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Whitby
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Laboratory
Peterborough

Professional Engineers Ontario

APGO

August 24, 2026

Justin and Nicola Flowerday
150 McCrae Drive
Toronto, Ontario M4G 1S7

Attn: Joan Philips (Client Agent)

Re: Supplementary Slope Stability Assessment – Residential Development, 115 Rangers Road, Highland Grove, ON
Cambium Reference: 02630592.000

Dear Joan Philips,

Cambium Inc. (Cambium) was retained by Justin and Nicola Flowerday (Client) to complete a supplementary erosion hazard / slope stability assessment in support of the development at 115 Rangers Road, Highland Grove, Ontario (Site). The purpose of this study and summary letter is to confirm the erosion hazard limits associated with Baptiste Lake and to evaluate the potential implications of recent site alterations, including bedrock blasting, on the proposed development. Cambium previously completed an erosion hazard and slope stability assessment for the Site prior to the blasting of the bedrock slope and construction of the new residential structure. The report is titled “Slope Stability Assessment – Proposed Residential Redevelopment, 115 Rangers Road, Highland Grove, ON”, reference No. 22370-001, dated July 7, 2025.

SUMMARY OF PREVIOUS (2025) ASSESSMENT

Cambium 2025 assessment included a desktop review, site inspection, and evaluation in accordance with MNR (2002) guidelines. The assessment determined that the site is underlain by granite bedrock with thin topsoil overburden, and that both the upper and lower slope segments exhibited a low potential for instability. The erosion hazard limit was defined at the existing top of slope, with no toe erosion allowance required due to the presence of hard rock and absence of active erosion. Overall, the proposed residential redevelopment was considered acceptable from a geotechnical and erosion hazard perspective, with no anticipated adverse impact on long-term slope stability, provided standard construction precautions were followed.

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SITE DESCRIPTION AND REDEVELOPMENT STATUS

The subject property is bounded by Baptiste Lake to the north, Rangers Road to the south, and existing residential homes to the east and west. A site location plan is appended as Figure 1 of this report.

The site is characterized by a sloping profile descending approximately 17 m from the tableland near Rangers Road down to the shoreline. The slope consists of an upper steep slope with exposed bedrock and a lower slope with milder inclination and vegetation

The redevelopment included a new primary dwelling, which replaced a cottage structure. Since completion of the 2025 assessment, site development has progressed and includes blasting of granite bedrock to facilitate construction and temporary stockpiling of blasted rock and construction materials. The new residential structure was under construction at the time of the 2026 site visit.

SITE VISIT

Cambium staff attended the subject property on May 19, 2026, to undertake field observations of the site and the slope characteristics. Prior to Cambium being on site, the Client had blasted portions of the bedrock slope beneath and adjacent to the new residential structure. At the time of the site visit, the residential structure was under construction but was nearing completion. The slope that required assessment due to the change in inclination, was the slope immediately south of the new residential structure. In Cambium's report, dated July 7, 2025, the slope in question that has since been altered, was named the "upper portion of the slope". The slope face is now generally not vegetated, with bare areas due to construction. However, there is no evidence of active erosion on the slope or near the lake. Some large boulders were observed along the existing shoreline. Bedrock was observed across the entirety of the slope face in question.

Pertinent details of the slope configuration and related factors to be considered during the stability assessment are documented on Appendix A: Site Photos, Inspection Record & Slope Rating Chart. The new slope stability rating value for the slope that was changed to be 28, which is slightly higher than the 2025

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rating, due to vegetation removal. It is also noted that the major contribution to the rating (16 points) for the upper portion of slope was the inclination.

Cambium was also provided with the CAD file for a topographic survey conducted by P.A. Miller Surveying Ltd., file name 26-12861. The data from the topographic survey was used to illustrate cross sections (as shown on Figure 3) of the altered existing slope for discussion.

ASSESSMENT OF BLASTING IMPACTS

Blasting activities associated with site development have resulted in exposure of the granite bedrock, localized steepening of the upper slope, and the presence of loose rock and stockpiled materials near the slope crest and toe. Notwithstanding these changes, the exposed bedrock appears competent, with little to no significant joints or fractures observed during the site visit, indicating a high degree of inherent stability. Although the slope face has been locally steepened to near vertical in some areas, such are typical for competent granite and do not, in themselves, indicate instability. No visual evidence of slope distress, including tension cracking, displacement, or active rockfall zones, was noted at the time of inspection. Accordingly, the effects of blasting are considered localized and do not materially impact the overall stability of the slope or the validity of the conclusions presented in the 2025 assessment.

DISCUSSION

Based on the site observations and comparison with the 2025 assessment, the slope continues to be governed by competent granite bedrock conditions and exhibits no evidence of instability or active erosion. Although localized steepening has occurred as a result of blasting, these changes do not materially affect overall slope performance, and the original assessment of low instability potential remains applicable. Accordingly, the proposed development is considered acceptable from a slope stability and erosion hazard perspective and is not expected to adversely impact the long-term performance of the slope or Baptiste Lake. It is further noted that the primary considerations relate to temporary construction conditions rather than long-term geotechnical risks.

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Loose boulders were observed along the top of the slope, due to placement after blasting of the bedrock. Cambium recommends that all loose boulders along the top of the slope and any along the slope face must be removed.

Additionally, a large stockpile of construction debris and boulders was observed above the shoreline. The Client was in the process of removing the stockpile at the time of the field investigation. Cambium recommends that the stockpile must be removed in its entirety.

CONCLUSIONS, RECOMMENDATIONS & MITIGATIONS

Based on the results of this supplementary assessment, the overall slope stability condition is considered unchanged from the 2025 assessment.

It is Cambium's opinion that the conclusions of the July 7, 2025, slope stability assessment remain valid, and that the development of the Site will not have an adverse impact on the long-term stability of the slope or the adjacent Baptiste Lake.

This report has been prepared to address the requirement for a geotechnical review of slope alteration due to blasting, as requested by municipal and conservation authority review.

Additionally, it is understood that the Client intends to build a boathouse structure along the Baptiste Lake shoreline in the future. At the time of the investigation, no building plan or exact location was provided to Cambium. Based on the findings from 2025 investigation and the current investigation, the lower slope at 115 Rangers Road, along Baptiste Lake, is relatively flat and consists of bedrock, with no erosion features observed along the shoreline.

It is Cambium's opinion that development along the shoreline will have no impact on the integrity of the altered slope and vice versa, provided it is founded on in-situ, unweathered bedrock. If bedrock is sloped, any foundation footings/piers should be dowelled/anchored into clean bedrock.

In addition, it is understood that the Client is not able to construct the leaching field as per their original septic design and will now be constructing a holding

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tank in a similar location as the originally proposed leaching field. Based on the findings from 2025 investigation and the current investigation, the upper slope at 115 Rangers Road, along Baptiste Lake, consists of bedrock, with no erosion features observed along the slope.

It is Cambium's opinion that development of a holding tank along the upper slope will have no impact on the integrity of the altered slope and vice versa, provided it is founded on in-situ, unweathered bedrock. If bedrock is sloped, any foundation footings/piers should be dowelled/anchored into clean bedrock.

Site development and construction activities should be conducted in a manner without resulting in surface erosion of the slope. Additional comments related to any future construction at this property, and in terms of slope stability at the site are as follows:

1. Stockpiled soil, rock, and construction materials should be kept back from the slope crest.
2. Loose rock fragments at the crest should be managed or removed as necessary to reduce potential rockfall risk.
3. Existing vegetation on the lower slope should be maintained where feasible.
4. Surface drainage should be directed away from the slope to prevent erosion.
5. No further steepening of the slope should be undertaken without geotechnical review.

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August 24, 2026

CLOSING

Cambium trusts that this report meets with your expectations. If you have any questions or require clarification of any aspect of this submission, please do not hesitate to contact the undersigned.

Best regards,

Cambium Inc.

DocuSigned by:
7FDF31DDD18E4AA...

Josh Riseling, EIT.
Coordinator

DocuSigned by:
34555F00ED064E9...

Zhaochang Luo, M.Eng., P.Eng.
Group Manager – Geotechnical

Signed by:

LICENSED PROFESSIONAL ENGINEER
Z.LUO
100230770
PROVINCE OF ONTARIO

2026-08-24

Encl. *Cambium Qualifications and Limitations*
Figure 1 – Site Location Plan
Figure 2 – Site Plan
Figure 3 – Cross Sections
Appendix A – Site Photos, Inspection Record & Slope Rating Chart

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CAMBIUM QUALIFICATIONS AND LIMITATIONS

Limited Warranty

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Site Assessments

A site assessment is created using data and information collected during the investigation of a site and based on conditions encountered at the time and particular locations at which fieldwork is conducted. The information, sample results and data collected represent the conditions only at the specific times at which and at those specific locations from which the information, samples and data were obtained and the information, sample results and data may vary at other locations and times. To the extent that Cambium's work considers any locations or times other than those from which information, sample results and data was specifically received, the work shall be based on a reasonable extrapolation from such information, sample results and data, but the actual conditions encountered may vary from those extrapolations.

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Personal Liability

The client expressly agrees that Cambium employees shall have no personal liability to the client with respect to a claim, whether in contract, tort and/or other cause of action in law. Furthermore, the client agrees that it will bring no proceedings nor take any action in any court of law against Cambium employees in their personal capacity.

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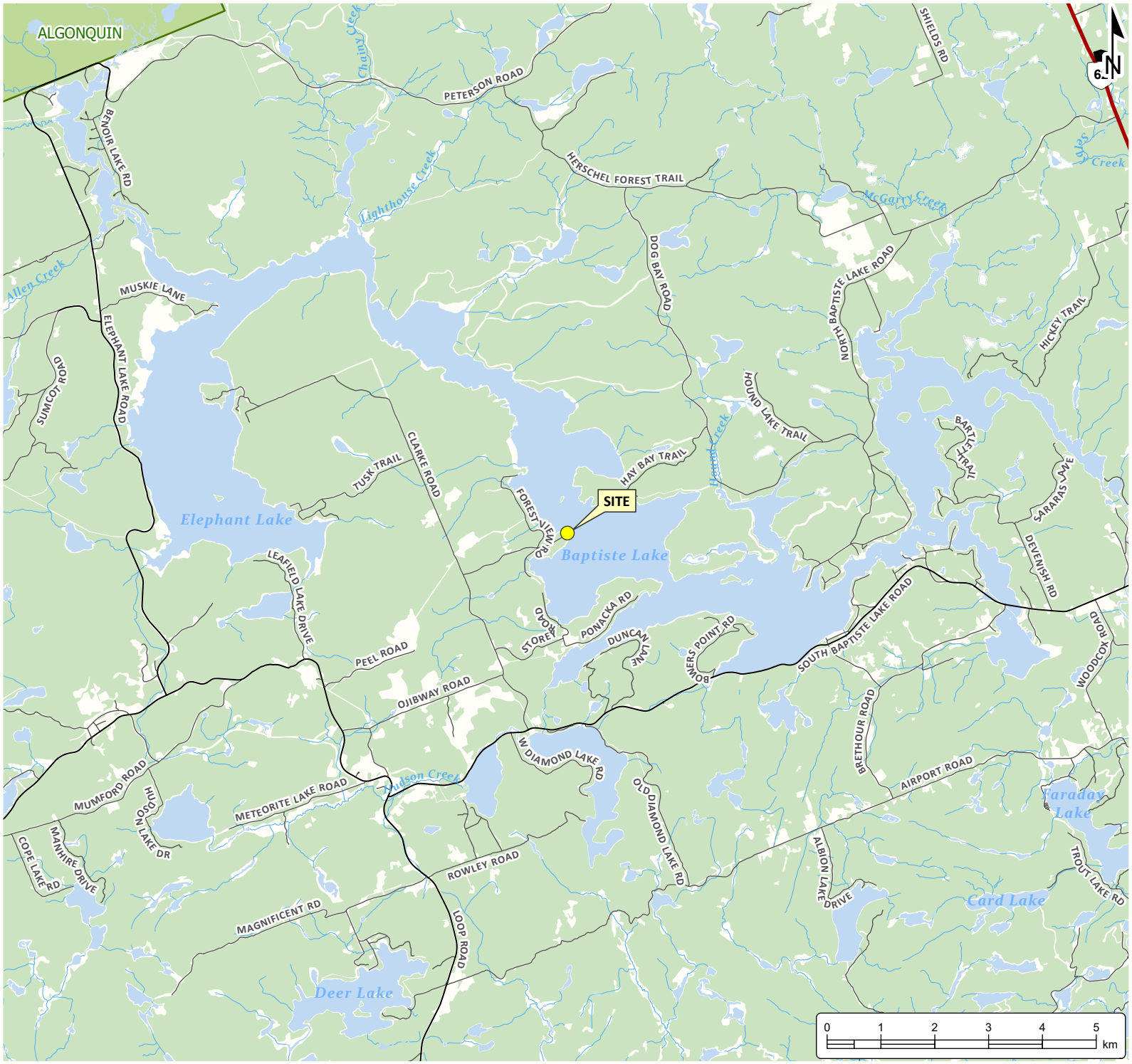

SLOPE STABILITY

JUSTIN AND NICOLA FLOWERDAY
115 Rangers Road
Highland Grove, Ontario

LEGEND

- Highway
- Major Road
- Minor Road
- Watercourse
- Provincial Park
- Water Area
- Wooded Area

Notes:
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SITE LOCATION PLAN

Project No.: 02635092.000	Date: June 2026	
Scale: 1:100,000	Projection: NAD 1983 UTM Zone 17N	
Created by: TLC	Checked by: ZL	Figure: 1

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SLOPE STABILITY

JUSTIN AND NICOLA FLOWERDAY
115 Rangers Road
Highland Grove, Ontario

LEGEND

- Water's Edge
- 1m Contour
- Building
- Site (approximate)
- A—A' Cross Section Location

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SITE PLAN

Project No.: 02635092.000		Date: June 2026
Scale: 1:500		Projection: NAD 1983 UTM Zone 17N
Created by: TLC	Checked by: ZL	Figure: 2

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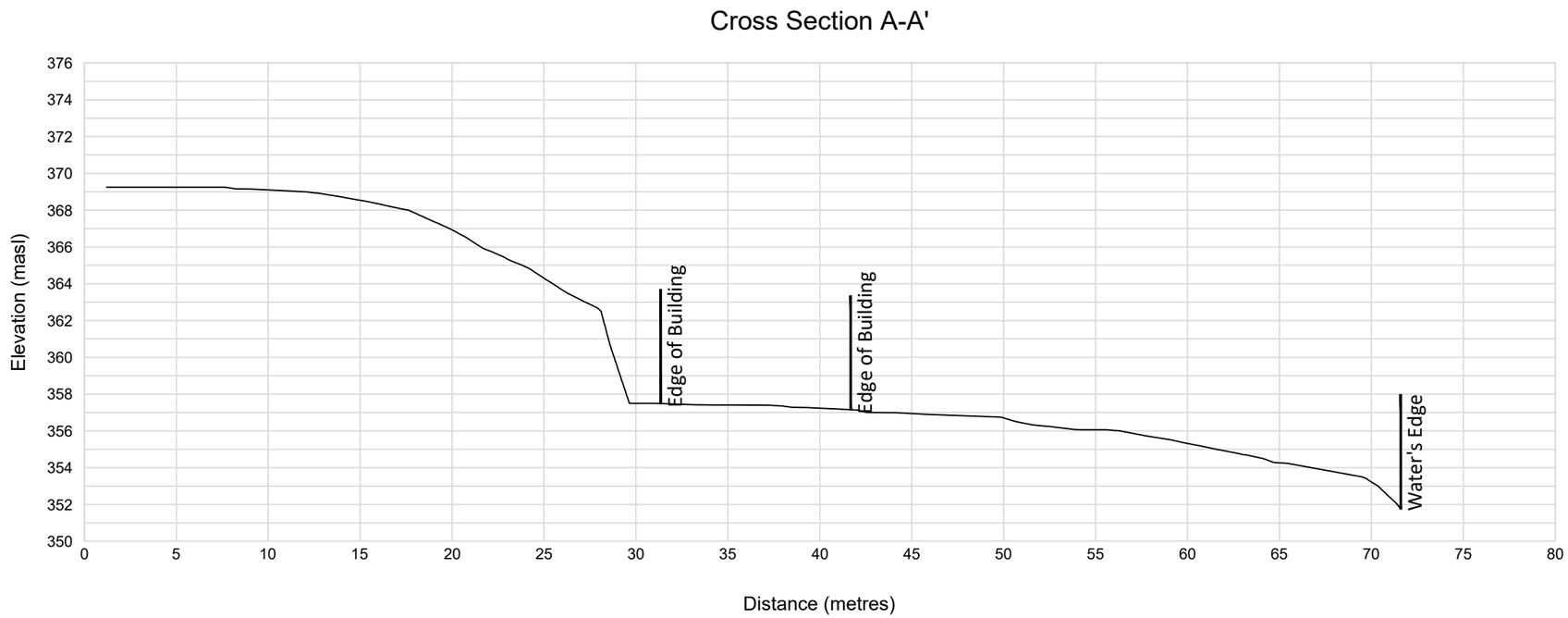

SLOPE STABILITY
JUSTIN AND NICOLA FLOWERDAY
115 Rangers Road
Highland Grove, Ontario

Notes:
1. Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

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CROSS SECTIONS

Project No.: 02630592.000	Date: June 2026	
Horizontal Scale: 1:300	Vertical Scale: 1:1	
Drawn By: TLC	Checked By: ZL	Figure: 3

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SLOPE INSPECTION RECORD

TABLE 4.1 - Slope Inspection Record - Slope for New Building

1. FILE NAME/NO. 02630592.000

INSPECTION DATE: 05/19/26

WEATHER (circle):				
	sunny	partly cloudy		cloudy
	calm	breeze		windy
	clear	fog	rain	snow
	cold	cool	warm	hot

estimated air temperature: 13°C

INSPECTED BY: J. Riseling

2. SITE LOCATION (describe, main roads, features)

Address: 115 Rangers Road, Highland Grove, ON

Lot approximately 550 m down Rangers Road from the intersection of Rangers Road and Forest View Road, on the west side of Baptiste Lake. Residential structure under development at the base of the slope. In addition, a garage structure will be constructed at the top of the slope.

3. CLIENT INFORMATION (name, address, phone): Justin and Nicola Flowerday (416-409-5552)
150 McCrae Drive, Toronto, ON. M4G 1S7

LEGAL DESCRIPTION
Lot
Concession
Township
County

CURRENT LAND USE (circle and describe)
- active: habitable structures, residential, with a small outhouse

Existing cottage structure and outhouse were demolished on site. A new residential structure is being constructed on site at the base of the steep slope section.

4. SLOPE DATA:

HEIGHT

- 3-6 m	- 6-10 m	- 10-15 m	- 15-20 m
- 20-25 m	- 25-30 m	- >30 m	

estimated height (m): 17 m

INCLINATION AND SHAPE

4:1 or flatter 25% 14°	up to 3:1 33% 18°	up to 2:1 50% 26°
up to 1:1 100% 45°	up to :1 200% 63°	steeper than :1 >63°

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SLOPE INSPECTION RECORD

5. SLOPE DRAINAGE (describe):

TOP	No observable seepage. Hand auger hole was moist. Table land drains away from the slope to other lots, to the south, east, and west.
FACE	No observable seepage observed along exposed slope face.
BOTTOM	Baptiste Lake sits at bottom of slope. No observable seepage.

6. SLOPE SOIL STRATIGRAPHY (describe, positions, thicknesses, types)

TOP	Minimal topsoil coverage over top of large boulders and bedrock. Loose boulders were observed placed along the top of the slope, above the residential structure. Bedrock was observed to be in stable condition.
FACE	Steep slope face section consists of primarily exposed bedrock with minimal topsoil coverage or construction debris. Bedrock was observed to be stable granite with little to no fractures or joints observed.
BOTTOM	Baptiste Lake. Some large boulders along the shoreline. Gravel over top of bedrock. Bedrock was encountered along the northern section of the lot at generally 375 mm depth. A large stockpile of construction debris and boulders was observed above the shoreline of Baptiste Lake.

7. WATER COURSE FEATURES (circle and describe)

SWALE, CHANNEL

GULLY

STREAM, CREEK, RIVER:

POND, BAY, LAKE: Baptiste Lake to the north of the lot.

SPRINGS

MARSHY GROUND

8. VEGETATION COVER (grasses, weeds, shrubs, saplings, trees)

TOP	Forested area, with mostly deciduous trees.
FACE	Mostly cleared area due to construction.
BOTTOM	Baptiste Lake and a few mixed mature trees along the shoreline.

9. STRUCTURES (buildings, walls, fences, sewers, roads, stairs, decks, towers)

TOP	Hydro poles.
FACE	N/A
BOTTOM	Residential structure under construction at the base of the slope.

10. EROSION FEATURES (scour, undercutting, bare areas, piping, rills, gully)

TOP	N/A
FACE	Neighbour's driveway to the east has some minor rills forming from a drainage pipe outlet. Bare areas on slope face are due to current construction.
BOTTOM	N/A

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SLOPE INSPECTION RECORD

11. SLOPE SLIDE FEATURES (tension cracks, scarps, bulges, grabens, ridges, bent trees)

TOP N/A

FACE N/A

BOTTOM N/A

12. PLAN SKETCH OF SLOPE

See additional report appendices

13. PROFILE SKETCH OF SLOPE

See additional report appendices

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SLOPE STABILITY RATING CHART

Site Location:	115 Rangers Road, Highland Grove, ON	File No.	02630592.000
Property Owner:	Justin and Nicola Flowerday	Inspection Date:	5/19/2026
Inspected By:	Josh Riseling	Weather:	Cloudy, 13°C

Inspection Task		Rating Value
1. SLOPE INCLINATION		
Degrees	**Horizontal:Vertical**	
a) 18 or less	3:1 or flatter	0
b) 18 to 26	2:1 to more than 3:1	6
c) more than 26	Steeper than 2:1	16
2. SOIL STRATIGRAPHY		
a) Shale, Limestone, Granite (Bedrock)		0
b) Sand, Gravel		6
c) Glacial Till		9
d) Clay, Silt		12
e) Fill		16
f) Leda Clay		24
3. SEEPAGE FROM SLOPE FACE		
a) None or near bottom only		0
b) Near mid-slope only		6
c) Near crest only or from several levels		12
4. SLOPE HEIGHT		
a) 2 m or less		0
b) 2.1 to 5 m		2
c) 5.1 to 10 m		4
d) more than 10 m		8
5. VEGETATION COVER ON SLOPE FACE		
a) Well vegetated, heavy shrubs or forested with mature trees		0
b) Light Vegetation; Mostly grass, weeds, occasional trees, shrubs		4
c) No vegetation, bare		8
6. TABLE LAND DRAINAGE		
a) Table land flat, no apparent drainage over slope		0
b) Minor drainage over slope, no active erosion		2
c) Drainage over slope, active erosion, gullies		4
7. PROXIMITY OF WATERCOURSE TO SLOPE TOE		
a) 15 m or more from slope toe		0
b) Less than 15 m from slope toe		6
8. PREVIOUS LANDSLIDE ACTIVITY		
a) No		0
b) Yes		6
	RATING VALUES TOTAL	**28**

SLOPE INSTABILITY RATING		INVESTIGATION REQUIREMENTS
1. Low Potential	<24	Site inspection only, confirmation, report letter
2. Slight Potential	25 - 35	Site inspection and surveying, preliminary study, detailed report
3. Moderate Potential	>35	Boreholes, piezometers, lab tests, surveying detailed report

Notes:

a) Choose only one rating value from each category; compare total rating value with above requirements

b) If there is a waterbody (stream, creek, river, pond, bay, lake) at the slope toe, the potential for toe erosion and undercutting should be evaluated in detail and protection provided if required.

c) For leda clay and rock slopes, additional evaluation must be carried out

Source: Table 8.1 Geotechnical Principles for Stable Slopes (June 1998), Ontario Ministry of Natural Resources

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Photo 1 Site overview, looking north, from Rangers Road, showing mixed mature trees across the top of the upper slope area.

Photo 2 View of the table land for the slope at the top of the upper slope area, looking west, showing mixed mature trees, and Rangers Road.

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Photo 3 View of top of the bedrock slope, looking east, showing granite and stockpiled construction debris and trees.

Photo 4 View of top of the bedrock slope, looking west, showing granite and stockpiled boulders along the top of the slope.

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Photo 5 View of the top of slope near the slope face, looking east, showing the residential structure under construction, exposed bedrock, and loose boulders along the top of the slope.

Photo 6 View of the slope face, looking east, showing the residential structure under construction and exposed bedrock. The granite bedrock shows little to no significant joints or fractures. The slope face is approaching near vertical.

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Photo 7 View of the slope face, looking south, showing the residential structure under construction and exposed bedrock. The granite bedrock shows little to no significant joints or fractures. The slope face is approaching near vertical. Stockpiled boulders are evident along the top of the slope.

Photo 8 View of bottom of the slope, north of the residential structure under construction, looking east. Showing mixed mature trees along the shoreline and gravel over top of the bedrock. A large stockpile of construction debris and boulders is evident above the shoreline.

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Photo 9 View of the base of the slope, looking east, showing Baptiste Lake and mixed mature trees and boulders along the shoreline. A large stockpile of construction debris and boulders is evident above the shoreline.

Photo 10 Site overview, from the top of the slope looking north towards Baptiste Lake. Showing the residential structure under construction and boulders along the top of the slope.