



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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May 28, 2025

Reference No. 2309-W138

Page 1 of 6

United Holdings Inc.
122 Romina Drive,
Concord, ON
L4K 4Z7

Attention: Mr. Mauro Peverini

**Re: Pre- and Post-Development Water Balance Assessment
Proposed Residential Development
Northwest Quadrant of Mount Hope Road and Columbia Way,
Town of Caledon**

Dear Sir:

Soil Engineers Ltd. (SEL) has completed a pre-and post-development water balance assessment for a proposed residential development at the parcel of land located at the northwest quadrant of the intersection of Mount Hope Road and Columbia Way in the Town of Caledon, Ontario (the Subject Site). Our findings are presented in this Letter Report.

1.0 INTRODUCTION

The Subject Site is currently vacant land utilized as agricultural land, and it is surrounded by agricultural fields and rural residential properties. The location of the Subject Site is shown on **Drawing 1**, enclosed, which shows the location of the Subject Site for which the current pre- and post-development water balance assessment applies.

Based on a review of the draft plan dated May 16, 2025, provided by SGL Planning & Design Inc., the construction of residential lots, a Mid/High Rise Block located in the southeast, a commercial block in the southwest portions of the Subject Site along with stormwater management blocks and a park block are proposed for the Subject Site. The proposed subdivision will also be provided with roads and municipal services.

2.0 BACKGROUND REVIEW

SEL has completed a Hydrogeological Assessment (Rev1. SEL: Reference No. 2309-W138) dated May 28, 2025. A summary of the findings related to the current assessment is presented as follows:

- The subsoil investigation has revealed that beneath the topsoil veneer, and the earth fill the Subject Site mainly comprises silty clay, silty clay till and silty fine sand.



- The Subject Site is located within the Humber River Watershed that falls within the Toronto and Region Conservation Authority (TRCA) jurisdiction.
- The Subject Site lies within the physiographic region of southern Ontario known as the South Slope, and the landform is identified as Till Plain (Drumlinized).

A review of the Source Water Information Atlas provided by the Ministry of the Environment, Conservation and Parks (MECP) on April 3, 2025, indicates that the Subject Site is not located within a Well Head Protection Area WHPA Q1/Q2. However, as outlined in the Local Sub-watershed Study Terms of Reference, prepared by Schaeffers Consulting Engineers in February 2025 the pre- and post-development water balance is required for the Local Sub-watershed study. Therefore, the pre-and post-development water balance assessment is completed for the Subject Site.

3.0 Pre- and Post-Development Water Balance

The pre-and post-development water balance analyses were completed to compare pre-development and post-development hydrological conditions to evaluate potential changes in recharge and runoff volumes due to the proposed development.

The discussion below provides details on the methodology used and the results obtained from the analysis. A summary of the calculations is provided in **Appendix A**.

3.1 Site Water Balance Components

As outlined in the Local Sub-watershed Study Terms of Reference, prepared by Schaeffers Consulting Engineers in February 2025, the water balance components were analyzed using long-term precipitation records (30-year average from 1991 to 2020) for both monthly and annual precipitation at a nearby weather station. This water balance method provides rough estimates of annual evapotranspiration, infiltration, and runoff volumes. These volumes were derived from the Albion Field Center (Climate ID. 6150103), located approximately 8.0 km southwest of the Subject Site. The 30-year records for average annual and monthly temperatures were also sourced from this station.

Additionally, the water balance components (precipitation, infiltration, runoff, and evapotranspiration) were obtained from the Hydrologic Model from the Toronto and Region Source Protection Authority (TRSPA) tool. This included raw raster files for the water balance components from the Oak Ridges Moraine Groundwater Program (ORMGP). During a meeting on March 19, 2025, with the ORMGP, it was recommended to utilize the raster data from the hydrologic model provided by ORMGP. Therefore, a site-scale water balance analysis was completed Hydrologic Model from the TRSPA tool. The water balance method roughly estimates annual evapotranspiration, infiltration and runoff volumes. The modified water balance components were used for the pre-and post-development water balance analyses. **Table 1** summarizes the details for the water balance parameters adopted from the raster data provided by the ORMGP, and the raster data is presented in **Drawings 2 to 5**.



Table 1- Summary of Water Balance Components

Precipitation (mm/year)	Evapotranspiration (mm/year)	Infiltration (mm/year)	Runoff (mm/year)
859	484	135	240

3.1.1 Methodology

A site-scale water balance analysis was completed in order to estimate the components of the hydrological cycle for the Subject Site, and was modelled using the following equation:

$$P = DGS + ET + R + I$$

Where:

P = Precipitation, which represents the sum of all rainfall and snowfall

DGS = Change in groundwater storage

ET = Evapotranspiration

R = Runoff

I = Infiltration

Based on the raster files provided by the ORMGP, the evapotranspiration in previous areas at the Site is 484 mm/yr, runoff is 135 mm/yr and infiltration (groundwater recharge) is 240 mm/yr.

Although groundwater storage experiences both gains and losses on a short-term basis, the net change in groundwater storage (DGS) over the long term is generally zero. For this reason, the change in groundwater storage (zero (0)) has not been included in the water balance calculations.

Evapotranspiration (ET) refers to the transfer of water from vegetation and the soil surface to the atmosphere in the form of water vapour. The term considers evaporation from the soil surface and from man-made surfaces together with transpiration from plants.

3.2 Site Water Balance

The site water balance analyses were completed for pre-development and post-development conditions, separately, with the details presented below:

3.2.1 Pre-Development Water Balance

The Subject Site is currently vacant land utilized as agricultural land, and it is surrounded by agricultural fields and rural residential properties. Based on a review of the pre-and post-development breakdown areas provided via an email on March 17, 2024, from Schaeffers Consulting Engineers, the total Subject Site area is 319,800.0 m². The pre-development water balance for the Subject Site is calculated by multiplying the existing undeveloped Site areas by the various, averaged annualized depth estimates for precipitation, ET, infiltration and runoff. The average annual area-based estimates for each water balance component are summarized in **Table 2**. The draft plan dated May 16, 2025, provided by SGL Planning & Design Inc. can be found in **Appendix B**.



Table 2- Summary of Pre-Development Volumetric Water Balance Components

Pre-Development Site Breakdown Areas	Coverage Area (m ²)	Precipitation (m ³ /year)	Evapotranspiration (m ³ /year)	Infiltration (m ³ /year)	Runoff (m ³ /year)
Pervious Surfaces (Farm Field)	319,800.00	274,708.20	154,783.20	76,752.00	43,173.00
Total	319,800.00	274,708.20	154,783.20	76,752.00	43,173.00

3.2.2 Post-Development Water Balance

The total Subject Site area is 319,800.0 m². The post-development change in impervious areas was obtained by referencing the pre- and post-development plans provided via an email on May 16, 2025, by Schaeffers Consulting Engineers.

The post-development water balance is calculated using the same depth-based components that were used for the pre-development water balance calculations, i.e., average annual precipitation and average annual ET. The estimates for runoff and ET for impervious surfaces are 90% and 10% of the average annual precipitation, respectively. The estimated post-development water balance annual volumes are provided in **Table 3** below. The proposed buildings, roads and Stormwater Management (SWM) pond coverage areas were obtained by reviewing the pre- and post-development plans provided via an email from SGL Planning & Design Inc on May 16, 2025.

Table 3- Summary of Post-Development Volumetric Water Balance Components

Post-Development Site Breakdown Areas	Coverage Area (m ²)	Precipitation (m ³ /year)	Evapotranspiration (m ³ /year)	Infiltration (m ³ /year)	Run off (m ³ /year)
Impervious areas (Roofs)	67,369.00	57,869.97	5,787.00	0.00	52,082.97
Impervious areas (ROW)	82,800.00	71,125.20	7,112.52	0.00	64,012.68
Impervious areas (SWM Pond 43% Impervious)	18,576.00	15,956.79	1,595.68	0.00	14,361.11
Impervious areas (Commercial BLK)	17,300.00	14,860.70	1,486.07	0.00	13,374.63
Impervious areas (Mid High Rise BLK)	16,500.00	14,173.50	1,417.35	0.00	12,756.15
Impervious areas (NE BLK)	0.00	0.00	0.00	0.00	0.00
Impervious areas (Drive Way and Porch)	13,204.00	11,342.23	1,134.22	0.00	10,208.01
Previous Areas (Grass)	50,827.00	43,660.39	24,600.27	12,198.48	6,861.64
Pervious Areas (SWM Pond BLK 57% Pervious)	24,624.00	21,152.02	11,918.02	5,909.76	3,324.24
Previous Areas (NHS/Parks/Open Space)	19,400.00	16,664.60	9,389.60	4,656.00	2,619.00
Previous Areas (Channel Realignment Area)	9,200.00	7,902.80	4,452.80	2,208.00	1,242.00
Total	319,800.00	274,708.20	68,893.53	24,972.24	180,842.43



3.3 Water Balance Analysis Results

The volumetric comparisons in evapotranspiration, infiltration and runoff between the pre-developed and post-developed site are summarized in **Table 4**.

Table 4- Pre and Post-Development Volumetric Water Balance Gain/Loss

	Precipitation (m ³ /year)	Evapotranspiration (m ³ /year)	Infiltration (m ³ /year)	Run off (m ³ /year)
Pre-Development	274,708.20	154,783.20	76,752.00	43,173.00
Post-Development	274,708.20	68,893.53	24,972.24	180,842.43
Loss (-) and Gain (+)		-85,889.67	-51,779.76	137,669.43

A review of the findings indicates that a total decrease of 85,889.67 m³/year and 51,779.76 m³/year for ET and infiltration, respectively, and an increase of 137,669.43 m³/year for runoff are expected for the post-development Site.

Pre and post-water balance components for the Subject Site were also assessed. The results are presented in **Table 5**.

Table 5- Pre- and Post-Development Water Balance Components Gain/Loss

Pre-Development Site Breakdown Areas	Precipitation (mm/year)	Evapotranspiration (mm/year)	Infiltration (mm/year)	Run off (mm/year)
Pre-Development	859	484	240	135
Post-Development	859	215	78	565
Loss (-) and Gain (+)		-269	-162	430

A review of **Table 5** indicates that a total loss of 55% and 67% in ET and infiltration, and a total gain of 319% is anticipated in runoff for the post-development Subject Site, respectively.



United Holdings Inc.
May 28, 2025

Reference No. 2309-W138
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We trust the above satisfies your present requirements. Should you have any further queries, please feel free to contact this office.

Yours truly,
SOIL ENGINEERS LTD.

Yogirajsinh Rana, B.Sc., C.Tech.
Project Manager

Narjes Alijani, M.Sc., P.Geo.
Department Manager – Hydrogeological Services



ENCLOSURE

- Site Location Plans* *Drawing No 1*
- Raster Data Files for the Water Balance Components* *Drawing No. 2-5*
- Pre- and Post-Development Water Balance Assessment* *Appendix 'A'*
- Proposed Development Plan* *Appendix 'B'*

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon it, are the responsibility of such third parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter/report/certification.



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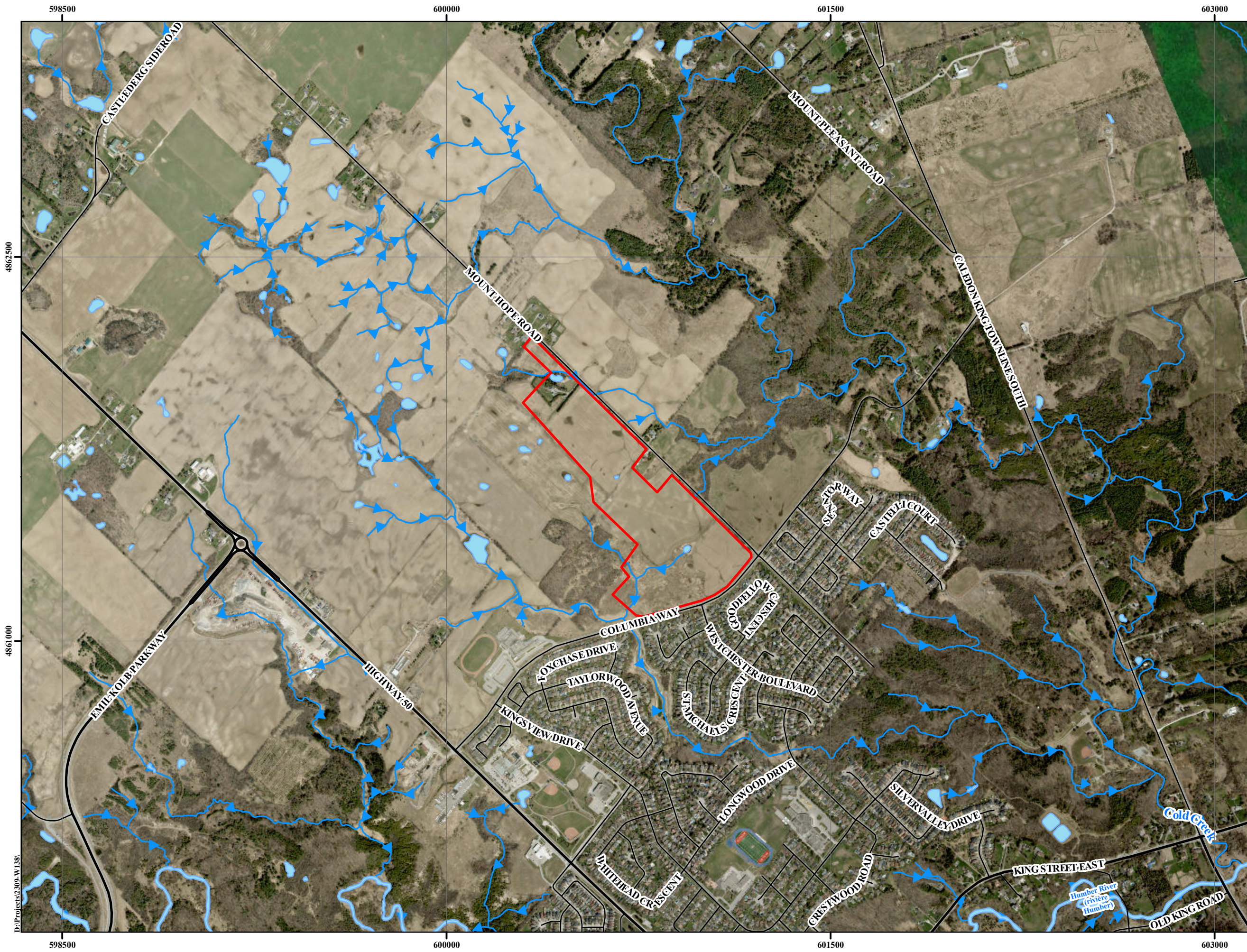
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Drawings

REFERENCE NO. 2309-W138



References: Ontario Ministry of Natural Resources and Forestry
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Key Map



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 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Approximate Boundary of Subject Site
- Major Road
- Local Road
- Waterbody
- Watercourse

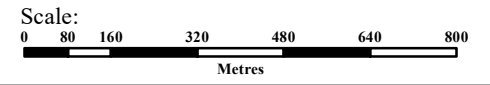


Site Location Plan

Preliminary Pre- and Post
 Development Water Balance
 Assessment for Proposed Residential
 Development Northwest Quadrant of
 Mount Hope Road and Columbia Way
 Town of Caledon

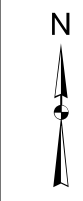
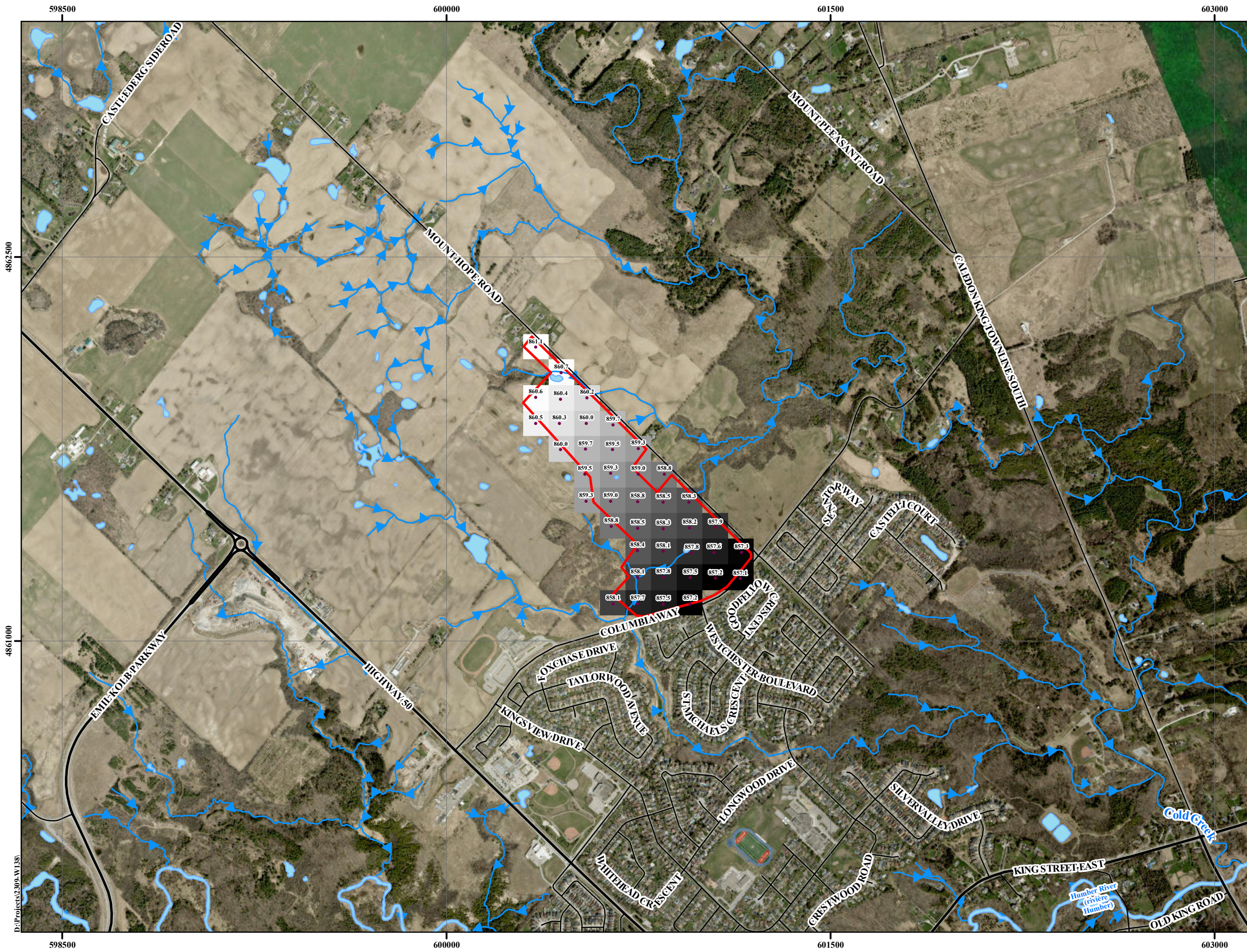
Reference No. 2309-W138

Date: April 04, 2024



Drawing No. 1

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References: Ontario Ministry of Natural Resources and Forestry
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Key Map



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 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Legend

- Approximate Boundary of Subject Site
 - Major Road
 - Local Road
 - Waterbody
 - ▶ Watercourse
 - Average (rounded) = 859
- Precipitation Observational Average**
- Value**
- High : 861.171
- Low : 857.108

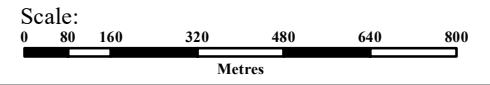


Precipitation Observational Average

Preliminary Pre- and Post
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 Assessment for
 Proposed Residential Development
 Northwest Quadrant of
 Mount Hope Road and Columbia Way
 Town of Caledon

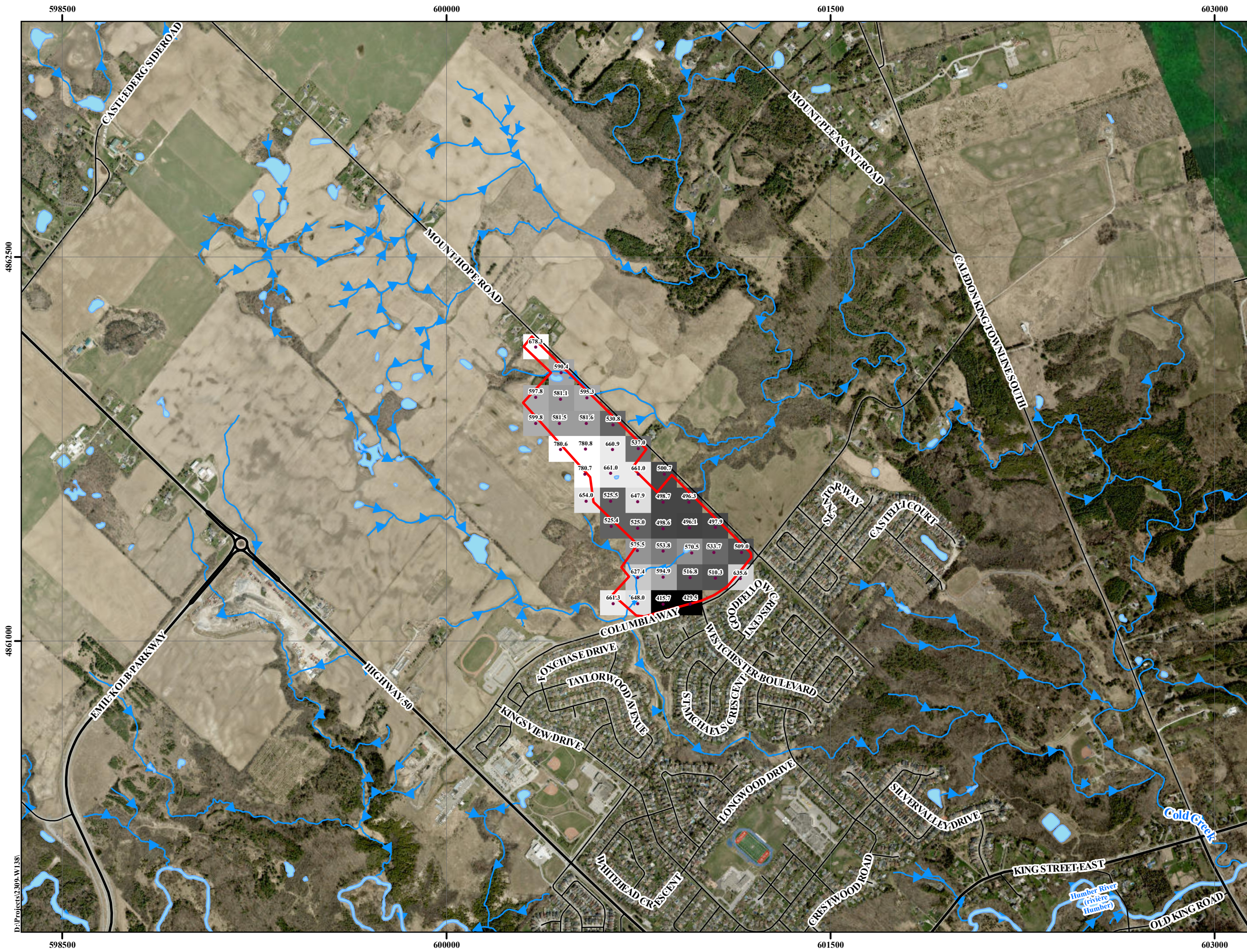
Reference No. 2309-W138

Date: April 01, 2025



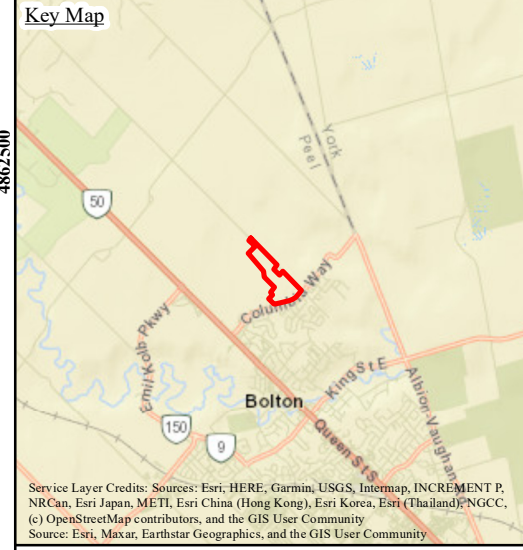
Drawing No. 2

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Legend

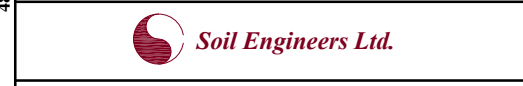
- Approximate Boundary of Subject Site
- Major Road
- Local Road
- Waterbody
- ➔ Watercourse
- Average (rounded) = 582 (Modified to 483)

Evapotranspiration Actual Average

Value

High : 780.82

Low : 415.718

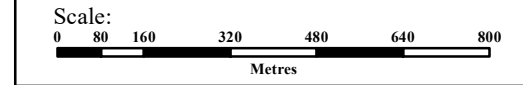


Evapotranspiration Actual Average

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 Town of Caledon

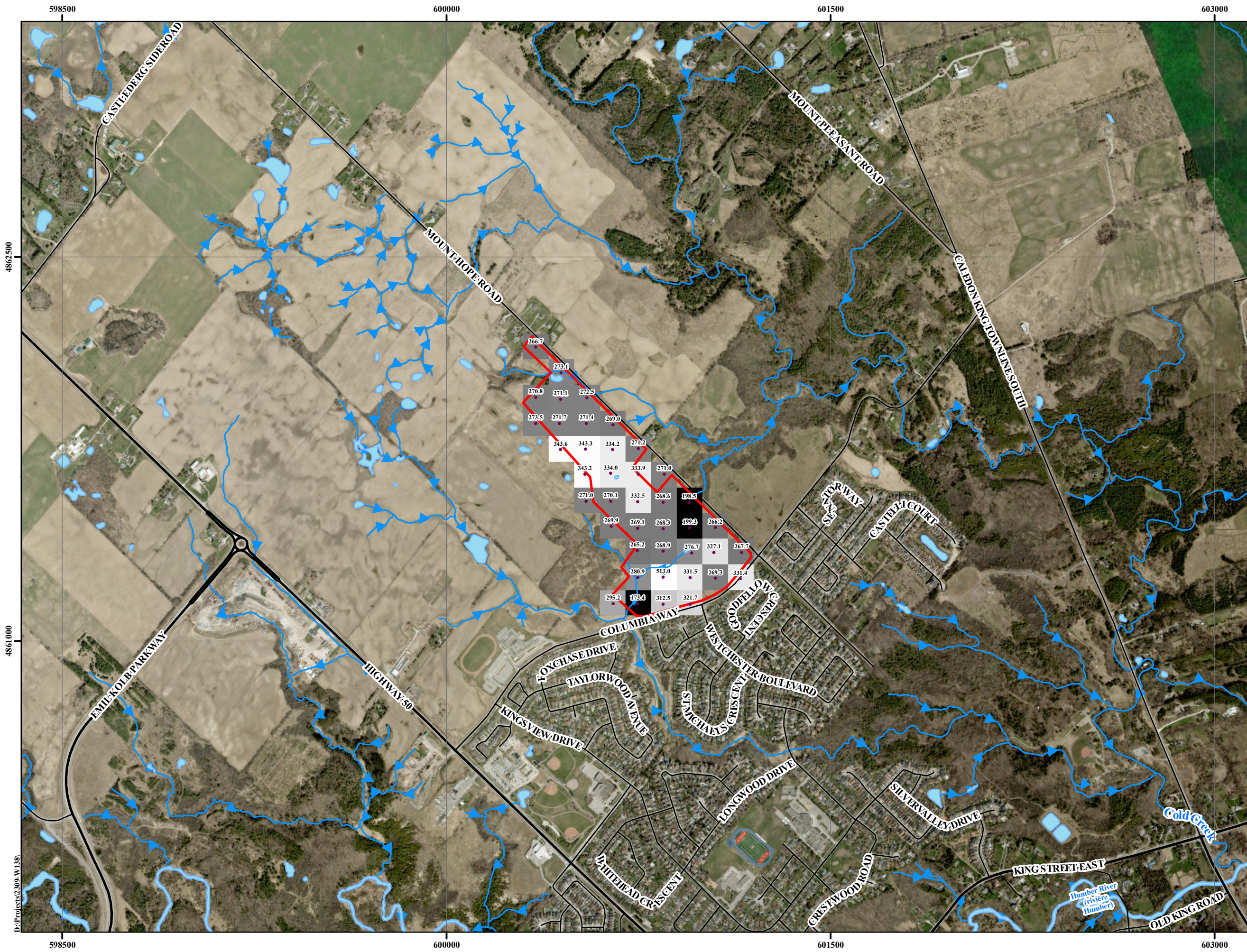
Reference No. 2309-W138

Date: April 01, 2025



Drawing No. 3

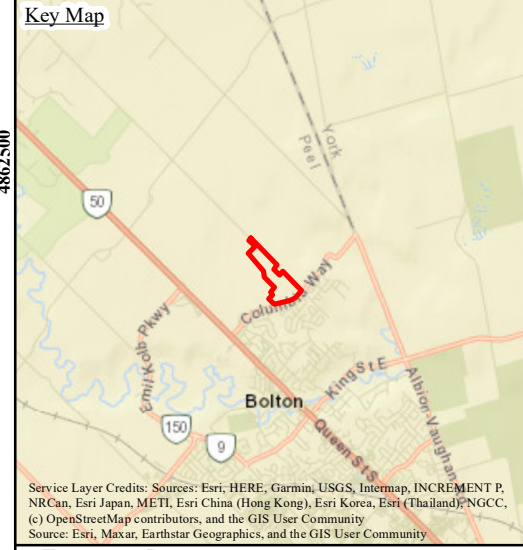
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References: Ontario Ministry of Natural Resources and Forestry
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Legend

- Approximate Boundary of Subject Site
- Major Road
- Local Road
- Waterbody
- ▶ Watercourse
- Average Value (rounded) = 289 Modified to 240

Net Groundwater Exchange

Value

High : 513.098

Low : 173.493

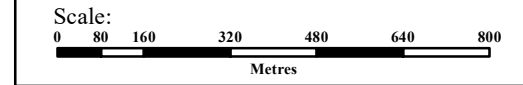


Net Groundwater Exchange Average

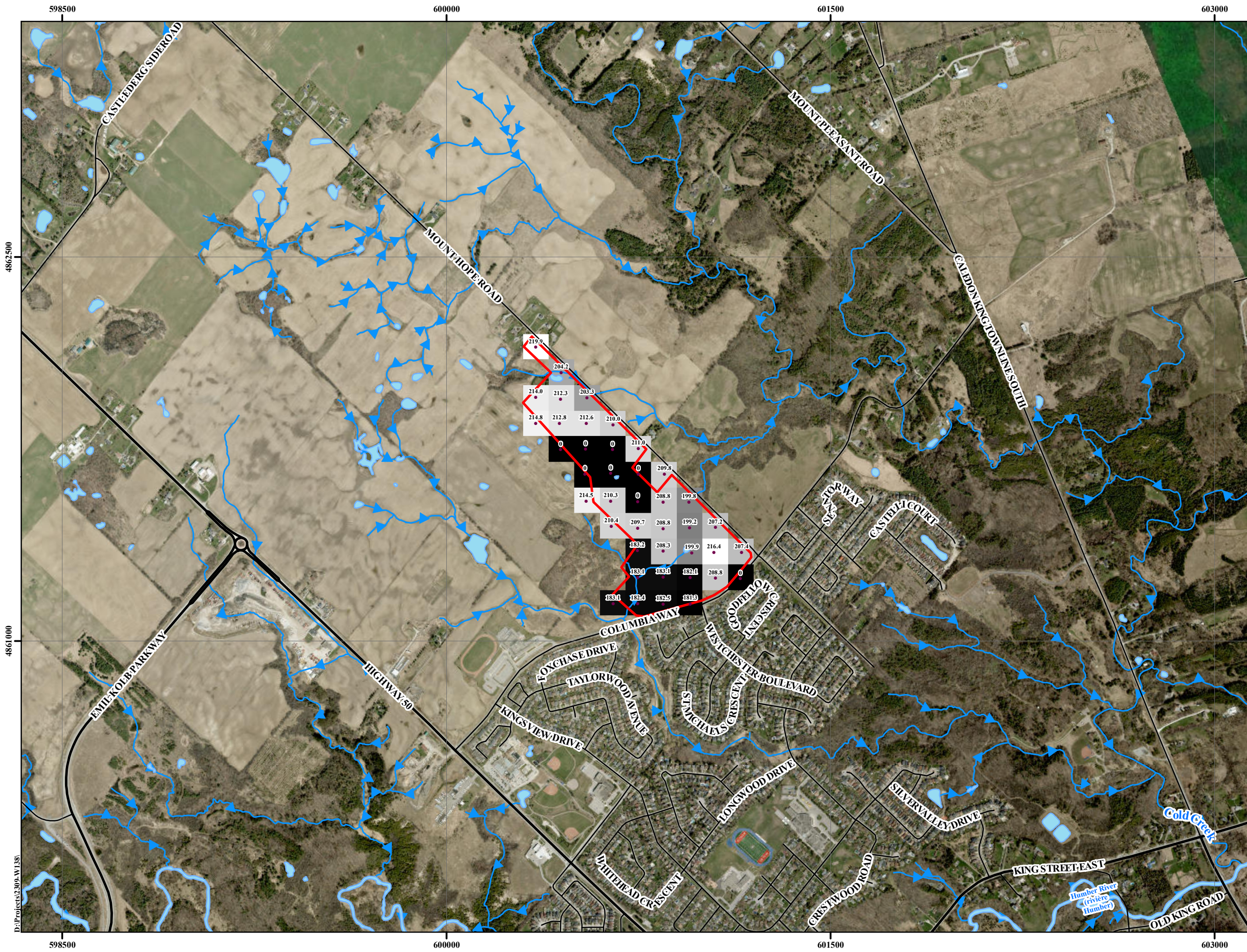
Preliminary Pre- and Post
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Assessment for
Proposed Residential Development
Northwest Quadrant of
Mount Hope Road and Columbia Way
Town of Caledon

Reference No. 2309-W138

Date: April 01, 2025

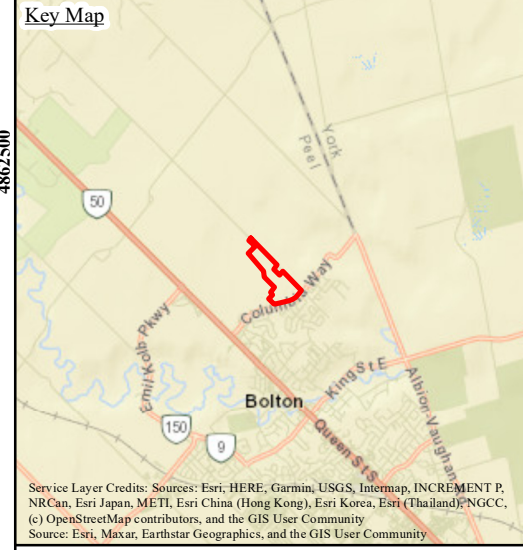


Drawing No. 4



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Legend

- Approximate Boundary of Subject Site
- Major Road
- Local Road
- Waterbody
- ▶ Watercourse
- Average (rounded) = 163 modified to 135

Runoff Average

Value

High : 219.904
Low : 0

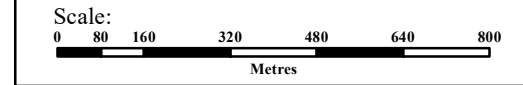
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Runoff Average

Preliminary Pre- and Post
Development Water Balance
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Northwest Quadrant of
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Town of Caledon

Reference No. 2309-W138

Date: April 01, 2025



Drawing No. 5

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Appendix A

Preliminary Pre- and Post-Development Water Balance Assessment

REFERENCE NO. 2309-W138

Northwest Quadrant of Mount Hope Road and Columbia Way, Town of Caledon

Water Balance Components (Using TRSPA Tool Provided by ORMGP)

Component	Initial Value		Modified Value	
	mm/yr	mm/yr	m/yr	m/yr
Precipitation	859	859	0.859	
Runoff (Pervious)	163	135	0.135	
Runoff (Impervious)	-	773	0.773	
Recharge (Pervious)	289	240	0.240	
Recharge (Impervious)	-	0	0.000	
Evapotranspiration (Pervious)	582	484	0.484	
Evapotranspiration (Impervious)	-	85.9	0.086	

Subject Site Subsurface Conditions

Subsoil **Silty Clay Till**

Subject Site Breakdown Area (m²)

A: Pre-Development

Existing Impervious Area	0.00
Existing Pervious Area (Farm Field)	319,800.00
Total	319,800.00

B: Post-Development

Impervious areas (Roofs)	67,369.00
Impervious areas (ROW)	82,800.00
Impervious areas (SWM Pond 43% Impervious)	18,576.00
Impervious areas (Commercial BLK)	17,300.00
Impervious areas (Mid High Rise BLK)	16,500.00
Impervious areas (NE BLK)	0.00
Impervious areas (Drive Way and Porch)	13,204.00
Pervious Areas (Grass)	50,827.00
Pervious Areas (SWM Pond BLK 57% Pervious))	24,624.00
Pervious Areas (NHS/Parks/Open Space)	19,400.00
Pervious Areas (Channel Realignment Area)	9,200.00
Total	319,800.00

Preliminary Pre- and Post-Development Water Balance

Impervious Factors

ET-Impervious (10%)	0.1
Runoff-Impervious (90%)	0.9

Subject Site Pre- and Post-Development Water Balance Estimates

Pre-Development Water Balance

Breakdown	Area (m ²)	Precipitation (m ³ /yr)	Evapotranspiration (m ³ /yr)	Infiltration (m ³ /yr)	Runoff (m ³ /yr)
Existing Impervious Area	0.00	0.00	0.00	0.00	0.00
Existing Pervious Area (Farm Field)	319,800.00	274,708.20	154,783.20	76,752.00	43,173.00
Total	319,800.00	274,708.20	154,783.20	76,752.00	43,173.00

Post-Development Water Balance

Breakdown	Area (m ²)	Precipitation (m ³ /yr)	Evapotranspiration (m ³ /yr)	Infiltration (m ³ /yr)	Runoff (m ³ /yr)
Impervious areas (Roofs)	67,369.00	57,869.97	5,787.00	0.00	52,082.97
Impervious areas (ROW)	82,800.00	71,125.20	7,112.52	0.00	64,012.68
Impervious areas (SWM Pond 43% Impervious)	18,576.00	15,956.79	1,595.68	0.00	14,361.11
Impervious areas (Commercial BLK)	17,300.00	14,860.70	1,486.07	0.00	13,374.63
Impervious areas (Mid High Rise BLK)	16,500.00	14,173.50	1,417.35	0.00	12,756.15
Impervious areas (NE BLK)	0.00	0.00	0.00	0.00	0.00
Impervious areas (Drive Way and Porch)	13,204.00	11,342.23	1,134.22	0.00	10,208.01
Pervious Areas (Grass)	50,827.00	43,660.39	24,600.27	12,198.48	6,861.64
Pervious Areas (SWM Pond BLK 57% Pervious))	24,624.00	21,152.02	11,918.02	5,909.76	3,324.24
Pervious Areas (NHS/Parks/Open Space)	19,400.00	16,664.60	9,389.60	4,656.00	2,619.00
Pervious Areas (Channel Realignment Area)	9,200.00	7,902.80	4,452.80	2,208.00	1,242.00
Total	319,800.00	274,708.20	68,893.53	24,972.24	180,842.43

Subject Site Pre- and Post-Development Water Balance Gain/Loss

Gain/Loss (m ³ /yr)	Precipitation (m ³ /yr)	Evapotranspiration (m ³ /yr)	Infiltration (m ³ /yr)	Runoff (m ³ /yr)
Pre-Development	274,708.20	154,783.20	76,752.00	43,173.00
Post-Development	274,708.20	68,893.53	24,972.24	180,842.43
Gain/Loss (-)		-85,889.67	-51,779.76	137,669.43

Subject Site Pre- and Post-Development Water Balance Components Gain/Loss

Gain/Loss (mm/yr)	Precipitation (mm/yr)	Evapotranspiration (mm/yr)	Infiltration (mm/yr)	Runoff (mm/yr)
Pre-Development	859	484	240	135
Post-Development	859	215	78	565
Gain/Loss (-)		-269	-162	430

Gain/Loss (%)		55 ↓	67 ↓	319 ↑
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Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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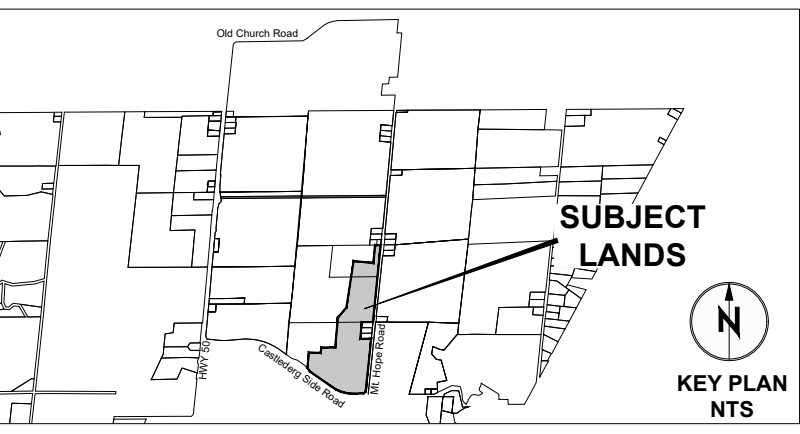
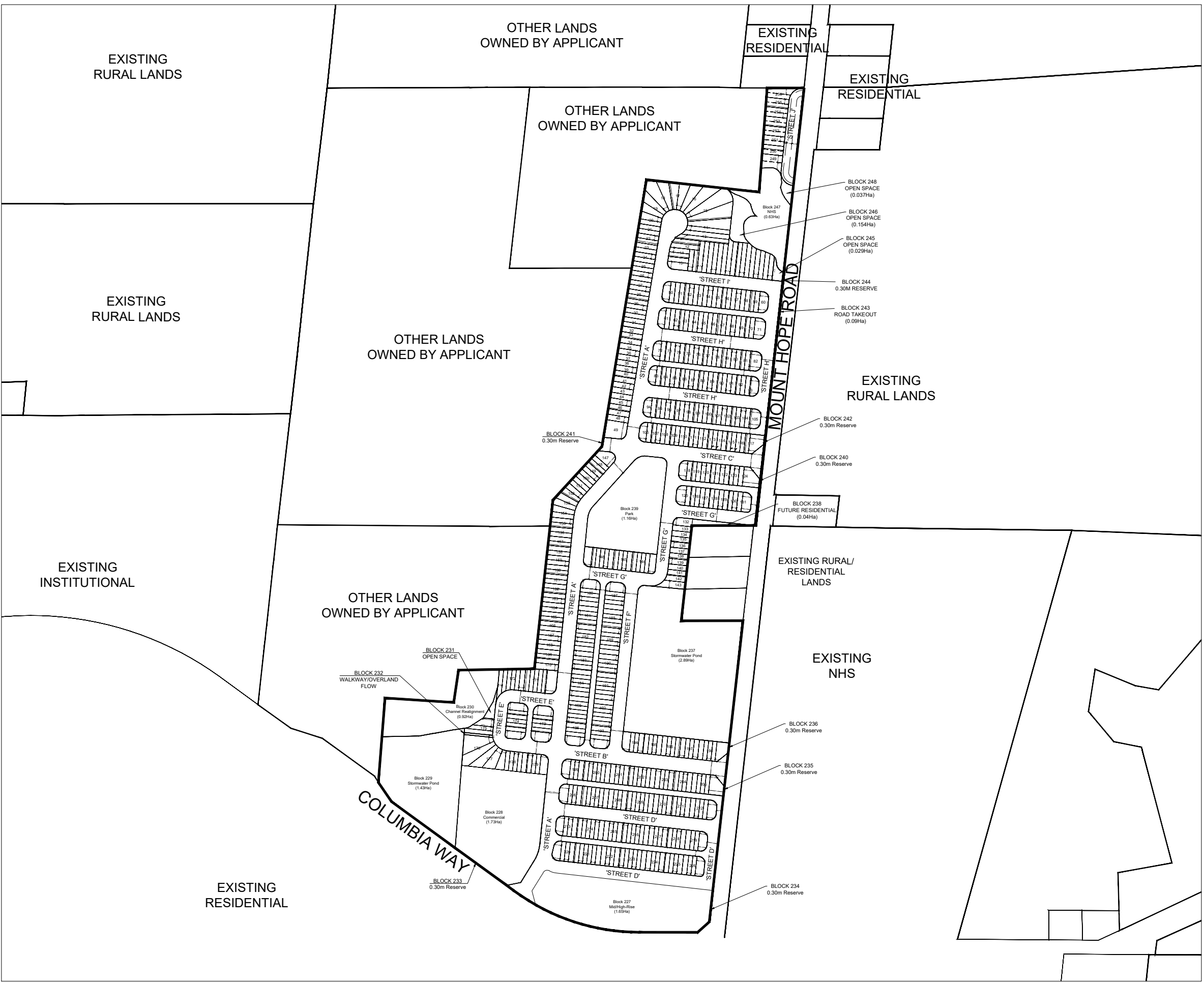
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HAMILTON
TEL: (905) 777-7956
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Appendix B

Proposed Development Plan

REFERENCE NO. 2309-W138



OWNERS CERTIFICATE

I HEREBY AUTHORIZE SGL PLANNING & DESIGN INC. TO SUBMIT THIS PLAN FOR APPROVAL.

SIGNED _____ DATE: _____
United Holdings Inc.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED _____ DATE: _____
R-PE SURVEYING LTD.

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SILTY CLAY, SILTY CLAY TILL, SANDY SILT, SANDY SILT TILL
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE				
LAND USE	LOT / BLOCK #	AREA (ha)	AREA (ac)	UNITS
6.75m Street Semi-Detached	1-31, 148-170, 176-177, 249-256	3.53	8.72	128
8m Single Detached	32-49, 111, 60, 71, 82, 105, 132-143, 147	0.99	2.44	35
6.75m Laneway Semi-Detached	50-59, 61-70, 72-81, 83-104, 106-131	3.18	7.86	156
6m Street Towns	144-146, 171-175, 178-226	5.33	13.17	274
Mid/High-Rise Block (60-250 UPH)	227	1.65	4.08	99-413
Commercial Block	228	1.73	4.27	
1' Reserves	233-236, 240-242, 244	0.0085	0.021	
Future Residential	238	0.04	0.099	
Stormwater Pond	229,237	4.60	11.37	
Walkway /Overland Flow	232	0.01	0.025	
Open Space	231, 245-246, 248	0.249	0.615	
Channel Realignmnet	236	0.95	2.35	
Park	245	1.16	2.87	
Road Takeout	243	0.09	0.22	
NHS	247	0.63	1.56	
ROW		7.83	19.35	
TOTAL		31.98	79.02	692-1,006

