

# **Strathroy Turf Farm Ltd.**

#### **Slope Assessment**

#### **FINAL**

**Project Name** Proposed Kettle Creek Residential Development

**Project Location** 37719 Lake Line, Port Stanley, Ontario

**Project Number** LON-22006266-A0

#### **Prepared By:**

exp Services Inc. 15701 Robin's Hill Road London, ON N5V 0A5 Canada



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**Date Submitted:** 

April 7, 2022



Draft Report - Slope Assessment Proposed Kettle Creek Residential Development LON-22006266-A0 April 7, 2022



# **Legal Notification**

This report was prepared by **EXP** Services Inc. for the account of **Strathroy Turf Farm** Ltd.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **EXP** Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.



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#### 1. Introduction

EXP Services Inc. (EXP) was retained by **Strathroy Turf Farm Ltd.** to conduct a slope assessment and prepare a geotechnical report relating to the proposed development at 37719 Lake Line, Port Stanley, Ontario, hereinafter referred to as the 'Site'. It is understood that a new residential development will consist of dwelling units. The units will run along toe of slope from west, east and north sides and cover the entire Site.

The Site encroaches on regulated Lands of Kettle Creek Conservation Authority (KCCA) and will require approval from the conservation authority.

Based on an interpretation of soil and groundwater information from MOECC well records, EXP has provided geotechnical engineering guidelines to support the proposed Site development. Slope assessments for the north and west sides of the Site were conducted on April 2017 and March 2022 to determine the erosion hazard limits (development setback).

#### 1.2 Terms of Reference

Authorization to proceed with this investigation was received from the Client through email communications.

The purpose of the assessment was to determine the recommended Development Setback Limit for the Site.

Based on MOECC well records and additional reconnaissance site visits, this report provides geotechnical comments and recommendations on slope stability and recommended Development Setback Limit.

This report is provided on the basis of the terms of reference presented above, and on the assumption that the design will be in accordance with applicable codes and standards. If there are any changes in the design features relevant to the geotechnical analyses, or if any questions arise concerning geotechnical aspects of the codes and standards, this office should be contacted to review the design.

The information in this report in no way reflects on the environmental aspects of the soil. Should specific information in this regard be needed, additional testing may be required.



#### 2.0 Site and Subsurface Conditions

#### 3.1 Site Description

The Proposed Kettle Creek Residential Development is located on the west side of Carlow Road between George Street and Lake Line in Port Stanley, Ontario. The Site is bounded by vegetated slope to the north, west and east and Port Stanley Arena and Communications and Golf Course to the south. The site is relatively flat, and the majority of the site is used as agricultural land.

#### 3.2 Soil Stratigraphy

The detailed stratigraphy encountered in the MOECC well records is detailed in the well logs found in **Appendix A** and summarized in the following paragraphs.

Based on the well records, the soils within the height of the slope and below the toe are consisted mainly from clayey and sandy soils. These soils were alternately deposited with thicker layers of clay compared to the sandy layers. Seepage groundwater were recorded within the sandy soils at various depths.

#### 3.3 Site Reconnaissance

On reconnaissance site visits, a slope review survey was carried out. The survey included detailed observations such as slope height and inclination, soil type, the presence and location of seepage zones, vegetative cover, overland drainage, and evidence of previous instability or landslide activity.

At the time of the investigation, the following observations were made.

The slope surface along the north, west and east borders of the site was well vegetated with heavy shrubs and trees. No drainage was observed over slope except few seepage zones at lower portion of the slope, landslide or erosion activities were observed. Bare or exposed areas were not observed to indicate areas of slumping or slippage in the face of the slope. Few tilted trees were observed.

Selected photos for the slopes along the north, west and east borders of the site are presented below.





#### Photograph 1:

Looking to the east and northeast of the property from toe of slope.



#### Photograph 2:

Looking north to top of slope located along the north property line.



#### Photograph 3:

Looking to slope face along the north property line.





#### Photograph 4:

Looking down along the slope face at the east property line.



#### Photograph 5:

Water standing at toe of the north slope due to seepage from the face of the slope.



#### Photograph 6:

Looking down along the slope face at the west property line.



### 4.0 Slope Stability

Four (4) profiles, designated as Sections A-A', B-B', C-C' and D-D' were drawn for the slopes that are located along the north, east and west property lines. The cross-section locations are shown on **Drawing No. 1** and the profiles provided on Drawing Nos. 2,3,4 and 5. Slope at section C -C' has approximate overall gradient of 2.7H: 1V while sections A-A', B-B' and D-D' have overall gradients ranged between 3.2:1V and 5.7H:1V.

Worst slope gradient was found at Section C-C'; therefore, slope analysis was only undertaken at section C-C' by computer methods utilizing the Slope/W computer program.

The stability of the existing slope at cross section C-C' investigated for a number of different Factors of Safety (FOS). The various types of failures resulting include medium depth rotational failures near the crest of the slope, and deep rotational failures through the entire height of the slope.

The soil parameters found in the MOECC well records were used to build in an added safety factor for the analyses. The following table summarizes the parameters for the predominant soils which were used in **EXP**'s evaluation of the stable slope configuration:

Soil Type	Density	Cohesion	Angle of Internal Friction
Clayey Soils	18 kN/m <sup>3</sup>	5 kPa	27°
Sandy Soils	19 kN/m <sup>3</sup>	0 kPa	30°

Based on the analysis, the slope at the cross-section C-C' was found to be stable with factor of safety ranged from 1.8 to 2.4. To this end, as conclusion the entire slopes located along the north and west sides is considered to be stable and no further slope stability assessment is required.

The slope analysis for cross-section C-C' was undertaken considering bare slope surface and Factors of Safety (FOS) would be greater when it is covered with vegetation. The vegetation will reinforce soils and increase its shear strength. Furthermore, based on the slope reconnaissance there is no any evidence of land sliding observed which support our belief.

Whatever the slope/W results yield, it is recommended, based on the engineering judgment, that a development setback should be considered. The development setback should be measured from existing or determined toe of slope and should be equal half of slope height but need not exceed 4.5 m. However, conservatively a 6 m setback is recommended for north and west sides.

5



The Recommended Development Setback Limit is shown on Drawing No.'s 1, 2, 3, ,4 and 5.

#### 5.0 Additional Comments

The vegetation on the slope should be maintained and no tree removal is allowed.

The site should be graded such that surface water is directed away from the slope.

Groundwater seepage from the slope surface should be collected at the toe and directed to daylight.

Water from downspouts and perimeter weeping tile etc. should be collected in a controlled manner and directed away from the slope.

Additional loading should be avoided in proximity to the slope crest.

#### 6.0 General Comments

The comments given in this report are intended only for the guidance of design engineers; and should be read in conjunction with the complete package of design documents, when used during construction.

The number of test holes required to determine the localized underground conditions between test holes affecting construction costs, techniques, sequencing, equipment, scheduling, etc. would be much greater than has been carried out for design purposes. Contractors bidding on or undertaking the works should in this light, decide on their own investigations, as well as their own interpretations of the factual borehole results, so that they may draw their own conclusions as to how the subsurface conditions may affect them.

**EXP** Services Inc. should be retained for a general review of the final design and specifications to verify that this report has been properly interpreted and implemented. If not afforded the privilege of making this review, **EXP** Services Inc. will assume no responsibility for interpretation of the recommendations in this report. In the event that variations in soil or groundwater conditions are encountered onsite, it is recommended that **EXP** be contacted to review the findings and confirm the suitability of recommendations provided in this report.

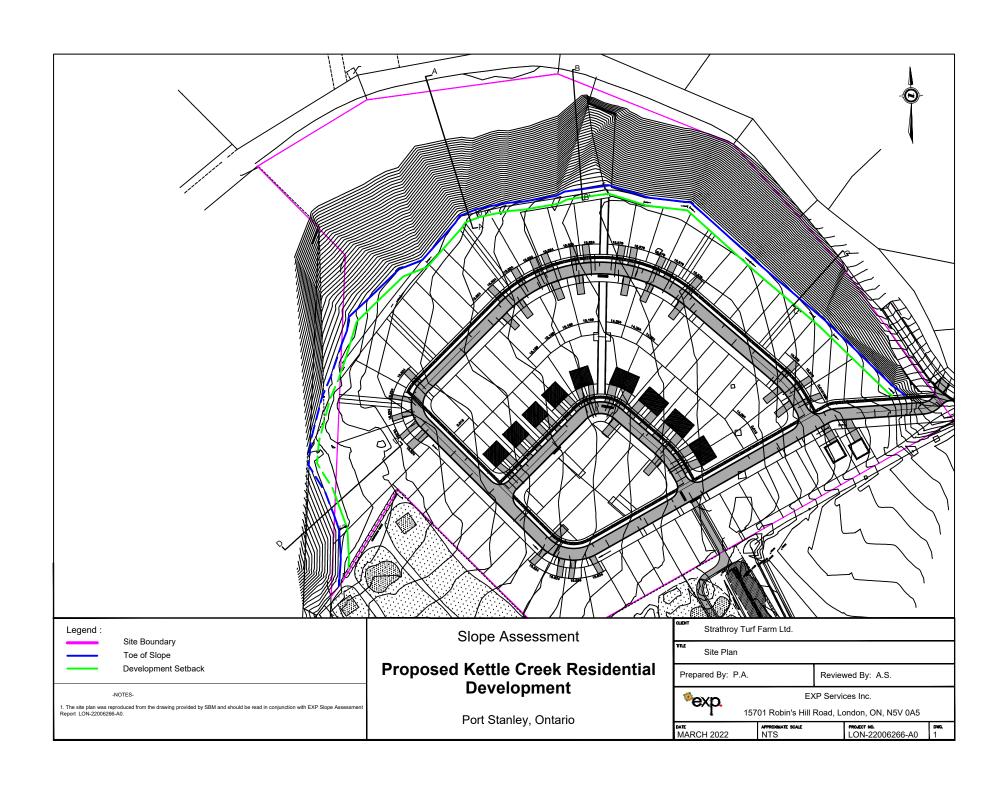
We trust that this report is satisfactory to your present requirements and we look forward to assisting you in the completion of this project. Should you have any questions, please contact the office at your convenience.

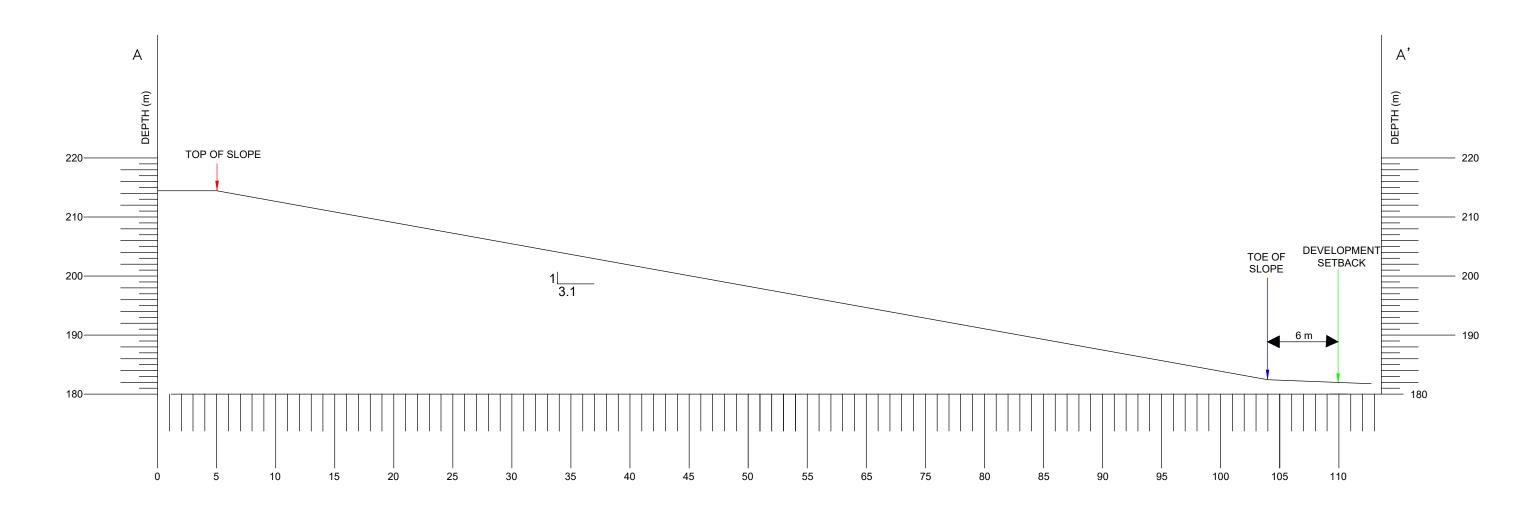
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Draft Report - Slope Assessment Proposed Kettle Creek Residential Development LON-22006266-A0 April 7, 2022



# **Drawings**

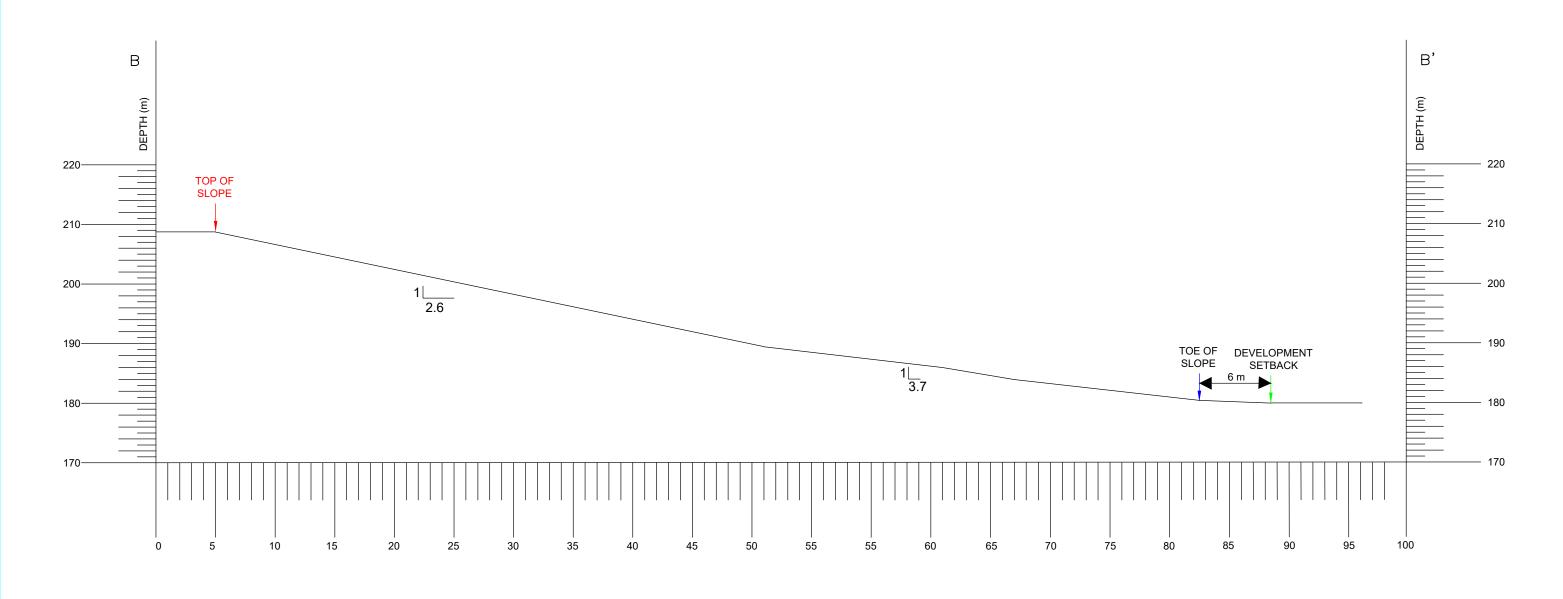






#### SECTION A-A'

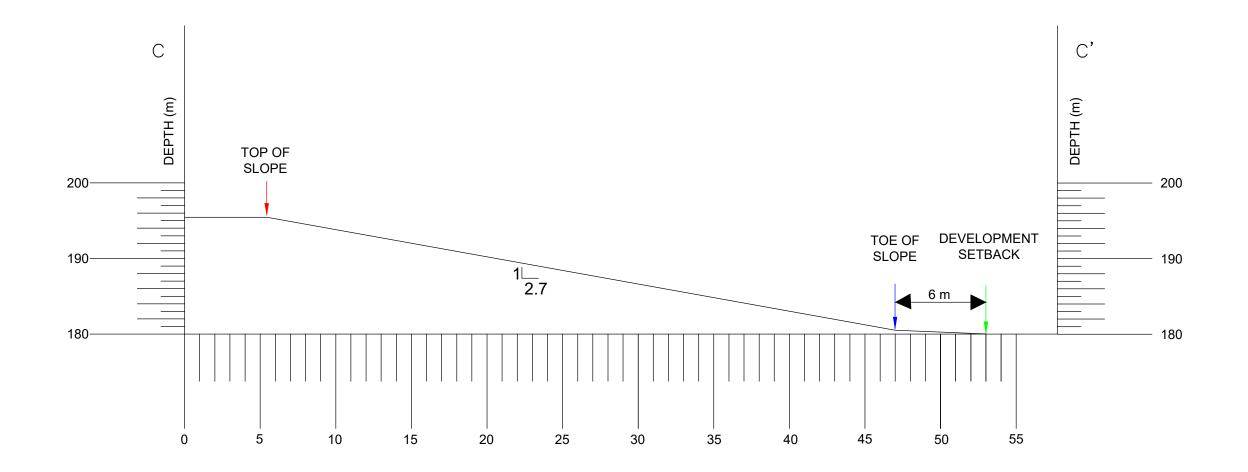
# NOTES: 1. The elevations are reproduced from drawing provided by client and should be read in conjunction with EXP Slope Assessment Report LON-22006266-A0. Proposed Kettle Creek Residential Development Port Stanley, Ontario Port Stanley, Ontario Slope Assessment \*\*SECTION A-A\*\* \*\*SECTION





#### SECTION B-B'

# NOTES: 1. The elevations are reproduced from drawing provided by client and should be read in conjunction with EXP Slope Assessment Report LON-22006266-A0 . Proposed Kettle Creek Residential Development Port Stanley, Ontario Stathroy Turk Farm Ltd. \*\*\*SECTION B-B\*\* \*\*\*SECTION B-B\*\* \*\*\*J.T./P.A. \*\*\*ONEND B\*\* A.S. \*\*\*Part London, ON, N5V 0A5\* \*\*\*Interval of the conjunction with EXP Slope Assessment Report LON-22006266-A0 . \*\*\*Part London, ON, N5V 0A5\* \*\*\*Proposed Kettle Creek Residential Development \*\*\*Part London, ON, N5V 0A5\* \*\*\*Proposed Kettle Creek Residential Development \*\*\*Part London, ON, N5V 0A5\* \*\*\*Proposed Kettle Creek Residential Development \*\*\*Proposed Kettle C

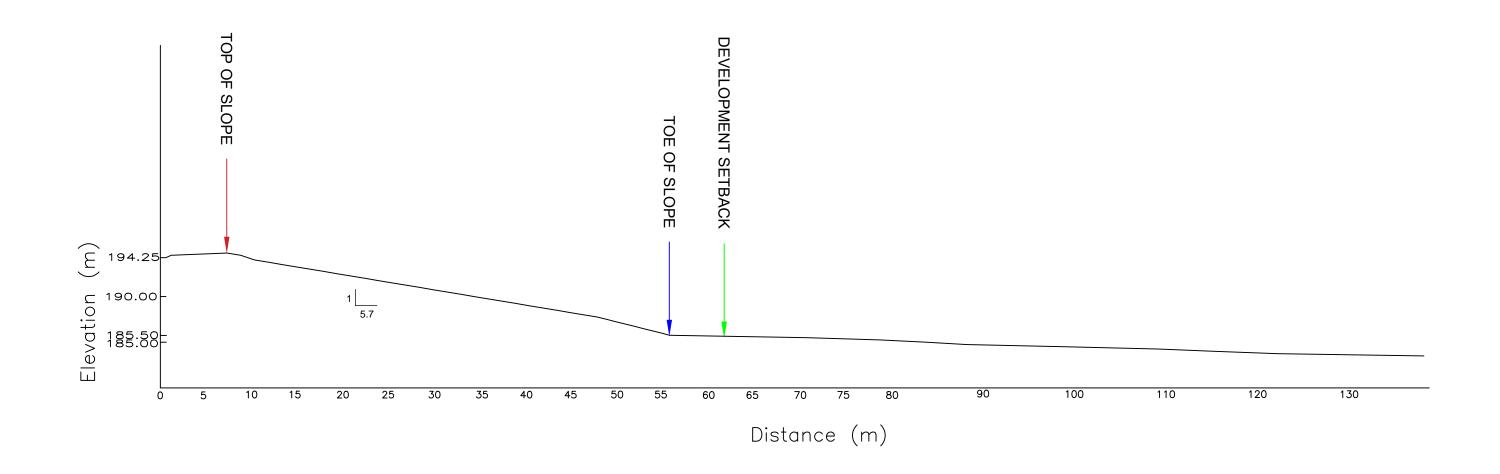


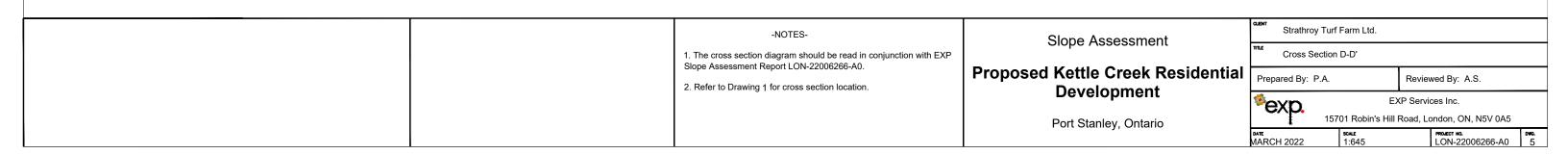


### SECTION C-C'

NOTES:	Slope Assessment	Strathroy Turf Farm Ltd.
<ol> <li>The elevations are reproduced from drawing provided by client and should be read in conjunction with EXP Slope Assessment Report LON-22006266-A0.</li> </ol>		SECTION C-C'
	Proposed Kettle Creek Residential  Development	DRAINN BY E.B./P.A. REVIEWED BY A.S.
	Development	exp Services Inc.  15701 Robin's Hill Road, London, ON, N5V 0A5
	Port Stanley, Ontario	DATE MARCH 2022 SCALE NTS PROJECT NO. LON-22006266-A0 4

# **CROSS SECTION D-D'**







# **Appendix A - MOECC Well Records**

# The Ontario Water Resources Act WATER WELL RECORD

Print only in spaces provided.

Mark correct box with a checkmark, where applicable.

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	u Zone Eastin		R : : :		Basin Code II	day month year
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31						
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15-18 1 Fresh 3 Sulp	hur 19 3	☐ Open hole ☐ Plastic			PLUGGING & SEALI	
2 Salty 6 Gas	hur 24	☐ Steel 19 ☐ Galvanized		20-23 61 Depth set	Annular space	☐ Abandonment
25-28   Fresh 3   Sulp	4	<ul><li>☐ Concrete</li><li>☐ Open hole</li><li>☐ Plastic</li></ul>		From 10-13	To Material and type (C	ement grout, bentonite, etc.)
2 ☐ Salty 4 ☐ Mine	erals 24-25 1	☐ Steel 26 ☐ Galvanized		27-30	10 HOLEPO CLAY	FILL.
30-33	erals 4	<ul><li>☐ Concrete</li><li>☐ Open hole</li><li>☐ Plastic</li></ul>		26-29	30-33 80	<i>y</i> • • • • • • • • • • • • • • • • • • •
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3 ☐ Irrigation 7 ☐ 4 ☐ Industrial 8 ☐	Cooling & air conditioning					
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The Ontario Water Resources Act

# WATER WELL RECORD

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COUNTY OR DISTRICT	d	SOUTHWOLL		3		K, TRACT, SURVEY, E		LOZ.	£"
1 1 2 7	///	R#18		STA	/) 15 V		DATE COMPLETED	03 48-53 DAR	73
		ING	RC.	ELEVATION	RC. BASI	N CODE	DAY A THO	"	IV
<u>, ' '</u>	M 10 12	OG OF OVERBURDEN AND E	1 2	26 N MATERIAL	30 2				47
GENERAL COLOUR	MOST	OTHER MATERIALS	SEDROC	ZK WATERIAL	GENERAL DE			DEPTH - FE	
- COLOUR	SAND	1						) /	150
BLUE	CLAY								۱ ۲
2202									
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1 1011	5 128 11 11 1002	13105							<b>Ц</b> [_
32	14 15	32		43	54 SIZE(S) OF	OPENING 31-	65 33 DIAMETER	34-38 LENG1	75 80 TH 39-40
WATER FOUND	TER RECORD	1 CASING & OPEN I	DI	EPTH - FEET	(SLOT NO.)		DEPTH	NCHES	FEET 41-44 80
0014 10-13 2 F	FRESH 3 SULPHUR 14	INCHES INCHES  19-)1 1 □ STEEL 12	FRO	M TO	MATERIAL	AND TYPE	OF SCR		FEET
15-18 1	FRESH 3 SULPHUR 19 SALTY 4 MINERAL	36 Pagalvanized 3	0	00/6	61	PLUGGING	& SEALING	RECORE	)
20-23 1	FRESH 3 SULPHUR 24	17-18 1 STEEL 19 GALVANIZED	١,	5'0021	DEPTH SET A	TO MAT	ERIAL AND TYPE	(CEMENT G LEAD PACKER	
25-28	SALTY 4 MINERAL  FRESH 3 SULPHUR 29	3   CONCRETE   GVAG   4   OPEN HOLE   26   24-25   1   STEEL   26	E /	27-30	10-13	14-17			
	] SALTY 4   MINERAL ] FRESH 3   SULPHUR 348	2 GALVANIZED			26-29		WRC		
PUMPING TEST MET	SALTY 4 MINERAL	4 ☐ OPEN HOLE  11-14 DURATION OF PUMPING						+	
71 1 D PUMP	BAILER DOCT	GPMHOURS	17-18 MINS.	IN DIA		ATION O	<b>1</b>	POAD AND	
STATIC LEVEL	PUMPING	LEVELS DURING  1 D PUMPING 2 RECOVER  1 30 MINUTES   45 MINUTES   68 M		LOT L	INE. INDICAT	E NORTH BY ARRO	ow.	- NORD AND	
O/4	02/ 26-	28 29-31 32-34	35-37 FEET						
IF FLOWING GIVE RATE  RECOMMENDED PU	FEET FE	Marie 2 D	42 CLOUDY		Λ				
RECOMMENDED PU	PUMP	FEET 1	A agas		1	μŲ	HMY		
50-53		ECIFIC CAPACITY	GFM.		•	Ħ L			
FINAL	2 DBSERVATION WE	5 ABANDONED, INSUFFICIENT S	SUPPLY		ic pa ·				
STATUS OF WELL	3 ☐ TEST HOLE 4 ☐ RECHARGE WELL	7 UNFINISHED			¥25	5			
WATER A	DOMESTIC 2 STOCK	5 COMMERCIAL 6 MUNICIPAL	TE RO		* MILE				
USE	3   IRRIGATION 4   INDUSTRIAL   OTHER	7  PUBLIC SUPPLY 8  COOLING OR AIR CONDITIONING 9  NOT USED			$\mathcal{I}$	PORI	LEY		
	57 1 CABLE TOOL	6 BORING				T 214"	(*************************************		
METHOD OF	2 NOTARY (CONVEN				n <i>V</i> –				
DRILLING	4   ROTARY (AIR) 5   AIR PERCUSSION	a □ DKIAIMG		DRILLERS REMARI				<u> </u>	
NAME OF WELL	RY HUD.	SON 260		DATE OF INSPI	58 CONTR	) [ ]	TE RECEIVED (	473	63-68 80
ADDRESS NAME OF DRILL NAME OF DRILL SIGNATURE OF	R. # 1 AK	_	<b>-</b>	DATE OF INSPI	2 73	INSPECTOR		,,,,	3
NAME OF DRILL	ER OR BORER	LICENCE NUM	IBER 7	REMARKS:	. / J			Р	<u> フ</u>
SIGNATURE OF	Y HUDS O	SUBMISSION DATE	7	OFFICE		CNA	88	WI	7
MINISTEN	E THE ENVIRONMENT	MENT COPY (3)	HR. 13		,	<u> </u>		FORM 7	
Transfer it i. V	x:/\/\/\	IMITI WOFI : , , , / /							

County or Territorial District.  Con. Lot. 15 Street and Number (if in V Owner.  Date Completed. 20 (month) (year)	ontario DEP ell Drillers Actines, Province Vell F Township, Village, Town or Address	e of Ontari Reco	BRAIGH OF MINES	55-1 56-1	 2.y
Pipe and Casing Record	_				
Casing diameter(s).  Length(s) of casing(s).  Type of screen.  Length of screen.  Distance from top of screen to ground level.  Is well a gravel-wall type?	Date Static level Pumping level Pumping rate. Duration of te Distance from		The state of	level	
W	ater Record				
Kind (fresh or mineral) Sulphus (hard, soft, contains iron, sulphur, etc.)  Appearance (clear, cloudy, coloured).  For what purpose(s) is the water to be used?  How far is well from possible source of contamination?  What is the source of contamination?  Enclose a copy of any mineral analysis that has been many sources of contamination?				Kind of Water	No. of Feet Water Rises
	de of water				
Well Log Overburden and Bedrock Record	From	То	Loca	tion of Wel	1 M
Sand Clay Sand Graye Prown Lime	0 ft.  0 70 /50 200 200	70 15°0 200 2°0 360	In diagram b well from ro dicate north	ad and lot li	
- John William Control of the Contro					
Pulled and Polyage			To >-s	H VOO + 700	
	110	Jana	/ <sub>(</sub>	- Lox	· «
Situation: Is well on upland, in valley, or on hillside?.  Drilling Firm.  Address. 3.0.7. 4.  Name of Driller.  Date. 5.5.	££9.	\$7	Ay Ime. 30.2 T.a. Number. 67 Signature of	16.01.5 Execus	