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August 8, 2025

File: 025275

Bentley Crain
40 R14, RR#1
Lombardy, Ontario
K0G 1L0

RE: SUBRADE BEARING EVALUATION
PROPOSED LOT SEVERANCE B24/038
1 ROGERS ROAD
PERTH, ONTARIO

Dear Bentley:

This letter provides the results of observations carried out within two test holes put down at the above noted proposed lot severance site during a site visit carried out by a member of our technical field staff on July 29, 2025. The purpose of the test hole observations was to check the subgrade conditions exposed within the test holes and based on an interpretation of the results to provide comments on the suitability of the observed subgrade conditions to support footings for a proposed single family dwelling, as well as provide an allowable bearing pressure for the design of footings for a proposed single family dwelling.

For discussion purposes Rogers Road is considered to exist at the north side of the site. It is understood that it is proposed to sever the existing parcel of land known as 1 Rogers Road in the Town of Perth, Ontario, to create one served lot and a retained lot as shown on the attached "Crain Zoning By-Law Amendment Sketch" (see Attachment A) provided to us by egis. A review of the above mentioned sketch indicates that the proposed severed lot consists of the north portion of the site and extends some 420.6 square metres in plan area within which exists a single family dwelling. The proposed south retained portion of the site is indicated to extend some 898.6 square metres in plan area with about the north half of the retained portion, extending some 18 metres by 28 metres in



plan area, zoned for residential building construction. The remaining south portion of the retained lot is indicated to be zoned environmental protection.

The above mentioned test holes were put down at about the middle of the residential building use zoned portion of the retained lot and some 8 and 15 metres south of the north boundary of the proposed retained lot. The test holes were extended to depths of some 1.1 and 1.3 metres below the existing ground surface by a member of our technical field staff using hand excavating and augering equipment. The soil conditions in the test holes were classified based on visual and tactile examination of the materials exposed on the walls and bottom of the test holes and of the material excavated from the test holes and the recovered auger cuttings. The groundwater conditions were observed in the open test holes at the time of the site visit.

In brief, the test holes encountered from the surface, in general, about a 0.3 to 0.6 metre thickness of fill materials consisting of dark brown topsoil and silty sand with some roots and cobbles. Beneath the fill, the test holes encountered a deposit of glacial till consisting of native, red brown to grey brown silty sand with a trace to some clay and gravel and occasional cobbles. The test holes were terminated at depths of some 1.1 to 1.3 metres below the existing ground surface on practical refusal to hand excavating/augering. The test holes were dry at the time of the site visit upon completion of excavating/augering.

Based on the results of the above mentioned test holes it is considered that the native, undisturbed glacial till observed at the test holes is adequate to support a single family dwelling on spread footings.

Strip and pad footings for a proposed dwelling founded on the native, undisturbed glacial till material or on a suitably constructed engineered fill used to raise the native, undisturbed glacial till subgrade to proposed underside of footing level, and above the groundwater level, may be designed using a maximum allowable bearing pressure of 75 kilopascals for serviceability limit state (SLS) and 150 kilopascals for a factored bearing resistance at ultimate limit states (ULS).

The engagement of the services of qualified geotechnical personnel (i.e.: geotechnical engineering consultant) during construction of the proposed single family dwelling is recommended to confirm



that the subsurface conditions within the excavation for the proposed dwelling foundation do not materially differ from those given in this present letter. All footing subgrade areas and any engineered fill areas for the proposed dwelling should be inspected, prior to pouring concrete, by qualified geotechnical personnel to ensure that a suitable subgrade has been reached and properly prepared. The placing and compaction of any granular materials (engineered fill) beneath the footings should be inspected by qualified geotechnical personnel to ensure that the materials used conform to the compaction specifications determined by the geotechnical engineering consultant.

We trust this letter provides sufficient information for your present purposes. If you have any questions concerning this letter, please do not hesitate to contact our office.

Yours truly,
Morey Associates Ltd.

D. G. Morey, P.Eng.
Principal | Consulting Engineer



Attachments: Important Information And Limitations Of This Letter
Attachment A – “Crain Zoning By-Law Amendment Sketch

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IMPORTANT INFORMATION AND LIMITATIONS OF THIS LETTER

This letter provides a summary of work that was carried out with generally accepted professional standards at the time and location in which the services were provided and in a manner consistent with a level of care and skill normally exercised by other professional engineering firms practicing under similar conditions and subject to the time limits and financial and physical constraints applicable to the services. No other warranty, expressed or implied, is made.

It is understood based on instruction given to Morey Associates Ltd. by the client and/or by other design professionals associated with and retained by the client for this project and/or by municipal/county/provincial/regulatory approval agency personnel that this letter may be used for guidance of the designers of the project as well as for a specific site development (sewerage) application process. Any other use of this letter by the client and/or by others is prohibited and is without responsibility of Morey Associates Ltd. Further, Morey Associates Ltd. cannot be responsible for use of only portions of this letter by the client and/or by others without reference to the entire letter.

This letter is of a summary nature and is not intended to stand alone without reference to the instructions given to Morey Associates Ltd. by the client and/or by other design professionals associated with and retained by the client for this project and/or by municipal/county/provincial/regulatory approval agency personnel. This letter has been prepared based on our interpretation of the instructions given to Morey Associates Ltd. by the client and/or by other design professionals associated with and retained by the client for this project and/or by municipal/county/provincial/regulatory approval agency personnel only. Regulatory agency requirements may change in real time during a development permit application process and regulatory agency requirements are subject to interpretation and these interpretations may change over time. As such, no warranty, expressed or implied, is made by Morey Associates Ltd. that this letter meets others' interpretations of any regulatory agency requirements.

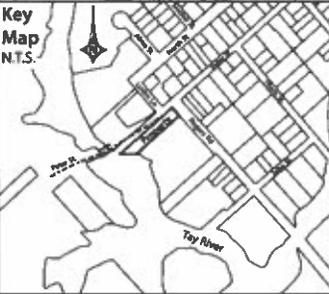
The use of this letter as a construction document is neither intended nor authorized by Morey Associates Ltd. Contractors bidding on or undertaking any works at the subject site that in any way relate to this present letter should examine the factual results of the evaluation, satisfy themselves as to the adequacy of the information for construction (which may require site investigations, reporting, design work, etc.), and make their own interpretation of the factual data as it affects their construction techniques, schedule, safety, equipment capabilities and costs. Morey Associates Ltd. accepts no responsibility and no liability for decisions made by contractors' based on their interpretation of the information provided in this letter. Morey Associates Ltd. accepts no responsibility and no liability for contractors' construction techniques, schedule, safety, equipment capabilities and costs.

Any letter recommendations/engineering guidelines are applicable only to the project described in this letter. It is the responsibility of the client and/or site owner and/or contractor to notify Morey Associates Ltd. of any changes in the scope of the project in order that a review be carried out to ensure compatibility with any recommendations/engineering guidelines contained in this letter. Morey Associates Ltd. accepts no responsibility and no liability for any changes/discrepancies in the scope of the subject site development/project from that described in this letter.

The professional services for this project include the geotechnical aspects of the evaluation described above/in the letter only. The presence or implications of possible surface and/or subsurface contamination resulting from previous uses or activities at this site or adjacent properties, and/or resulting from the introduction onto the site of materials from offsite sources are outside the terms of reference for this letter and have not been addressed.

Engineering guidelines provided in this letter are wholly or partly based on subsurface data obtained at the specific test hole locations only. Boundaries between zones on the logs are often not distinct but transitional and were interpreted. A geotechnical (subsurface) evaluation is a limited sampling of a site. Experience indicates that the subsurface soil and groundwater conditions can vary significantly between and beyond the test hole locations. For this reason, the engineering guidelines given in this letter are subject to field verification of the subsurface soil conditions at the time of construction. Should any conditions at the site be encountered which differ from those at test hole locations/subsurface conditions discussed in this letter, it is the responsibility of the client and/or site owner and/or contractor to notify Morey Associates Ltd. in order that a review be carried out regarding the encountered conditions as they relate to the engineering guidelines contained in this letter. Morey Associates Ltd. accepts no responsibility and no liability for any variances/differences/discrepancies in the encountered subsurface conditions at time of subject site development/construction/future investigations from that described in this letter.

**Crain Zoning By-Law
Amendment Sketch**
#1 Rogers Road
Part Lots 15 and 21, PL 8828
Town of Perth
COUNTY OF LANARK



- Legend**
- Flood Plain
 - 134.5m Contour Line
 - Regulation Limit
 - Overhead Wires

Notes:

1. The subject property contains a converted (triplex) dwelling on the proposed severed lot. Pursuant to the Town of Perth Zoning By-Law a Converted Dwelling is permitted in the current R4 zoning on the property, but is subject to the R2 provisions. A corner lot in the R2 zone requires a minimum lot area of 420sq.m per dwelling unit, or 1,260sq.m for a three unit building. The ZBA is seeking a lot area of 420sq.m to ensure the retained parcel has a building envelope.
2. An entrance permit has been approved for the Retained Lands stemming from the Consent for an individual entrance off Peter Street across from Lustre Lane.
3. Boundary and dimensions of the property, the location of on-site buildings, features, and the 134.5m Contour Line derived from a Topographic Survey completed by Callon Dietz in January of 2023. Location of the hydro easement and filled lands also derived from the survey.
4. Location of the floodplain area derived from the Town of Perth Interactive GIS map and is shown approximately. Establishment of the 134.5m contour shows the floodplain overlay is not correct.
5. Location of the RVCA regulation limit derived from the RVCA Online GIS mapping and is shown approximately.

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ATTACHMENT A

