



February 05, 2026

Project No. ALL-26000588-A0

Charanjit Hothi
G.N Transport Inc.
25 Newkirk Court, Unit 8
Brampton, ON L6Z0J8

Project: 6404 Mayfield Road, Town of Caledon
Subject: Floodplain Assessment

Dear Mr. Hothi:

We are very pleased to provide you ("Owner") with this Floodplain Assessment ("Assessment") for the proposed redevelopment site ("Site") located on 6404 Mayfield Road, in Town of Caledon.

Background

The site is approximately 0.92 hectares in size and is bound residential/agricultural to the north, existing watercourse to the west, and residential building to the east. The site is currently occupied by an existing single-storey residential building and an ancillary garage building that will both remain the proposed development. It is our understanding that the Owner wishes to construct a gravel surface parking lot with total of 45 truck and trailer parking spaces and 13 car parking spaces with driveway access onto Mayfield Road.

Some of the key documents or correspondence that have been referenced in order to prepare this Assessment, can be summarized as follows:

- Site Grading Plan prepared by Urban Watershed Group Ltd. (dated July 07, 2025);
- Stormwater Management Report prepared by by Urban Watershed Group Ltd. (dated October 27, 2025);
- Topographic Survey prepared by Mauro Group Inc. (dated August 28, 2025);
- TRCA current floodplain mapping data (dated May 18, 2018); and,
- Town of Caledon Development Standards manual (dated 2019)

Existing Conditions

The existing topography within the site shows drainage primarily flowing in the south direction to Mayfield Road with approximately 1.9m of fall (refer to topographic survey provided in Appendix A). The portion of the site is within the Regulatory floodplain of the Salt Creek (of Humber River Watershed) where TRCA mapping shows current flood hazard regulated limits. EXP staff reached out to the TRCA to request the most current digital floodplain mapping data provided in Appendix B, where the obtained information shows the highest theoretical water level elevation of 227.35 of the site.

Typically for any new redevelopment applications where an existing flood hazard exists across the site, the proposed grading design must demonstrate that the existing flood storage volume can be maintained and there are no negative impacts to the neighbouring properties. Therefore, EXP staff completed flood storage calculations using 3D surfaces of the existing site topography vs theoretical flood elevation. The calculations showed approximately 66 m³ of flood storage, where the flooding inundates the south-west of the existing ancillary garage (refer to the flood storage volume calculations provided for the existing conditions provided in Appendix C).

Proposed Conditions

As previously mentioned, since a new redevelopment application must meet the existing flood hazard requirements, the proposed preliminary grading strategy for this Assessment was prepared based on this existing flood hazard condition.

In order to verify that the existing flood storage was maintained within the proposed grading design, EXP staff carefully reviewed both the existing site topography and the proposed site grading plan. EXP staff then completed flood storage calculations using 3D surfaces of the proposed grading elevation versus the theoretical flood elevation. The calculations showed that approximately 71 m³ of flood storage is available exceeding the required storage volume (refer to the flood storage volume calculations provided for the proposed conditions provided in Appendix D).

The existing building and the driveway entrance for the site, under the proposed development condition, have been confirmed to be located outside of the flooding zone. As a result, the additional flood-proofing measures outlined by the MNRF are not required.

Summary

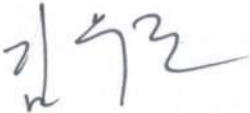
Based on the assumptions and calculations prepared as part of this Assessment, some of the key findings can be summarized as follows:

- The TRCA's current floodplain mapping indicates theoretical water levels of approximately 227.35, which encroach onto the site and result in an estimated flood storage volume of 66 m³, inundating the west side of the existing ancillary garage
- The proposed flood storage volume of 71 m³ exceeds the required volume of 66 m³, meaning the proposed grading plan prepared by Urban Watershed Group Ltd. provides sufficient compensation.
- The existing building and driveway entrance, under the proposed development condition, have been verified as being outside the flooding zone, and therefore no additional flood-proofing measures required by the MNRF will be necessary.

We trust this information meets your requirements. As always, should you have any questions or comments, please do not hesitate to contact the undersigned directly.

Sincerely,

EXP Services Inc.



Woo Hyun Ki, EIT
Project Manager, Land Development

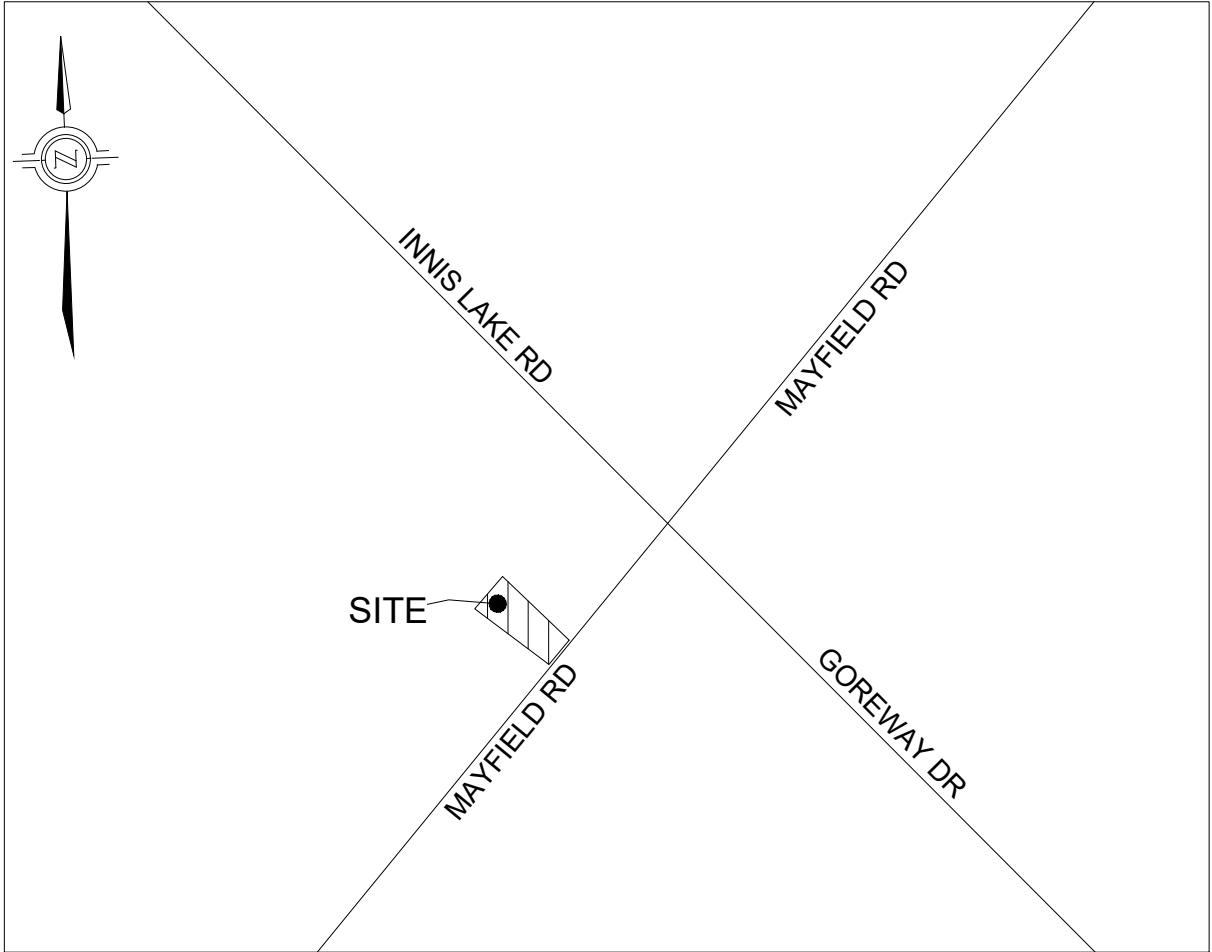


Steve Park, P.Eng.
Senior Project Manager, Land Development

Attachments: Appendix A – Key Plan, Topographic Survey, and Site Grading Plan
Appendix B – TRCA Regulated Mapping and Floodplain Mapping
Appendix C – Flood Storage Volume Calculation (Existing Conditions)
Appendix D – Flood Storage Volume Calculation (Proposed Conditions)

Appendix A

Key Plan, Topographic Survey, and Site Grading Plan



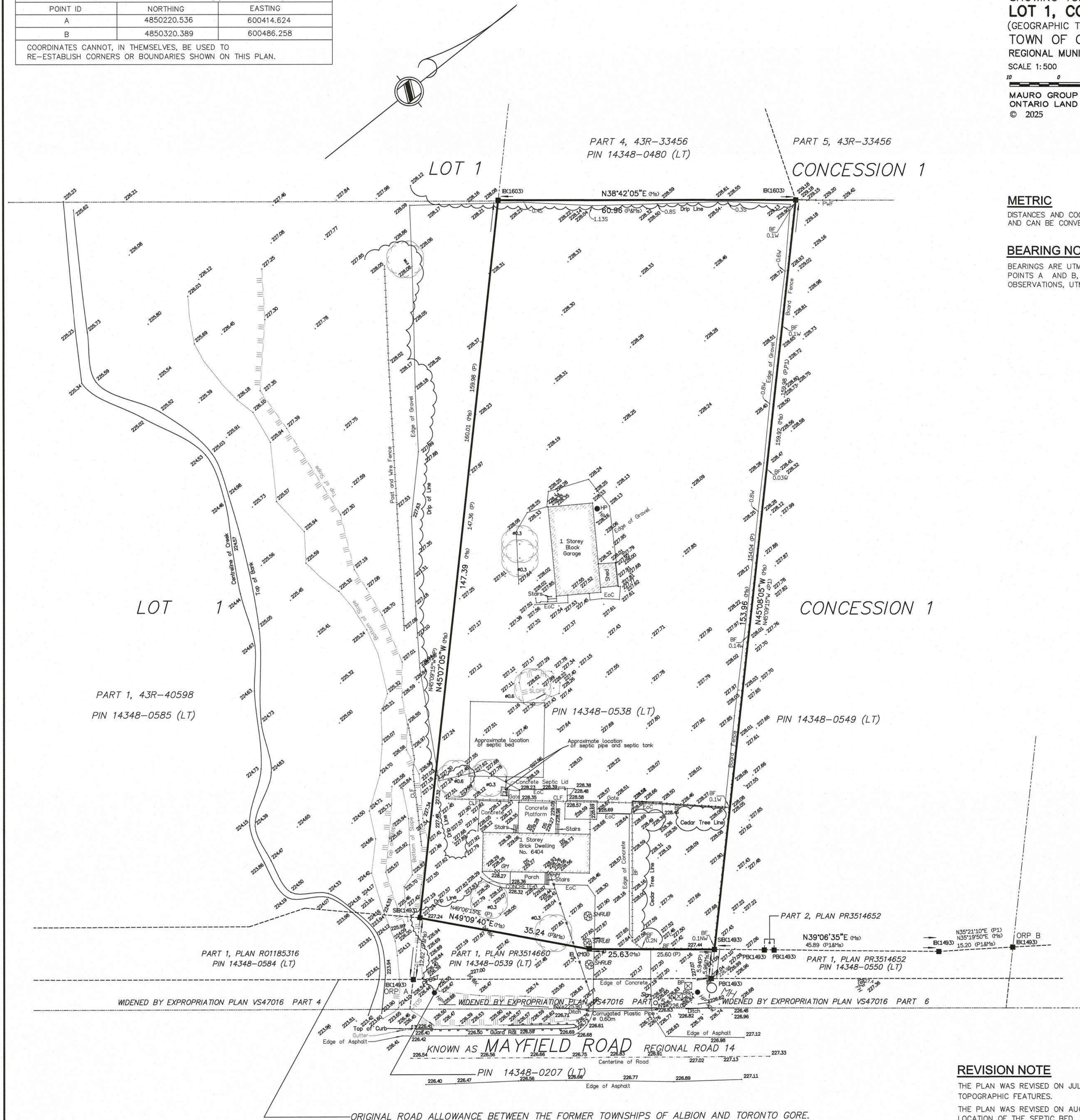
Project:			
6404 MAYFIELD ROAD, CALEDON			
Title:			
LOCATION PLAN			
Approved by:	CP	Date:	FEB 2026
Project No.:	ALL-26000588-A0		
Drawn by:	WK	Scale:	N.T.S.
Figure no.:	FIG-01		

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010). COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
A	4850220.536	600414.624
B	4850320.389	600486.258
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

PLAN OF SURVEY
SHOWING TOPOGRAPHIC FEATURES OF
LOT 1, CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF ALBION)
TOWN OF CALEDON
REGIONAL MUNICIPALITY OF PEEL
SCALE 1:500
MAURO GROUP INC.
ONTARIO LAND SURVEYORS
© 2025

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE
POINTS A AND B, BY REAL TIME NETWORK (TOPNET)
OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)



- LEGEND**
- DENOTES FOUND BAR
 - IB DENOTES IRON BAR
 - SIB DENOTES STANDARD IRON BAR
 - PB DENOTES PLASTIC ECO BAR
 - SSIB DENOTES SHORT STANDARD IRON BAR
 - 1493 DENOTES J.F.G. YOUNG, OLS
 - P DENOTES EXPROPRIATION PLAN PR3514660
 - P1 DENOTES EXPROPRIATION PLAN PR3514652
 - BF DENOTES BOARD FENCE
 - CLF DENOTES CHAIN LINK FENCE
 - EoC DENOTES EDGE OF CONCRETE
 - DS DENOTES DOOR SILL
 - BP DENOTES BELL PEDESTAL
 - TOS DENOTES TOP OF SLOPE
 - PWF DENOTES POST AND WIRE FENCE
 - H1 DENOTES HYDRO METER
 - GM DENOTES GAS METER
 - FDH DENOTES FIRE HYDRANT
 - GW DENOTES GUY WIRE
 - MH DENOTES MANHOLE
 - WK DENOTES WATER KEY
 - DENOTES DECIDUOUS TREE WITH DIAMETER

NOTE
THE APPROXIMATE LOCATION OF SEPTIC BED, SEPTIC PIPE AND SEPTIC TANK ARE
ACCORDING TO ON-SITE INFORMATION PROVIDED BY DLK SEPTIC SERVICES INC., ON AUGUST 19, 2025

ELEVATION NOTE
ELEVATIONS HEREON ARE GEODETIC IN ORIGIN AND WERE DERIVED FROM GPS
OBSERVATIONS USING THE "TOPNET" GPS NETWORK AND ARE REFERRED TO
THE CGVD-1928: 1978 DATUM.

REVISION NOTE
THE PLAN WAS REVISED ON JULY 18TH, 2025 TO INCLUDE ADDITIONAL
TOPOGRAPHIC FEATURES.
THE PLAN WAS REVISED ON AUGUST 19TH, 2025 TO SHOW THE APPROXIMATE
LOCATION OF THE SEPTIC BED, SEPTIC PIPE AND SEPTIC TANK.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE
UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 2nd DAY OF JULY, 2025

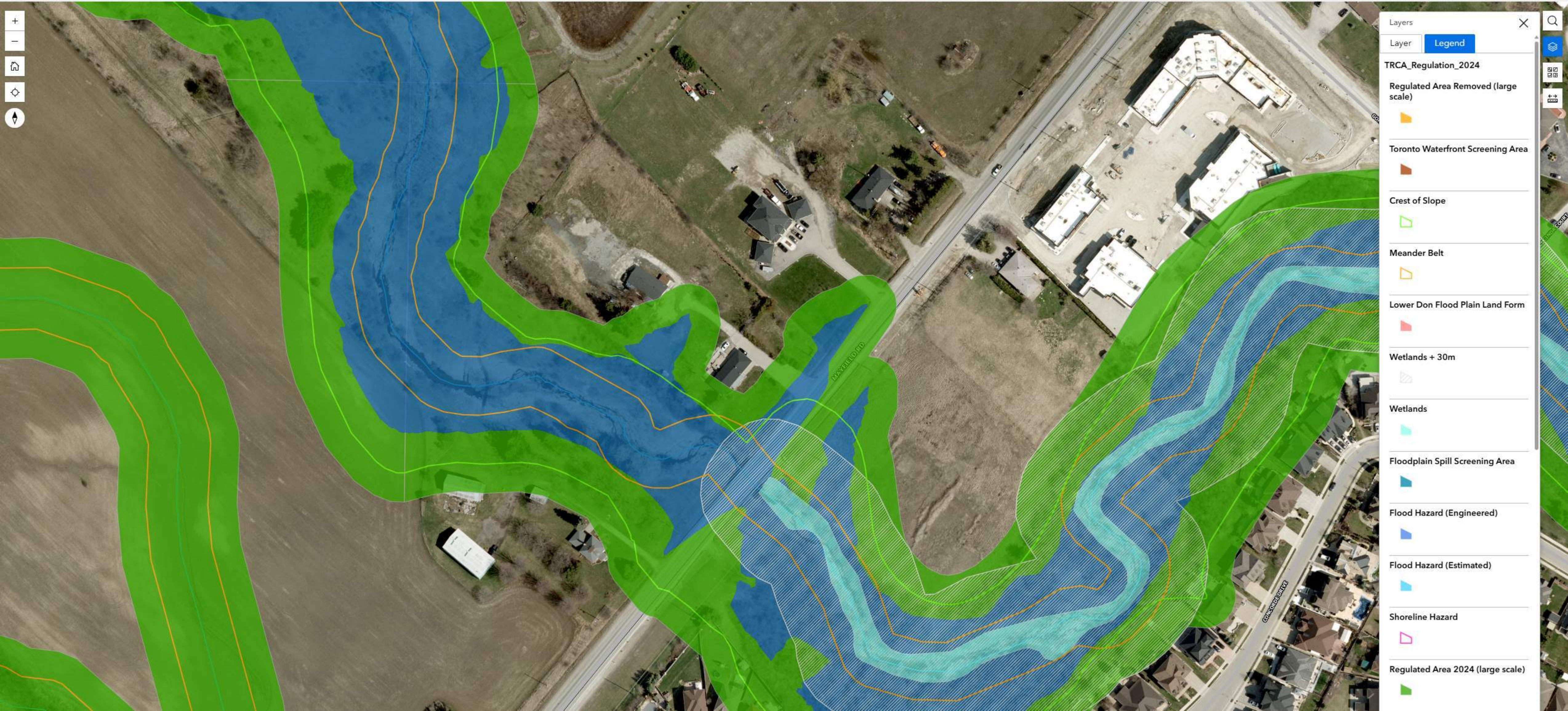
AUG. 28, 2025
DATE
G. SUNDAR
GANESH SUNDAR BENG
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-92371
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3).

MAURO GROUP INC.
ONTARIO LAND SURVEYORS
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.maurogroup.ca - info@maurogroup.ca
PARTY CHIEF: BP DRAWN BY: IG/EA CHECKED BY: GS
CLIENT: G.N. TRANSPORT INC.
PATH=F:\PROJECTS\2025\B8391\MSCAD\B8391_SRPR_T.DWG
PROJECT No. 25-B8391

Appendix B

TRCA Regulated Mapping and Floodplain Mapping



Layers

Layer

Legend

TRCA_Regulation_2024

Regulated Area Removed (large scale)



Toronto Waterfront Screening Area



Crest of Slope



Meander Belt



Lower Don Flood Plain Land Form



Wetlands + 30m



Wetlands



Floodplain Spill Screening Area



Flood Hazard (Engineered)



Flood Hazard (Estimated)

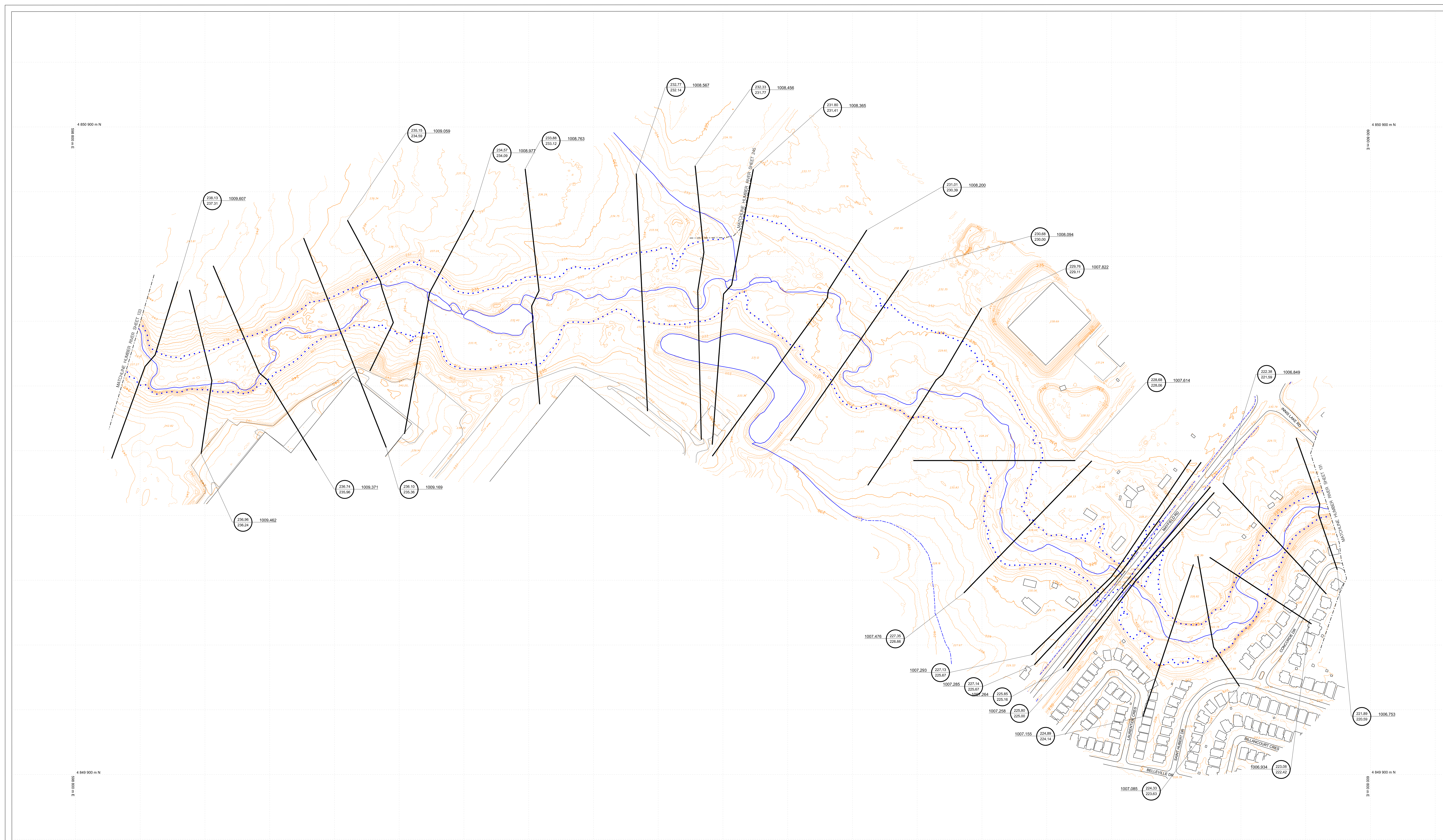


Shoreline Hazard



Regulated Area 2024 (large scale)





R E V I S I O N S			
NO.	DESCRIPTION	BY	DATE
1	Floodline removed at matchline for Humber River sheet 245. This data has been superseded and can be found on Humber River sheet 245.	MDT	2024-05-30

LEGEND			
Contour Index		Bridge / Large Culvert	
Contour 1 metre		Water Feature	
Contour 0.5 metre		Ditch	
Contour Label	100		
Spot Elevation	100.00	Marsh	
Road		Building	
Parking Lot / Large Driveway		Regulatory Flood Line	
Rail Line			

The elevation data on this map was produced by TRCA from a DEM with 1.0 m grid resolution. The DEM was created using mass points with a vertical accuracy of ± 1.0 m RMSE on bare fast surfaces. The mass points were collected using LIDAR data from the TRCA aerial mapping.

Downstream of Mayfield Rd:

The planimetric data on this map was acquired from the City of Brampton Open Data Catalogue in 2017. The elevation of the data may not match with the elevation dataset and is for reference only.

Upstream of Mayfield Rd:

The elevation data on this map was compiled from a variety of sources of different origin and may not match with the elevation dataset. This data is for reference only.

Building footprints were acquired from Peel Region in 2017.

The datum is mean sea level as established by the Geospatial Survey of Canada.

Map prepared by: *Geospatial Information Services*

The horizontal datum is North American Datum 1983, UTM 8 projection Zone 17, Central Meridian 101° 00' 00" W.

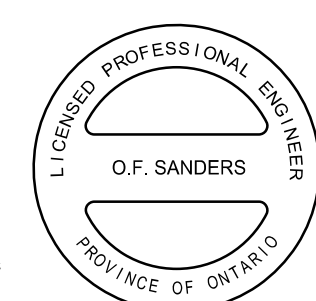
Grid interval: 100 metres

PLEASE NOTE:
FLOODING ELEVATIONS ARE SUBJECT TO CHANGE DUE TO REVISED INFORMATION.

Elevation Data provided by:

 EN

70 VALLEYWOOD DRIVE, MA
T: 416.987.6161 / 905.940.6161

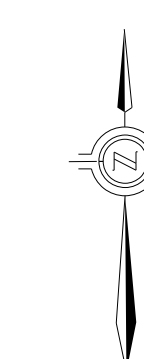


FLOOD PLAIN
MAPPING PROGRAM

FLOODLINE APPROVED DATE: 2018-05-18



5 Shoreham Drive Downsview Ontario M3N 1S4 (416) 661-6600

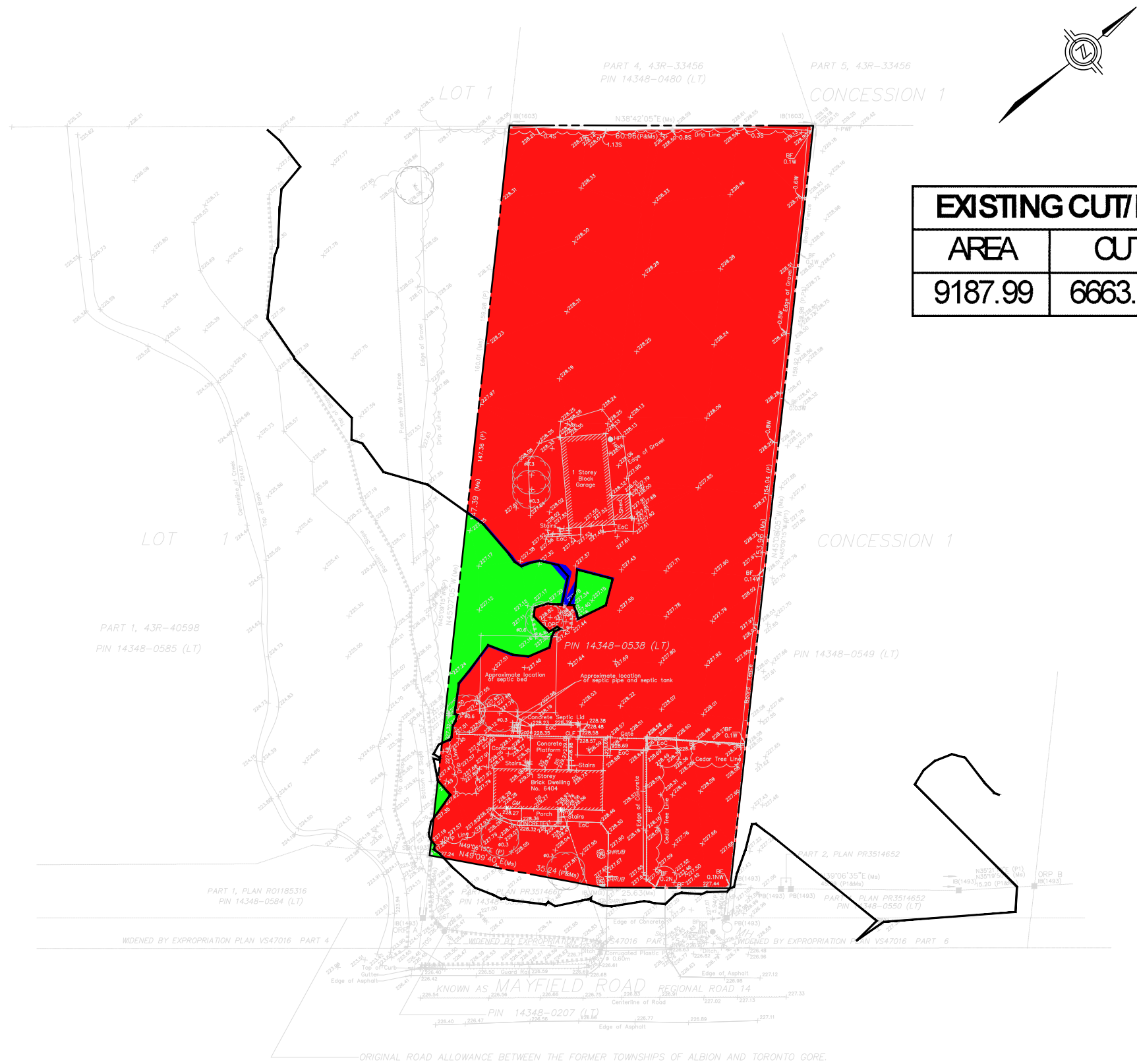


HUMBER RIVER

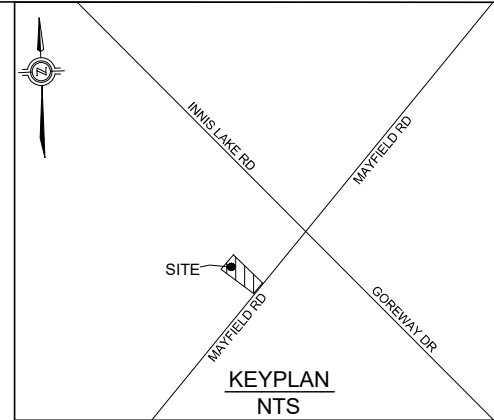
SHEET No. 132

Appendix C

Flood Storage Volume Calculation (Existing Conditions)



EXISTING CUT/FILL - OG vs. WL 227.35			
AREA	CUT	FILL	NET
9187.99	6663.37	65.97	6597.40



LEGEND:

- PROPERTY LINE
- EXISTING ELEVATION
- CUT / FILL / NO CHANGE
- WATER LEVEL 227.35

SOURCE:

- BACKGROUND LEGAL AND TOPOGRAPHIC SURVEY PREPARED BY MAURO GROUP INC. DATED AUGUST 28, 2025

SCALE: 1:1000

	DRAWN BY	CHECKED BY
	W.K	C.P.

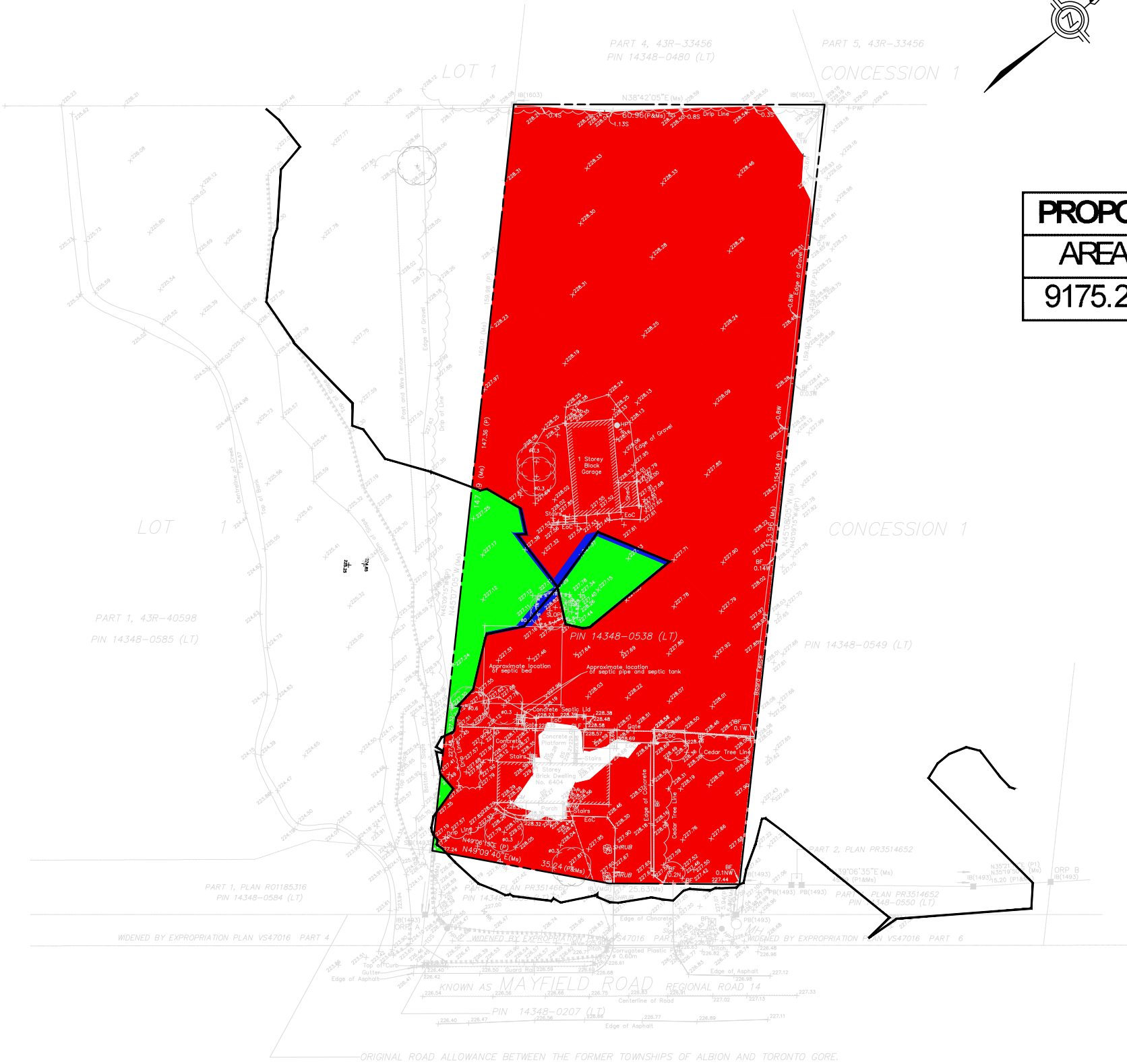
EXISTING FLOOD STORAGE VOLUME (WATER LEVEL AT 227.35)	FIGURE 2
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G.N TRANSPORT INC.
6404 MAYFIELD ROAD CALEDON
- FLOODPLAIN HAZARD ASSESSMENT - REVISION 1

PROJECT NUMBER: ALL-26000588-A0 DATE: FEBRUARY 2026

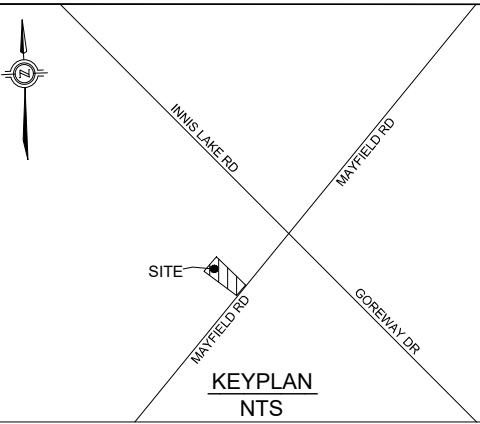
Appendix D

Flood Storage Volume Calculation (Proposed Conditions)



PROPOSED CUT/FILL - FG vs. WL 227.35

AREA	CUT	FILL	NET
9175.28	6526.72	71.69	6455.03



- LEGEND:**
- PROPERTY LINE
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - CUT / FILL / NO CHANGE
 - WATER LEVEL 227.35

SOURCE:

- BACKGROUND LEGAL AND TOPOGRAPHIC SURVEY PREPARED BY MAURO GROUP INC. DATED AUGUST 28, 2025

SCALE: 1:1000

	DRAWN BY	CHECKED BY
	W.K	C.P.

PROPOSED FLOOD STORAGE VOLUME (WATER LEVEL AT 227.35)

FIGURE 3

G.N TRANSPORT INC.
6404 MAYFIELD ROAD CALEDON
- FLOODPLAIN HAZARD ASSESSMENT - REVISION 1

PROJECT NUMBER: ALL-26000588-A0 DATE: FEBRUARY 2026