

Site Location



Notes:
 1. The soil types and boundaries are applicable only at the location of the boreholes. Between boreholes, they are assumed and may change substantially. The topsoil thicknesses quoted in the report are used for discussion purposes only and should not be used for estimating purposes.
 2. The Ground Surface elevations at the borehole locations were derived from the Temporary Benchmark (TBM) as shown.
 3. The soil samples will be retained for three months from the date of issue of the final report and then discarded, unless the client has requested to extend the storage period with fees.



Locality Plan
 Industrial Development
 4412 Watson Road South,
 Puslinch, Ontario

Date: Oct. 25, 2022	Ref. No. G4416-21-5	
Prepared By: CL	Checked By: AJ	FIG. No. 1
Source: Google Maps	Scale: N.T.S.	

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

November 24, 2025

**Re: G4416-21-5 Large Scale Site Alteration Permit – Qualified Person Responsibility
4412 Watson Road South, Township of Puslinch**

This letter is to confirm that the QP and the property owner will oversee the respective works that will need to be carried out at the subject property. Owner and the Qualified Person confirming that the Qualified Person will be present on the property and responsible for all activities associated with the site alteration whenever work is taking place.

Should you have any questions, please do not hesitate to contact this office.



-
Manohar Singh

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

November 25, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Qualified Person Responsibility
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

It is understood that:

- Asphalt grindings were imported from a known source to the site to stabilize/widen the existing driveway.
- Importation and placement of asphalt grindings was completed without the required permits.
- An order has been issued to the property owner to rectify and remediate the driveway areas.
- Asphalt grindings (>800 cubic metres) were removed from the Site. This task has been documented and inspected by GEI Consultants Ltd. (Township Engineer).
- Allowable asphalt grindings were retained on-site for driveway stabilization and widening purposes.
- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

I, Ajay Jayalath, QP, will act as the QP on file for this project. The Qualified Person will oversee the work that is to be completed within their respective discipline. The work overseen will only be limited to the importation and placement of the asphalt grindings.

Respective consultants will provide recommendations and oversight for wetland remediation and tree preservation activities.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON
NOB 2J0

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Site Alteration & Adverse Effects
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

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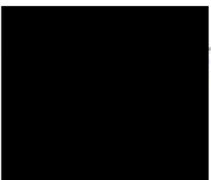
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- Grading and ditch stabilization activities are still pending to be completed.

Based on the completed importation and placement activities, the adverse effect to the natural environment is low to none. However, the property owner should adequately grade the driveway banks, re-instate the wetlands and comply as per Aboud & Associates recommendations. Furthermore, recommendations from the Tree Preservation Plan should also be followed to minimize any adverse effects to the natural environment.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

SITE SELECTION NOTIFICATION FOR MATERIAL MANAGED AS DISPOSABLE FILL

Contract Information

Contract No: 401-AP-01 Owner: M.T.O.

The following describes the notification process between the Owner of the Contract and the Contractor, wherein the Contractor formally notifies the Owner that agreement has been reached with a third party property owner for the disposition of Contract generated excess material. Such excess material, managed as disposable fill, shall be limited to one or a combination of: earth, aggregate, swamp material, rock, natural wood, and debris from open fires, provided the conditions on management are satisfied.

Site Information

Property Owner(s) for the subject property: 12 Nicholas Beaver Rd. Puslinch

The subject property:

Lot 12, Concession Nicholas Beaver Rd., Township of Puslinch

County/Region/District of _____, Quantity and Type of Excess Material used as fill:

This is to notify you, as Owner, that permission has been obtained from the property owner(s) named herein for the management of excess materials from this Contract. The property owner has signed and been provided with a copy of this form and has been advised that a Property Owner's Release Form, OPSF 180-3, will also be required. The use of this management site will comply with the following:

Conditions on Management

Swamp material, natural wood, and debris from open fires managed as disposable fill will be top covered by a minimum of 300 mm of earth or topsoil. Swamp material, natural wood, and debris from open fires managed as disposable fill may only be placed:

- a) A minimum of 2 m above the level of ground water.
- b) A minimum of 30 m from waterbodies
- c) A minimum of 100 m from any water wells
- d) A minimum of 100 m from residences.

The Property Owner(s) agrees to sign the attached form of Property Owner's Release after the Contractor has placed the excess material on the above-noted property in accordance with the terms of this form.

These conditions do not supersede any constraints imposed on this property by Federal, Provincial, or Municipal, including Conservation Authority, statute or regulations and bylaws made thereto.

Dated this 15 day of NOV 2021

Print Contractor's Name & Field Representative's Name

Contractor's Field Representative Signature

Property Owner's Signature(s)

cc: Contract Administrator, Property Owner(s), Contractor

PROPERTY OWNER'S RELEASE

Contract No: _____

Work Description: _____

I/We Manohar Singh being the owner(s) of Lot, 12 Nichols Beaver Rd
Concession _____, Township of Pushine, and County/Region/District of Pushine

_____, verify that the Contractor for the above noted work has placed excess material from the above noted Contract on my/our property with my/our permission. I/We have signed together with the Contractor OPS Forms 180-1, Site Selection Notification for Stockpiling Materials Managed Through Re-Use, or 180-2, Site Selection Notification for Material Managed as Disposable Fill, or both, that describe Conditions on Management, and have been assured by the Contractor that these conditions have been met.

Where materials are managed as disposable fill, I/we agree to be responsible for any subsequent relocation and management of the material so placed.

Where materials are to be stockpiled, I/We agree that the stockpile(s) will be removed by the date(s) herein noted.

I/We hereby release the Owner and the Contractor in respect of the activities of the Contractor carried out in accordance with this release.

Dated this 15 day of Nov 2021



Property Owner's Signature(s)



Print Contractor's Name & Field Representative's Name



Contractor's Field Representative Signature

cc: Contract Administrator, Property Owner(s), Contractor

Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON
NOB 2J0

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Schedule and Timing of Site Alteration Activities
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

It is understood that:

- Asphalt grindings were imported from a known source to the site to stabilize/widen the existing driveway.
- Importation and placement of asphalt grindings was completed without the required permits.
- An order has been issued to the property owner to rectify and remediate the driveway areas.
- Asphalt grindings (>800 cubic metres) were removed from the Site. This task has been documented and inspected by GEI Consultants Ltd. (Township Engineer).
- Allowable asphalt grindings were retained on-site for driveway stabilization and widening purposes.
- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

The tentative schedule of timing of site alteration activities:

- Environmental Impact Study (EIS) – submitted to Township prior to December 5, 2025
- Tree Preservation activities- unknown at the moment of Site Alteration Permit preparation.
- Wetland restoration (if any) and final grading activities – May of 2025 to December of 2025 – due to upcoming winter conditions.

Furthermore, Site Alteration activities will not occur:

- Between the hours of 5:00 p.m. and 8:30 a.m. Monday to Friday;
- Anytime on a Saturday, Sunday or Statutory Holiday;
- During any period in which a wind warning has been issued by Environment Canada;
- During any weather conditions where the ability to mitigate Site Alteration activity impacts is severely compromised (e.g., heavy rain, etc.); and
- During any situation where Site Alteration activities can unduly impact adjacent landowners (e.g., brush fires, floods, unsuitable road conditions, etc.);

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.

Vice President, Environmental Services

Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON
NOB 2J0

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Need for Proposed Volume of Fill
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

It is understood that:

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- Importation and placement of asphalt grindings was completed without the required permits.
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- Allowable asphalt grindings were retained on-site for driveway stabilization and widening purposes.
- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

The amount of asphalt grindings initially imported were deemed excess of the required volume. However, only 800 cubic metres of asphalt grindings were placed for driveway stabilization. This recommendation was provided to the property owner by the Township of Puslinch and GEI.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

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

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Documentation of Beneficial Purpose
4412 Watson Road South, Township of Puslinch, ON**

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It is understood that:

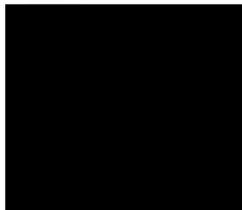
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- Allowable asphalt grindings were retained on-site for driveway stabilization and widening purposes.
- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

It is to be noted that the asphalt grindings imported to the site have been used to beneficially widen and/or stabilize the driveway.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON
NOB 2J0

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Evaluation of Fill Sample Results
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

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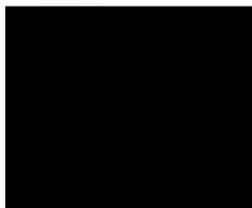
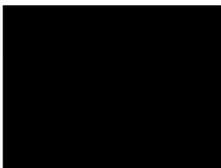
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- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

It is to be noted that the material imported to the site is, asphalt grindings for the stabilization and widening of the existing driveway. The material is not considered "importation of excess soil" or "fill" which can be tested respective to any applicable standards. Therefore, the evaluation of fill (chemical testing) was not completed.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

Township of Puslinch
7404 Wellington Road 34,
Puslinch, ON
NOB 2J0

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Quality Control/Quality Assurance
4412 Watson Road South, Township of Puslinch, ON**

JLP Services Inc. (JLP) was retained by Vestates Ltd. (Vestates) to submit a Site Alteration Permit for the aforementioned property. JLP will act as the agent for Vestates.

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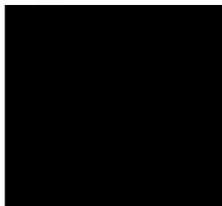
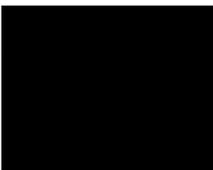
The importation and placement of the asphalt grindings have already been completed. It is understood that the property owner will follow the requirements of the grading plan prepared by Aboud & Associated (currently in progress) to remediate banks of the newly constructed driveway.

Furthermore, it is understood that the property owner will remediate any wetland and complete the tree rehabilitation works as per the Tree Rehabilitation Plan prepared by Aboud & Associates.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

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

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Approved Haul Route Permit
4412 Watson Road South, Township of Puslinch, ON**

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It is understood that:

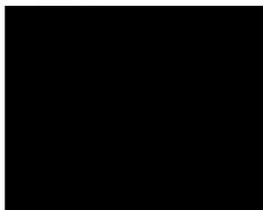
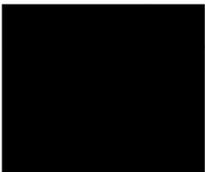
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- Respective consultants are completing the required work for Township submission (Environmental Impact Study and Tree Preservation Plan).
- Grading and ditch stabilization activities are still pending to be completed.

Note that there is no approved haul route and/or permit. This was previously obtained by the property owner. No fill/asphalt grindings will be leaving the site. Therefore, no haul route permit will be required at this time.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

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

November 24, 2025

To whom it may concern,

**Re: G4416-21- 5 Large Scale Site Alteration Permit- Qualified Person Confirmation
4412 Watson Road South, Township of Puslinch, ON**

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- Grading and ditch stabilization activities are still pending to be completed.

I, Ajay Jayalath, QP, will act as the QP on file for this project. The pertinent information is presented below.

QP Information:

Ajay Jayalath, QP.
JLP Services Inc.
405 York Road, Guelph, ON
(519) - 763-3101
Ajay.jayalath@jlpervices.ca

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services

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

November 24, 2025

To whom it may concern,

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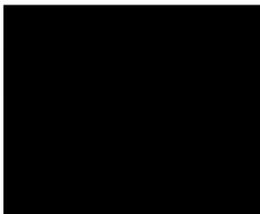
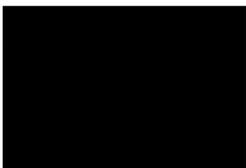
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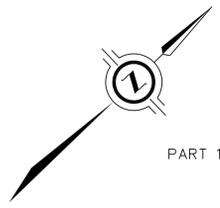
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Sincerely,

JLP Services Inc.



Ajay Jayalath, MBA, P.Geo., QP.
Vice President, Environmental Services



PART 1, PLAN 61R-791

LOT 22, CONCESSION 9

PART 1, PLAN 61R-355

DRAFT SITE PLAN OF
PART OF LOT 23
CONCESSION 9
(GEOGRAPHIC TOWNSHIP OF PUSLINCH)
NOW IN THE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

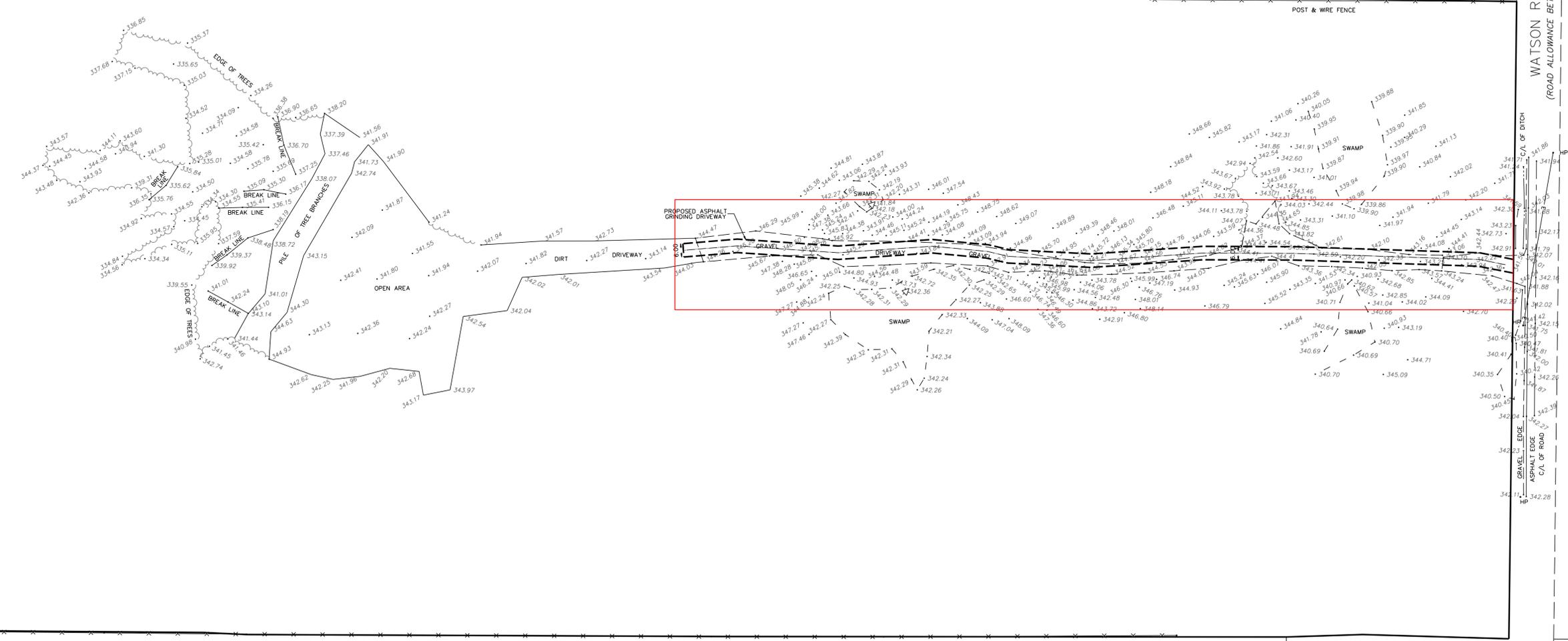


BLACK SHOEMAKER, ROBINSON & DONALDSON
A WHOLLY OWNED SUBSIDIARY OF J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ELEVATION NOTE
ELEVATIONS HEREON ARE GEODETIC AND ARE DERIVED FROM GNSS OBSERVATIONS USING MINISTRY OF NATURAL RESOURCES CANADA'S GEOD MODEL HT_2.0 ON.

LEGEND
• HP DENOTES HYDRO POLE
— E — DENOTES OVERHEAD ELECTRICAL WIRE

LOT 23, CONCESSION 9



POST & WIRE FENCE

POST & WIRE FENCE

PART 1, PLAN 61R-21848

PART 2, PLAN 61R-21848

LOT 24, CONCESSION 9

FIELDWORK WAS COMPLETED ON THE 27th DAY OF APRIL, 2021.



257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 3J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY: RPA	CHECKED BY: LL	REFERENCE NO.: 21-14-376-00-10p0
PLOTTED: 5/15/2021		DATED: MAY 13, 2021



Legend

 Project Area

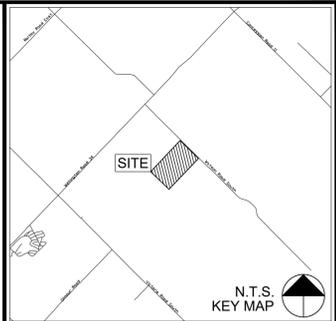
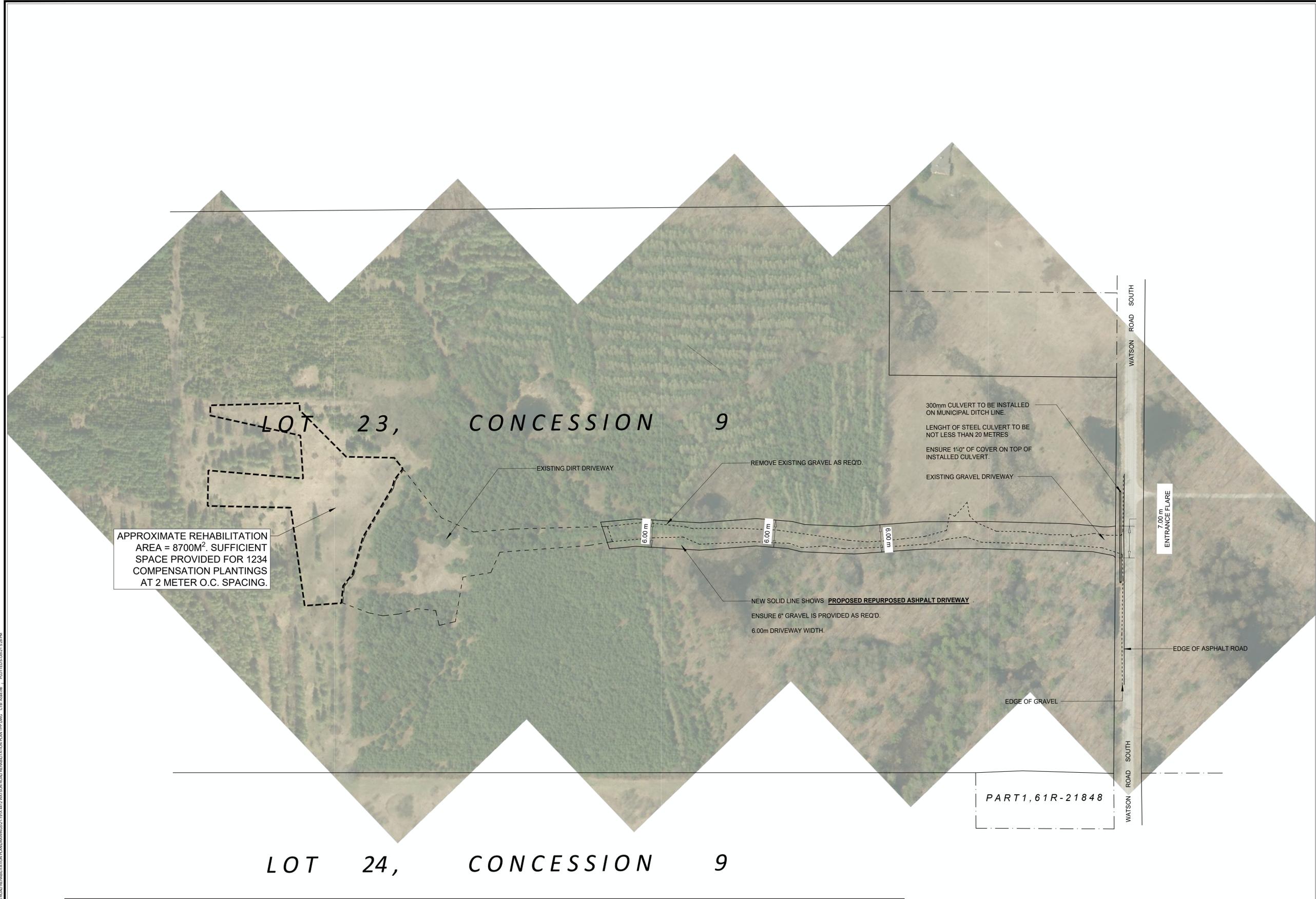


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3. The soil samples will be retained for three months from the date of issue of the final report and then discarded, unless the client has requested to extend the storage period with fees.



Site Plan
Industrial Development
4412 Watson Road South,
Puslinch, Ontario

Date: Oct. 25, 2022	Ref. No. G4416-21-5	DWG. No. 2
Prepared By: CL	Checked By: AJ	
Source: Google Earth	Scale: N.T.S.	



LEGEND:
 - - - - - APPROXIMATE REHABILITATION AREA

TREE COMPENSATION REQUIRED AT 2:1 RATIO.
 TREES REMOVED = 617
 617 x 2 = 1234 COMPENSATION TREES REQUIRED.

INFORMATION SOURCES
 1. Base Plan received August 25, 2021 from Patryk Kot.
 2. Tree information collected by Aboard & Associates, August 24, 2021.

No.	Description	By	Date
0	ISSUED FOR REVIEW	JD	05 OCT-21

REVISIONS: All previous issues of this drawing are superseded

Aboard & Associates Inc.
 Consulting Arborists • Ecologists • Landscape Architects
 190 Nicklin Road • Guelph • Ontario • N1H 7L5 • 519.822.6839 • www.aabouting.com

Title:
TREE REHABILITATION PLAN

Project:
**4412 WATSON ROAD
 TOWNSHIP OF PUSLINCH**

Date: OCTOBER 2021
 Project: AA21-191A
 Scale: 1:1250
 Designer: DB
 Drawn: JGL
 Checked: JD

Drawing No: **TPP1**

Supplemental Notes:
 1. Compensation for non-permitted tree removal has been established at a 2:1 ratio. Tree removal has been estimated by counting trees in slash piles along the new driveway. A total of 617 trees were counted in slash piles, which sets the planting requirement at 1234 trees.
 2. Bare-root seedlings are suggested planting stock for the proposed rehabilitation area due to access and planting volume.

FILEPATH: S:\4412 WATSON ROAD\PROJECTS\2020\APPROVED\191A_4412 WATSON ROAD REHABILITATION PLAN\TPP.DWG CTR: A44268: 10/07/2021 2:02:12 PM

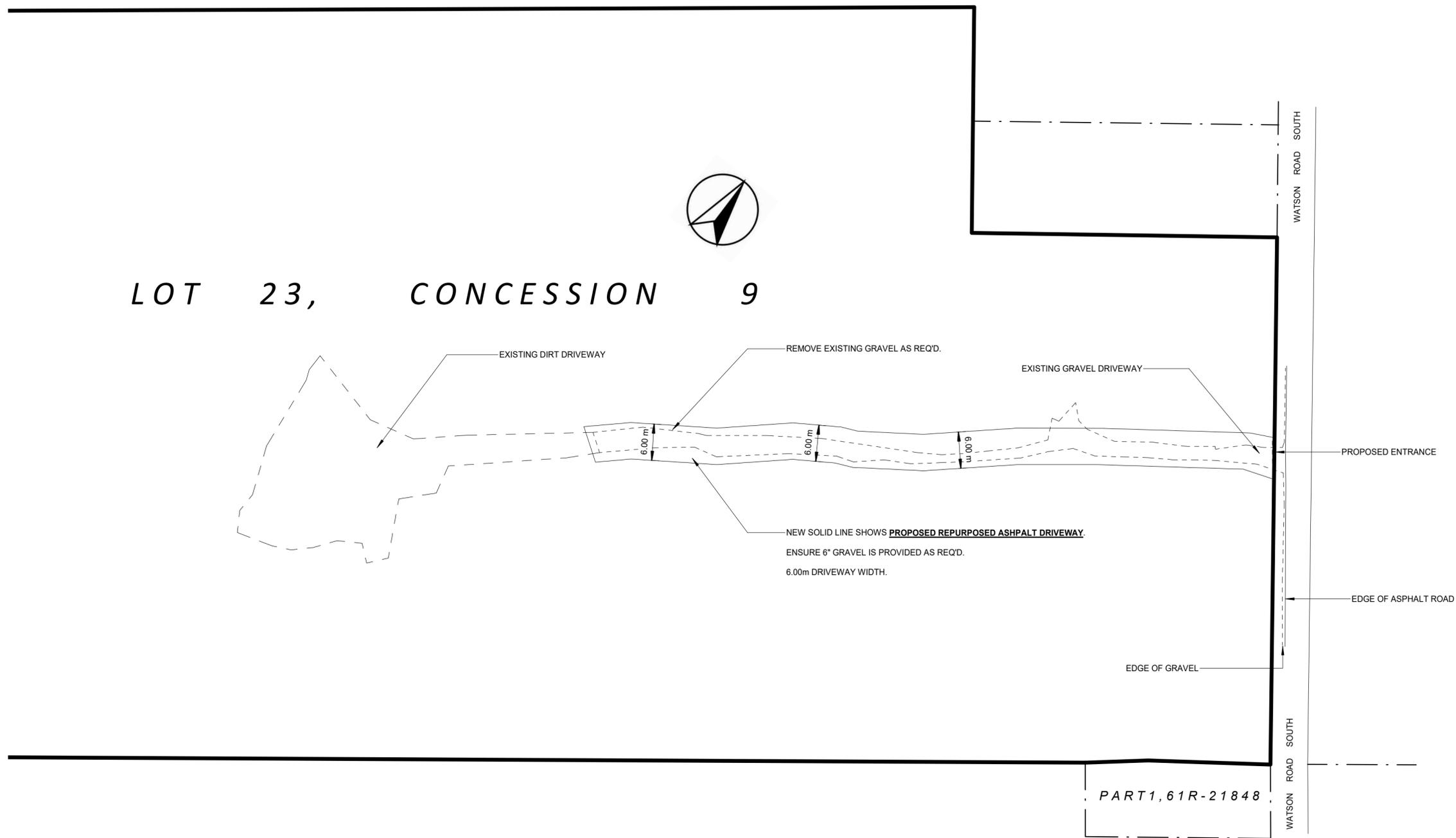
Revision schedule:

No.	Date	Description

project status:
Issue Date | Project Status

structural notes:

LOT 23, CONCESSION 9



LOT 24, CONCESSION 9

PART 1, 61R-21848

DO NOT SCALE DRAWINGS.

- Contractor must verify all drawings, dimensions, details and specifications, and report any discrepancies to the home owner, before proceeding with work. Materials may not be substituted without written approval from the owner.
- All drawings and specifications are instruments of service and the property of the home owner. These drawings may not be used for any other project than for what they were prepared.
- All works to be in accordance with the ONTARIO BUILDING CODE.

plot date: 5/15/2021 7:34:10 PM project No: 19 -

project address:
**4412 WATSON ROAD
PUSLINCH, ON.**
owner name:
PRIVATE RESIDENCE

drawing:
SITE PLAN

scale: 1 : 500



drawing no.:
A1.1