June 20, 2025

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2N0

Attention: Olive Zhang
Municipal Building Official I

Dear Olive,

Re: Response to 3rd Site Alteration Permit Application Submission
4670 Sideroad 10 North
Township of Puslinch

This letter is in response to the Comment Summary dated June 10, 2025. We offer the following responses:

1. *Provide the farm business registration number of the agricultural operation as well as the name and contact information for the farmer?*
   Farmer's Name: Michael Weber
   Farming Corporation: 2493585 Ontario Inc.
   Email: [redacted] or [redacted]
   Phone: [redacted]
   Farm Business Number: 4278321 (Agricorp Number)

2. *Can you please provide the Township with the anticipated improvement in yields as a result of the project?*
   See attached email from the farmer, Mike Weber and email from Gregg Wilson (Associate Diplomas from University of Guelph & Ridgetown College in both Horticulture and Agriculture. NASM certificate for Ontario NASM regulation 267/03).

3. *Provide a statement of the nature of the agricultural operation (e.g. types of crops to be grown, anticipated rotation of crops if any, etc.)*
   Email from Mike Weber is attached.

4. *Provide a workplan or documentation demonstrating that work near the adjacent properties is to be completed near the beginning or end of the construction season/project to minimize impacts.*
   It is difficult to provide a drawing which shows timing of work zones with specific times. Variables such as project approval timing, suitable soils availability, weather, etc. will all affect project timelines. However, the contractor is committed to a best-efforts approach

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of completing construction in areas closest to the residential areas out of the prime summer months of July and August.

Notwithstanding the above comments, Figure B shows the Proposed Work Zones. Each zone represents approximately 6-8 months of work in the progression shown, depending on weather and approved source material availability.

5. *Update the complaint protocol to include well interference.*
   We recommend the complaint procedure or applicable document to contain the following: "Upon receiving evidence from a qualified professional demonstrating that the construction activity is the direct cause of changes to the respective owner's water well, the applicant will undertake necessary work to rectify the changes."

   Notwithstanding the above, we note that the Township's engineer stressed during the public information meeting that complying with the Government's regulations and procedures is deemed to be adequate to address this matter with regards to water quality. In addition, this application was screened by the Township's engineer to determine required engineering review components. Nothing regarding this matter was required.

6. *Provide additional information on dust control measures such utilizing a windsock to determine dust patterns and mitigation measures such as regulating truck speed on site, or adjustments to work area based on wind patterns.*
   Dust Control Measures are to include the following:
   1. Wind Conditions - all activities must be terminated if the wind speed is greater than 30km/h. A windsock will be erected and located near the work area to provide indication of wind intensity and direction.
   2. Water for Dust Suppression – A water truck will be present and applied consistently for dust control. At the end of each workday, water trucks may treat all exposed areas to create a stabilizing crust on the soil.
   3. Traffic Management - During construction, vehicle and equipment travel speeds within the site should be kept to a minimum. The maximum speed of vehicles at a construction site/roadway should be limited to 30 km/h. The hard surfaces on the site must be cleaned either at the end of the workday or within a day of the construction activity. If possible, restrict vehicle access to the site to essential vehicles only.

7. *Provide information regarding the location of wells on adjacent neighbouring properties to the area of site alteration.*
   See attached Figure B.

8. *Provide the impact to the amount of time required to complete the project based on the following:*
   a. *If the Township were to approve the request for extended site alteration activity hours as presented.*
   b. *If the Township were to approve the request for extended site alteration hours for weekdays only.*
   c. *If the Township were to deny the request for extended site alteration hours.*

The chart below has the response to the options listed above with the option reference shown in brackets.

ESTIMATED IMPACT ON PROJECT DURATION		
	Extended Hours Cases	
Standard Hours (c)	**Weekday Hours Only (b)**	**Weekday and Weekend (a)**
20 months	18 months	16 months

Yours very truly,

MERITECH ENGINEERING

[redacted]

Brian Enter, P.Eng.
Project Manager

BE/sk
Enclosures (Emails, Figure A & B)

cc

Brian Enter

From: Jerome Nicholls <nventuresinc@gmail.com>
Sent: June 3, 2025 5:46 PM
To: Brian Enter
Subject: Fw: Yield Increase question from Municipality

Jeremy Nicholls
President

Nicholls Ventures Inc
Construction & Fill Management
DEVELOPING FOR TOMORROW
Guelph, *On*.
9058021189

From: Gregg Wilson [redacted]
Sent: Tuesday, June 3, 2025 5:11:15 PM
To: Jerome Nicholls <nventuresinc@gmail.com>
Subject: Yield Increase question from Municipality

Mr. Nicholls: Thank you for reaching out to me to remind me of the question regarding yield increase from the Municipality, and the nature of the cropping cycle of the agricultural operation.

Unfortunately that is a question with a lot of possible answers.

First and foremost: improving the soil depth and getting roots growing in soil instead of gravel will increase yields. By how much is unknown. It will depend on crop grown, compaction of soil from the soil being brought to field, as well as any soil processing/management efforts made by the farmer before planting. (For example adding additional organic matter, keyline dragging to reduce compaction in the growing area, fertilizer selection, cultivar selection, addition of soil biota to improve the soil food web). Timing also has to be considered. When will the field be ready? Will there be a winter freeze/thaw cycle to help improve the soil/reduce pests.

You mentioned a poorly performing corn crop. Normally a farmer would rotate crops to prevent pests or weeds from having a repeated life cycle, but with new soil a corn crop offers a chance to put in a deep rooted plant.
On the other hand a nitrogen fixing crop like soybean with a rhizobium inoculation could help improve soil fertility. A hay crop would improve soil organic matter with the broad array of roots in the upper levels of the soil profile, but likely not as deep as the roots of a corn crop, but offering more resistance to erosion of the top layer. Vetch would also be a good choice, or a mixed forage crop with deeper rooted crops and nitrogen fixing legumes mixed in to feed the soil.

The farmer will have to decide if they want to focus on improving their soil in an intensive way and not follow a typical cash crop rotation for the first year, or if they want to focus on the farming income from their regular cropping cycle and blend a soil improvement strategy in with their normal operational management strategy.

Some of these decisions may not be made until the final 'lay of the land', i.e. the results of the soil application and an assessment of the condition of the field is known. I can give overall suggestions for best management practices, and OMAF has several excellent publications on the various elements of improving soil health.

Any improvement of the field over growing crops in a high gravel situation as exists now (and the poor corn crop you spoke of is an excellent example of that) will lead to increased yields. How much I cannot say for certain, but putting in Table 1 Ag soil will allow the operation to operate on a much better operational and economic footing with a far lower chance of crop failure.

Sorry I cannot give a definitive answer. There are simply too many possibilities to give an exact answer. The simple and short answer is, any improvement to what is there now is going to be far better for the operation than continuing growing in a field that is known for poor conditions and poor performance.

Thank you

Gregg Wilson

Extracted from Email reply from Michael Webber - Mon 2025-06-16 8:02 AM

The property in 2020 was a field in fallow (not ever planted) and required some extensive tillage and rock picking to make it acceptable for planting. In the first year 2021 the corn yields were 50% of the surrounding properties due to the poor condition of the soil. There was significantly more herbicide to keep the weed pressure down; as the seed bank was significant. While the yields have been steadily improving with the application of poultry manure the poor soil conditions and organic matter doesn't make the field economically viable if there is nothing else done. While the yields have been improving; they are still ~25%-40% lower than farms right beside the subject field. The challenge is that projecting yields has too many variables with the new soil coming into place. When soil is pushed into any pile it destroys the micro organism base; essentially starting from scratch. It will take years to build up the soil to be as productive as those in the surrounding areas. Below are my yields for the past 5 years; many of the fields are right beside the subject lands. Most of this land has been worked by me for decades with annual manure applications to boost the organic matter in the soil.

Crop rotation between Corn, Soybeans and pending wheat in the future once the soil conditions improve.

2024 Crop Year: soybean

Farm Name	Bushel Per Acre
Elevator	66.8
Beatson & Asphalt	66.2
Windmill	70.9
Office	52
Subject Field	31
Forestell Rd (Pond)	44.2
Karolee	53.2
Victoria Road	60
Campbellville	59.4

2023 Crop Year Corn

Farm Name	Bushel Per Acre
Elevator	238
Office	191
Windmill	247
Karolee	225
Still	190
Beatson / Asphalt	222
Forestell Rd (Pond)	189
Subject	155
Harnack	189
Crow	181

2022 Crop Year Soybeans: Worst Drought in 20 years

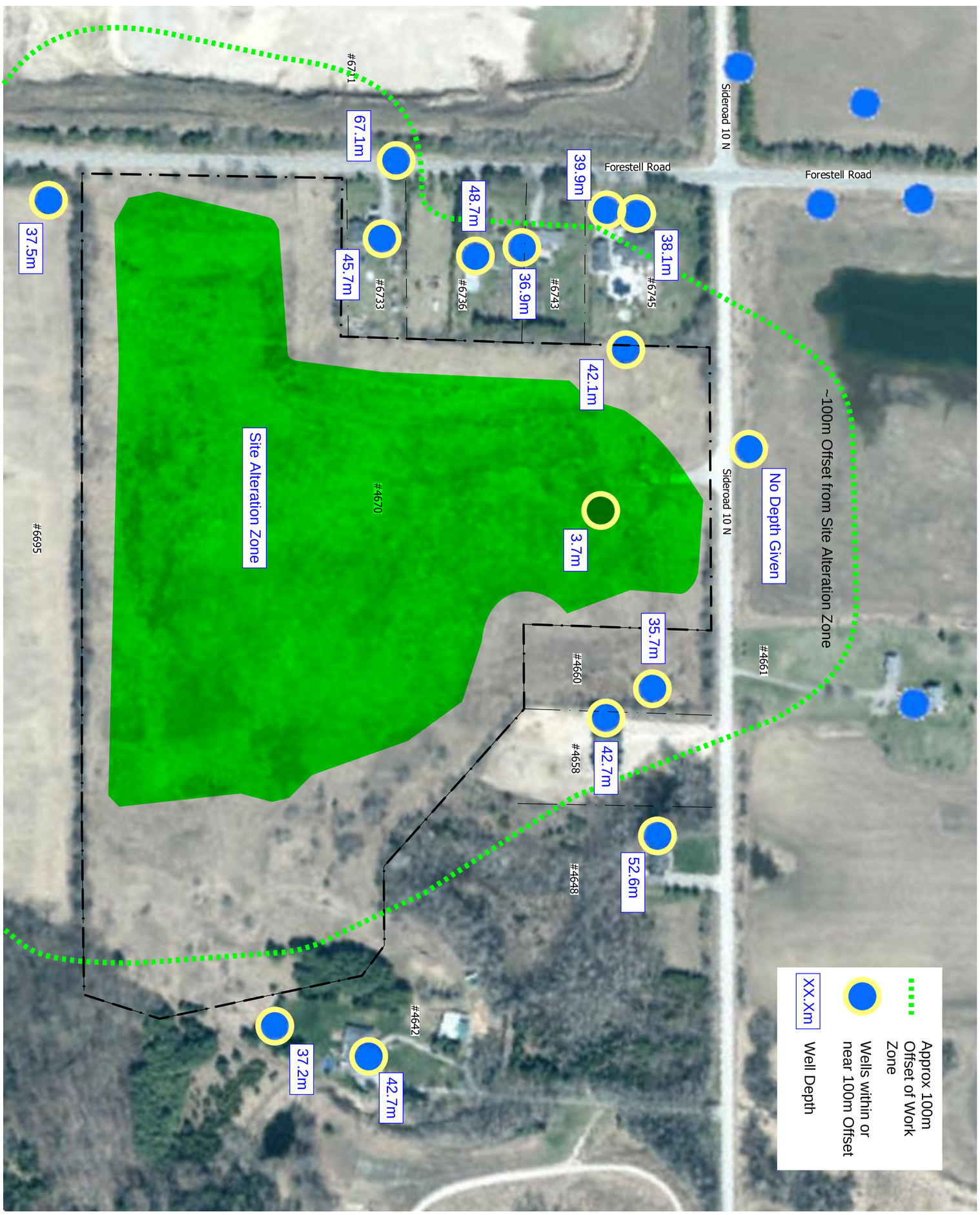
Farm Name	Bushel per acre
Elevator	51
Beatson & Asphalt	48
Windmill	48
Office	38
Subject	21

Forestell Rd (Pond)	28
Karolee	38
Victoria Road	44
Campbellville	37

2021 Crop year: Corn

Farm Name	Bu/Acre	
Buffalo Farm	206	
Forestell Rd (Pond)	146	
Campbellville	184	
Beatson	201	
Cox Asphalt Plant	217	
Subject	124	First Year planted
Farm 21	185	
Harnack	219	
Cox Conroy	217	
Goldie	232	
Freds	197	

Michael Weber
Tel: 1-519-766-8280
Email: lelfarmsltd@gmail.com



Source: Ontario AgMaps, 2025-06-17

DRAWING: Adjacent Well Locations 4670 Sideroad 10 North				
DRAWN BY: JAS	CHECKED BY: BRE	SCALE: 1:2500	1:2500 0 12.5 25 50 75 100 1:2500	MERITECH engineering
FILE NAME: 4076	DATE: Jun 11, 2025	Figure A		1315 Bishop Street North, Suite 202 Cambridge T 519.623.1140 F 519.623.7334 www.meritech.ca

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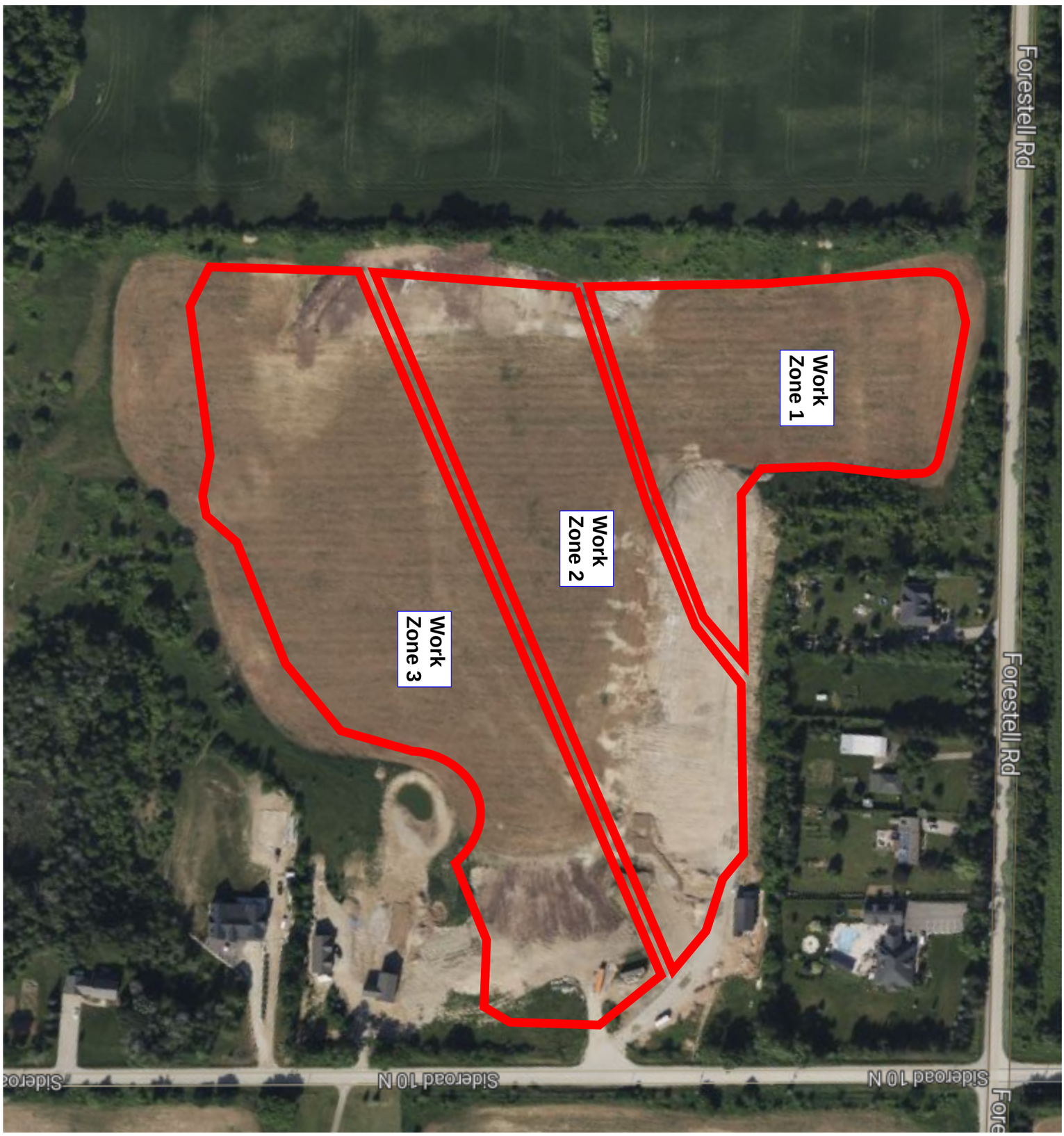

DRAWING: Proposed Work Progression Zones
4670 Sideroad 10 North

DRAWN BY:	JAS	CHECKED BY:	BRE	SCALE:	NTS
FILE NAME:	4076	DATE:	Jun 11, 2025		Figure B

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