long-Term Monitoring Program will receive further instructions from the Strada WELLness Administrator including the booking of future on-property appointments.

Those Participating Landowners who are not part of the Long-Term Monitoring Program will receive notification that no further action is required. These landowners will still have access to the benefits of registering in the WELLness Check Program.

Upon conclusion of the program, all participating landowners will receive a copy of the information collected for their property during the WELLness Check.

12. What are the WELLness Check Program timelines?

The program contains the following three major timelines:

- May 31, 2024 - Registration to participate in the program closes
- Present to June 30, 2024 – Schedule and complete the WELLness Check
- June 30, 2024 – WELLness Check Program closes

The June 30, 2024 closing date is the deadline to complete the WELLness Check with the Certified Well Inspector and Strada’s biologists (NRSI), where required. If the quarry application

is approved, every landowner who participates in the WELLness Check Program will have access to the benefits of the Strada-NDACT Community Engagement Agreement for as long as the quarry is licenced under the Aggregate Resources Act.

13. Where can I get updates on Strada's Quarry application project?

Please be sure to visit Strada's and NDACT's websites for electronic access to all available documents regarding the WELLness Check Program and Strada's quarry project.

- Stradaquarry.com
- NDACT.ca

Don't forget to also follow Strada and NDACT on their social media platforms to keep informed as they post about updates to the program.