MTE Consultants
123 St. George St., London, Ontario N6A 3A1

August 8, 2025

MTE File No.: C62953-001

Ron Vanzanten
46484 Sparta Line
Sparta, ON N0L 2H0

Dear Mr. Vanzanten:

RE: Preliminary Slope Assessment
46498 Sparta Line, Sparta, Ontario

This letter briefly summarizes the observations made during our preliminary slope assessment performed on June 3, 2025 at the above-noted site. The purpose of the slope assessment was to assess the overall stability of the slope based on visual observations. The slope assessment was performed on the slope to the north of the property and south of the creek. The area of the slope assessment is shown on the attached survey sketch. During our slope assessment site visit, photographs were taken and any visual indications of slope movement, vegetation, erosion conditions and groundwater seepage were noted. Selected photographs are attached following this letter.

Based on the topographic mapping provided by Southwestern Surveying Ltd., the existing slope is approximately 12 to 14 metres (m) in height. The overall slope is inclined at an inclination of about 2.0 horizontal to 1.0 vertical. The slope is well vegetated with grasses and bushes and occasional trees. Based on quaternary mapping in the area of the site and our experience in the area, the near-surface soils at the site consist of glaciolacustrine fine-grained deposits consisting of silt, sandy silt, silty clay and clay.

Using the Ministry of Natural Resources (MNR) Slope Stability Rating Chart, the slope assessment results in a slope rating for the ravine slope of about 32. The MNR rating chart provides an approximation of relative slope stability and investigation requirements. In this case, a rating of 32 corresponds to a slope instability rating of “slight potential” requiring a “site inspection, surveying, preliminary study and report letter”. The MNR slope stability rating chart is attached to this letter.

Based on the visual observations on site and the topographical survey data, there are no signs of slope instability for the overall slope to the north of the property at 46498 Sparta Line in Sparta, ON. Based on the preliminary slope assessment, a setback allowance will consist of a toe erosion, stable slope setback and access allowance setback. A toe erosion allowance is applicable based on the water course within 15 m from the toe of the slope in areas of the slope. A toe erosion setback of 3 m would be appropriate for this property based on the size of the watercourse. A stable slope setback is required as the overall inclination of the slope is currently at an inclination of 2.0 horizontal to 1.0 vertical. The stable inclination of slopes in the surrounding area is 2.5 horizontal to 1 vertical which would result in a setback of 7 m from the existing top of the slope. A 6 m setback access allowance from the top of the slope should be provided where no structures should be located. Therefore; a total distance of 16 m from the top of the slope should be allocated for no structures to encroach based on our preliminary assessment.

All drainage should be directed away from the top of the slope to suitable receptors at the roadway or ditch. No fill materials should be placed on the face or at the top of the slope during or after construction.

We trust that this letter adequately summarizes our preliminary slope assessment performed at the site. If you have any questions concerning this letter, or if we can be of further assistance, please do not hesitate to contact this office.

Yours Truly,

MTE Consultants Inc.

Brett Thorner, P. Eng.
Geotechnical Engineer
519-204-6510 ext. 2226
bthorner@mte85.com

BRT
Encl. MNR Chart
Survey Sketch provided by Southwestern Surveying Ltd.
Appendix A Site Photographs

https://mte85.sharepoint.com/sites/62953_001/Shared Documents/03- Reports/62953-001_ltr_2025-08-08_slope assessment_46498 Sparta Line_BRT.docx

TABLE I

SLOPE STABILITY RATING CHART

Site Location: 46498 Sparta Line, Sparta	Project No.: 62953-001
Property Owner: Ron Vanzanten	Inspection Date: June 3, 2025
Inspected By: B.Thorner	Weather: Sunny 20 ^{O}C

	Rating Value (select one)
1. SLOPE INCLINATION	
Degrees horizontal:vertial	
a) 16 or less 3:1 or flatter	0
b) 16 to 26 2:1 to 3:1	<6>
c) 26 or more steeper than 2:1	16
2. SOIL STRATIGRAPHY	
a) Shale, Limestone (bedrock)	0
b) Sand, Gravel	6
c) Till	9
d) Clay, Silt	<12>
e) Fill	16
3. SEEPAGE FROM SLOPE FACE	
a) None or near bottom only	<0>
b) Near mid-slope only	6
c) Near crest only or from several levels	12
4. SLOPE HEIGHT	
a) 2m or less	0
b) 2.1 to 5m	2
c) 5.1 to 10m	4
d) more than 10m	<8>
5. VEGETATION COVER ON SLOPE FACE	
a) Well vegetated: heavy shrubs or forested with mature trees	<0>
b) Light vegetation: mostly grass, weeds, occasional trees, shrubs	4
c) No vegetation, bare	8
6. TABLE LAND DRAINAGE	
a) Table land flat, no apparent drainage over slope	<0>
b) Minor drainage over slope, no active erosion	2
c) Drainage over slope, active erosion, gullies	4
7. PROXIMITY OF WATERCOURSE TO SLOPE TOE	
a) 15 metres or more from slope toe	0
b) Less than 15 metres from slope toe	<6>
8. PREVIOUS LANDSLIDE ACTIVITY	
a) No	<0>
b) Yes	6
SLOPE INSTABILITY RATING — RATING VALUES TOTAL	Total **32**
INVESTIGATION REQUIREMENTS — Toe Erosion?	No

1. Low potential	<24	Site Inspection only, confirmation, report letter.
2. Slight potential	25-35	Site inspection and surveying, preliminary study, detailed report.
3. Moderate potential	>35	Borehole investigation, piezometers, lab tests, surveying, detailed report.

NOTES:
a) This chart does not apply to rock slopes or to Leda Clay slopes (Ottawa area).
b) Choose only one from each category and compare total rating with above requirements.
c) If there is a water body (stream, creek, river, pond, bay, lake) at the slope toe, the potential for toe erosion and undercutting should be evaluated in detail and, protection provided if required.

Reference: Table 4.2, Technical Guide – River & Stream Systems: Erosion Hazard Limit. Ontario Ministry of Natural Resources.

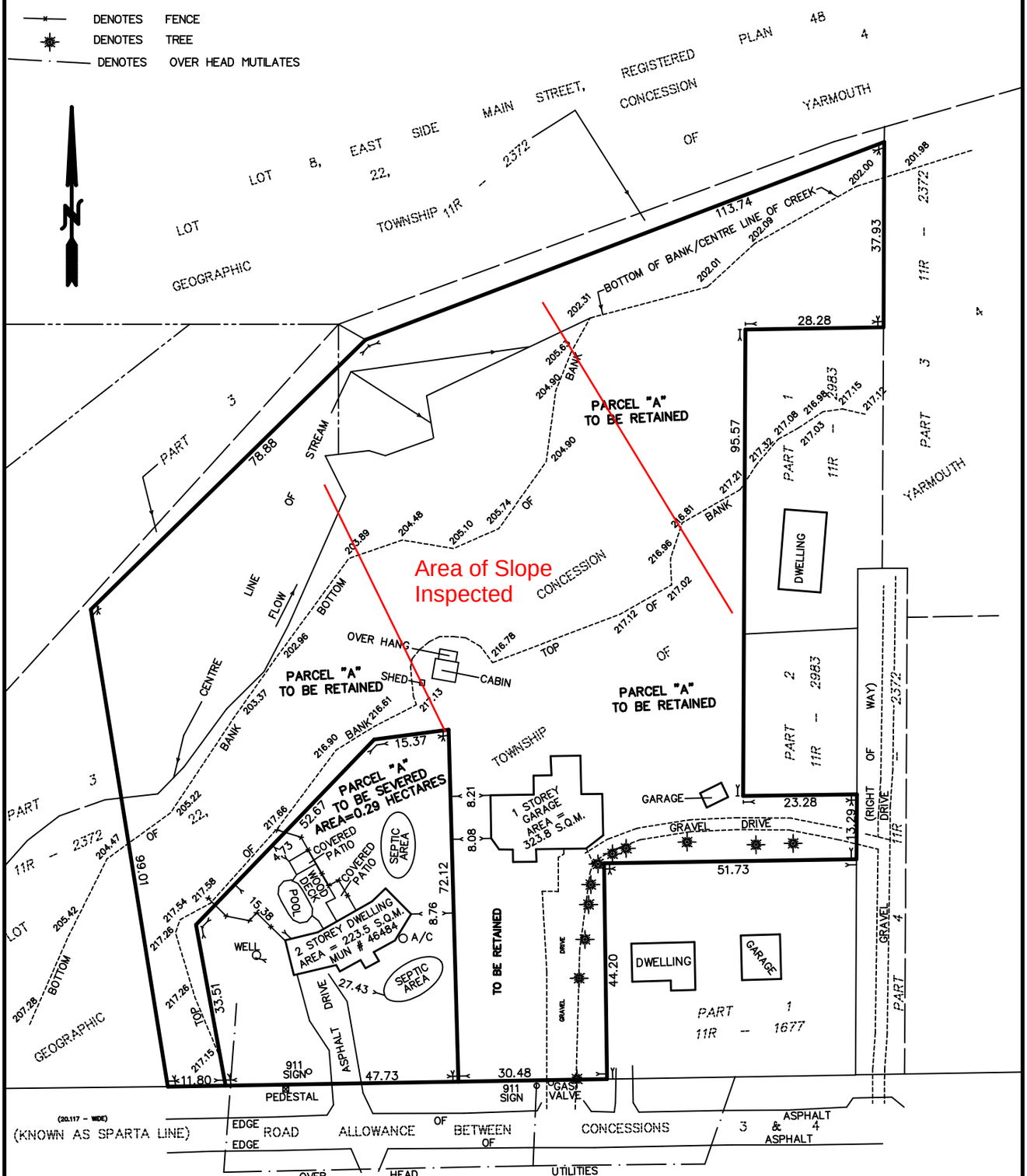
SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: RONALD VANZANTEN
NOT TO SCALE

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL
NOT BE USED EXCEPT FOR THE PURPOSE
INDICATED IN THE TITLE BLOCK

DENOTES FENCE
DENOTES TREE
DENOTES OVER HEAD MUTILATES



PROPERTY DESCRIPTION:
PART OF LOT 8 NORTH OF MAIN STREET
REGISTERED PLAN 48
PART OF LOT 22, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF YARMOUTH
MUNICIPALITY OF CENTRAL ELGIN
COUNTY OF ELGIN

SOUTH WESTERN SURVEYING LTD.
Blake van der Veen
ONTARIO LAND SURVEYOR
PORT STANLEY, ONTARIO
BLAKE@SURV.CA

DWG: GES

PROJECT: 25-009

Appendix A

Site Photographs

Photograph 1 – General view of the slope looking north from behind existing building.

Photograph 2 – Looking north from top of slope.

Photograph 3 – Looking west from middle of slope. Note full vegetation.

Photograph 4 – Looking southwest from toe of slope.

Photograph 5 – Looking southeast from toe of slope.

Photograph 6 – Looking west along creek near toe of slope.