

2233 & 2235 Hurontario Ltd.  
1400-3280 Bloor St. W., Centre Tower  
Toronto, ON M8X 2X3

File No. 24-099  
April 15, 2026

Attention: Graham Spittal

**Subject: Slope Opinion Letter**  
**2233 & 2235 Hurontario Street, Mississauga, Ontario**

Dear Graham:

Grounded Engineering Inc. ("Grounded") is pleased to provide you with this Slope Opinion Letter for the site known as 2233 & 2235 Hurontario Street, in Mississauga, Ontario.

Grounded was originally retained to provide geotechnical, hydrogeological, and environmental engineering services site known as 2233 & 2235 Hurontario Street. We have now been asked to review the site to provide an opinion regarding the presence of a slope in relation to Credit Valley Conservation Authority's (CVC's) regulated area.

## 1 Introduction

Cooksville Creek flows from north to south along the north east boundary of the subject site. The north east side of the site is within CVC's regulated area. Site development and changes will be subject to CVC's review.

Grounded completed a site walk with the client and representatives from CVC on July 17, 2025 to review the slope stability hazards (if any) at the subject site.

## 2 Site Visit

A visual inspection of the site was conducted at the property on July 17, 2025 by Grounded Engineering with the client and representatives from CVC. The bank of Cooksville Creek was reviewed for the presence of a valley slope. An additional site visit was conducted on April 14, 2026 in preparation of this letter, site photographs are appended.

The site was observed to grade gently up (approx. 5H:1V or shallower) from the bank of Cooksville Creek. The presence of a valley slope was not observed. Therefore, it is Grounded's opinion that the land between the site and Cooksville Creek is an unconfined valley with no discernible valley slope.



### 3 Closure

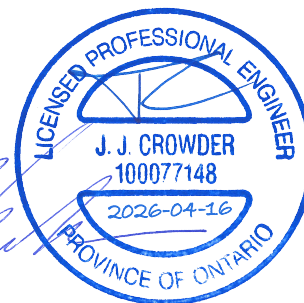
This letter has been prepared for the use of 2233 & 2235 Hurontario Ltd. and their retained design team. This report is copyright of Grounded Engineering Inc.

The design recommendations contained in this report are based on the information provided to us at the time of issuance. If there are changes to the design recommendations it is the responsibility of the owner to notify Grounded of those changes and obtain a revised report.

We trust that the information contained in this letter is sufficient for your present requirements. If we can be of further assistance, please do not hesitate to contact us.



Jory Hunter, P.Eng.  
Team Lead, Geotechnical Engineering



Jason Crowder, Ph.D., P.Eng.  
Principal, Geotechnical Engineering

Enclosed:

- Figure 1 – Site Location Plan
- Figure 2 – Site Review Area

Appendix A – Site Photographs

# FIGURES







Figure Title

**FIGURE 2: SITE REVIEW AREA**

Reference

Contours: Land Information Ontario (GTA), Imagery: Google

Scale

AS INDICATED

Job No.

24-099

# APPENDIX A





**Photo 1**

**Looking northwest along bank of Cooksville Creek**

The bank of Cooksville Creek grades gently up towards the parking lot.



**Photo 2**

**Looking southeast along bank of Cooksville Creek**

The bank of Cooksville Creek appears relatively flat.



**Photograph 3**

**Looking southwest towards existing buildings and parking lot**  
The ground grades gently up towards the parking lot.



**Photograph 4**

**Looking southeast across the parking lot**  
The parking lot grades gently up towards Hurontario Street.