

April 25, 2025 – 4670 Sideroad 10 North

	Drawing/Document	Comment
CONVERSATION AUTHORITY – Grand River Conservation	<ul style="list-style-type: none"> • Municipal Development Standards (MDS), Township of Puslinch, dated September 2019. • Township of Puslinch Comprehensive Zoning By-Law No. 023-18, dated May 2021. • By-Law Number 2023-057, The Corporation of the Township of Puslinch. • Major Site Alteration Permit Requirement Checklist and Process. • 4670 Sideroad 10 N Application Form, dated 2025-03-05 • Letter: Extension of Operating Hours, prepared by Meritech Engineering, dated 2025-01-09 • Letter: Justification for Importing Fill, prepared by Meritech Engineering, dated 2025-03-05 • Letter: No Adverse Effect, prepared by Meritech Engineering, dated 2025-03-05 • Communication: Site alteration Permit – Retaining of QP, signed by Gino Martinello, dated 2025-03-05 • Haul Route Permit for 4670 Sideroad 10N, signed by Mike Fowler, dated 2025-01-17 • GRCA Approval, granted by Chris Lorenz M. Sc., dated 2022-08-31 • Site Alteration Permit Owner Authorization, signed by Gino Martinello 2025-01-09 	GRCA’s comments are outstanding and will be provided as soon as received.
Grit Engineering Inc.		See Attached.
Trace Associates Inc /XCG– Thomas Kolodziej, P. Eng.		See Attached.
Township of Puslinch – Andrew Hartholt, Chief Building Official		<p>The applicant needs to show the existing & proposed septic systems on the site plan/Control plan. The building department has issued a new septic permit for the existing house, and the existing septic serving that house will need to be decommissioned.</p> <p>Any site alteration in the area of the existing septic will need to be put on hold until the new system is installed/operational, and the existing system has been decommissioned.</p>
Township of Puslinch – Mike Fowler, Director of Public Works, Parks and Facilities		Public works has no concerns or comments at this time.

April 25, 2025 – 4670 Sideroad 10 North

	<ul style="list-style-type: none"> • Drawing Set: 4670 Sideroad 10 North, Prepared by Meritech Engineering, dated 2025-01-xx • Figure: Land Use, prepared by Meritech Engineering, dated 2022-08-23 • Excess Soil Management Plan (ESMP) Beneficial Reuse Site, prepared by Fortis Environmental, dated 2025-02-14 • Letter: QP Declaration – Excess Soils Management, prepared by Fortis Environmental, dated 2025-03-14 • Soil Characterization Report, prepared by Soil-Mat Engineers & Consultants Ltd., dated 2024-11-15 • Topsoil Sampling and Chemical Analysis, prepared by DS Consultants Ltd., dated 2024-10-28 	
Township of Puslinch – Justine Brotherston, Designated Official		If the applicant does not intend to identify all of their source sites in advance of the project, we request that they develop a protocol outlining how source sites will be presented to the Township for review prior to the importation of fill to the site.

April 22, 2025

Olive Zhang
Building Services Technician
Township Of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0

Major Site Alteration Permit Application Review
4670 Sideroad 10 North, Puslinch, ON N0B 2J0

GRIT Engineering Inc. (GRIT) was retained by the Township of Puslinch Building Department to complete a technical review of the Major Site Alteration Permit Application for 4670 Sideroad 10 North in Puslinch, Ontario. The practitioner of record is Brian Enter (briane@meritech.ca). GRIT attempted via email to contact the practitioner on the application to inform them of a Technical Review on April 17, 2025, per Section 6.1.1 Technical Reviews of the Professional Engineers Reviewing Work Prepared by Another Professional Engineer Guideline (PEO, October 2011). It is understood that a letter was submitted to the Township of Puslinch in support of a Site Alteration Permit Application at 4670 Sideroad 10 North, Puslinch, Ontario. It is understood that this is an ongoing project, and GRIT has not been on site to date.

GRIT has been provided with the following updated documents submitted for the application for our review:

- Municipal Development Standards (MDS), Township of Puslinch, dated September 2019.
- Township of Puslinch Comprehensive Zoning By-Law No. 023-18, dated May 2021.
- By-Law Number 2023-057, The Corporation of the Township of Puslinch.
- Major Site Alteration Permit Requirement Checklist and Process.
- 4670 Sideroad 10 N Application Form, dated 2025-03-05
- Letter: Extension of Operating Hours, prepared by Meritech Engineering, dated 2025-01-09
- Letter: Justification for Importing Fill, prepared by Meritech Engineering, dated 2025-03-05
- Letter: No Adverse Effect, prepared by Meritech Engineering, dated 2025-03-05
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- Excess Soil Management Plan (ESMP) Beneficial Reuse Site, prepared by Fortis Environmental, dated 2025-02-14
- Letter: QP Declaration – Excess Soils Management, prepared by Fortis Environmental, dated 2025-03-14
- Soil Characterization Report, prepared by Soil-Mat Engineers & Consultants Ltd., dated 2024-11-15

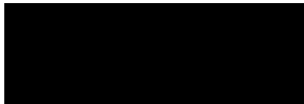
- Topsoil Sampling and Chemical Analysis, prepared by DS Consultants Ltd., dated 2024-10-28

Review Comments – Civil

1. Consideration should be made with regard to stormwater quantity and quality control, and erosion control to lessen the impact of the increased surface runoff volume and time of concentration (due to the removal of depression storage), for runoff tributary towards the GRCA-regulated wetland area.
2. The location size, species, and condition of all trees as defined in the Town of Puslinch By-law, including their dripline, and the composite dripline of all other vegetation; should be included on the existing conditions or grading plan.

Kind regards,

GRIT Engineering Inc.



Kieran Wintle, E.I.T.

Civil Designer

kieran@gritengineering.ca



Luke Jesson, P. Eng

Civil Engineer

luke@gritengineering.ca

April 23, 2025
Trace Project No. 900-0476-01

Submitted via email: ozhang@puslinch.ca

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Attention: Olive Zhang, Municipal Building Official

Dear Olive:

Re: Review of Site Alteration Permit Application
4670 Sideroad 10, North, Township of Puslinch, Ontario

1.0 INTRODUCTION, PURPOSE, AND USE

As requested by the Corporation of the Township of Puslinch (the Township), Trace Associates Inc. (Trace), has reviewed the information and data provided to the Township in support of the Site Alteration Permit Application (the Application) for the property located at 4670 Sideroad 10, North, Township of Puslinch, Ontario (subject property or site). This document was prepared under Trace's Professional Report Conditions (provided as Attachment A).

The documents provided by the Township that were reviewed by Trace included:

1. "QP Declaration – Excess Soils Management, 4670 Sideroad 10 North, Puslinch, Ontario," dated March 14, 2025, prepared by Fortis Environmental.
2. "Site Alteration Permit- Retaining of QP, 4670 Sideroad 10 N, Township of Puslinch," letter dated March 5, 2025, signed by Gino Martinello.
3. "No Adverse Effect, 4670 Sideroad 10 N, Puslinch, Site Alteration Permit Application," letter dated March 5, 2025, prepared by Meritech Engineering.
4. "Justification for Importing Fill, 4670 Sideroad 10 N, Puslinch, Site Alteration Permit Application," letter dated March 5, 2025, prepared by Meritech Engineering.
5. Copy of the Application online submission form, dated March 5, 2025.
6. "Excess Soils Management Plan (ESMP) – Beneficial Reuse Site, 4670 Sideroad 10 North, Puslinch, Ontario," dated February 14, 2025, prepared by Fortis Environmental.
7. "Haul Route Permit for 4670 Sideroad 10 N (Roll # 2301000001015000000)," dated January 17, 2025, issued by the Township of Puslinch.



8. "Extension of Operating Hours, 4670 Sideroad 10 N, Puslinch," letter dated January 9, 2025, prepared by Meritech Engineering.
9. "Site Alteration Permit Owner Authorization," dated January 9, 2025, signed by Gino Martinello.
10. "Topsoil Sampling and Chemical Analysis, Southeast Quadrant of Parkside Drive and Clappison Avenue, Waterdown, ON," dated October 28, 2024, prepared by DS Consultants Ltd.
11. "Soil Characterization Report, Proposed Parking Lot Addition, 565 Arvin Avenue, Stoney Creek, Ontario," dated November 15, 2024, prepared by Soil-Mat Engineers & Consultants Ltd.
12. "4670 Sideroad 10 N – Site Alteration Application Submission – JQ4076," email correspondence dated August 31, 2022, between Meritech Engineering, Township of Puslinch, and the Grand River Conservation Authority,
13. "Figure 1: Land Use," drawing dated August 23, 2022, prepared by Meritech Engineering.
14. "Legend, Details & Project Notes," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
15. "Original Conditions and ESC Plan," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
16. "Predominant Soil Type," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
17. "Grading Plan," drawing dated August 23, 2022, issued for permit application on January 9, 2025, prepared by Meritech Engineering.
18. "Section View," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
19. "Proposed Haul Road," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
20. "General Cut/Fill Plan," drawing dated August 23, 2022, issued for permit application in January 2025, prepared by Meritech Engineering.
21. "Major Site Alteration Permit Requirement Checklist and Process", undated, issued by The Township of Puslinch.

Based on the reviewed information and data provided in support of the Application, Trace understands that up to 145,000 m³ of excess soil, including topsoil, will be imported to the subject property to regrade approximately 9.9 ha of the subject to improve its drainage and arability. Given the proposed volume of soil and the area of the site to be affected by the grading activities, on average, approximately 1.5 m of excess soil/fill and topsoil will be placed on-site. It is noted that, according to the Application, the site alteration works will result in changes to the existing grades of up to 5 m.

According to the Application, some excess soil/fill has already been brought to the site and is currently stockpiled in the east portion of the site; however, the source(s), the quantity, and/or the quality of this



stockpiled excess soil/fill are not known. Trace understands that the rest of the excess soil/fill and/or topsoil needed to complete the site alteration works will be brought to the site over the next two to three years.

The source site(s) of the excess soil/fill already brought to the site and/or still to be brought to the site have not been identified in the reviewed documents; however, two soil characterization reports were included in the documents provided by the Township. The two reports, listed as Items 10 and 11 above, provided soil characterization results for the properties located at the southeast quadrant of Parkside Drive and Clappison Avenue, Waterdown (Hamilton) and 565 Arvin Avenue in Stoney Creek, respectively. As such, some excess soil/fill already brought to the site and/or still to be brought to the site may have originated from these two properties.

No information regarding the quality of the granular material already brought to the subject site was included in the Application. Based on the reviewed information, Trace understands that the quality of the imported excess soil/fill and topsoil will meet the Ministry of the Environment, Conservation and Parks (MECP or the Ministry) Table 2.1, generic excess soil quality standards (ESQS) provided in the document titled "Rules for Soil Management and Excess Soil Quality Standards," dated February 2024 (Soil Rules). According to the Application, the excess soil/fill and topsoil to be used in the areas intended for growing crops will meet Table 2.1 generic ESQS for agricultural property use, while the excess soil/fill and topsoil to be used in the other areas of the site (i.e., the areas not used for growing crops) will meet Table 2.1 generic ESQS for residential/parkland/institutional property use.

As instructed by the Township, the purpose of the review completed by Trace was to determine the following:

- Does the Application include all the required information and data listed in the By-law Number 2023-057 (Site Alteration By-law)?
- Does the soil imported to the subject property meet the applicable soil use and/or property use quality standards?

As instructed by the Township, the purpose of the review completed by Trace was to determine the following:

- Does the Application include all the required information and data listed in By-law Number 2023-057 (Site Alteration By-law)?
- Does the soil imported to the subject property meet the applicable soil use and/or property use quality standards?

The scope of this document is limited to the matters expressly covered. This document was prepared for the sole benefit of the Corporation of the Township of Puslinch and may not be relied upon by any other person or entity without the express written consent of the Corporation of the Township of Puslinch and Trace Associates Inc. Any use or reuse of this document (or the findings, conclusions, and/or recommendations represented herein) by parties other than those listed above is at the sole risk of those parties.



2.0 TRACE'S REVIEW COMMENTS

2.1 Does the Application include all the required information and data listed in By-law Number 2023-057 (Site Alteration By-law)?

This section summarizes the methods used to carry out and complete the scope of work.

Based on Trace's review of the documents provided in support of the Application, there are some deficiencies, including missing, incomplete, and/or contradicting information or data. The specific deficiencies are listed in the attached Schedule B Control Plans review checklist (provided as Attachment B); however, the most significant issues are discussed below.

Quality of Imported Granular Material

The documentation submitted to support the Application does not include laboratory analyses confirming the quality of the excess soil/fill already brought to the site. As discussed in Section 1, above, the two reports, listed as Items 10 and 11 above, provided soil characterization results for the properties located at the southeast quadrant of Parkside Drive and Clappison Avenue, Waterdown (Hamilton) and 565 Arvin Avenue in Stoney Creek, respectively.

The report for the 565 Arvin Avenue in Stoney Creek states that the soil samples had the concentrations of the analyzed parameters at or below Table 1 generic ESQS for agricultural property use. The report for the southeast quadrant of Parkside Drive and Clappison Avenue, Waterdown (Hamilton), states that the soil samples had the concentrations of the analyzed parameters at or below Table 2.1 generic ESQS for residential/parkland/institutional property use. However, it is not clear from the reviewed documentation how much, if any, of the soil from these properties was imported to the subject property.

Applicable Generic ESQS

According to the Application, the excess soil/fill already brought to the site and/or still to be brought to the site will meet either Table 2.1 generic ESQS for agricultural use, (in the areas to be used for growing crops), or Table 2.1 generic ESQS residential/parkland/institutional property (in the areas not to be used for growing crops).

Based on the site location, the reported final placement of imported fill is more than 30 m from a water body, as well as the site setting (in an area where groundwater is used as a source of potable groundwater), and site uses (for growing crops and residential), the imported excess soil/fill and topsoil already brought or still to be brought to the subject property must meet Table 1 generic ESQS for agricultural property use (in the areas to be used for growing crops) and Table 2.1 generic ESQS for residential/parkland/institutional property (in the areas not to be used for growing crops), or the site-specific standards derived using the Beneficial Reuse Assessment Tool (BRAT) or a risk assessment completed following the requirements of Ontario Regulation 153/04, as amended.

2.2 Does the soil imported to the subject property meet the applicable soil use and/or property use quality standards?

No laboratory analytical results, documenting the quality of the granular material brought or to be brought to the subject property, have been included in the Application, therefore, the quality of the imported granular material is currently not known.



Furthermore, according to the Application, the excess soil/fill already brought to the site and/or still to be brought to the site will meet either Table 2.1 generic ESQS. **Under the Soil Rules, the top 1.5 metres of excess soil placed on-site in the area(s) to be used for growing crops must meet Table 1 generic ESQS for agricultural property use.**

3.0 CONCLUSIONS

Based on the review of the above-listed documents, Trace has concluded the following:

1. The Application does not include all the required information or data that is specified in Section 5.2 (b) of the Site Alteration By-law.
2. The quality of the imported granular material used or to be used in the site alteration works has not been documented and is currently not known.
3. The selected (proposed) soil quality standard for assessing excess soil to be placed in the area(s) of the site to be used for growing crops, (i.e., Table 2.1 generic ESQS for agricultural property use), does not meet the excess soil quality standards provided in the Soil Rules. **In accordance with the Soil Rules, the top 1.5 m of excess soil/fill and topsoil placed on-site in the area(s) to be used to grow crops must meet Table 1 generic ESQS for agricultural property use.**

4.0 RECOMENDATIONS

Based on the review of the above-listed documents, Trace provides the following recommendations:

1. As stated in the Site Alteration By-law, the quality of soil used for site alteration activities must meet the applicable Ministry ESQS. As such, the proposed Excess Soil Management Plan should be reviewed and revised to include the correct generic ESQS for excess soil/fill and topsoil to be placed in the area(s) of the site to be used for growing crops.

5.0 LIMITATIONS

The scope of this document is limited to the matters expressly covered. The Corporation of the Township of Puslinch and any other party using this document with the express written consent of the Corporation of the Township of Puslinch and Trace also acknowledge that the conclusions and recommendations set out in this document are based on information and data provided by others. The reviewed information and data were assumed to be accurate unless otherwise stated and were not independently verified by Trace. As such, Trace Associates Inc. cannot be held responsible for environmental conditions at the subject site that were not apparent from the reviewed information and data or due to errors and/or omissions in the information and data reviewed.

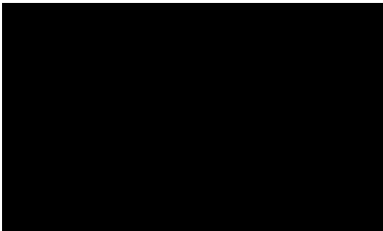
This document was prepared for the sole benefit of the Corporation of the Township of Puslinch and may not be relied upon by any other person or entity without the express written consent of the Corporation of the Township of Puslinch and Trace. Any use or reuse of this document (or the findings, conclusions, and/or recommendations represented herein) by parties other than those listed above is at the sole risk of those parties.



6.0 CLOSURE AND QUALITY MANAGEMENT

We trust this meets your requirements. Should you have any questions or comments, please contact the undersigned.

Respectfully submitted,
Trace Associates Inc.



Prepared by:
Thomas J. Kolodziej, B.A.Sc., P.Eng., QP
Senior Project Manager/Technical Advisor
519.741.5774
tkolodziej@traceassociates.ca

TK/kj

APPENDICES

Appendix A.....Trace Associates Inc. Professional Report Conditions
Appendix B.....Schedule B Control Plans Review Checklist



DOCUMENT CONTROL

Revision	Description	Project Manager	File Location	Date Issued
0	Issued for client use	Thomas Kolodziej	K:(Drive) Projects	April 23, 2025

Note: This draft report is valid for eight weeks from the issuance date or until a final report is issued, whichever occurs first.



Appendix A

Trace Associates Inc.
Professional Report
Conditions

1.0 USE OF REPORT

This report pertains to a specific site, development, organization, or business and a specific scope of work, all as specifically identified in the within report (the "Report") (such site, development, organization or business and scope of work is hereinafter referred to as the "Subject"). It is not applicable to any other Subject. An assessment or evaluation of a Subject other than the one specifically identified in the within Report would necessitate a supplementary evaluation.

This Report and the assessments, evaluations, and recommendations contained in it are intended for the sole use of Trace Associates Inc.'s (Trace's) client, as specifically identified in the Report (the "Client"). If this Report is being read by any other person (other than from a regulatory body or government agency), such person is hereby advised that Trace is not making any observations, evaluations, or recommendations for such person's benefit and such person is unable to rely on the contents of this Report. Any such person would use this Report at their own risk, and liability is expressly declined to any person other than the Client. Accordingly, no responsibility is accepted by Trace for any damages suffered by any reader of this Report other than the Client. Diligence by all readers is assumed. Any use of or reliance on the Report by any person other than the Client is at the sole risk of the user.

This Report is subject to copyright and may not be reproduced either wholly or in part without the prior, written permission of Trace. The Client agrees that it shall use the Report for its own internal purposes, and it shall not provide the Report to another party (other than a regulatory body or government agency). The report provided is suitable for use by the client for the intended purpose only after accounts are settled for the work conducted.

2.0 LIMITATION OF REPORT

This Report is based solely on the information and conditions that existed and were presented to Trace at the time of Trace's evaluation. The Client acknowledges conditions affecting the contents of this Report can vary with time and that the conclusions and recommendations set out in this Report are time sensitive.

The Client also acknowledges that the conclusions and recommendations set out in this Report are based on limited observations and upon circumstances, assumptions and information presented or made available to Trace by the Client and, where applicable testing on the Subject site. Further, the Client acknowledges that conditions may vary across a site and with time which, in turn, could affect the conclusions and recommendations made.

The Client acknowledges that Trace is neither qualified to, nor is it making, any recommendations with respect to the purchase, sale, investment or development of the site, the decisions on which are the sole responsibility of the Client.

3.0 INFORMATION PROVIDED TO TRACE BY OTHERS

During the performance of the work and the preparation of this Report, Trace may have relied on information provided by persons (third parties) other than the Client if instructed to do so by the Client. Trace did not verify this information and accepts no responsibility for the accuracy or the reliability of such information and disclaims all liability with respect thereto.



4.0 LIMITATION OF LIABILITY

In consideration of Trace providing the services requested by the Client to complete the Report, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Client, the Client agrees that Trace's liability shall be limited as follows:

1. With respect to any claims brought against Trace by the Client for damages of any kind whatsoever, including without limitation, incidental, consequential, exemplary, or punitive damages, for any reason whatsoever arising out of the observations, conclusions, or recommendations contained in the Report, the amount of such claim and the extent of Trace's liability shall be limited to the amount of fees paid by the Client to Trace under this Agreement.
2. With respect to claims brought by any third parties arising out of the contents of this Report, the Client agrees to indemnify, defend, and hold harmless Trace from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs, and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Trace or the Report completed by Trace.

5.0 DISCLOSURE OF INFORMATION BY CLIENT

The Client acknowledges that in conducting the scope of work (the "Scope") and preparing the Report, Trace has relied on information provided by the Client. Trace, in conducting the Scope and preparing the Report, has assumed the accuracy, and has not attempted to verify the completeness of all such information. The Client acknowledges that Trace cannot be held liable for any damages to the Client resulting from any inaccuracies or incompleteness in the information provided by the Client to Trace.

6.0 STANDARD OF CARE

Services performed by Trace for this Report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the professional associations of which Trace's employees who worked on this Scope and this Report are members. Professional judgment has been applied in developing the conclusions and/or recommendations provided in this Report (or under separate cover). No further warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this Report.

7.0 NOTIFICATION OF AUTHORITIES

The Client acknowledges that in certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed. The Client acknowledges and agrees that the notification of such bodies or persons remains wholly the responsibility of the Client; however, agrees that notification to such bodies or persons, as required, may be done by Trace in Trace's reasonably exercised discretion.

8.0 OWNERSHIP OF INSTRUMENTS OF SERVICE

The Client acknowledges that all reports, plans, and data generated by Trace during the performance of the work and preparation of the Report and other documents prepared by Trace in the course of performing the scope are considered its professional work product and shall remain the copyright property of Trace. Any patents, methods, ideas, concepts, know-how, copyrights, trademarks, trade secrets, or other intellectual property rights developed by Trace prior to, during, and in the course of performing the Services



("IP") will be the exclusive property of Trace. The only exception to this is where Trace has prepared an Emergency Response Plan and associated training materials for a Client; in these cases, the Client owns these documents and is solely responsible for their implementation in an emergency.

9.0 ALTERNATE REPORT FORMAT

Where Trace submits both electronic file and hard copy versions of the Report, drawings, and other documents and deliverables (collectively termed "Trace's instruments of professional service"), the Client agrees that only the signed and stamped versions shall be considered final and legally binding. Trace shall keep the original electronic documents for record and working purposes, and, in the event of a dispute or discrepancies, Trace's electronic copy shall govern.

The Client agrees that both electronic file and hard copy versions of Trace's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party, except Trace. The Client warrants that Trace's instruments of professional service will be used only and exactly as submitted by Trace and for the purpose for which such instruments of professional service were intended.

The Client recognizes and agrees that electronic files submitted by Trace have been prepared and submitted using specific software and hardware systems. Trace makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

10.0 RECORDS RETENTION

Trace will, at its own cost and effort, retain project related Client data, including billing records, project files, documents, and final reports, for 12 years from the date of written authorization to proceed with the Scope. After 12 years, all data and information will be destroyed without notice to the Client. The Client may request in writing, within the 12-year period, copies of such information, and Trace will provide the information to the Client at the Client's cost.

11.0 GOVERNING LAW

The validity, construction, and performance of these General Conditions, which the Client shall be deemed to have accepted upon its acceptance of this Report, shall be governed by the laws in effect in the Province where the Subject site is located.



Appendix B

Schedule B Control Plans Review Checklist

BY-LAW NUMBER 2023-057 – SCHEDULE B

SCHEDULE “B” CONTROL PLANS

REVIEW CHECKLIST FOR CONTROL PLAN DATED:	April 24, 2025		
SITE ADDRESS:	4670 Sideroad 10 North, Township of Puslinch, Ontario		
Item	Included	Not included	Comments
1. A control plan(s) required to be submitted as part of any Application for a Permit pursuant to this By-law shall include, among other things, the following:			
a. a key map showing the location of the Site;	✓	<input type="checkbox"/>	
b. the Global Positioning System (GPS) coordinates of the centroid of the Site in terms of easting and northing;	✓	<input type="checkbox"/>	
c. the Site boundaries and number of hectares of the Site;	✓	<input type="checkbox"/>	
d. the use of the Site and the location and use of the buildings and other structures adjacent to the Site;	✓	<input type="checkbox"/>	
e. the location, dimensions and use of existing and proposed buildings and other structures existing or proposed to be erected on the Site;	✓	<input type="checkbox"/>	
f. the location of lakes, streams, wetlands, channels, ditches, other watercourses, and other bodies of water on the Site and within thirty (30) metres beyond the Site boundary;	✓	<input type="checkbox"/>	
g. the location of the predominant Soil types;	✓	<input type="checkbox"/>	
h. the location size, species, and condition of all Trees as defined in this By-law, including their dripline, and the composite dripline of all other Vegetation;	<input type="checkbox"/>	<input type="checkbox"/>	N/A (no trees on the subject property)
i. the location of driveways on the lands and all easements and rights-of-way over, under, across or through the Site;	✓	<input type="checkbox"/>	
j. the location and dimensions of any existing and proposed stormwater Drainage systems and natural Drainage patterns on the Site and within thirty (30) metres of the Site boundaries;	✓	<input type="checkbox"/>	
k. the location and dimensions of utilities, structures, roads, rights-of-way, easements, highways, and paving;	✓	<input type="checkbox"/>	

BY-LAW NUMBER 2023-057 – SCHEDULE B

REVIEW CHECKLIST FOR CONTROL PLAN DATED:	April 24, 2025		
SITE ADDRESS:	4670 Sideroad 10 North, Township of Puslinch, Ontario		
Item	Included	Not included	Comments
l. the existing Site topography at a contour interval not to exceed 0.5 metres and to extend a minimum of thirty (30) metres beyond the Site boundaries;	✓	<input type="checkbox"/>	
m. the Proposed Grade(s) and Drainage system(s) to be used upon completion of the work, which is the subject of the Permit;	✓	<input type="checkbox"/>	
n. the location and dimensions of all proposed work which is the subject of the Application for a Permit;	✓	<input type="checkbox"/>	
o. the location and dimensions of all proposed temporary Topsoil or Fill stockpiles;	✓	<input type="checkbox"/>	
p. the location, dimensions, design details and specifications of all work which is the subject of the Application, including all Site Erosion and Dust Control measures or Retaining Walls necessary to meet the requirements of this By-law and the estimated cost of the same;	<input type="checkbox"/>	<input type="checkbox"/>	
q. a schedule of the anticipated starting and completion dates of all proposed work which is the subject of the Application for a Permit;	✓	<input type="checkbox"/>	
r. a list of the type of equipment and machinery that will be used during the Site Alteration process, including the expected days and times of operation in accordance with this By- law;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A list of the types of equipment and machinery that will be used during the Site Alteration process is not provided
s. provisions for the maintenance of construction Site Erosion and Dust Control measures during construction and after, as required;	✓	<input type="checkbox"/>	
t. typical notes on the final rehabilitation plan to indicate the final ground cover materials, type and size of Vegetation to be planted, depth of Topsoil, Tree removals or Tree protection measures;	✓	<input type="checkbox"/>	

BY-LAW NUMBER 2023-057 – SCHEDULE B

REVIEW CHECKLIST FOR CONTROL PLAN DATED:	April 24, 2025		
SITE ADDRESS:	4670 Sideroad 10 North, Township of Puslinch, Ontario		
Item	Included	Not included	Comments
u. proposed Site access location(s) and haul route(s) to and within the Site;	✓	<input type="checkbox"/>	
v. a description of the quality and source of the proposed Fill with confirmation that the Fill meets the applicable Excess Soil Quality Standards (ESQS) for the Site;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The source(s) of excess soil/fill and topsoil already brought or still to be brought to the site are not identified.</p> <p>The proposed Table 2.1 ESQS (for the excess soil/fill and topsoil to be placed in the areas of the site to be used for growing crops) does not meet the minimum ESQS, i.e., the top 1.5 metres of soil in the areas to be used for growing crops must meet Table 1 ESQS for agricultural use.</p>
i. if Site-specific standards for Soil quality acceptance have been developed using the MECP's Excess Soil Beneficial Reuse Assessment Tool (BRAT), a copy of the BRAT model input and output and a signed statement by the Qualified Person preparing the BRAT model;	<input type="checkbox"/>	<input type="checkbox"/>	NA
ii. If Site-specific standards for Soil quality acceptance have been developed using a risk assessment pursuant to the requirements in the Rules for Soil Management and Excess Soil Quality Standards, a copy of the risk assessment and a signed statement by the Qualified Person who prepared the risk assessment model must be submitted;	✓	<input type="checkbox"/>	NA
w. a Sampling and Analysis Plan (SAP) for the source of the proposed Fill;	✓	<input checked="" type="checkbox"/>	The SAP for source sites has been developed; however, there is no indication that the SAP was implemented for the excess soil/fill that has already been brought to the site.

BY-LAW NUMBER 2023-057 – SCHEDULE B

REVIEW CHECKLIST FOR CONTROL PLAN DATED:		April 24, 2025	
SITE ADDRESS:		4670 Sideroad 10 North, Township of Puslinch, Ontario	
Item	Included	Not included	Comments
x. a Quality Assurance/Quality Control (QA/QC) Program;	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	The QA/QC program for source sites has been developed; however, there is no indication that this QA/QC program was implemented for the excess soil/fill that has already been brought to the site.
y. the scale of drawings, either 1:500 or 1:1000;	<input type="checkbox"/>	<input type="checkbox"/>	
z. operational procedures manual;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operational Procedures are described in the Excess Soil Management Plan
aa. for Site to receive greater than 10,000 m ³ , and where required by the provisions of Ontario Regulation 406/19, as amended, file a notice on the Excess Soil Registry operated by RPRA; and	<input type="checkbox"/>	<input type="checkbox"/>	
bb. all other information as deemed necessary or required by the Designated Official.	<input type="checkbox"/>	<input type="checkbox"/>	
2. Where a permit from the County of Wellington or the Township is required to use any portion of the proposed haul route, the issuance of, and conformity with such permit(s) shall be deemed to be a condition of the issuance of the Permit under this By-law.	<input type="checkbox"/>	<input type="checkbox"/>	NA
3. It shall be the responsibility of the Owner to ensure that all Fill which is Placed or Dumped under this By-law shall conform with, and meet, the requirements of this By-law and all conditions of the Permit. At any time during the term of the Permit, an Inspector or the Designated Official may require evidence of such conformity, including, without limiting the generality of the foregoing, a requirement that the Permit Holder provide evidence to the satisfaction of the Designated Official that each Truckload complies with the requirements of this By-law.	<input type="checkbox"/>	<input type="checkbox"/>	NA
4. Every control plan accompanying an Application for a Permit under this By-law must be stamped by a Qualified Person approved by the Designated Official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

BY-LAW NUMBER 2023-057 – SCHEDULE B

REVIEW CHECKLIST FOR CONTROL PLAN DATED:	April 24, 2025		
SITE ADDRESS:	4670 Sideroad 10 North, Township of Puslinch, Ontario		
Item	Included	Not included	Comments
5. Notwithstanding any other provisions of this By-law, the Designated Official may waive the requirement for a Control Plan or any part thereof, after taking into consideration the proposed works and the anticipated impact on the Site and the surrounding environment.	<input type="checkbox"/>	<input type="checkbox"/>	NA