

BOS Engineering & Environmental Services Inc.

46 Donnybrook Road London ON N5X 3C8 Ph: (519) 850-9987 Fax: (519)663-8057 e-mail: a.bos@sympatico.ca

January 3, 2019

Mr. Craig Linton
DEVELOPRO LAND SERVICES LIMITED

craig@developro.ca

Dear Sir:

RE: On-Site Servicing Assessment for Proposed Severances – 10036 Ilderton Road, Municipality of Middlesex Centre

It is proposed to sever an existing home and three additional new lots from an agricultural parcel at the above address. The attached drawing is overlain on a drawing by AGM Engineering Limited that indicates the preliminary grading and drainage proposed at this site. LDS Consultants Inc subsequently completed an updated geotechnical investigation at the site on October 5, 2018. Approximate locations of the test pits and the soil test pit logs from the LDS investigation are indicated on the attached drawing.

The shallow soils were consistently sandy across the site and are similar to those found at the front of the existing subdivision east of the site.

Existing municipal water service is not available in this area. Therefore, both onsite sanitary disposal systems and wells will be required on each lot. The municipality does not require application of MCEP Procedure D-5-4 at this site, since the lots are being created by in-fill severances. However, minimum setbacks between wells and septic systems, as outlined in Part 8 of the Ontario Building Code are to be respected.

In order to facilitate both wells and on-site wastewater systems on each lot, it is necessary to locate all wells on one side of the homes and the septic beds on the opposite side. Since there are some shallow wells on the south side of Ilderton Road, it is recommended that the septic beds be located in the rear yards. The deep drilled and cased wells would then be located at the fronts of the lots at least 15m from the septic beds and treatment tanks, as required by the Ontario Building Code.

The attached drawing also identifies the assumptions and basis for sewage system design on each lot. A substantial sewage load of 3000 L/day was assumed. Conventional filter beds (5.00m x 10.00m) with 6800 L septic tanks are suitable for the soils and assumed sewage loading. These have been indicated on the drawing. Contingency beds of similar size are also indicated, as required by Middlesex Centre.

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The condition of the sewage system and well on the proposed lot serving the existing home was not assessed. However, there is adequate space on that proposed lot to rebuild the bed as required.

An individual plot plan, lot grading plan and detailed septic system design for the specific home should be submitted at the building permit stage for each lot.

We trust that this assessment will verify that development of these lots on private conventional septic systems is possible and will assist in planning the development of this property.

Sincerely,
BOS Engineering & Environmental Services Inc.



Art W. Bos P. Eng.
Attach/

ec: Dan Brown P. Eng. (AGM) dan@agm.on.ca
Rebecca Walker P. Eng. (LDS) rebecca.walker@ldsconsultants.ca