

Site Alteration Permit – 7504 McLean Rd E – Comment Summary

March 31, 2026

Consultant	Comments
Dougan Ecology	Dougan Ecology has reviewed the cut/fill plan (MTE, Feb 6, 2026) provided by the applicant. It should be noted that any proposed grading within the floodplain and associated GRCA regulated area should not be completed prior to approval by the GRCA and will require a permit.
GRCA	See attached letter
Trace & Associates	Based on the cut/fill analysis completed by MTE, approximately 2222 m ³ of additional clean fill will reportedly be required to complete all Site alteration work to the final grade, including the cap. Any additional fill brought to the Site that does not originate from an MNR-licensed pit or quarry must be sampled and tested in accordance with the requirements of Ontario Regulation 406/19. Imported fill that originates from sources other than the MNR-licensed pits or quarries must meet the applicable generic excess soil quality standards (ESQS) published in the Soil Rules and/or the risk-derived, Site-specific standards.
GRIT Engineering	Water service connection missing - well identified; however no line to the building shown on the drawing
Harden Environmental – Township Hydrogeologist	No comments



March 19, 2026
via email

Monika Farncombe
Township of Puslinch
7404 County Road 34
Puslinch, Ontario, N0B 2J0

Dear Monika Farncombe,

Re: P11-HBC Site Alteration Permit Application 4th Submission
7504 McLean Road E, Township of Puslinch
HBC Real Estate 1 Inc.

Grand River Conservation Authority (GRCA) staff have reviewed the above-noted Site Alteration Permit Application to import soil and to construct a warehouse and transportation terminal.

Recommendation

The GRCA has no objection to the approval of the site alteration permit application. Our previous comments have successfully been addressed. A permit will be required for the development activity within the regulated area.

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Combined Civil Drawings Revision No. 4, prepared by MTE Engineers, Scientists, Surveyors, revised March 4, 2026.

GRCA Comments

GRCA staff have reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 5.2 of the Provincial Planning Statement (PPS, 2024), as a regulatory authority under Ontario Regulation 41/24 and as a public body under the *Planning Act* as per our CA Board approved policies.

We understand that that the floodplain limits are added to the site plan and engineering drawings, as such we have no objection to the approval of the site plan proposal. A permit will be required for the development activity within the GRCA regulated area.

A separate fee also will be required for a GRCA permit. An application can be submitted online using our website: <https://www.grandriver.ca/planning-development/apply-for-a-permit/>.

Should you have any questions, please contact me at 519-621-2761 extension 2327 or Brandon.Henderson@grandriver.ca

Sincerely,



Brandon Henderson, RPP, MCIP
Resource Planner
Grand River Conservation Authority

Copy: HBC Real Estate 1 Inc., owner – (via email)

A & A Environmental Consultants Inc. c/o Thomas Demers, agent - (via email)



Subject Property

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See Sources and Citations for details.

Scale 1:2,718

NAD83 UTM zone 17 (EPSG:26917)





March 11, 2026

HBC Real Estate Inc.
7504 McLean Rd
Puslinch, ON
N0B 2J0

Re: Haul Route Acknowledgement for 7504 McLean Rd (Roll # 230100006100070000)

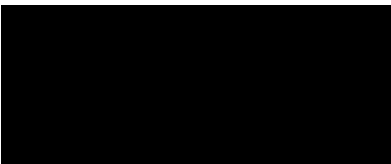
Your application for a Haul Route Permit at the property municipally known as 7504 McLean Rd has been approved. The requirements for your Haul Route Permit are as follows:

Conditions:

- 1. Conditional upon obtaining a Site Alteration Permit**
- 2. An identified haul route map must be provided and approved a minimum of 7 business days prior to hauling commencing.**
- 3. A copy of liability insurance in the minimum amount of \$5,000,000, naming the Township as an additional insured. Such policy shall include a cross-liability provision and 30 days' written notice to the Township prior to cancellation. The Applicant shall indemnify the Township against any claims/action arising out the Highway activity (collisions, vehicle damage or accidents as a result of uncleared debris, lack of maintenance/repair, etc.). Must be provided within 7 business days prior to hauling commencing.**

This is **not** a Site Alteration Permit.

Thank you,


Mike Fowler
Director of Public Works and Parks
mfowler@puslinch.ca
519-763-1226 extension 220

P:\P_55237\100_55237-100-QU1.2

MTE FILE PATH:

March 4, 2026 - 9:07:00 AM - Plotted By: Adam Stewich

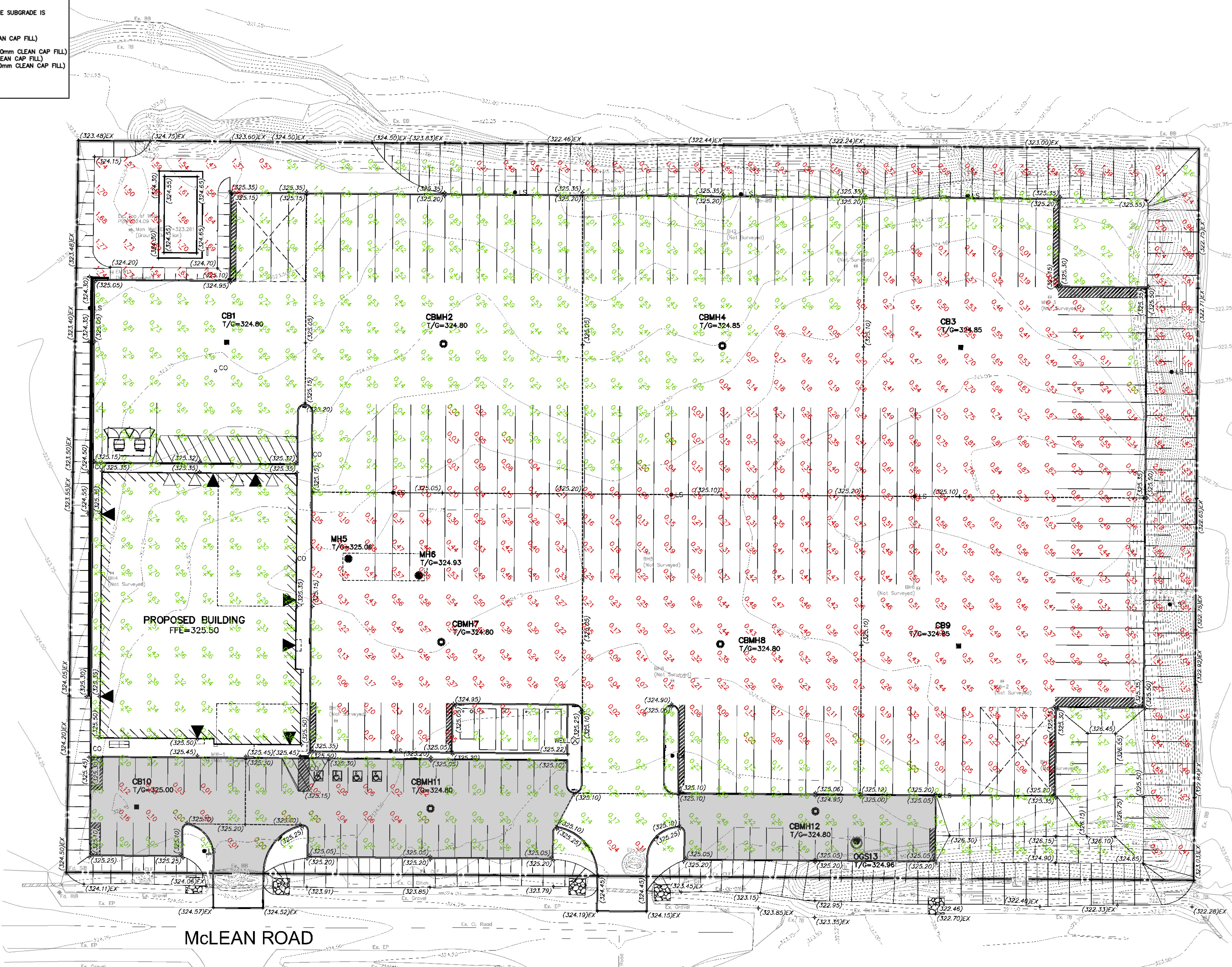
EARTH VOLUMES REPORT					
PARCEL	AREA (m ²)	CUT (m ³)	FILL (m ³)	TOTAL CUT/FILL (m ³)	COMMENTS
ON-SITE CUT/FILL	27862	6380	6473	93	DEFICIT
LANDSCAPE (350mm CLEAN CAP FILL)	4862		1701	1701	DEFICIT
BUILDING (200mm CLEAN CAP FILL)	1749		349	349	DEFICIT
CONCRETE (250mm CLEAN CAP FILL)	526		131	131	DEFICIT
LIGHT DUTY ASPHALT (20mm CLEAN CAP FILL)	2091		41	41	DEFICIT
TOTAL CLEAN FILL REQUIRED				2222	DEFICIT

NOTES

- ON-SITE CUT/FILL VOLUMES CALCULATED EX TO FG SUB
- CUT/FILL DOES NOT INCLUDE BULKING/SHRINKAGE FACTORS
- NO TOPSOIL STRIPPING IS REQUIRED
- MINIMUM 500mm CLEAN CAP REQUIRED ACROSS THE SITE, WHERE THE SUBGRADE IS <500mm, CLEAN IMPORTED FILL REQUIRED.

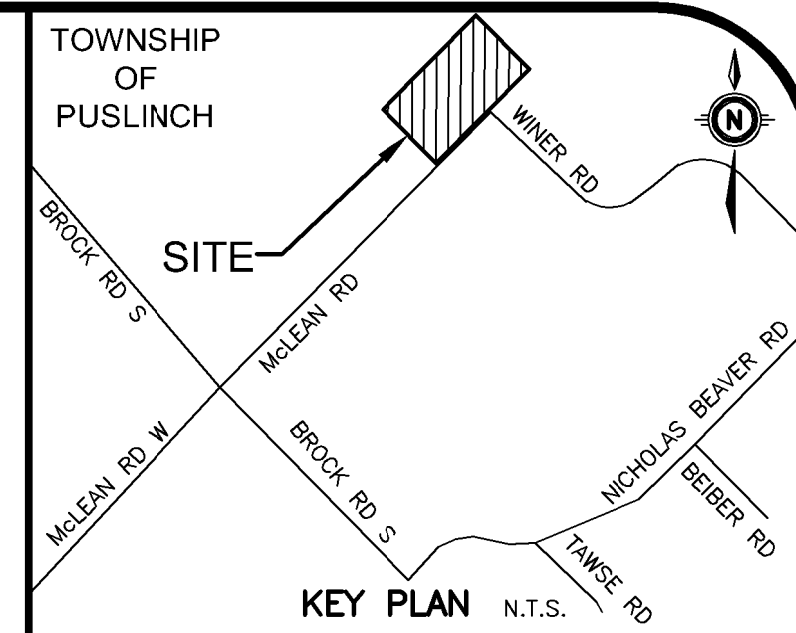
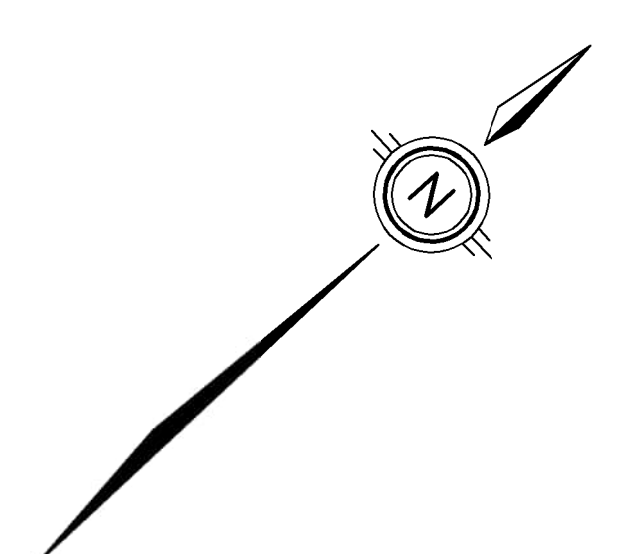
SUBGRADE DEPTHS:

- BUILDINGS - 500mm BELOW FFE (300mm SUBGRADE + 200mm CLEAN CAP FILL)
- HEAVY DUTY ASPHALT - 800mm BELOW Fg
- CONCRETE/SIDEWALK - 500mm BELOW FG (250mm SUBGRADE + 250mm CLEAN CAP FILL)
- LANDSCAPED - 500mm BELOW FG (150mm SUBGRADE + 350mm CLEAN CAP FILL)
- LIGHT DUTY ASPHALT - 500mm BELOW FG (400mm SUBGRADE + 20mm CLEAN CAP FILL)
- SEPTIC SUBGRADE ELEVATION=321.7±



LEGEND

- EX 2024 CONTOURS
- 1.50 AMOUNT OF CUT FROM EX TO FG SUB
- 0.50 AMOUNT OF FILL FROM EX TO FG SUB
- SITE BOUNDARY
- RETAINING WALL
- LIGHT DUTY ASPHALT



GEODETIC BM	ELEV. =	m
SITE BENCHMARK	ELEV. =	m

NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED OR REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THE SITE WORKS NOT INSPECTED DURING CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.

- NOTE:**
- PROPERTY LINE IS APPROXIMATE ONLY AND SHOULD NOT BE USED FOR DETERMINING SETBACKS OR LAYOUT.
 - EXISTING TOPOGRAPHICAL INFORMATION COMPLETED BY MTE CONSULTANTS, DATED MAY 09, 2024.

8.		
7.		
6.		
5.		
4.		
3.		
2.		
1.	ISSUED TO CLIENT	AJS 2026-03-04
No.	REVISION	BY YYYY-MM-DD

MTE
Engineers, Scientists, Surveyors
519-743-6500

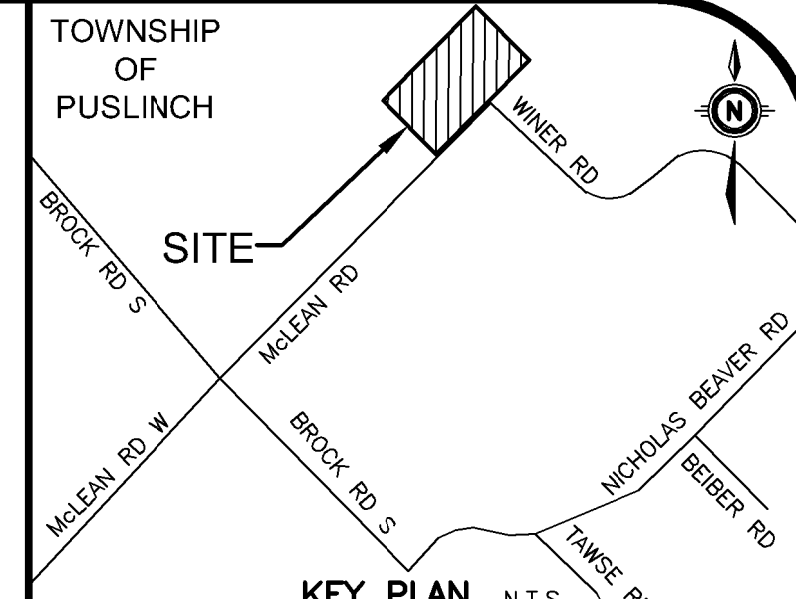
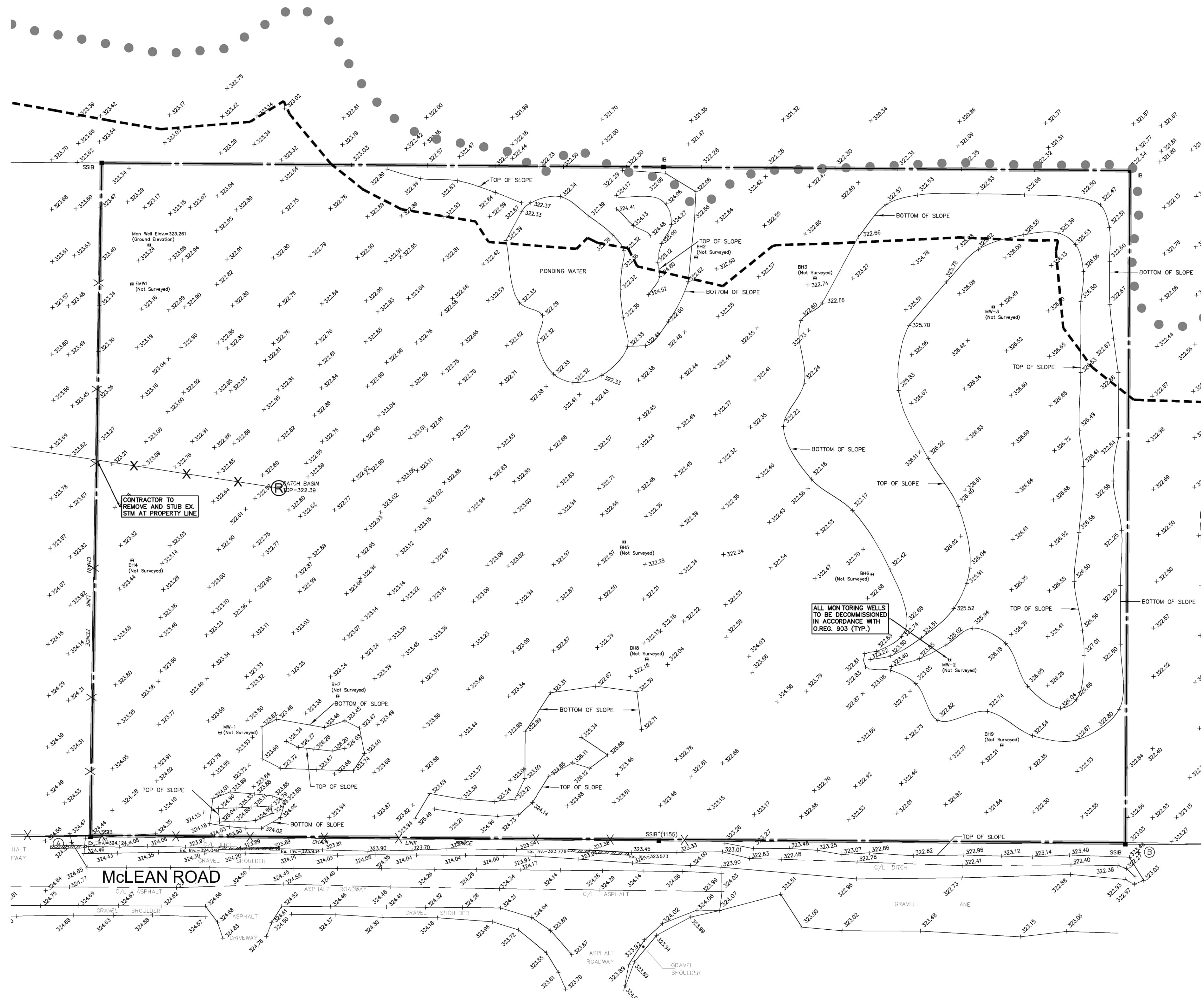
OWNER
BVD REAL ESTATE INC.
130 DELTA PARK BOULEVARD BRAMPTON
PROJECT
7504 McLEAN ROAD
PUSLINCH

DRAWING
CUT FILL PLAN

Project Manager	A. SLAWICH	Project No.	55237-100
Design By	AJS	Checked By	
Drawn By	MJR	Checked By	AJS
Surveyed By	MTE	Drawing No.	
Date	Feb.06/26	QU1.1	
Scale	1:400	Sheet 1 of 1	

Comment	Response	
<p>Township of Puslinch Justine Brotherston Director of Corporate Services/Municipal Clerk</p>		
<p>In order for the Site Alteration Permit to be recommended to Council for approval, the application must include completion of all site alteration work to final grade, including the cap. If additional material that is not finishing material is required to be imported for the cap, additional permit fees may be required.</p>	<p>A cut/fill analysis has been completed on the site in order to properly calculate the amount of clean fill required for the site grading and the cap required from the DDRA. From the cut/fill analysis completed by MTE, 2222 m³ of clean fill will be required. This amount has been detailed in the cut/fill analysis also submitted with this submission. The amount of material needed has been added to the application volume. The total volume of soil imported to site after all soil is imported is 26,222 m³. Details on the grading/civil plans, and cut/fill analysis have been added to the documents for this application.</p>	<p>A&A</p>
<p>Staff will be recommending to Council that a condition of the agreement require the property owner to agree to and pay all costs associated with registering a Land Titles Act, s. 118 restriction to prohibit the movement of contaminated soil from the site.</p>	<p>Acknowledged. The property owner agrees that contaminated soil on site will be prohibited from being removed from the site and it will be registered a Land Titles Act restriction.</p>	<p>A&A</p>

P:\P\65237\100\65237-100-C1
 MTE FILE PATH:
 March 4, 2026 - 1:27:50 PM - Plotted By: Adam Slawich



GEODETC BM ELEV. = m
 REFER TO PLAN BY BSR&D LTD. DATED SEPTEMBER 9, 2020.

SITE BENCHMARK ELEV. = m
 REFER TO PLAN BY BSR&D LTD. DATED SEPTEMBER 9, 2020.

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 2. EXISTING TOPOGRAPHICAL INFORMATION PROVIDED BY BSR&D, DATED SEPTEMBER 9, 2020.
 3. THIS PLAN IS PART OF A SET OF PLANS WHICH COMPRISE OF THE FOLLOWING: C1.1, C2.1, C2.2, C2.3 AND THE SWM REPORT.

8.		
7.		
6.		
5.		
4.	Revised grading	AJS 2026-03-04
3.	Revised per Township comments	AJS 2025-10-22
2.	Revised per Township comments	AJS 2025-08-20
1.	ISSUED FOR APPROVAL	AJS 2025-01-22
No.	REVISION	BY YYYY-MM-DD



519-743-6500

OWNER
BVD REAL ESTATE INC.
 130 DELTA PARK BOULEVARD BRAMPTON

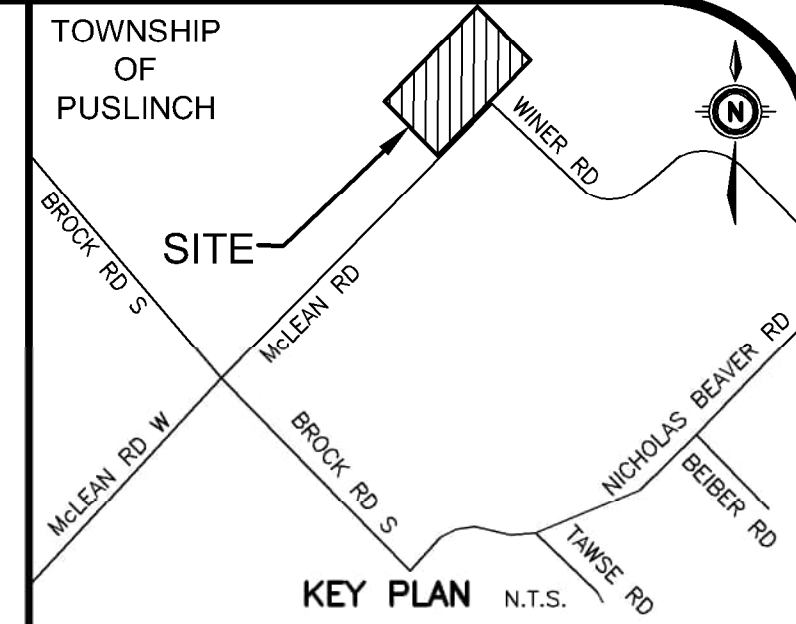
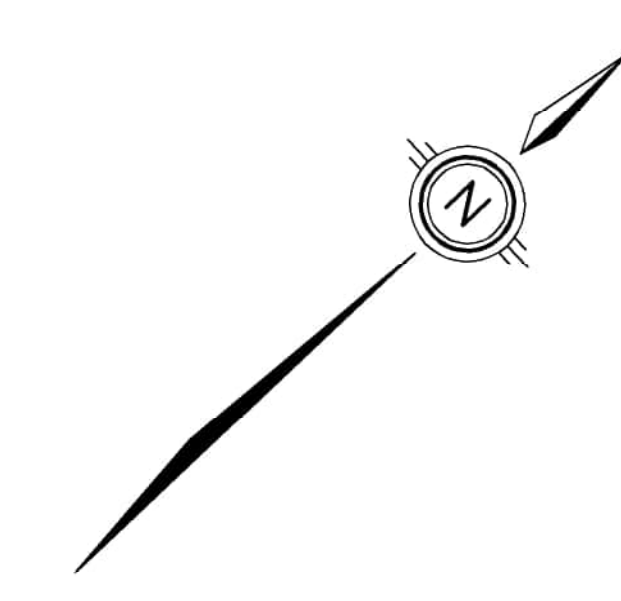
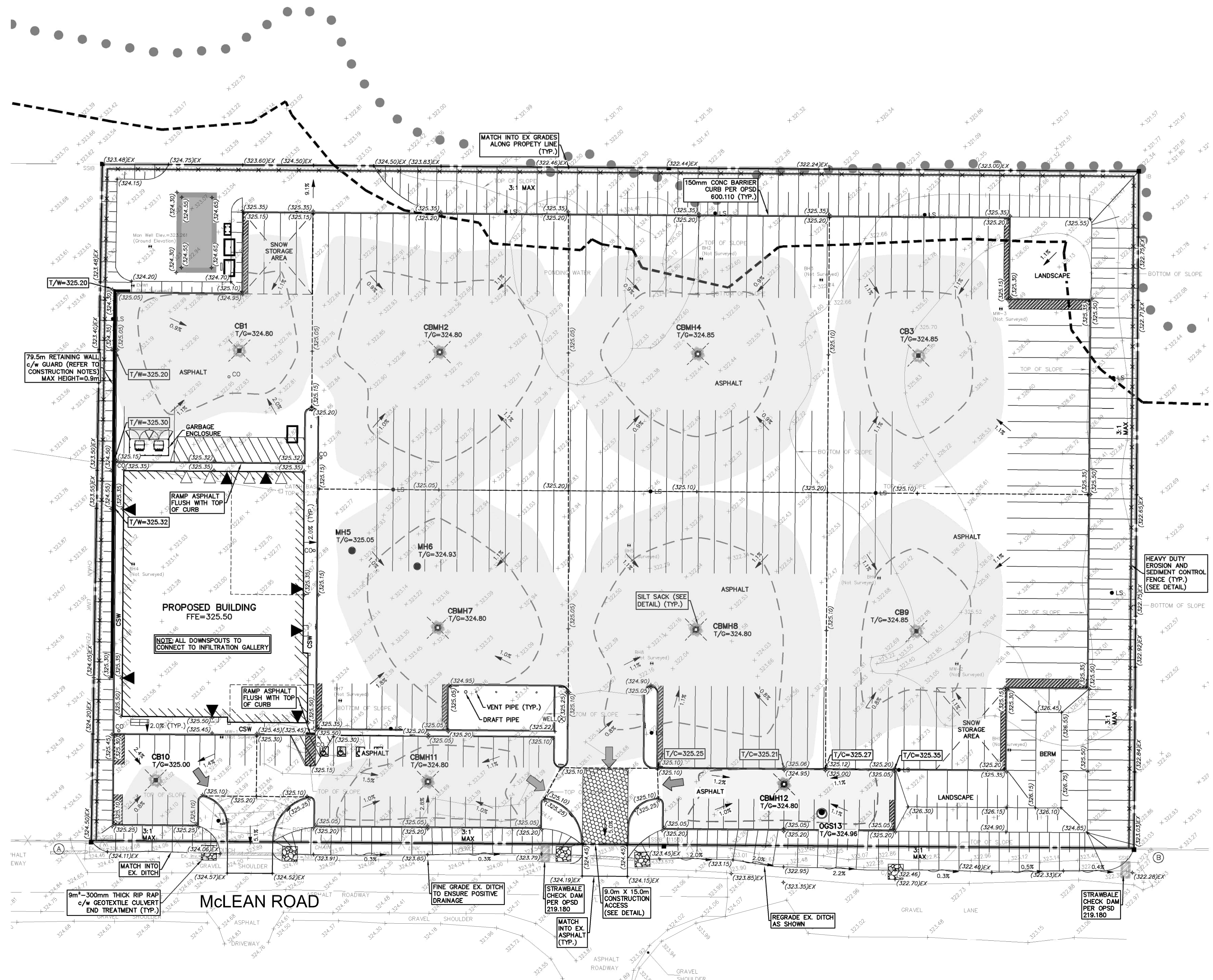
PROJECT
7504 McLEAN ROAD
 PUSLINCH

DRAWING
ORIGINAL CONDITIONS PLAN

Project Manager A. SLAWICH	Project No. 55237-100
Design By AJS	Checked By
Drawn By JRS	Checked By AJS
Surveyed By MTE	Drawing No.
Date May.14/24	C1.1
Scale 1:400	Sheet 1 of 4

LEGEND OF EXISTING FEATURES

	SITE BOUNDARY (APPROXIMATE ONLY)
	GRCA REGULATION LIMIT
	EXISTING FLOODLINE LIMIT (ELEVATION=322.30)
	EXISTING SPOT ELEVATIONS
	EXISTING FENCE
	EXISTING STORM CULVERT
	EXISTING DITCH
	EXISTING MONITORING WELL



GEODETIC BM ELEV. = m
REFER TO PLAN BY BSR&D, DATED SEPTEMBER 9, 2020.

SITE BENCHMARK ELEV. = m
REFER TO PLAN BY BSR&D, DATED SEPTEMBER 9, 2020.

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LEGEND OF EXISTING FEATURES

- SITE BOUNDARY (APPROXIMATE ONLY)
- - - - - GRCA REGULATION LIMIT
- EXISTING FLOODLINE LIMIT (ELEVATION=322.30)
- EXISTING SPOT ELEVATIONS
- EXISTING FENCE

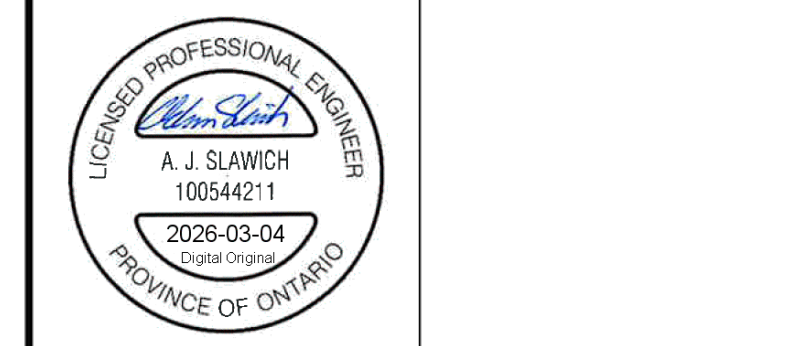
LEGEND OF PROPOSED FEATURES

- + (326.00) PROPOSED SPOT ELEVATIONS
- T/G=326.00 T/G = TOP OF CASTING/GRATE
- INV = INVERT ELEVATION
- FFE=326.00 FFE = FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- - - - - DRAINAGE SPLIT (RIDGE)
- EMBANKMENT (SLOPE AS NOTED)
- PROPOSED BUILDING
- △ OVERHEAD DOOR
- ▲ MAN DOOR
- CONCRETE CURB
- OVERLAND FLOW ROUTE (MAJOR STORM)
- SEDIMENT CONTROL FABRIC ON PAIGE WIRE FENCE (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)
- RIP RAP (SIZE & TYPE AS NOTED)
- 100 YEAR PONDING LIMIT (ELEVATION=325.09)
- 5 YEAR PONDING LIMIT (ELEVATION=325.00)
- SILT SACK (SEE DETAIL)

No.	REVISION	BY	DATE
8.			
7.			
6.			
5.			
4.	Revised grading	AJS	2026-03-04
3.	Revised per Township comments	AJS	2025-10-22
2.	Revised per township comments	AJS	2025-08-20
1.	ISSUED FOR APPROVAL	AJS	2025-01-22



519-743-6500

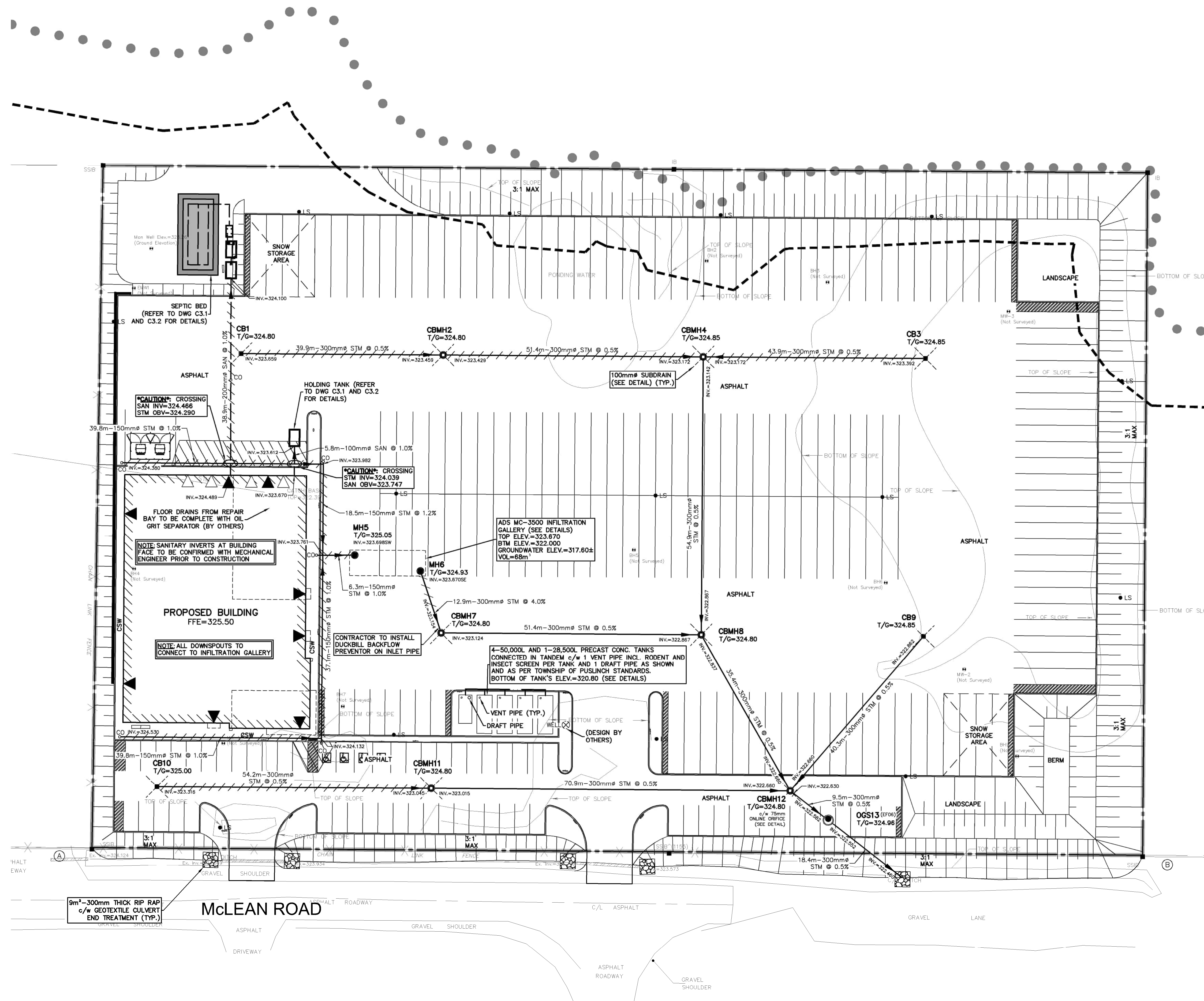


OWNER
BVD
REAL ESTATE INC.
130 DELTA PARK BOULEVARD BRAMPTON

PROJECT
7504 McLEAN ROAD
PUSLINC

SITE GRADING, SWM AND EROSION & SEDIMENT CONTROL PLAN

Project Manager A. SLAWICH	Project No. 55237-100
Design By AJS	Checked By
Drawn By JRS	Checked By AJS
Surveyed By MTE	Drawing No. C2.1
Date Oct.11/24	Scale 1:400
Sheet 2 of 4	

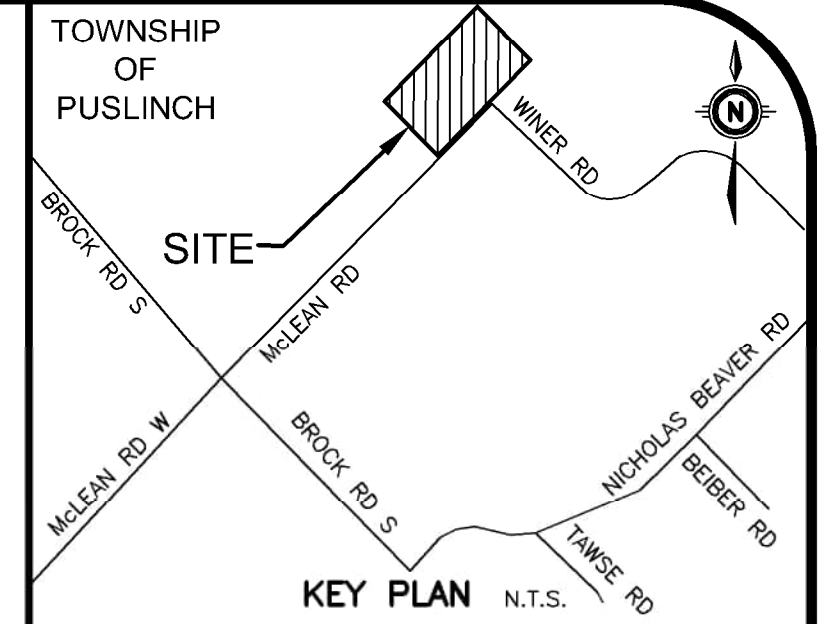


LEGEND OF EXISTING FEATURES

- SITE BOUNDARY (APPROXIMATE ONLY)
- GRCA REGULATION LIMIT
- EXISTING FLOODLINE LIMIT (ELEVATION=322.30)
- EXISTING FENCE

LEGEND OF PROPOSED FEATURES

- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB
- STORM SEWER
- SANITARY SEWER
- SHALLOW PIPE INSULATION (SEE DETAIL)
- EMBANKMENT (SLOPE AS NOTED)
- RIP RAP (SIZE & TYPE AS NOTED)
- CLEAN OUT (STORM)
- PERFORATED BIG "O" SUBDRAIN (SEE DETAIL)



GEODETTIC BM ELEV. = m
 REFER TO PLAN BY BSR&D LTD. DATED SEPTEMBER 9, 2020.

SITE BENCHMARK ELEV. = m
 REFER TO PLAN BY BSR&D LTD. DATED SEPTEMBER 9, 2020.

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No.	REVISION	BY YYYY-MM-DD



519-743-6500

OWNER
BVD REAL ESTATE INC.
 130 DELTA PARK BOULEVARD BRAMPTON
PROJECT
7504 McLEAN ROAD
 PUSLINCH

DRAWING	
SITE SERVICING PLAN	
Project Manager	Project No.
A. SLAWICH	55237-100
Design By	Checked By
AJS	
Drawn By	Checked By
JRS	AJS
Surveyed By	Drawing No.
MTE	C2.2
Date	Oct.11/24
Scale	1:400
	Sheet 3 of 4

