



TOWNSHIP OF
PUSLINCH
1850

December 4, 2025 – 6793 Wellington Rd 34

	Drawing/Document	Comment
CONVERSATION AUTHORITY – Grand River Conservation	<ul style="list-style-type: none"> • Site Alteration Permit Application, dated November 14, 2025. • Haul Route Acknowledgement, Dated Nov 12, 2025 • MBN-25-833 - Armano Group Inc. - QP Review and Comment on Checklist, Nov 11, 2025 	GRCA’s comments are outstanding and will be provided as soon as received.
Wellington County– Roads Department		Wellington County’s comments are outstanding and will be provided as soon as received.
Grit Engineering Inc.		See Attached.
Wellington Hydrogeology LTD. – Angie Mason		See Attached.
Ecologist - Azimuth Environmental Consulting– Dan Stuart, M.Env.Sc.		See Attached.
Trace Associates Inc /XCG– Thomas Kolodziej, P. Eng.		See Attached.
Township of Puslinch – Andrew Hartholt, Chief Building Official		Building has no concerns or comments at this time.
Township of Puslinch – Mike Fowler, Director of Public Works, Parks and Facilities		Public works has no concerns or comments at this time.

November 20, 2025

Olive Zhang
Building Services Technician
Township Of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J00

**Large Site Alteration Permit Application Review
6793 Wellington Rd 34, Puslinch, ON**

GRIT Engineering Inc. (GRIT) was retained by the Township of Puslinch Building Department to complete a technical review of the Large Site Alteration Permit Application for 6793 Wellington Road 34 in Puslinch, Ontario. The practitioner of record for civil engineering is Kristine Campbell of Van Harten Land Surveyors & Engineers as such GRIT contacted the practitioner on the application to inform them of a Technical Review, 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 this is an ongoing project, and GRIT has not been on site to date. GRIT's technical review is limited to civil engineering scope. It is understood Trace Associates is to provide excess soil and environmental engineering review concurrently.

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.
- Township of Puslinch By-Law Number 2023-057
- Large Site Alteration Permit Requirement Checklist and Process.
- Letter: MBN environmental engineering inc, Large Site Alteration Permit – QP Review and Comment on Checklist, November 11, 2025
- Drawing: Van Harten Surveyors & Engineers, Site Alteration Plan, Drawing No. C01, Dated August 25, 2025.
- Letter: Township of Puslinch, Haul Route Permit, November 12, 2025
- Letter: Schedule and Timing of Site Alteration, Prepared by Ravjant Rai, dated June 11, 2025
- Site Permit Application, dated June 11, 2025.

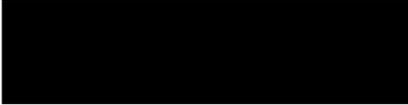


133 REGENT STREET
STRATFORD, ON N5A 3W2
519.305.5727
gritengineering.ca

Review Comments – Civil

There are no comments regarding the civil works for the site.

Kind regards,



GRIT Engineering Inc.
Montana Wilson, EMBA, M.Eng, P.Eng, PMP
CEO
montana@gritengineering.ca

Project: 2501.10 (Township File: P11-RAI)

December 1, 2025

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

Attention: Monika Farncombe
Development and Legislative Coordinator

RE: Hydrogeological Comments for Site Alteration Application
6793 Wellington Road 34, Puslinch, Ontario

Wellington Hydrogeology Ltd. (WHL) is pleased to provide hydrogeological comments on the above-noted submission for 6793 Wellington Road 34, Puslinch, Ontario (the site).

Based on the applicant's submission, we understand that:

- The current site layout includes a shared driveway to access both the office, just south of Wellington Road 34, and the residence at the south end of the site. The proposed site alteration is to construct a separate driveway entrance to the residence.
- The new driveway will be constructed from approximately 170 m³ (17 loads) of "Virgin Granular A" aggregates. The materials will be sourced from Summit Aggregates KW Inc., a licensed aggregate supplier.
- The Township of Puslinch issued a haul route approval for transport of aggregate materials from Summit Aggregates KW Inc. to the site.

Documents Reviewed

WHL reviewed the following documents in preparation of these hydrogeological comments:

1. MBN Environmental Engineering Inc. 2025. Re: Large Site Alteration Permit – QP Review and Comment on Checklist, 6793 Wellington Rd 34, Township of Puslinch, ON (Site). Ref: MBN-25-833, dated November 11, 2025.
2. Township of Puslinch. 2025. Re: Haul Route Acknowledgement for 6793 Wellington Rd 34 (Roll #23-01-000-002-06250-0000), dated November 12, 2025.

Support of Application

WHL has no objection to the proposed application from a hydrogeological perspective; we support the application with the following technical comments:

1. Import of aggregate material from a licensed aggregate supplier is exempt from Ontario Regulation 406/19: On-Site and Excess Soil Management.
2. Site development must not adversely impact surrounding natural features, including the onsite pond and unevaluated wetland (see image below). Please ensure that the proposed erosion and sediment control measures (e.g., silt fencing) are protective of these features during construction.



Source: Ontario Ministry of Natural Resources, Make A Map: Natural Heritage Areas, accessed December 1, 2025.

Closure

We appreciate the opportunity to provide these comments. Should you have any questions or concerns, please do not hesitate to contact the undersigned.

WELLINGTON HYDROGEOLOGY LTD.



Angela Mason, M.Sc., P.Geo., QP_{ESA}

Senior Hydrogeologist and CEO

Cell: 519-831-9696

Email: amason@wellingtonhydrogeology.com



Environmental Assessments & Approvals

December 1, 2025

AEC 21-130

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

Attention: Monika Farncombe, Planning and Corporate Services Coordinator

Re: **Natural Heritage Review of Site Alteration for Construction of a New Driveway,
6793 Wellington Road 34, Township of Puslinch, County of Wellington**

Monika Farncombe:

Azimuth Environmental Consulting, Inc. (Azimuth) is pleased to provide this natural heritage review letter regarding proposed site alteration for construction of a new private driveway measuring 204 metres in length and 6 metres in width, located at 6793 Wellington Road 34, in the Township of Puslinch ("Township"), County of Wellington ("County").

Azimuth reviewed the following documents on behalf of the Township:

- Site Alteration Permit Owner Authorization form (June 11, 2025);
- Haul Route Acknowledgement letter (Township of Puslinch, November 12, 2025);
- Schedule and Timing of Site Alteration Activities letter (June 11, 2025); and,
- Large Site Alteration Permit – QP Review and Comment on Checklist letter prepared by MBN Environmental Engineering Inc. (November 11, 2025).

The above application package did not include an Environmental Impact Assessment (EIA) or similar documentation, therefore the scope of this natural heritage review was to determine whether the above application would require an EIA in accordance with municipal planning policy. This natural heritage review did not involve a site visit and is therefore prepared with regard for background resources and air photo interpretation.



Background Information

The property is located at 6793 Wellington Road 34 and includes lands primarily mapped as Secondary Agricultural, with Greenlands and Core Greenlands associated with a mapped woodland/wetland that comprises the southeastern portion of the subject area, as designated in Schedule B7 of the County of Wellington Official Plan (“Wellington OP”; 2025). No portion of the subject lands or adjacent lands are designated as Earth Science Area of Natural and Scientific Interest (ANSI) within Schedule B7 of the Wellington OP. Appendix 3 of the Wellington OP shows Provincially Significant Wetlands (PSWs) along the eastern property boundary (primarily on adjacent lands), partially corresponding with Core Greenlands shown in Schedule B7.

Provincial mapping resources available from the Natural Heritage Information Centre (NHIC; Ministry of Natural Resources) illustrate Significant Wetland (PSW) directly adjacent to the eastern property boundary (Mill Creek Puslinch Wetland Complex), approximately consistent with eastern Core Greenlands unit associated within the subject area mapped within the Wellington OP. The Significant Wetland feature is also associated with mapped Woodlands, and a segment of Unevaluated Wetland (pond) and woodland that occur on the subject property, southeast of the proposed driveway. The above designations are noted to occur outside of the presently developed portion of the subject property.

Based on NHIC background resources regarding provincially-designated Species at Risk (SAR) listed under Ontario’s *Endangered Species Act, 2007* (ESA) and provincially-rare species (S1-S3), records occur for the following tracked species within 1km of the property:

- Blanding’s Turtle (Threatened/S3)
- Bobolink (Threatened)
- Eastern Meadowlark (Threatened)
- Eastern Ribbonsnake (Special Concern)
- Eastern Wood-pewee (Special Concern)
- Golden-winged Warbler (Special Concern/S3)
- Wood Thrush (Special Concern)
- Snapping Turtle (Special Concern)
- Slender Bluet (*Enallagma traviatum*; S2S3)

No rare vegetation communities are documented by the NHIC within 1km of the site.



Recommendations

In accordance with Section 5.6.2 of the Wellington OP:

“Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) *identify the nature of the features potentially impacted by the development;*
- b) *prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.*
- c) *address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.*

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.”

Based on a review of background records described above, the proposed development would occur on lands adjacent to Greenlands and Core Greenlands, which include mapped woodlands and Unevaluated Wetland (on the subject property) and Significant Wetland (adjacent property). Based on a review of aerial photography and background data sources, lands adjacent to the proposed site alteration may provide other significant natural functions such as Significant Woodland, Significant Wildlife Habitat, and habitat for Endangered and Threatened species. Note that in accordance with Section 5.6.3 of the Wellington OP, “adjacent lands” are defined as those *“within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valleylands, and significant woodlands.”*

The proposed works may be located >120m from the boundaries of the off-property significant wetlands, however other significant natural features may be associated with woodlands/wetlands designated as Greenlands/Core Greenlands within 120m of the proposed works. As such, **it is recommended that an EIA is prepared** in accordance with Section 4.6.3 of the Wellington OP for the proposed development application to demonstrate conformity with Section 5.6.2 of the Wellington OP.

It is recognized that the proposed development footprint would occur entirely within an actively-managed rural property, therefore it is our opinion a Scoped EIA/letter report format would be an



appropriate level of detail for the EIA submission. Upon request, Azimuth would be pleased to review a Terms of Reference for the proposed EIA field program and subsequent impact assessment.

Based on a review of aerial photography, it is noted that vegetation removals to accommodate the proposed driveway have commenced within the proposed disturbance area. It is recommended that the EIA prepared for the proposed site alteration reviews potential impacts of site alteration associated with driveway installation works to date, in addition to remaining works necessary to facilitate the completion of site works.

Closure

We trust that this peer review is helpful regarding natural heritage requirements associated with the proposed undertaking. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

[REDACTED]
Dan Stuart, M.Env.Sc.

Ecology Lead/Partner

December 2, 2025
Trace Project No. 900-0584-01

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
6793 Wellington Road 34, Township of Puslinch, Ontario

1.0 INTRODUCTION

The Corporation of the Township of Puslinch (the Township) retained Trace Associates Inc. (Trace) to conduct a review of the information and data submitted in support of the Site Alteration Permit Application (the Application) for the property located at 6793 Wellington Road 34, Township of Puslinch, Ontario (the Site). This document was prepared under Trace's Professional Report Conditions (Appendix A).

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

- Site Alteration Permit Owner Authorization, dated June 11, 2025
- Schedule and Timing of Site Alterations, dated June 11, 2025, prepared by Ravjant Rai
- Site Alteration Permit - QP Review, prepared by MBN Environmental Engineering Inc. (MBN) (2025b)
- Large Site Alteration Permit - QP Review and Comment on Checklist, prepared by MBN (2025a)
- Haul Route Permit, dated November 12, 2025, issued by the Township

1.1 Background

Based on the review of the information and data provided in support of the Application, Trace understands that the Site is approximately 11.5 hectares in size and comprises rural residential lands. Trace also understands that the Application was submitted in preparation for the construction of a 201-m long section of a new access driveway (MBN, 2025b). The construction of the access driveway will reportedly include the importation of an estimated 450 m³ of Granular A material and approximately 80 m³ of asphalt. The Granular A material will reportedly be imported from Summit Aggregates KW Inc. (Summit), located at 2686 Greenfield Road, Ayr, Ontario, operating under Ontario Ministry of Natural Resources (MNR) Licence No. 5489 (MBN, 2025a). The source of the asphalt has not been identified.



1.2 Objectives

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

- Does the Application include all the required information and data listed in *By-law Number 2023-057* (Puslinch, 2024) (the Site Alteration By-law)?
- Does the soil imported to the Site meet the applicable soil use and/or property use quality standards?

2.0 TRACE ASSOCIATES INC. REVIEW COMMENTS

2.1 Does the Application include all the required information and data listed in By-law No. 2023-057?

Based on Trace's review of the documents provided in support of the Application, some of the required information and/or data were not included; however, given the scope and the location of the proposed site alteration works, the missing information and/or data are not considered significant as they are not likely to cause adverse effects, as defined in the Site Alteration By-law (Puslinch, 2024). The specific deficiencies are listed in the attached Schedule B Control Plans review checklist (Appendix B).

Based on the information provided by the Township, Trace understands that site alteration applications involving importation of fill directly from an MNR-licensed pit or quarry are exempt from submitting soil quality data and the associated documents (i.e., the sampling and analysis plan and the quality assurance / quality control program).

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

As discussed in Section 1, the site alteration work (i.e., construction of the access driveway) will include the importation of an estimated 450 m³ of Granular A material and approximately 80 m³ of asphalt. The Granular A material will reportedly be imported from Summit, operating under the MNR Licence No. 5489 (MBN, 2025a). The source of the asphalt has not been identified. It is noted that the Township does not require aggregates produced in MNR-licensed pits or quarries to be sampled to confirm that their quality meets the applicable quality standards listed in the document titled *Rules for Soil Management and Excess Soil Quality Standards* (Soil Rules) (MECP, 2024).

3.0 CONCLUSIONS

Based on the review of the above-listed documents, Trace has concluded that, although the Application is missing some of the required information and/or data, given the scope and the location of the proposed site alteration works, the missing information and/or data are not considered significant and are not likely to cause adverse effects, as defined in the Site Alteration By-law (Puslinch, 2024).

- The quality of the Granular A material to be imported to the Site from the Summit pit operating under MNR Licence No. 5489 is unknown; however, the Township does not require aggregates produced in the MNR-licensed pits or quarries to be sampled to confirm that their quality meets the applicable quality standards listed in the Soil Rules (MECP, 2024).



4.0 LIMITATIONS

The scope of this document is limited to the matters expressly covered. The Township, and any other party using this document with the express written consent of the Township 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 cannot be held responsible for environmental conditions at the Site that were not apparent from the reviewed information and data or due to errors and/or omissions in the information and data reviewed.

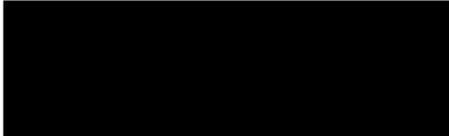
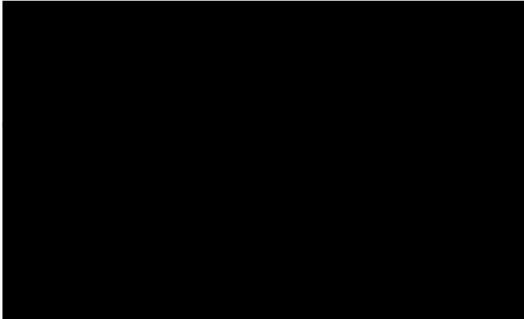
This document was prepared for the sole benefit of the Township and may not be relied upon by any other person or entity without the express written consent of the Township and Trace. Any use or reuse of this document (or the findings, conclusions, and/or recommendations represented herein) by parties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



5.0 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.



02-Dec-2025

Prepared by:
Thomas Kolodziej, B.A.Sc., P.Eng., QP
Senior Project Manager / Technical Advisor
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Reviewed by:
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TK/sc

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	P: Drive (Secretary)	December 2, 2025



6.0 REFERENCES

MBN (MBN Environmental Engineering Inc.). (2025a). *Large site alteration permit - QP review and comment on checklist, 6793 Wellington Rd. 34, Township of Puslinch, ON (site)*.

MBN (MBN Environmental Engineering Inc.). (2025b). *Site alteration permit - QP review, 6793 Wellington Rd. 34, Township of Puslinch, ON (site)*.

MECP (Ministry of Environment, Conservation and Parks). (2024). *Rules for soil management and excess soil quality standards*. King's Printer. <https://www.ontario.ca/files/2024-06/mecp-rules-for-soil-june-2024-en-2024-06-17.pdf>

Puslinch (The Corporation of the Township of Puslinch). (2024). *Site alteration by-law 2023-057*. <https://puslinch.ca/wp-content/uploads/2025/01/BL2023-057-Site-Alteration.pdf>



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 2023-057 SCHEDULE “B” CONTROL PLANS

REVIEW CHECKLIST FOR CONTROL PLAN DATED:	December 3, 2025		
SITE ADDRESS:	6793 Wellington Road 34, 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 checked="" type="checkbox"/>	<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"/>	<input checked="" type="checkbox"/>	Information not included; however, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant.
c. the Site boundaries and number of hectares of the Site;	<input checked="" type="checkbox"/>	<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"/>	<input type="checkbox"/>	Not Applicable (N/A).
e. the location, dimensions and use of existing and proposed buildings and other structures existing or proposed to be erected on the Site;	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	Only the on-site information provided. However, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant
g. the location of the predominant Soil types;	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information not included; however, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant.



REVIEW CHECKLIST FOR CONTROL PLAN DATED:		December 3, 2025		
SITE ADDRESS:		6793 Wellington Road 34, Township of Puslinch, Ontario		
Item	Included	Not included	Comments	
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"/>	The species and condition not provided. However, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant	
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"/>	Only the on-site information provided. However, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant	
k. the location and dimensions of utilities, structures, roads, rights-of-way, easements, highways, and paving;	✓	<input type="checkbox"/>		
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"/>	Only the on-site information provided. However, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant	
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"/>		



REVIEW CHECKLIST FOR CONTROL PLAN DATED:		December 3, 2025		
SITE ADDRESS:		6793 Wellington Road 34, Township of Puslinch, Ontario		
Item	Included	Not included	Comments	
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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Schedule needs to be updated	
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"/>	Information not included; however, given the scope and the location of the proposed site alteration, the missing information and/or the informalities are not considered significant.	
s. provisions for the maintenance of construction Site Erosion and Dust Control measures during construction and after, as required;	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>		
u. proposed Site access location(s) and haul route(s) to and within the Site;	<input checked="" type="checkbox"/>	<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) (GO, 2024) for the Site;	<input type="checkbox"/>	<input type="checkbox"/>	N/A. Fill (Granular A) will be imported from an MNR-licensed pit	
i. if Site-specific standards for Soil quality acceptance have been developed using the MECP's (Ministry of the Environment, Conservation and Parks) Excess Soil Beneficial Reuse Assessment Tool (BRAT) (https://www.ontario.ca/page/handling-excess-soil), 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"/>	N/A	



REVIEW CHECKLIST FOR CONTROL PLAN DATED:		December 3, 2025		
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Item	Included	Not included	Comments	
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 (GO, 2024), 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"/>	<input type="checkbox"/>	N/A	
w. a Sampling and Analysis Plan (SAP) for the source of the proposed Fill;	<input type="checkbox"/>	<input type="checkbox"/>	N/A - Fill (Granular A) will be imported from an MNR-licensed pit	
x. a Quality Assurance/Quality Control (QA/QC) Program;	<input type="checkbox"/>	<input type="checkbox"/>	N/A - Fill (Granular A) will be imported from an MNR-licensed pit	
y. the scale of drawings, either 1:500 or 1:1000;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1:400	
z. operational procedures manual;	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
aa. for Site to receive greater than 10,000 m ³ , and where required by the provisions of Ontario Regulation 406/19 (GO, 2019), as amended, file a notice on the Excess Soil Registry operated by RPRA (Ontario Resource Productivity and Recovery Authority); and	<input type="checkbox"/>	<input type="checkbox"/>	N/A – Less than 10,000 m ³ of fill will be imported to the Site	
bb. all other information as deemed necessary or required by the Designated Official.	<input checked="" 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"/>	N/A – General Comment	
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	<input type="checkbox"/>	<input type="checkbox"/>	N/A – General Comment	



REVIEW CHECKLIST FOR CONTROL PLAN DATED:		December 3, 2025		
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Item	Included	Not included	Comments	
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.				
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.	✓	☐		
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.	✓	☐		

REFERENCES

GO (Government of Ontario). (2019). *Ontario Regulation 406/19: On-site and excess soil management, made under the Environmental Protection Act*. <https://www.ontario.ca/laws/regulation/r19406>

GO (Government of Ontario). (2024). *Rules for soil management and excess soil quality standards*. Ontario Ministry of Environment, Conservation and Parks. <https://www.ontario.ca/files/2024-06/mecp-rules-for-soil-june-2024-en-2024-06-17.pdf>