



Environmental

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Building Sciences

Construction Testing  
& Inspection

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**Website**

[cambium-inc.com](http://cambium-inc.com)

**Mailing Address**

P.O. Box 325,  
Peterborough, Ontario  
Canada, K9J 6Z3

**Locations**

Peterborough  
Kingston  
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Ottawa

**Laboratory**

Peterborough



July 7, 2025

Justin and Nicola Flowerday  
150 McCrae Drive  
Toronto, Ontario  
M4G 1S7

Attn: Joan Philips (Client Agent)

**Re: Slope Stability Assessment – Proposed Residential Redevelopment,  
115 Rangers Road, Highland Grove, ON  
Cambium Reference: 22370-001**

---

Dear Ms. Philips,

Cambium Inc. (Cambium) was retained by Justin and Nicola Flowerday (Client) to complete an erosion hazard / slope stability assessment in support of the proposed redevelopment at 115 Rangers Road, Highland Grove, Ontario (Site). The purpose of this study and summary letter is to determine the erosion hazard limits associated with Baptiste Lake and comment on implications for the redevelopment on the site.

## **SITE DESCRIPTION AND PROPOSAL FOR REDEVELOPMENT**

The subject property is bounded by Baptiste Lake to the north, Rangers Road to the south, and existing residential homes to the east and west. A site location plan is appended as Figure 1 of this report.

The entirety of the site exhibits sloping topography associated with Baptiste Lake. The total slope height is approximately 16 m, with steepest approaching about 1.6H:1V (Horizontal: Vertical) in the upper portion, although the lower portion of the slope is mild (flatter than 3H:1V). A site plan is appended as Figure 2 of this report.

The proposed redevelopment contemplates a new primary dwelling to replace the existing cottage, a new garage structure, as well as new septic tank and bed.



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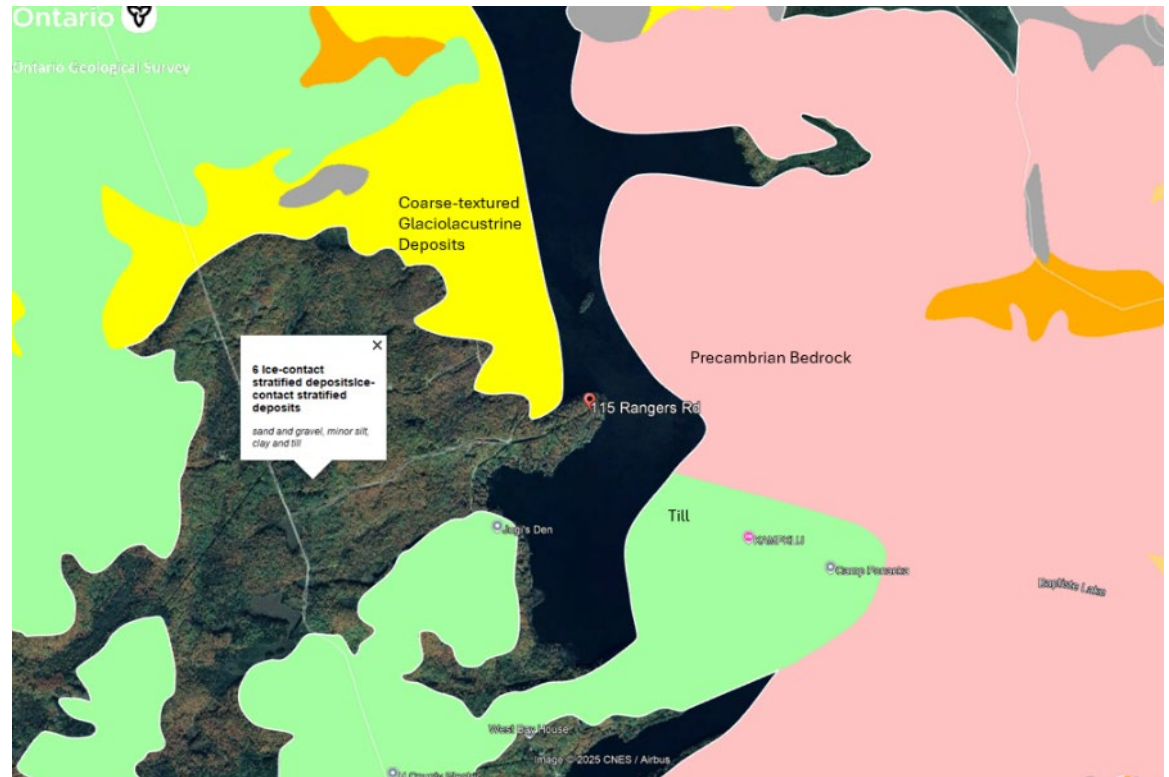
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July 7, 2025

## DESKTOP STUDY - SURFICIAL GEOLOGY

Based on MRD128-REV: Surficial Geology of Southern Ontario, the site is underlain by Ice-contact stratified deposits: sand and gravel, minor silt, clay and till on Precambrian terrain, Till: Silty sand to sand-textured till on Precambrian terrain, and Bedrock drift complex in Precambrian terrain as shown below.



As part of this study, we have also reviewed and compiled MOE well record data for recorded wells surrounding the subject site. Two well records have been incorporated, representing conditions in the site area (Appendix B). The records indicate that the site consists of gravel or sand, and boulders overlaying the granite which is 1.5 to 2.7 m below the ground surface.

## SITE VISIT

The stability of the slope was assessed by the observational method. Cambium staff attended the subject property on April 16, 2025, to undertake field observation of the site and the slope characteristics. Two separate portions were discussed: lower portion with mild inclination and an upper portion with steeper inclination. The slopes are generally vegetated with a mixture of mature



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deciduous and coniferous trees and there is no evidence of active erosion near the lake. Some large boulders were observed along the existing shoreline. Bedrock outcrop was observed along the upper steeper portion.

Pertinent details of the slope configuration and related factors to be considered during the stability assessment are documented on Appendix A: Site Photos, Inspection Record & Slope Rating Chart. The slope stability rating values for lower and upper portion were assessed to be 16 and 24, both are classed as “Low Potential”. It should be noted that the major contribution to the rating (16 points) for the upper portion of slope was the inclination.

Cambium was also provided with the CAD file for a topographic survey conducted by P.A. Miller Surveying Ltd. dated October 16, 2024. The data from the topographic survey was used to illustrate cross sections (as shown on Figure 3) of the existing slope for discussion.

## REGULATORY REQUIREMENTS

We understand that the site is not within regulated area of any conservation authorities. This study describes the erosion assessment conducted generally in accordance with the methodology outlined in the *Ministry of Natural Resources Technical Guideline River and Stream Systems: Erosion Hazard Limit (MNR, 2002)*.

## EROSION HAZARD ASSESSMENT

The property is classified as a "confined system" according to the MNR Guideline, which defines a confined system as those systems where a valley corridor with discernable slopes and is confined by valley walls. Accordingly, the erosion hazard limit associated with confined systems should be defined by the toe erosion allowance, stable slope allowance and erosion access allowance.

### Cross Section – Lower Portion of the Slope

This part of the property is found to have a mild inclination of approximately 1V: 4.3H. The lower section of land is generally covered with grass, as well as



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July 7, 2025

mature trees (refer to appended photographs). There was no evidence of significant tree root or trunk creep. Boulders were evident along the shoreline.

The toe erosion allowance is defined by the recession of the toe of the valley slope (MNR, 2002). Based on site observation, the type of material of the toe can be described as "Hard Rock (granite)". No active erosion was observed at slope across the entire site. As per Table 3 of the MNR Technical Guidelines, the toe erosion allowance is considered to be 0 m.

Based on the inclination of the existing slope (flatter than 3H:1V), the existing slope is considered to be long term stable, i.e. the existing top of slope line will be the same as long term stable top of slope line.

Considering there is no active erosion along the toe of the slope at Baptiste Lake, and it appears access can be provided through the east edge of the property line instead of the existing slope crest, we do not foresee the requirement for Erosion Access Allowance. The existing top of slope line will be the defined erosion hazard limit line.

## Cross Section – Upper Portion of the Slope

For the upper portion of the slope, based on the surficial geology and subsurface condition as investigated, we do not foresee the requirement for a standard 3H:1V stable slope allowance. In Ontario, for hard rock condition (granite), it is quite common to see design slope inclinations steeper than 1H:1V. Therefore, the existing slope is considered to be long term stable, i.e. the existing top of slope line will be the same as long term stable top of slope line.

However, since the proposed residential building will be at the toe of this slope instead of the crest, the erosion hazard limit associated with this section will not be further discussed.

## DISCUSSION

Based on the results of the erosion hazard assessment, the condition of the slope subgrade, and the specific site conditions present, the envelope of the proposed residential dwelling will be outside of the erosion hazard limit



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July 7, 2025

associated with Baptiste Lake, therefore the location of the proposed house should be considered acceptable.

The proposed garage may be with the erosion hazard limits. However, the footprint is relatively small, and the foundation of this structure will likely be supported on bedrock. As such, should any surficial erosion occur, the bedrock upon which the footing is proposed to rest would remain undisturbed.

## CONCLUSIONS

Due to constraints associated with erosion hazard limits, and space on the site for the new building is limited. It is our understanding that the client has endeavored to design a residence that is tailored to make use of the least hazardous areas on the property, in summary, it is Cambium's opinion that the development of the property will not have an adverse impact on the future performance of the slope or Baptiste Lake.

Site development and construction activities should be conducted in a manner without resulting in surface erosion of the slope. Additional comments related to any future construction at this property, and in terms of slope stability at the site are as follows:

1. To reduce the risks of soil erosion on the slope surface, care must be taken to minimize damage to the existing vegetation in and adjacent to the slope (trees, tree roots, grass cover).
2. A sediment control fence must be erected and maintained during construction to isolate work area from the adjoining slope and lake shore.
3. The configuration of the slope should not be altered without prior consultation with a geotechnical engineer.
4. The slope must not be steepened.
5. Any construction materials must not be stockpiled on the slope.



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**CLOSING**

Cambium trusts that this report meets with your expectations. If you have any questions or require clarification of any aspect of this submission, please do not hesitate to contact the undersigned.

Best regards,

**Cambium Inc.**

DocuSigned by:

7FEDE31DDD18E4AA

Josh Riseling, EIT.  
Coordinator

Signed by:



DocuSigned by:

34555E00ED064E9

Zhaochang Luo, M.Eng., P.Eng.  
Senior Project Manager – Team Lead

Encl.    *Cambium Qualifications and Limitations*  
          *Figure 1 – Site Location Plan*  
          *Figure 2 – Site Plan*  
          *Figure 3 – Cross Sections*  
          *Appendix A – Site Photos, Inspection Record & Slope Rating Chart*  
          *Appendix B – Well records*

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RPT – GEO – 115 Rangers Road.docx







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July 7, 2025

## CAMBIUM QUALIFICATIONS AND LIMITATIONS

### Limited Warranty

In performing work on behalf of a client, Cambium relies on its client to provide instructions on the scope of its retainer and, on that basis, Cambium determines the precise nature of the work to be performed. Cambium undertakes all work in accordance with applicable accepted industry practices and standards. Unless required under local laws, other than as expressly stated herein, no other warranties or conditions, either expressed or implied, are made regarding the services, work or reports provided.

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A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work or report considers any locations or times other than those from which information, sample results and data was specifically received, the work or report is based on a reasonable extrapolation from such information, sample results and data but the actual conditions encountered may vary from those extrapolations.

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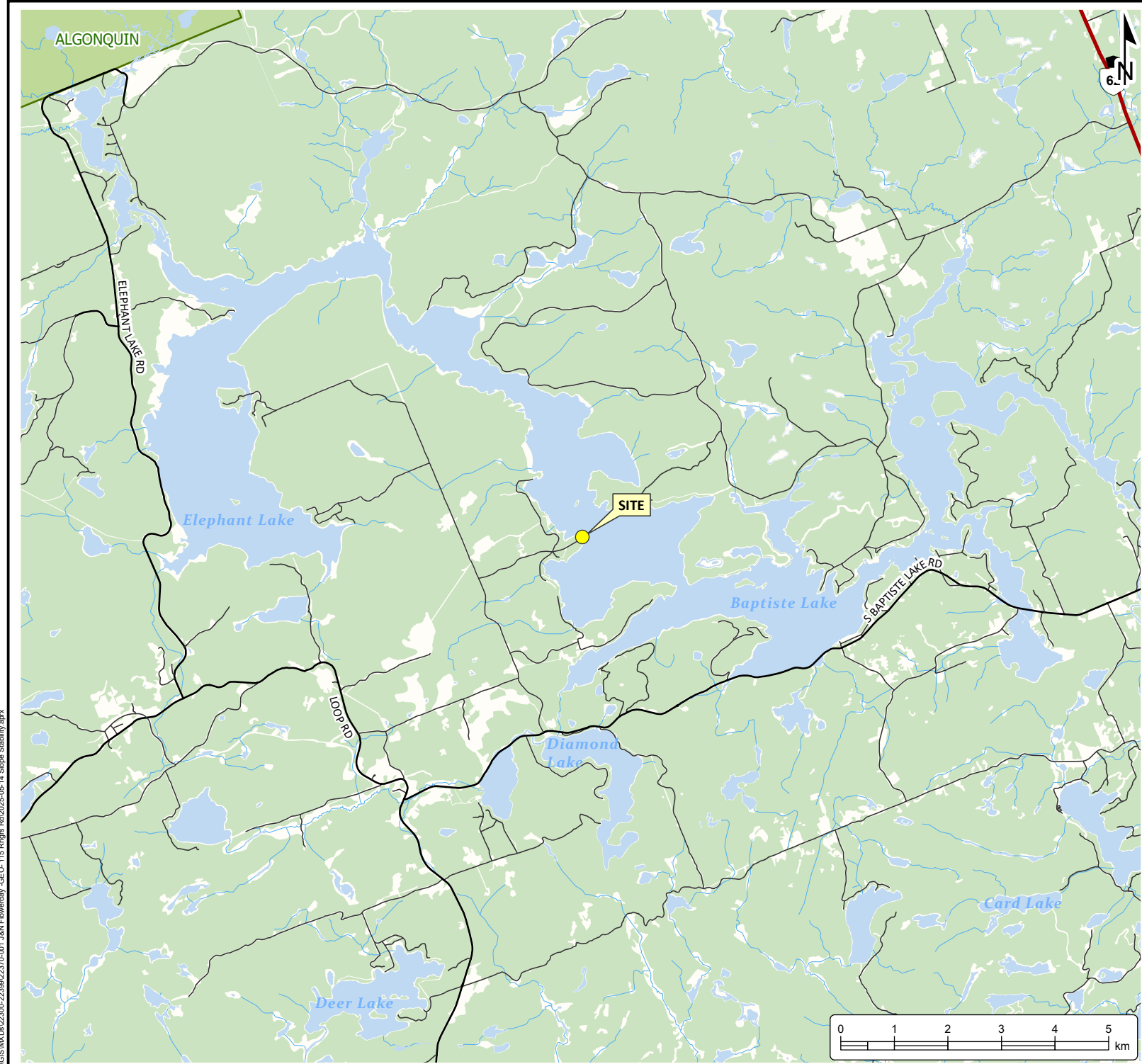
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### Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.





**SLOPE STABILITY  
ASSESSMENT**  
JUSTIN AND NICOLE FLOWERDAY  
115 Rangers Road  
Highland Grove

**LEGEND**

- Highway
- Major Road
- Minor Road
- Watercourse
- Provincial Park
- Water Area
- Wooded Area

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**SITE LOCATION PLAN**

Project No.:	22370-001	Date:	May 2025
Scale:	1:100,000	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ZL
			Figure: <b>1</b>






**SLOPE STABILITY  
ASSESSMENT**  
JUSTIN AND NICOLE FLOWERDAY  
115 Rangers Road  
Highland Grove

- LEGEND**
- Contours (1m intervals)
  - Waters Edge
  - Cross Section
  - Existing Structure
  - Proposed Structure
  - Site (approximate)

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**SITE PLAN**

Project No.:	22370-001	Date:	May 2025
Scale:	1:500	Projection:	NAD 1983 UTM Zone 17N
Created by:	MAT	Checked by:	ZL
			Figure: <b>2</b>

**SLOPE STABILITY  
ASSESSMENT**  
JUSTIN AND NICOLA FLOWERDAY  
115 Rangers Road  
Highland Grove, Ontario

LEGEND

Notes:  
1. Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

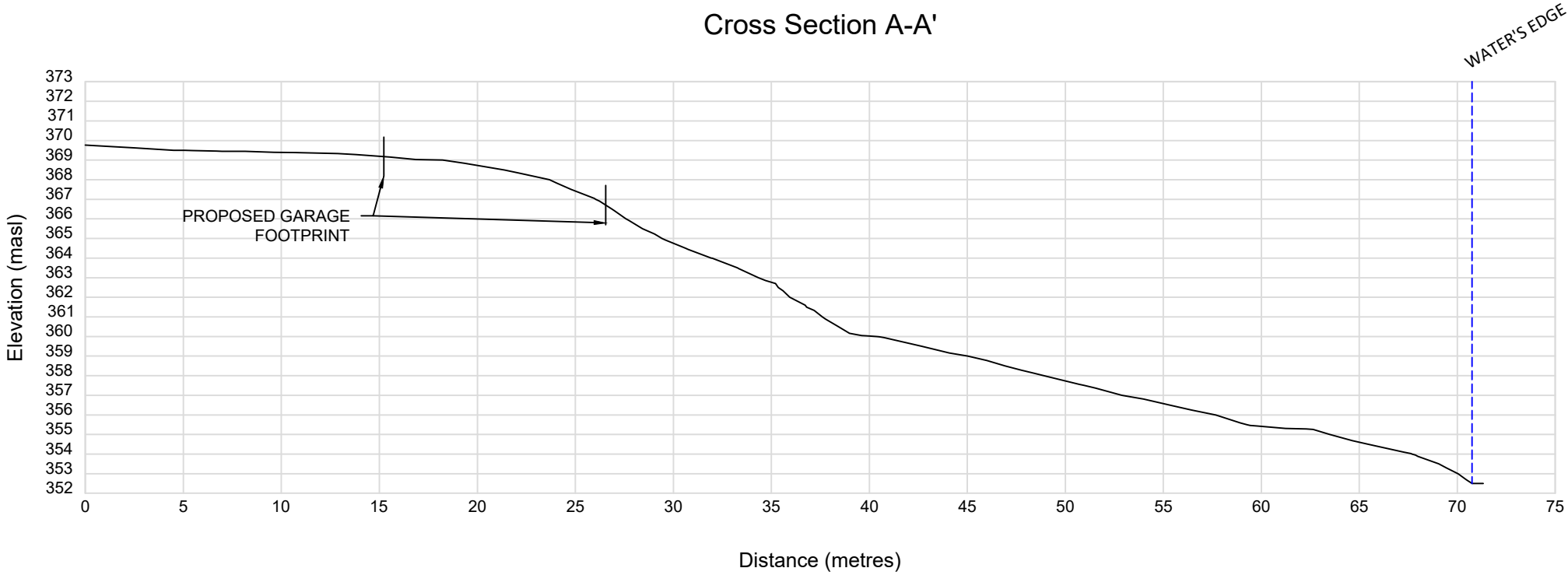


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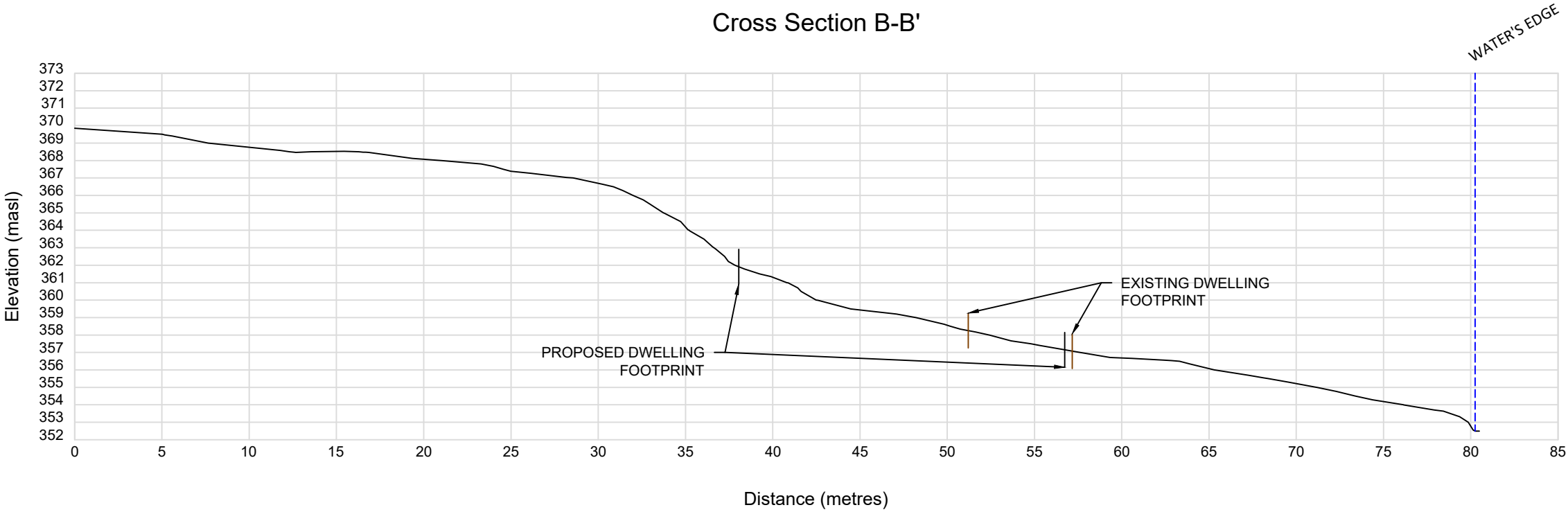
CROSS SECTION  
PROFILES A-A' AND B-B'

Project No.:	22370-001		Date:	May 2025	
Horizontal Scale:	1:300		Vertical Scale:	1:300	
Drawn By:	MAT	Checked By:	ZL	Figure:	3

Cross Section A-A'



Cross Section B-B'







***Photo 1 Site overview, looking north, from Rangers Road, showing mixed mature trees across the top of the upper slope area.***



***Photo 2 View of the table land for the slope at the top of the upper slope area, looking west, showing mixed mature trees, and Rangers Road.***





**Photo 3** View of slope face for the upper steep section, looking east, showing an outhouse structure, with mixed mature trees and exposed bedrock.



**Photo 4** View of slope face for the upper steep section, looking west, showing mixed mature trees and exposed bedrock.





***Photo 5 View of slope face near the bottom of the upper steep section and the top of lower less steep section, looking east, showing the existing residential structure, an outhouse structure, neighbouring residential structure, mixed mature trees, and exposed bedrock.***



***Photo 6 Site overview, looking up the lower and upper slope sections, looking south, showing an outhouse structure. Mixed mature trees and bedrock are seen.***





***Photo 7 View of slope face near the top of the lower less steep section, looking east, showing the existing residential structure and neighbouring residential structure. Mixed mature trees are observed around a grassy cleared area.***



***Photo 8 View of slope face near the base of the lower less steep section, looking west, showing mixed mature trees around a grassy cleared area. Baptiste Lake is observed north of the property.***





***Photo 9 View of the base of the slope, looking east, showing Baptiste Lake and mixed mature trees and boulders along the shoreline.***



***Photo 10 View of the base of the slope, looking west, showing Baptiste Lake and mixed mature trees and boulders along the shoreline.***

### SLOPE STABILITY RATING CHART

Site Location: 115 Rangers Road, Highland Grove, ON Property Owner: Justin and Nicola Flowerday Inspected By: Josh Riseling	File No. 22370-001 Inspection Date: 2025-04-10 Weather: Cloudy, 0°C
Inspection Task	Rating Value
<b>1. SLOPE INCLINATION</b> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <b>Degrees</b>            a) 18 or less            b) 18 to 26            c) more than 26         </div> <div style="width: 45%;"> <b>Horizontal:Vertical</b>            3:1 or flatter            2:1 to more than 3:1            Steeper than 2:1         </div> </div>	 0 6 16
<b>2. SOIL STRATIGRAPHY</b> a) Shale, Limestone, Granite (Bedrock) b) Sand, Gravel c) Glacial Till d) Clay, Silt e) Fill f) Leda Clay	 0 6 9 12 16 24
<b>3. SEEPAGE FROM SLOPE FACE</b> a) None or near bottom only b) Near mid-slope only c) Near crest only or from several levels	 0 6 12
<b>4. SLOPE HEIGHT</b> a) 2 m or less b) 2.1 to 5 m c) 5.1 to 10 m d) more than 10 m	 0 2 4 8
<b>5. VEGETATION COVER ON SLOPE FACE</b> a) Well vegetated, heavy shrubs or forested with mature trees b) Light Vegetation; Mostly grass, weeds, occasional trees, shrubs c) No vegetation, bare	 0 4 8
<b>6. TABLE LAND DRAINAGE</b> a) Table land flat, no apparent drainage over slope b) Minor drainage over slope, no active erosion c) Drainage over slope, active erosion, gullies	 0 2 4
<b>7. PROXIMITY OF WATERCOURSE TO SLOPE TOE</b> a) 15 m or more from slope toe b) Less than 15 m from slope toe	 0 6
<b>8. PREVIOUS LANDSLIDE ACTIVITY</b> a) No b) Yes	 0 6
<b>RATING VALUES TOTAL</b>	<b>16</b>
<b>SLOPE INSTABILITY RATING</b>	<b>INVESTIGATION REQUIREMENTS</b>
1. Low Potential <24 2. Slight Potential 25 - 35 3. Moderate Potential >35	Site inspection only, confirmation, report letter Site inspection and surveying, preliminary study, detailed report Boreholes, piezometers, lab tests, surveying detailed report

# SLOPE STABILITY RATING CHART

Site Location: 115 Rangers Road, Highland Grove, ON Property Owner: Justin and Nicola Flowerday Inspected By: Josh Riseling		File No. 22370-001 Inspection Date: 2025-04-10 Weather: Cloudy, 0°C	
Inspection Task			Rating Value
<b>1. SLOPE INCLINATION</b> <b>Degrees</b> <b>Horizontal:Vertical</b> a) 18 or less      3:1 or flatter b) 18 to 26      2:1 to more than 3:1 c) more than 26      Steeper than 2:1			0 6 16
<b>2. SOIL STRATIGRAPHY</b> a) Shale, Limestone, Granite (Bedrock) b) Sand, Gravel c) Glacial Till d) Clay, Silt e) Fill f) Leda Clay			0 6 9 12 16 24
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<b>6. TABLE LAND DRAINAGE</b> a) Table land flat, no apparent drainage over slope b) Minor drainage over slope, no active erosion c) Drainage over slope, active erosion, gullies			0 2 4
<b>7. PROXIMITY OF WATERCOURSE TO SLOPE TOE</b> a) 15 m or more from slope toe b) Less than 15 m from slope toe			0 6
<b>8. PREVIOUS LANDSLIDE ACTIVITY</b> a) No b) Yes			0 6
<b>RATING VALUES TOTAL</b>			<b>24</b>
<b>SLOPE INSTABILITY RATING</b>		<b>INVESTIGATION REQUIREMENTS</b>	
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	Boreholes, piezometers, lab tests, surveying detailed report	

Ministry  
of the  
Environment

Ontario

## The Ontario Water Resources Act

# WATER WELL RECORD

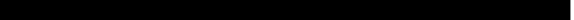
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COUNTY OR DISTRICT <i>Hastings</i>		TOWNSHIP, BOROUGH, CITY, TOWN, VILLAGE <i>Herschel</i>		CON. BLOCK, TRACT SURVEY ETC <i>7</i>		LOT <i>031</i>	
		DATE COMPLETED <i>Mayfair Ave. Ashawa, Ont</i>		DATE COMPLETED DAY <i>14</i> MO <i>04</i> YR <i>81</i>			
		NG <i>99499</i>		ELEVATION <i>5</i>		BASIN CODE <i>1200</i>	

## LOG OF OVERBURDEN AND BEDROCK MATERIALS (SEE INSTRUCTIONS)

[illegible]

31	000961112	012222173				
32						

41		WATER RECORD			
WATER FOUND AT - FEET		KIND OF WATER			
0073	10-13	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		14
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
0118	15-18	1 <input checked="" type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		19
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
	20-23	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		24
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
	25-28	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		29
	2 <input type="checkbox"/> SALTY	4 <input type="checkbox"/> MINERAL			
	30-33	1 <input type="checkbox"/> FRESH	3 <input type="checkbox"/> SULPHUR		34
	2 <input type="checkbox"/> SALTY	4 <input checked="" type="checkbox"/> MINERAL			

51		CASING & OPEN HOLE RECORD			
INSIDE DIAM INCHES	MATERIAL	WALL THICKNESS INCHES	DEPTH - FEET		
			FROM	TO	
06 10-11 1 1/4 5 1/4	1 <input checked="" type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	12		13-16	
17-18 a	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE 4 <input type="checkbox"/> OPEN HOLE	19	188	20-23 0015 0122	
24-25 7 1/2 5 1/2	1 <input type="checkbox"/> STEEL 2 <input type="checkbox"/> GALVANIZED 3 <input type="checkbox"/> CONCRETE	26	15	27-30 172	

SCREEN	54		65		75		80	
	SIZE (S) OF OPENING SLOT NO. 1		31-33		DIAMETER		34-38	
							LENGTH	
							39-40	
					INCHES		FEET	
MATERIAL AND TYPE					DEPTH TO TOP OF SCREEN		41-44	
							FEET	
							50	

61		PLUGGING & SEALING RECORD	
DEPTH SET AT - FEET		MATERIAL AND TYPE	CEMENT GROUT LEAD PACKER ETC.
FROM	TO		
10-13	14-17	<i>Shrive shoe</i>	
18-21	22-25		
26-29	30-33		
	80		

PUMPING TEST	PUMPING TEST METHOD		10 PUMPING RATE		11-14 DURATION OF PUMPING	
	1 <input checked="" type="checkbox"/> PUMP 2 <input type="checkbox"/> BAILER		0003 3 3/4		02 15-16 HOURS 00 17-18 MIN.	
	STATIC LEVEL		25 WATER LEVELS DURING		1 <input type="checkbox"/> <del>RECOVERY</del>	
	WATER LEVEL END OF PUMPING				2 <input type="checkbox"/> RECOVERY	
	19-21	22-24	25	26-28	29-31	32-34
0 1/4	FEET	FEET	IS MINUTES	MINUTES	MINUTES	MINUTES
			FEET	FEET	FEET	FEET
	132		-	-	-	-
	IF FLOWING, GIVE RATE	39-41	PUMP INTAKE SET AT		WATER AT END OF TEST	
		GPM	122 FEET		42	
	RECOMMENDED PUMP TYPE		RECOMMENDED PUMP SETTING	43-45	RECOMMENDED PUMPING RATE	
	<input type="checkbox"/> SHALLOW <input checked="" type="checkbox"/> DEEP		115	FEET	0003 3 3/4 46-49	

<p><b>FINAL STATUS OF WELL</b></p>	<p>54</p> <p>1 <input checked="" type="checkbox"/> WATER SUPPLY</p> <p>2 <input type="checkbox"/> OBSERVATION WELL</p> <p>3 <input type="checkbox"/> TEST HOLE</p> <p>4 <input type="checkbox"/> RECHARGE WELL</p>	<p>5 <input type="checkbox"/> ABANDONED INSUFFICIENT SUPPLY</p> <p>6 <input type="checkbox"/> ABANDONED POOR QUALITY</p> <p>7 <input type="checkbox"/> UNFINISHED</p>
<p><b>WATER USE</b></p>	<p>55-56</p> <p>1 <input checked="" type="checkbox"/> DOMESTIC</p> <p>2 <input type="checkbox"/> STOCK</p> <p>3 <input type="checkbox"/> IRRIGATION</p> <p>4 <input type="checkbox"/> INDUSTRIAL</p> <p><input type="checkbox"/> OTHER _____</p>	<p>5 <input type="checkbox"/> COMMERCIAL</p> <p>6 <input type="checkbox"/> MUNICIPAL</p> <p>7 <input type="checkbox"/> PUBLIC SUPPLY</p> <p>8 <input type="checkbox"/> COOLING OR AIR CONDITIONING</p> <p>9 <input type="checkbox"/> NOT USED</p>
<p><b>METHOD OF DRILLING</b></p>	<p>57</p> <p>1 <input type="checkbox"/> CABLE TOOL</p> <p>2 <input type="checkbox"/> ROTARY (CONVENTIONAL)</p> <p>3 <input type="checkbox"/> ROTARY (REVERSE)</p> <p>4 <input checked="" type="checkbox"/> ROTARY (AIR)</p> <p>5 <input type="checkbox"/> AIR PERCUSSION</p>	<p>6 <input type="checkbox"/> BORING</p> <p>7 <input type="checkbox"/> DIAMOND</p> <p>8 <input type="checkbox"/> JETTING</p> <p>9 <input type="checkbox"/> DRIVING</p>

**LOCATION OF WELL**

IN DIAGRAM BELOW SHOW DISTANCES OF WELL FROM ROAD AND LOT LINE      INDICATE NORTH BY ARROW.

#62

1 mi

1 1/10 mi

75'

9 5/10

Baptiste LK Rd S.

Birds Creek

DRILLERS REMARKS

CONTRACTOR	NAME OF WELL CONTRACTOR		LICENCE NUMBER
	Marguerite Well Drilling		3668
	ADDRESS		
	Palmer Rapids, Ontario		
CONTRACTOR	NAME OF DRILLER OR BORER		LICENCE NUMBER
	Walter E. Marguerite		3651
	SIGNATURE OF CONTRACTOR		SUBMISSION DATE
	Walter E. Marguerite		DAY 8 MO. 9 YR. 81

OFFICE USE ONLY	DATA SOURCE		58	CONTRACTOR	59-62	DATE RECEIVED	63-68	80
	1			3668		10 09 81		
	DATE OF INSPECTION			INSPECTOR				
	REMARKS							

