



S. CHARLEBOIS
HAULAGE AND EXCAVATING LTD.

Field Review Report

1074 Lafontaine Road

Residential Division

Date: January 5th, 2022

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PROJECT NAME:	Lot suitability report	PROJECT LOCATION:	Part of 1074 Lafontaine Road (to be severed)

Purpose of Visit:

We are a licensed septic design/installer contractor under BCIN # 17412 and have been retained by the owner to complete an evaluation of the above referenced property and whether it is suitable to be serviced by an individual CLASS 4 Septic System. A field evaluation was conducted, by our firm, on January 4th, 2021 including a review of the of neighbouring and adjacent properties to verify site conditions, locations of any private wells and to confirm that all relevant setbacks could be met in accordance with the Ontario Building Code (O.B.C).

Site Description and Evaluation:

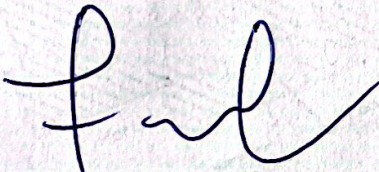
1. The lot in question is described as a part of #1074 Lafontaine Road which is proposed to be severed (as identified on attached sketches).
2. The approximate dimensions of the proposed (severed) lot - 86ft frontage x 150 ft depth (See survey map Attached)
3. The proposed lot is currently vacant and predominantly covered with a mix of small and large hardwood and misc evergreen trees.
4. The proposed lot to be severed has no structures or services.
5. Neighbouring lots are serviced with municipal water and individual Class 4 septic systems.
6. No private wells were visible within a 100ft from all points of the proposed property boundaries.
7. Sub Soil conditions at a depth of 1ft - 6ft are described as clean coarse sand with an approximate "T" Time of 6-10 (see note).
8. No evidence of a high water table (see note).

Note: Our firm was acquired to install a new Septic System in the summer of 2021 to service the home located on the portion of property to be retained at #1074 Lafontaine Road. The base inspection completed at the time of the installation determined that the site soil conditions were a dry coarse sand with no water table present. We are confident that the same soil conditions exist on the portion of property to be severed and therefore are considering these same results in are findings of this evaluation.

Conclusions:

Based on the results of our evaluation and information made available to us at this time, it is our opinion that the proposed lot, which is to be severed from 1074 Lafontaine Road, can be serviced by an individual CLASS 4 Septic System while maintaining all setbacks and requirements in accordance with the Ontario Building Code (OBC). As there are no proposed building plans available at the time of this evaluation, we have limited our opinion to a septic system that is able to service a dwelling of 2150 sq feet or less, with 4 bedrooms and a maximum 3 bathrooms.

Should there be any questions concerning this report you are welcome to contact me, the undersigned, directly.



FRANK CHARLEBOIS

GENERAL MANAGER

DISCLAIMER

This review is limited to a visual inspection and information made available to our firm at the time of this review. The client understands that although we are confident that a septic system can service this property and the specified size dwelling considered in this assessment, the "Conclusion" we have outlined is our Firm's opinion but can be subject to change if new information and/or developments, relevant to this site, are identified or arise following the date of this evaluation.

LAFONTAINE (COUNTY

ROAD

PLAN

D. H. O.

ROAD 26)

N° P2730

PART 1 PLAN 51R - 5433

INST. N° 661000

PART 2 PLAN 51R - 5433

INST. N° 01017463

PART 3 PLAN 51R - 5433

INST. N° 878973

AN 51R - 5433

INST. N° 519732

141.86' (51R - 5433 & Meas.)

1500' (51R - 5433 & Meas.)

1500' (51R - 5433 & Meas.)

1500' (51R - 5433 & Meas.)

(87.0' 51R - 5433)

(86.82' (Meas.)

(87.0' 51R - 5433)

WEST

STREET

ROAD

LOT

PART

PROPOSED SEWELANCE

CONCESSION

N54°15'00"W

1500' (51R - 5433 & Meas.)

N58°10'00"E

111.5'

N54°15'00"W

1500' (51R - 5433 & Meas.)

N54°15'00"W

1500' (51R - 5433 & Meas.)

N58°10'00"E

141.86' (51R - 5433 & Meas.)

