



SHAPING GREAT COMMUNITIES

April 15th, 2026

File No. 24038

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

Attn: Joe Nethery, MCIP, RPP
Consulting Township Planner

**Re: Temporary Use Zoning By-law Amendment
6678 Wellington Road 34, Township of Puslinch
Township File No.: D14-ONT
2nd Submission Response Letter**

Dear Mr. Nethery,

On behalf of the Owner, 2374868 Ontario Inc., please accept the following letter in response to 2nd submission comments dated March 11, 2026 from Nethery Planning as it relates to the property located at 6678 Wellington Road 34 in the Township of Puslinch (the "**Property**") and portion of lands subject to the proposed Temporary Use Zoning By-law Amendment (the "**Site**"). The following letter contains all previous comments and responses that are highlighted in a lighter font. The most current comments and responses are marked in a darker font.

Comment (Nethery) #1: What is the procedure if an emission or exceedance occurs during operations? Several documents reference different inspection frequencies as some refer to daily monitoring, while the Inspection Form and Design and Operations Report identify weekly inspections. Please clarify the actual monitoring schedule and describe the protocol if a non-compliance event occurs during operations, such as how the township and public will receive this information.

Response: Operational matters are within the responsibility of MECP and not a zoning consideration. These provisions are already in the ECA which is summarized as a courtesy as follows. As per the Waste ECA, the Owner is responsible to ensure that the Property is monitored in accordance with the Monitoring Plan that includes:

1. Sampling of the groundwater wells and the two-on-site water supply wells on a quarterly basis with samples to be analyzed for metals, VOCs, PHC F1-F4, SVOCs, and PAHs;
2. Sampling of the stormwater management pond on a weekly basis with samples to be analyzed for metals, VOCs, PHC F1-F4, SVOCs, and PAHs.

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3. Measurement of the static groundwater levels at the eight groundwater monitoring wells quarterly during the groundwater sampling events.

The Owner is responsible for preparing and submitting a groundwater monitoring report, on an annual basis, within 90 days following the end of each operational season.

In the event of exceedance observed with the Monitoring Program results, there is a Trigger Response Plan that outlines the following protocols:

- If there is an exceedance of MECP Table 2 Standards in any of the source strength or downgradient wells, then a second round of groundwater sampling for the parameter(s) for which the exceedance was observed will be conducted within 60 days to ensure that the sample is representative of aquifer conditions. Should a similar parameter exceedance be confirmed after the second round of sampling, the MECP District Office will be notified of the groundwater exceedance.
- Based on the historical groundwater data, as well as weekly surface water monitoring results and other Site information (e.g., soil sampling data and operational incidents) as applicable, a groundwater response assessment, inclusive of a risk screening evaluation if the exceedance is determined to be the result of Site operations, will be conducted for the parameter(s) of concern to determine potential response actions to be completed. Results of the risk screening evaluation and potential response actions (i.e., additional sampling of groundwater and surface water samples, treatment/remediation options, etc.) will be reported to the MECP District Office for review and input prior to finalizing and implementing appropriate actions.

As per the Waste ECA, the Owner is also required to prepare and provide a copy of an Emergency Response Plan to the Puslinch Fire Department (contained in the Design and Operations Report). The Plan is to be continuously updated and is always retained and implemented by staff in the event of an incident. It is the Owner's responsibility to take all measures to contain and clean up any spill (as defined in the EPA) which may result from the operation of the Site and immediately implement the Plan if required. Fuel and oil materials spills, upsets, and fires are to be reported to the MECP's Spill Action Centre or local Fire department. Under the *Environmental Protection Act*, in the event of a spill, the Director (MECP) may require the Owner to develop and implement plans to notify public authorities and members of the public who may be affected by a discharge (18(1)7.iii.A).

As per the Air & Noise ECA, the Owner must ensure that the noise emissions from the facility comply with the limits set out in Ministry Publication NPC-300. Also, sound emissions from the equipment should not exceed the limits provided in the Acoustic Assessment Report.

The Owner is required to prepare a manual outlining the operating procedures and a maintenance program for the equipment used in operations. They are also responsible for preparing a Best Management Practice Plan for the control of fugitive dust emissions and conduct and submit a report on an Acoustic Audit.

Furthermore, the Owner is required to retain, for a minimum of two (2) years from the date of their creation, all records and information relating to or resulting from the recording activities required by the Noise ECA, and make those records available for review by the MECP. Annual reports also are required to be submitted to MECP documenting and reporting on the operations of the previous year.

If a complaint is received, the Owner is required to notify the District Manager at the MECP and document the investigation and responses to the complaint.

New Comment #1: The operational plan is noted and, if the application is to be approved, the Township would want such a plan and enhancements recognized going forward. Of clarification:

1. What happens in the 60-day window where a potential exceedance is occurring? What options exist for downgradient wells that may be impacted by the occurrence?
2. What potential contaminants are not addressed in the list in Condition 25.2 of the Provincially-approved ECA (No. A-500- 4277838045)? What consideration has been given to monitoring those potential contaminants?
3. What potential recourse exists if dust issues exist or are identified?

On zoning considerations and operational matters, I will note that the protection of ecological systems and the protection of public health and safety are matters that need to be considered by the council of a municipality when making a decision [Planning Act, sections 2(a) and 2(o)]. Development is not to create new hazards (2024 Provincial Planning Statement, Policy 5.1.1). Development and site alteration is also to be restricted in or near sensitive ground water features such that the feature and related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches (2024 Provincial Planning Statement, Policy 4.2.2). The Township is interested in ensuring all information is available to make the appropriate recommendation as part of this development application (change in land use) requiring a Planning Act approval.

Response: With respect to the operational plan, please find responses below to address items 1- 3:

1. As described in Section 3 of Schedule 1 of the ECA, the Trigger Response Plan notes that the purpose of resampling within 60 days is “to ensure that the sample is representative of aquifer conditions.” In the unlikely events that there is an exceedance of MECP Table 2 Standards “a groundwater response assessment, inclusive of a risk screening evaluation if the exceedance is determined to be the result of Site operations, will be conducted for the parameter(s) of concern to determine potential response actions to be completed. Results of the risk screening evaluation and potential response actions (i.e., additional sampling of groundwater and surface water samples, treatment/remediation options, etc.) will be reported by the MECP District Office for review and input prior to finalizing and implementing appropriate actions.”
2. This comment has been addressed through the response to Comment No. 8 in Response to Review of Temporary Use By-law Amendment Application Trace Associates Environmental Comments, December 16, 2025 by GHD.
3. Terms and Condition 2 of ECA No. A-500-4277838045 requires that a Best Management Practices Plan be put in place to provide Fugitive Dust Control.

Terms and Condition 3: Records Retention and 4: Complaints Notification require, in part, the following:

- Notification of a complaint, including a description of the nature of the complaint
- The time and date of the incident to which the complaint relates
- Wind direction at the time of the incident
- A description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future
- The Design and Operations Report prepared as required by the Waste ECA also requires these provisions

As outlined in Environmental Impact Assessment and associated responses from Katherine Ryan from GHD, including the latest response letter dated April 8, 2026, the woodland removal occurred within the licensed boundary and is considered approved by the existing aggregate license (License ID No: 626648). The approved Rehabilitation Plan for the Property includes two proposed ponds and two linear pockets of reforestation: one on the northeastern boundary of the Site, the other on the southwestern portion of the Property both of which have been fully completed for a number of years. The Rehabilitation Plan included approved compensation required to support the existing license. Based on the reasons above, it is our opinion that the application is consistent with Section 4.1.1 of the PPS.

The Hydrogeological Impact Assessment and associated response comments from Dan Puddephatt from GHD state that there are no anticipated impacts to groundwater resources from the proposed Site operations. See also the responses from GHD regarding the extensive and comprehensive mitigation measures which will be in place to protect groundwater resources which have been approved by MECP as demonstrated by the issuance of the Waste ECA. Based on these reasons, it is our opinion that the application remains consistent with Section 4.2.2 of the PPS.

Comment #2: *Per the Harden Environmental comments, dated November 3, 2025, how will the reporting required by the ECA be shared to the Township and the public at large?*

Response: As mentioned in response to Comment #1, any spills are reported to the MECP's Spill Action Centre or Puslinch Fire Department. Under the *Environmental Protection Act*, in the event of a spill, the Director (MECP) may require the Owner to develop and implement plans to notify public authorities and members of the public who may be affected by a discharge (18(1)7.iii.A).

New Comment #2: This comment can be closed. Should the application be approved, the Township will require a condition that the Township Fire Department shall be notified of spills or potential placement of contaminants.

Response: Acknowledged.

Comment #3: *In the Design and Operations Report, Section 2.9 discusses stormwater management and introduces a "final pond" for liquid soil settling. This feature is not described or detailed in any other reports. The Township has previously requested design information for this pond. Please provide detailed engineering drawings and a written explanation of its design, function, and how it integrates with the broader stormwater system.*

Response: Please refer to GEI and Trace response letters for a description of the conceptual layout of the two (2) proposed liquid soil unloading/drainage swale/holding ponds and the extent of the liner system to be constructed beneath these features and the dry soil stockpile area. If the Township approves the temporary zoning, then the detailed design of these features will be prepared and as-built drawings certifying the construction will be provided as required by the Waste ECA.

New Comment #3: Reliance on a conceptual design shall not satisfy the Township that groundwater resources are protected, improved or restored. Condition 28.1.2 of the Provincially-approved ECA (No. A-500-4277838045) states that "as-built drawings showing construction details for the above-noted liners to the Director no later than 120 days from the date of issuance of this approval". With that requirement, are there detailed design drawings ready for construction purposes available at this time?

The Township needs to review these drawings as part of addressing concerns to groundwater resources, which would demonstrate that groundwater resources are maintained, restored or enhanced to demonstrate consistency with Policy 4.2.2 of the Provincial Planning Statement and conformity with Section 4.9.7 [and 4.9.7.2(a) in particular] of the County Official Plan. Per Comment #1 above, there are considerations that need to be addressed now as part of this development application (change in land use requiring a Planning Act approval) and not at the site plan approval stage.

Response: It is our opinion that this comment has already been addressed through previous responses to Hydrogeology, Comments No. 3 and No. 9, in GHD's response dated December 2025.

Comment #4: The Design and Operations report does not reference or integrate a current groundwater monitoring plan or any contingency measures (it is for references of the Provincial ECA). Please provide these details and how they address the Site's hydrogeological sensitivity.

Response: The Waste ECA does specify a Monitoring Program which includes detailed groundwater and surface water monitoring requirements. These requirements were developed from the proposed monitoring programs provided in the Hydrogeological Impact Assessment prepared by GHD and provided to the Township, and these plans are referenced and summarized but not typically also included in a Design and Operation Reports. The Hydrogeological Investigation provides a comprehensive review of Site hydrogeological conditions. Please also see responses to Harden Environmental and Trace comments.

New Comment #4: Per comments from Harden Environmental, Conditions 21 and 23.3 of the Provincially-approved ECA (No. A-500-4277838045) do not address unknown hazardous wastes and unknown contents from each hydrovac operation. At the public information meeting, GHD (Fred Taylor) emphasized several times that only processed soil meeting Table 1 SCS will be used as backfill in the pit. Any soil not meeting Table 1 will be transported off-site to a Ministry-approved disposal facility. I see this in GHD's documentation and understand this is contained in Ministry correspondence. What mechanisms are proposed to ensure Table 2 soils do not cross over into Table 1 soil intended to be used for rehabilitation? (There is some integration of this point with Comment #12 and volumes required for rehabilitation.) Further, is the applicant confirming at this time that no other materials are proposed to be imported onto the site for rehabilitation purposes? In the response to Comment #12, I note the suggestion that, "If permission is not granted, then soil needs to be brought into the Property from another source."

Response: It is our opinion that this comment has already been addressed through previous responses to Hydrogeology, Comments No. 3, No. 9 and No. 11, in GHD's response dated December 2025.

Comment #5: *Please provide an assessment of the proposal against Policy 3.7.1 of the Provincial Planning Statement, with respect to waste management systems.*

Response: The proposed temporary use is being planned in an appropriate area within the Township of Puslinch. The proposed use is being proposed on a portion of the Property that currently contains a licensed gravel pit and is adjacent to an existing aggregate operation to the west. The proposed use on the Site will benefit from its proximity to the licensed gravel pit on the Property and the soil and water handling operations are very similar to gravel pit type operations. The clean soil generated from the proposed use will be used directly towards the rehabilitation of the licensed gravel pit. The Site is well buffered from Wellington Road 34 and from adjacent neighbouring properties. The Site is strategically located on Wellington Road 34 which connects to major transportation corridors including Highway 6 and Highway 401, which are considered major highways. The Site's proximity to these major highways will allow for the efficient movement of hydrovac trucks to and from the Site. The Site is adequately sized to accommodate a maintenance/repair shop, processing/stockpiling areas, parking areas and site services (stormwater management facility, well, leaching bed, fire cistern, etc.) all related to the proposed use as well as the existing gravel pit. The storage of liquid soil will be temporary as it is directly related to the rehabilitation efforts of the gravel pit. Based on these reasons above, it is our opinion that the proposed use is consistent with Policy 3.7.1 of the Provincial Planning Statement.

New Comment #5: The response emphasizes buffering, proximity to transportation corridors, and co-location with an existing licensed gravel pit—synergy of business operations. The Provincially-approved ECA (No. A-500-4277838045) has approved, among other things, “the receipt, unloading, loading and transfer of waste and other waste-derived materials” (Condition 19.1), waste processing 24 hours per day, 7 days per week, unless otherwise restricted by municipal by-laws (Condition 19.2), and a range of “waste management activities (Condition 22). At no point does it recognize any aspect of the mineral aggregate operation.

“Waste management system” in the 2024 Provincial Planning Statement is defined to include, “sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites” (emphasis added).

The response speaks to operational synergy and site design, but less about this location on a site where groundwater interaction is known. This is an important consideration of Policy 3.7.1 of the 2024 Provincial Planning Statement.

The opinion put forward is that the activity is incidental, ancillary, or accessory to the rehabilitation requirements associated with the mineral aggregate operation. Rehabilitation of the site per *Aggregate Resources Act* requirements is not tied to the hydrovac operation or soil dehydration. It could come

from a myriad of sources. The use does not present as any form of ancillary or dependent on the mineral aggregate operation. Likewise, it is the Township's understanding that the hydrovac operation is not permitted in the *Aggregate Resources Act* license.

Policy 11.4.4 of the County Official Plan states, "Active sanitary landfill sites are identified in this Official Plan. Recycling, waste reduction, waste transfer stations, and similar waste management facilities may be permitted in addition to waste disposal activities" (emphasis added). It goes on further to state, "the development of new sites will require an amendment to this Plan as well as appropriate provincial environmental approvals". Waste management facilities is defined to include, "sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots" (emphasis added).

Here is where an ancillary connection can be made: elements of waste transfer and waste processing are included in the proposal, and are constituent components of a waste management system in the County Official Plan framework. That requires two approvals: a Provincial approval [represented by the Provincially-approved ECA (No. A-500-4277838045)] and an amendment to the County Official Plan. A resolution of support by County or Township Council (or both) may be required to meet Policy 11.4.4 of the County Official Plan and Section 4(2) of the *Environmental Protection Act*.

I also note the letter from Dan Puddephatt, dated December 16, 2025, to Wellington Source Water Protection comments, in Comment #6, notes that, "that neither sodium nor chloride are identified issues for waste disposal significant drinking water threat policy categories". The response to Comment #12 also suggests that, "If permission is not granted, then soil needs to be brought into the Property from another source."

Should the Township be considering the application outside of the permitted use framework for waste disposal, noting that we agree that the County Official Plan should be considered as a whole?

Response: The PPS does not contain a specific Waste Disposal Site definition but does contain a definition for a **Waste Management System** that is defined as "sites and facilities to accommodate waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites."

The County of Wellington's definition is similar to the PPS, however, the definition of Waste Management System means "sites and facilities to accommodate **solid** waste from one or more municipalities and includes **landfill sites**, recycling facilities, transfer stations, processing sites and **hazardous waste depots**". In the County Official Plan, the addition of "solid" is added. Solid waste typically refers to recyclables and compostable materials, as well as garbage from households, businesses, institutions, and construction and demolition sites.

It is our opinion that an Official Plan Amendment is not required for the proposed use for the following reasons:

- The Application is not proposing a permanent land use designation. The Application is requesting the temporary use of a liquid soil management operation on the Site for a period up three years. The clean soil is not waste and is generated through the management of liquid soil and is directly used towards the rehabilitation of the Property. A Rehabilitation Plan was approved under Licensee: 2374868. It is understood that if the Application is approved, an extension past three years may not be granted by Council. That decision will be at the Owner's risk. It is our opinion that the proposed use is temporary until the works associated with the approved Rehabilitation Plan is complete. Once the rehabilitation works are complete and the aggregate license is surrendered, the Site will be restored to its former rural land use. In our opinion, it does not make good planning sense to redesignate or rezone the Site to a different land use in the County Official Plan or in the Township Zoning By-law when the proposed use is temporary.
- The intent of a Temporary Use By-law is to permit a use that would otherwise be prohibited by an Official Plan or Zoning By-law. Therefore, it is our opinion the Temporary Use By-law does not require an Official Plan Amendment. It has been previously demonstrated in the submitted Planning Justification Report prepared by GSP Group that the proposed Application has had regard to Section 13.4 of the County of Wellington Official Plan.

If the Temporary Use By-law is approved, it is up to Council to decide if the use can be extended. In our opinion, the Temporary Use By-law does represent good planning as the proposed use is ancillary to the rehabilitation of the Property under the approved aggregate license. Once the Property is rehabilitated, the aggregate license will be surrendered, and the proposed temporary use will cease indefinitely, and the previous rural land use will be restored.

Comment #6: *Please provide a detailed explanation of conformity to Sections 4.9.7(a) and Part 5 of the County Official Plan.*

Response: Policy 4.9.7 of the County Official Plan discusses the Paris and Galt Moraines and their function to support hydrologic processes and features that influence groundwater and surface water resources. These processes and features include groundwater recharge; groundwater storage; surface water detention; groundwater potential; baseflow to streams; springs; and watershed divides for groundwater and surface water.

Policy 4.9.7.1 of the County Official Plan contains policies that protect these processes and functions and promote stewardship activities.

Policy 4.9.7.2 of the County Official Plan contains policies as it relates to lands identified in the Paris and Galt Moraines on Schedule C that lie outside of Wellhead Protection Area, that include:

- a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designation, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;*
- b) Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of the moraines. Where planning approvals for small scale developments are needed, best practices for alteration will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions.*
- c) Agriculture is a major activity on the moraines and is an accepted and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs.*

Whether the proposed use is considered large or small scale development, it is not anticipated to cause changes to any of the listed processes and features of the Paris and Galt moraines. The only two surface water features located on the Property have been constructed in accordance with and are maintained as required by the approved ARA license Rehabilitation Plan. The proposed use does not require a Permit to Take Water from the Ministry as usage is under 50,000 litres per day. Any groundwater used for the hydrovac operation is returned to the Site as well as supplemented by potable municipal water obtained off-site. There are no impacts on the groundwater resource.

Based on these reasons, it is our opinion that the proposed use conforms to Policy 4.9.7 of the Official Plan as there will be no change to processes or features related to the Paris and Galt Moraines.

Part 5 of the County Official Plan addresses the Greenland System. The Greenlands System includes features and areas that are apart of the natural heritage or areas that include wetlands, environmentally sensitive areas, streams and valley lands, ponds, lakes, woodlands, etc. The Property is designated “Secondary Agricultural” and “Greenlands” on Schedule B7 (Puslinch Land Use) in the County Official Plan.

Based on the findings of the Environmental Impact Assessment (the “EIA”) prepared by GHD, there is a woodlot identified on adjacent lands immediately east of the Property and Site. Based on the EIA, a 10-metre buffer is required from the adjacent eastern woodland. The EIA concluded that the proposed temporary use would have no negative impacts on the identified natural heritage provided that

mitigation measures outlined in the EIA are implemented. All operations related to the proposed use are outside of the proposed 10-metre buffer zone.

Policy 5.6.7 of the County Official Plan states the Core Greenlands and Greenlands mapping on schedules to the Official Plan may need to be refined by more detailed mapping on individual sites. When more detailed mapping is available, minor adjustments may be made without an amendment to the Plan. Given the results of the EIA, the Greenlands designation on Schedule B7 should be updated to reflect the findings of the EIA. There are no identified natural features on the Property. This is also reflective in the zoning for the Site.

It is our opinion that the proposed use conforms to the policies of Part 5 of the County Official Plan as identified natural features adjacent to the Property and Site will be protected with no negative impact.

New Comment #6: On Section 4.9.7(a) or Part 5 of the County Official Plan, the concern is not about water taking—but protection of the groundwater resources. Relying on Harden Environmental, the conclusion that the proposed use will not negatively impact hydrologic functions associated with the Paris- Galt Moraine is not supported by a comprehensive hydrogeological assessment that addresses the site's sensitivity within the moraine system. As noted in the technical review by Harden Environmental, the hydrogeological environment beneath the site may not naturally limit horizontal and vertical groundwater movement, raising concerns regarding potential water quality impacts. This is a known issue on the subject lands, and not a matter to be addressed at the site plan approval stage.

In this context, it remains unclear how the proposal can be conclusively determined to protect the integrity and hydrologic function of the Moraine in accordance with Section 4.9.7(a), particularly given the nature of the proposed waste processing and the long-term handling of dewatered, solidified soils. This is also relevant from a locational analysis perspective to demonstrate consistency with Policy 3.7.1 of the 2024 Provincial Planning Statement.

With respect to Part 5 of the County Official Plan (Greenlands System), the request here is two-fold: first, for the applicant to clarify that historic removal, and second, how the policies of Section 5.6.2 Natural Heritage System (second-half of that section) are met, including restoration or enhancement of the natural heritage system. The project represents significant development, and opportunities to link or connect natural features to demonstrate how the development will main, restore or, where possible, improve linkages and connectivity. Do those opportunities exist on the site?

Additional analysis and clarification are therefore required to establish conformity with both Section 4.9.7(a) and Part 5 (in particular, Section 5.6.2) of the County Official Plan.

Response: Our response relies on the expertise of Dan Puddephatt GHD, Hydrogeology Practice Leader and Katherine Ryan, GHD, Senior Terrestrial and Wetland Biologist and their reports and responses submitted to date.

As outlined in Environmental Impact Assessment and associated responses from GHD, including the latest response letter dated April 8, 2026, the woodland removal occurred within the licensed boundary and is considered approved by the existing aggregate license (License ID No: 626648). The approved Rehabilitation Plan for the Site includes two proposed ponds and two linear pockets of reforestation: one on the northeastern boundary of the Site, the other on the southwestern portion of the Site. The Rehabilitation Plan was considered the approved compensation required to support the existing license. Based on the reasons above, it is our opinion that the application is consistent with Section 4.9.7 of the County Official Plan.

The Hydrogeological Impact Assessment and associated response comments from GHD state that there are no anticipated impacts to groundwater resources from the proposed Site operations. Based on these reasons, it is our opinion that the application remains consistent with Part 5 (in particular Section 5.6.2 of the County Official Plan.

Comment #7: *Which use, under the Section 6.6.3(c) of the Council Official Plan cited as applying to permit the proposal, applies to cover the importation and processing of excess soil and liquid soil? Notwithstanding the existence of the Waste ECA, the importation of liquid soil into mineral aggregate operations has not been permitted since 2022 without a separate approval, calling into question the description of the liquid soil operation as “ancillary.”*

Response: Policy 6.6.4 of the County Plan states that in addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:

- c) *ancillary such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road materials.*

In reviewing the policy above, ancillary is not a defined term in the County Official Plan. Ancillary is commonly defined as “*providing support to the primary activities or operation*”. In our opinion, the proposed use has a supporting role in the rehabilitation of the gravel pit. Clean soil generated from the operation is used directly to rehabilitate the Property back to its primary use. Furthermore, the term “such as” implies this is a list of suggested uses, not an exhaustive list.

New Comment #7: The supplied definition, which came up in the Google predictive results at the top of the search window on my look, is not how I what commonly characterize ‘ancillary’ for land use planning. In the absence of an Official Plan or Provincial plan/policy definition, I would instead rely on

the Merriam-Webster online definition of “ancillary”: having a subordinate, subsidiary, or secondary nature OR serving as a supplement or addition.

Ancillary uses are clearly subordinate, incidental, and directly related to the primary use in scale, function, and purpose. In this case, the proposed soil processing operation involves the active importation, treatment, and handling of materials originating off-site, which represents a distinct land use activity that can operate independently of aggregate extraction and is not inherently dependent on pit rehabilitation to function. The proposal is, in effect, introducing a new waste-related land use that extends beyond the extraction and rehabilitation function contemplated under Section 6.6.3(c) of the County Official Plan. Also, I note from Comment #10 that Section 11.4 of the County Official Plan provides an overall framework for waste management, including considering applications for new waste management.

The proposed use is not part of the *Aggregate Resources Act* licence, when rehabilitation could be occurring through a variety of clean soil sources. An additional Provincial permission, being the Provincially approved ECA (No. A-500-4277838045), was required to permit the activity.

In the response to Comment #12, I note the suggestion that, “If permission is not granted, then soil needs to be brought into the Property from another source.”

Based on the information provided, the soil and liquid soil processing operation does not present as incidental or minor in relation to pit rehabilitation. It is the inverse of mineral aggregate resources, which are where they are and the extraction has to occur there. The processing of liquid soil does not appear to have to be tied to this particular site or as an integral component of the application.

Response: The clean soil generated through the proposed liquid soil management operation will be directly used to rehabilitate the Property back its former rural land use. The proposed use only occupies a small portion of the Property and is limited in size through the proposed Temporary Use By-law. It is our opinion that the use of clean soil generated on the Site through the liquid soil management operation is considered ancillary to the aggregate operation on the Property. However, this is contingent on the use being limited in scale and remaining secondary to the aggregate operation on the Property.

Comment #8: *Section 6.6.3 of the County Official Plan is cited for applicability of the use permissions, and the Temporary Use policies (Section 13.4) apply to permit “the temporary use of land for a purpose that is not permitted by the Official Plan or Zoning By-law” (the first Section 2.3.6 of the submitted Planning Justification Report). Is it the applicant’s position that the temporary use policies supersede or modify the application of these other policies?*

Response: The first paragraph of Section 2.3.6 (Temporary Use By-law) in the Planning Justification Report prepared by GSP Group, dated July 2025, references the policies outlined in Section 13.4 in the County Official Plan. It is our opinion that the temporary use does not require an Official Plan Amendment as it can be considered an ancillary use to the primary activity on the Property, which is aggregate extraction and rehabilitation. The intent of a temporary use by-law is to allow a use that is otherwise prohibited by the Official Plan or Zoning By-law.

New Comment #8: The application does not appear to meet the policy intent of Section 13.4. In addition to Comment #5, the likely duration of the use is at a minimum 10 years (and potentially more), questions of compatibility and impact assessment have not yet been satisfactorily addressed, and general conformity with the County Official Plan has not been demonstrated. This comment may be answered through the other comments.

Response: Noted.

Comment #9: Based on the technical comments provided to date, Section 6.6.7 of the County Official Plan has not been adequately addressed in the current submission. Updated technical reports and the inclusion of detailed design drawings may assist in clarifying this policy alignment, and we will provide further assessment at that time.

Response: Acknowledged.

New Comment #9: The comment is acknowledged, and further technical analysis is provided through other responses elsewhere in this letter.

Response: Noted.

Comment #10: *Please provide an assessment of the proposal against Section 11.4.4 of the County Official Plan, with respect to waste management systems.*

Response: Section 11.4.4 of the County Official Plan deals with policies related to disposal of waste. This section states that recycling, waste reduction, waste transfer stations, and similar waste management facilities may be permitted in addition to waste disposal activities. No new waste, recycling or disposal facilities are being proposed. The hydrovac trucks that may contain impacted soils are sent directly to a permitted MECP treatment or disposal facility and only return to the Site after all the contents have been removed. In our opinion, the proposed temporary use is a permitted use under Section 11.4.4 of the County Official Plan.

New Comment #10: This comment can be closed and dealt with going forward under Comments #5 and #12.

This analysis appears to run counter to the Provincially-approved ECA (No. A-500-4277838045). The ECA establishes a regulated waste management operation with defined waste receipt limits, storage thresholds, operational and design requirements, processing methods, monitoring requirements, and financial assurance obligations under the *Environmental Protection Act*.

The characterization that, “No new waste, recycling or disposal facilities are being proposed” does not apply, as the use is not permitted in the Township’s zoning by-law. The use being proposed does not appear to be incidental to the mineral aggregate operation; rather, it is synergistic to the overall business.

Section 11.4.4 of the County Official Plan must be interpreted in the context of the actual regulatory approval in place. The existence of a valid ECA for a waste disposal site satisfies that half of the County Official Plan’s permission requirements for waste management.

Response: Noted.

Comment #11: *Please confirm whether the shared driveway access from Wellington Road 34 will continue to be shared with the adjacent property and provide documentation of any existing legal agreement governing access, use, and maintenance responsibilities.*

Response: There is currently an agreement with the adjacent landowner (Capital Paving) to share driveway access from Wellington 34 from the Owner. This is based on a 21-year lease agreement.

New Comment #11: This comment is addressed, noting that Capital Paving or any future landowner will need to ensure the lease remains secured on a go forward basis.

Response: Noted.

Comment #12: *Please provide further explanation as to why this use is being proposed as temporary rather than permanent, particularly given the 10 year time frame proposed. If issues arise through monitoring, would it be the intent to provide that review on performance at the renewal stage (assuming one is requested)? What happens to a partially completed filling operation if the permission is not extended? Also, per Section 1.2 of the Planning Justification Report and the Pre-consultation meeting of February 27, 2025, does this mean the site requires 100,000 tonnes of material to complete rehabilitation?*

Response: We are currently requesting a temporary use by-law for a period of up to three (3) years. If an extension is pursued after three (3) years, a performance review could be provided subject to the Township’s request. If permission is not granted, then soil needs to be brought into the Property from another source. The current gravel pit license allows 50,000 tonnes of material to be extracted per

year so that is the minimum amount of rehabilitation required per year if extraction is conducted. Once extraction and rehabilitation of the gravel pit is complete, then the use is no longer required.

New Comment #12: A Temporary Use By-law under the Planning Act is intended to permit uses that are limited in duration and where the long-term planning framework remains intact. In this case, the scale of material importation, the reliance on ongoing extraction and rehabilitation cycles, and the stated multi-year horizon for site completion suggest a use that is functionally tied to long-term site operations rather than a short-term interim activity.

The response does not address the planning implications of creating a partially rehabilitated site filling operation should the temporary permission lapse or not be extended. It remains unclear how incomplete grading, stockpiled materials, or partially rehabilitated areas would be managed, and whether this could result in the creation of a hazardous situation or environmental risk.

Separately, the Township continues to ask for an estimated amount of fill to bring to the site: is 100,000 tonnes of material to complete rehabilitation? By 50,000 tonnes per year of extraction, is the applicant suggesting that if the application is approved that extraction would cease at the proposed receiver site for the dried soil? If extraction continues, does the amount of rehabilitation and therefore fill requirements increase?

The approved Rehabilitation Plan in the *Aggregate Resources Act* license does not show a final grade that is the same as the Existing Conditions (which is what 1:1 export/import ratio would mean as suggested in the applicant's reply). Usually importing inert fill for rehab is where there's a deficiency needed to create the slopes for viable after use (for example, for agriculture use as is currently anticipated).

At the core of these questions is trying to understand if 10 years is an accurate estimate for length of time to rehabilitate the site. Likewise, if both the volume of processing is not met or all imported liquid soil fails to meet the Table 1 standard, it appears that no rehabilitation would occur through the hydrovac operation. Rehabilitation could take longer than the forecasted 10 years, unless there is additional information to confirm or say otherwise.

A key criterion in addressing consistency with Section 13.4 of the County Official Plan is the likely duration of the temporary use. Where rehabilitation is anticipated to extend well beyond the proposed three year term, is it good planning to assume that by-law extensions will have to be required to ensure the required rehabilitation occurs?

Response: We agree that the need for the proposed Temporary Use By-law may continue beyond three (3) years, however, the intent of the application is to permit temporary use not permanent use. The Property and Site will eventually be restored back to its original rural land use. Council will have

authority with staff input to review the extension as required. If no extension is permitted, then the operation will cease. It will be at the Owner's risk. The Applicant has not been doing active extraction in the MNR licensed area recently due to seasonal and business conditions but there is aggregate resource remaining for extraction under the current license. The portions of the pit which are not candidates for further extraction are under rehabilitation. The volume of soil imported each year will depend on the level of extraction.

Comment #13: *Section 2.3.2 of the Planning Justification Report identifies employment and infrastructure servicing benefits. Is this operation more appropriately located within an industrial designation, given the nature and scale of the use?*

Response: As noted under response to Comment #5, the proposed temporary use is being planned in an appropriate area within the Township of Puslinch. The proposed use is located on a property that currently contains a licensed gravel pit and is adjacent to an existing aggregate operation to the west. The proposed use will benefit from the licensed gravel pit on the Property as the clean soil generated from the proposed use will be used directly for rehabilitation purposes. The site operations are well buffered from Wellington Road 34 and from adjacent neighbouring properties. The Site is strategically located on Wellington Road 34 which connects to major transportation corridors including Highway 6 and Highway 401, which are considered major highways. The Site's proximity to these major highways will allow for the efficient movement of hydrovac trucks to and from the Site. The Site is adequately sized to accommodate a maintenance/repair shop, processing/stockpiling areas, parking areas and site services (stormwater management facility, well, leaching bed, firefighting water cistern, etc.) all related to the proposed temporary use. Once extraction and rehabilitation operations are completed it is expected that the building may remain for use as storage.

New Comment #13: While providing examples of operational synergy for this site with the mineral aggregate operation, consideration of the proposed operation being a form of industrial use may offer other locations where such a use is permitted and a different analysis of potential effects may better support the use. For example, the County Official Plan provides for "processing" in Rural Employment Areas, per Section 6.8.2. A policy provides for compatibility associated with "major facilities" in Section 6.8.3, with "major facilities" defined to include waste management systems.

MNR policy is quite clear that liquid soil (as defined by Ontario Regulation 406/19) will not be authorized for importation at a pit or quarry under the *Aggregate Resources Act* (reference can be made to ERO Posting 019-4801). The Township needs to understand the process proposed to surrender the *Aggregate Resources Act* license over the portion of the property subject to this application. If recommended for approval, the Township would impose a Holding provision on the use until such time as confirmation of that surrender is received.

Response: The process to surrender an aggregate license involves site surveying new boundaries, updating drawings and corresponding with the MNR. A timeline is difficult to assign to the process but could take approximately 6 to 9 months based on recently completing the process at a similar ARA/liquid soil Site. We believe there may be other opportunities through site specific provisions in the By-law to ensure the license is surrendered while avoiding the need for a Holding Provision.

Comment #14: *It appears in June 2023 zoning sketch supplied that on-site infrastructure associated with the use falls outside of the orange square where the rezoning is targeted. Is that onsite infrastructure inside or outside of the ARA license #626648 area?*

Response: A conceptual plan prepared by GSP is attached to this response letter. All on-site infrastructure is contained within the Property boundaries and licensed gravel pit area. If temporary approval for the use is granted, then the ARA license will be amended to remove that area, which is to be used for hydrovac operations in accordance with this application.

New Comment #14: This comment can be closed. Should an approval be granted, the Township would require the geographic boundaries of the approvals and associated timing to be structure to ensure the various elements of the operation are addressed.

Response: Acknowledged.

Based on the above responses, it is our opinion that the proposed Temporary Use By-law is appropriate and represents good planning. The proposed Application will facilitate the management of liquid soil on a small portion of the Site and utilize small quantities of clean soil generated to rehabilitate the gravel pit on a temporary basis. This use was ongoing for over 10 years with no adverse effects on the Site or neighbouring properties as demonstrated by the extensive soil, surface water and groundwater data collected, documentation of operations, the extensive environmental and ecological and other studies completed.

Sincerely,
GSP Group Inc.



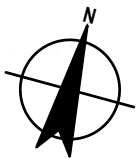
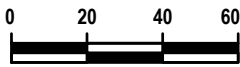
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LEGEND

- PROPERTY BOUNDARY
- LICENCE BOUNDARY

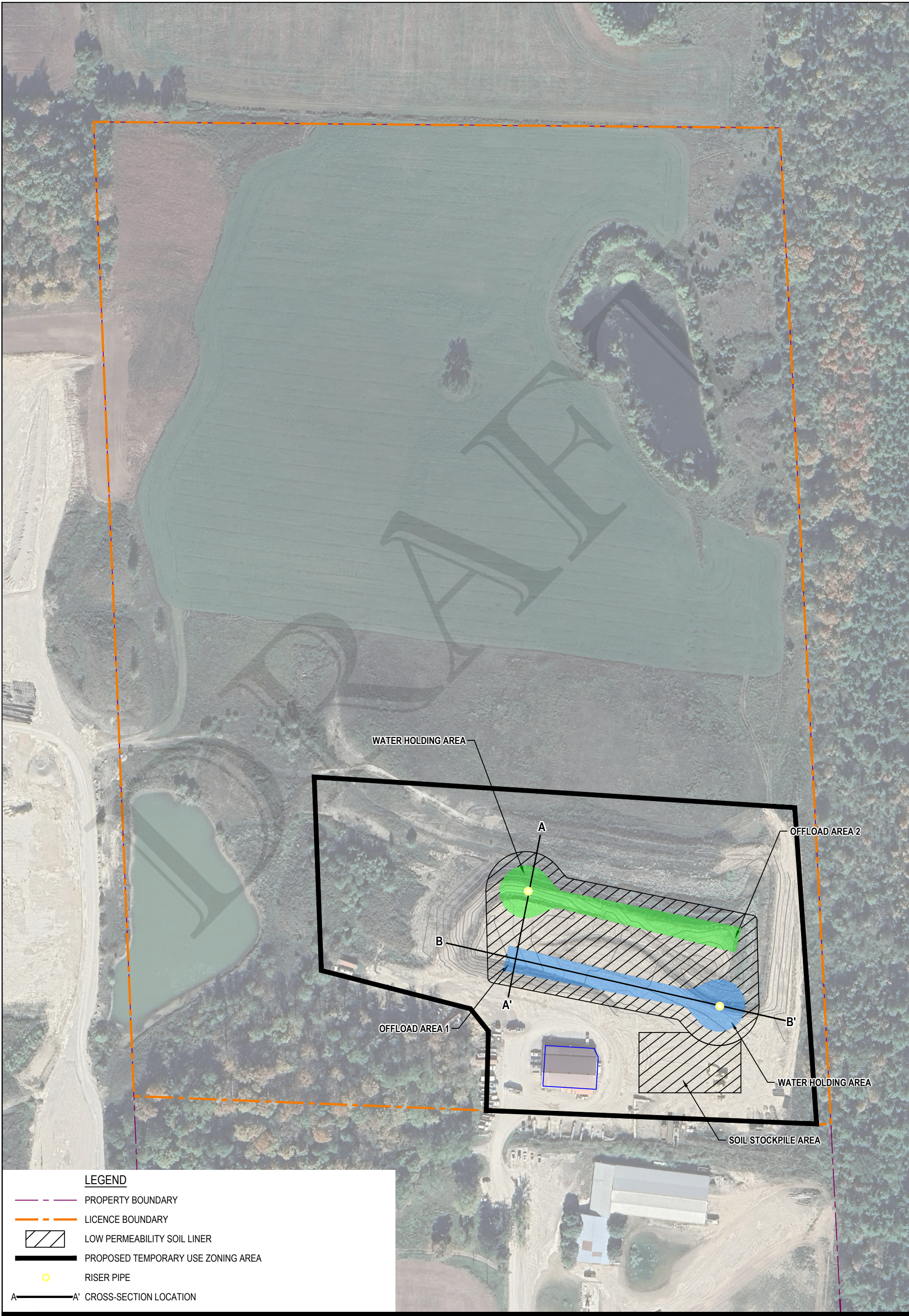


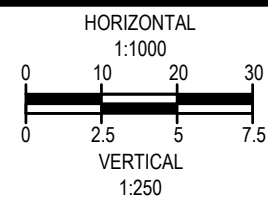
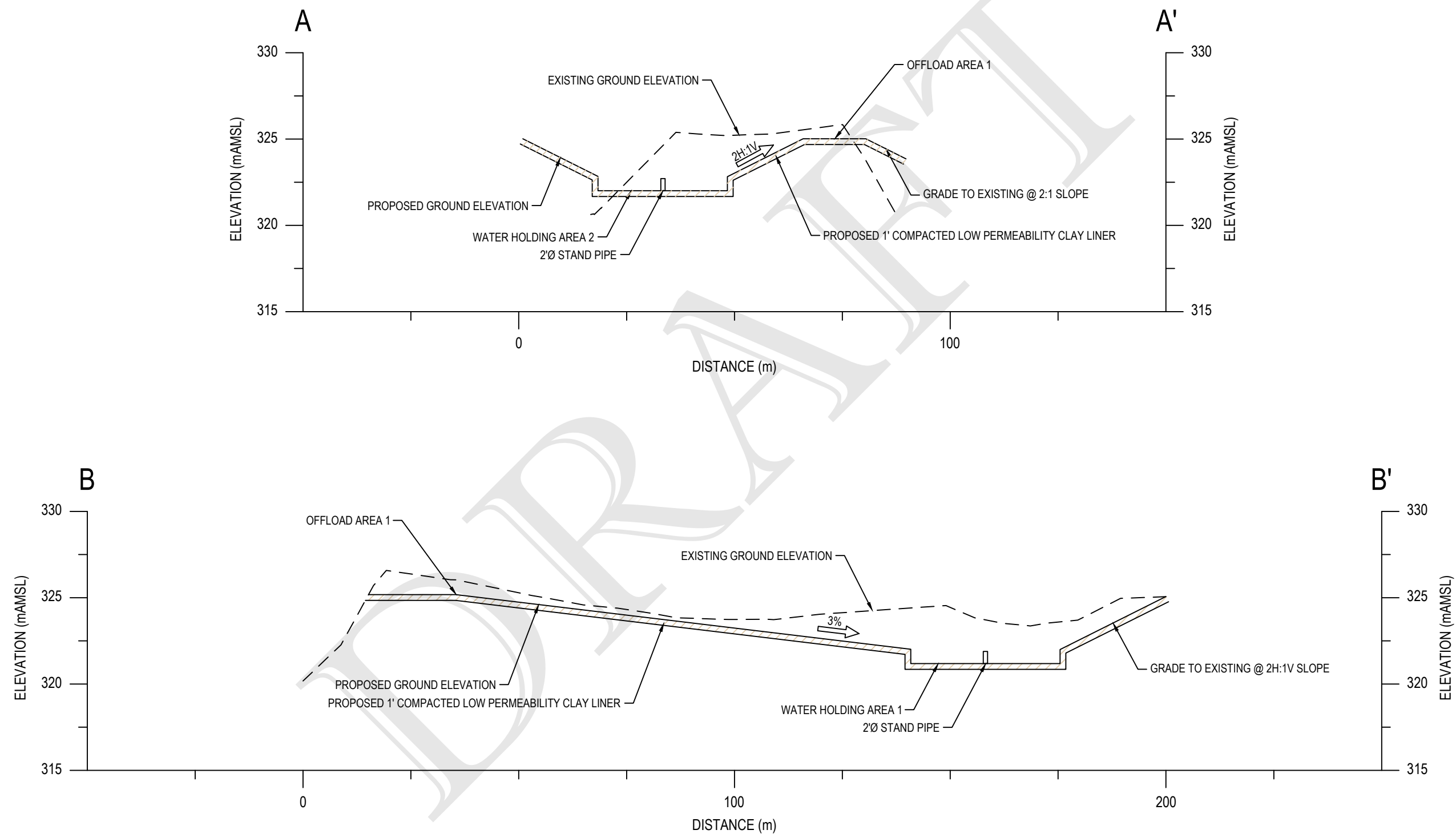
2374868 ONTARIO INC.
6678 WELLINGTON ROAD 34
TOWNSHIP OF PUSLINCH, ONTARIO

Project No. 11210029
Date May 2026

CURRENT SITE CONDITIONS

FIGURE 1





2374868 ONTARIO INC.
6678 WELLINGTON ROAD 34
TOWNSHIP OF PUSLINCH, ONTARIO

**PROPOSED CROSS-SECTIONS
A-A' AND B-B'**

Project No. 11210029
Date May 2026

FIGURE 3

Our ref: 11210029-LTR-20-Ertl

09 April 2026

Frank Ertl
2374868 Ontario Inc.
6678 Wellington Road 34
Cambridge Ontario
N3C 2V4

Response to Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township

Dear Frank

1. Introduction

On July 2, 2025, GSP Group Incorporated (GSP) submitted a Zoning By-law Application (ZBA) to the Township of Puslinch (the Township) to permit the temporary use of a liquid soil management operation (the Proposed Use) on a portion of the Property for a period of up to three years.

On November 3, 2025 Harden Environmental Services Ltd (Harden) submitted the letter *Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township* (Harden, 2025)¹ to the Township, recommending that the Proposed Use not be permitted through a zoning amendment. GHD Limited's (GHD's) December 16, 2025 letter *Response to Review of Temporary Use By-Law Amendment Application Hydrogeology Comments-6678 Wellington Road 34, Puslinch, Ontario* (GHD, 2025)² provided a comment-by-comment response to each of the opinions documented in Harden (2025).

On March 5, 2026 Harden provided comments responding to GHD (2025a) in the letter *Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township* (Harden, 2026)³ and these were issued to 2374868 Ontario Incorporated (the Proponent).

On behalf of the Proponent, GHD has prepared this letter to provide responses to comments provided in Harden (2026). In the following section, GHD restates the Harden Comments in bold and italicized text, for convenience. GHD's responses to each of these comments then follows in plain text. These are then followed by a closing section.

¹ Harden, 2025. *Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township*. November 3.

² GHD, 2025. *Response to Review of Temporary Use By-Law Amendment Application Hydrogeology Comments-6678 Wellington Road 34, Puslinch, Ontario*. December 16.

³ Harden, 2026. *Hydro-Vac Truck Disposal Area: 6678 County Road 34, Puslinch Township*. March 5.

2. Comments and Responses

Hydrogeology Comment No. 1

4.9.4 (b) of the Wellington County Official Plan obligates the Township to protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;

Through our role as an advisor to the Township, we are stating that the proposed use and operational design has not satisfied that all potential threats to groundwater quality have been addressed. Some of these examples are provided in the comments below.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comment No. 2 in GHD (December 2025).

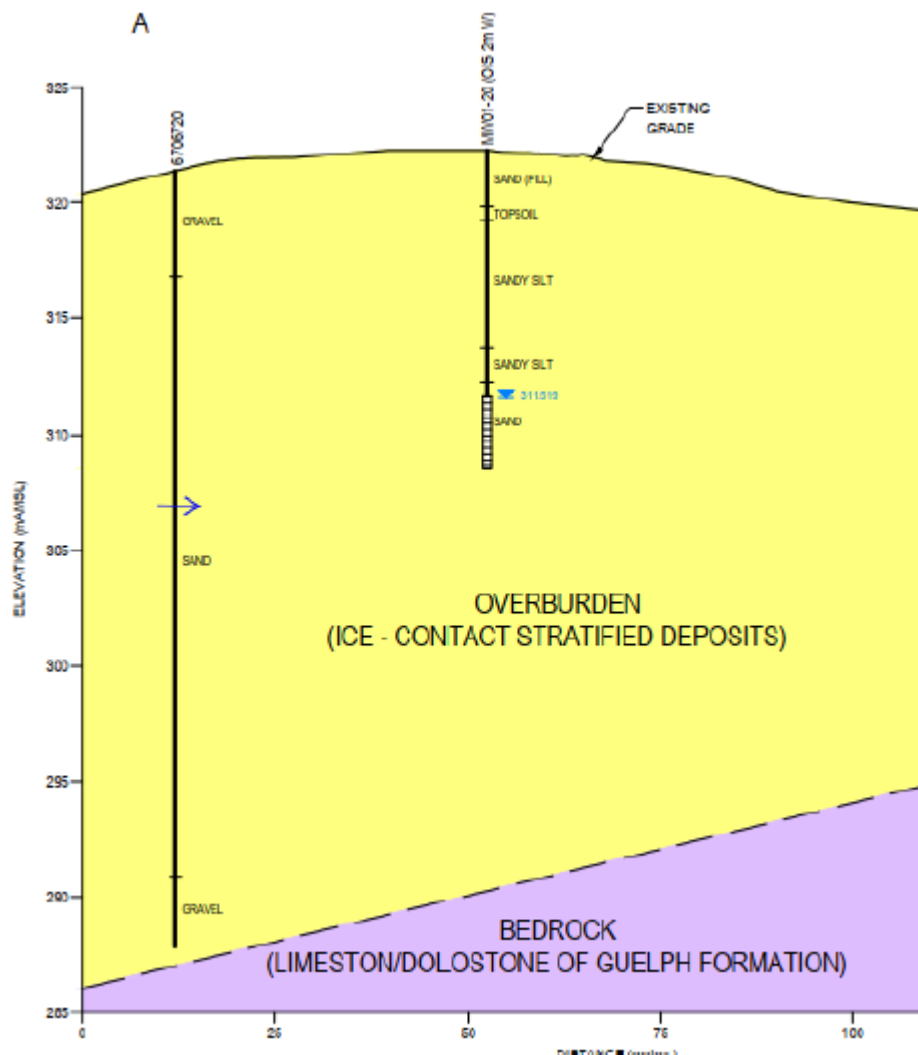
Hydrogeology Comment No. 2a

The mitigation measures and ongoing assessments (monitoring plan) mentioned in the Hydrogeological Impact Assessment (HIA) cannot ensure that there are no negative impacts to the aquifer and receptors in the area. The underlying hydrogeological regime is a complex mixture of sand, sand and gravel and silt deposited in a haphazard manner during periods of glaciation and deglaciation. Groundwater flow paths within that complex geological structure have in general been determined, but not accurately. Therefore, any groundwater monitoring program will be incapable of monitoring all possible groundwater flow pathways from the disposal area to the underlying aquifers, through the underlying aquifers and to neighbouring wells. This is the nature of a permeable hydrogeological environment, located in the source areas of groundwater flow paths that are shown to include both lateral and vertically downward components. For these reasons, from a hydrogeological perspective, the proposed waste disposal is risky. Were this activity located in an area of low hydraulic conductivity geological material such as silt and clay the groundwater flux from the site would be greatly retarded and chemical movement would be relatively slow.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comments No. 2, No. 3, No. 6, No. 7 in GHD (December 2025).

Hydrogeology Comment No. 2b

Neither MW01-20 nor nearby private well 6706720 shown below from Figure 3.8, December 2020 supporting documentation prepared by GHD indicate protective layers above the bedrock aquifer or above the overburden aquifer.



It is GHD's opinion that this has already been addressed through the response to Hydrogeology Comment No. 6 in GHD (December 2025).

Hydrogeology Comment No. 2c

The presence of chloride from on-site activities is a clear indication of the movement of chemicals from the ground surface to the underlying aquifer. It is our opinion that a slurry of water and soil that have not been tested for their chemical constituents should not be imported to this site and released. The potential for the release of known chemicals, including chemicals of concern that are not on the ECA list and future chemicals of concern should make this site ineligible for such releases.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comment No. 7 in GHD (December 2025).

Hydrogeology Comment No. 2d

The presence of polyaromatic hydrocarbons diethyl phthalate, fluoranthene, 1+2-methylnaphthalenes, 1-methylnaphthalene, 2-methylnaphthalene, naphthalene, phenanthrene, phenol, pyrene detected in the monitoring wells is another indication that anthropogenic chemicals are being introduced to the groundwater system.

GHD acknowledges that low levels of polyaromatic hydrocarbons (PAHs) are observed from time to time in Site area monitoring wells, including background monitoring well BH219. Given the distance of BH219 from the Site/Operations Area, PAH concentrations in groundwater are considered representative of background groundwater conditions.

Hydrogeology Comment No. 3

We acknowledge that because liquid management operations have been paused, there has been no construction of the liner system.

Condition 21 of the ECA does not address the trucking of unknown hazardous wastes and release of unknown hazardous wastes given that every truckload is not sampled.

Similarly, Condition 23.3 is difficult to comply with given the unknown contents from every hydro-vac operation.

The retention of the slurry water and conveyance of slurry water above constructed liners minimizes the immediate release of untested slurry waters to the underlying groundwater system. However, the required sample chemical list is not comprehensive for the potential release of emerging chemicals of concern and unknown chemicals.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comments No. 3 and No.9 in GHD (December 2025).

Hydrogeology Comment No. 4

The Paris and Galt Morain policies were implemented to recognize their importance to groundwater resources in Wellington County. The Policy objectives are:

The Paris and Galt Moraine policies are intended to:

- Protect the moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources***
- Promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.***

It remains our opinion that the proposed activity is a water quality threat to groundwater resources and should not be permitted.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comment No. 4 in GHD (December 2025).

Hydrogeology Comment No. 5

The imposition of liners, complex testing procedures and ongoing groundwater assessments speaks to the risk involved with this site. In addition, the complexity of the underlying geological sediment

deposition history and groundwater that will preferentially follow tortuous pathways through those sediments introduces unacceptable risk.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comments No. 5, No.2, and No. 6 in GHD (December 2025).

Hydrogeology Comment No. 6

See response to Comment 2.

It is GHD's opinion that this comment has been addressed through the response to Hydrogeology Comments No. 2, No. 3, No. 6, No. 7 in GHD (2025).

Hydrogeology Comment No. 7

The effective porosity in sand and sand and gravel can range from 0.13 to 0.44 (Freeze and Cherry, 1979) and the hydraulic conductivity of sand and gravel can be much higher than 5.8×10^{-4} cm/s. Again, Freeze and Cherry, 1979 has a range of hydraulic conductivity for sand and gravel between 10^{-3} and 10^2 cm (sic). If the flow path contains aquifer materials with one order of magnitude greater hydraulic conductivity and a porosity of 0.15, the average rate of flow would be 0.67 m/day or 243 m/year. We are thus of the opinion that the average flow rate presented as 12 m/year cannot be applied across the site.

The chloride referenced in Hydrogeology Comment No. 2b was the result of winter salt applications that were used at the time for winter traction that resulted in groundwater chloride concentrations to increase at MW01-20 between January 2023 and January 2024 and that peaked at 90 milligrams per litre (mg/L)⁴. MW01-20 is approximately 246 metres (m) and 241 m upgradient from MW04-23 and MW05-23, respectively. Neither of these wells exhibit chloride concentration trends that would correspond to a slug of chloride migrating through the groundwater flow system past them. Chloride is a conservative tracer and neither adsorbs nor decays. This indicates that groundwater flow is less than 96 metres per year (m/year) providing another line of evidence of actual Site hydrogeological conditions.

GHD also notes that the use of salt for winter management has ceased at the Site.

Hydrogeology Comment No. 8

See response to Comment 7.

It is GHD's opinion that this comment also was addressed in the response to the Hydrogeology Comment No. 7, above.

Hydrogeology Comment No. 9

Our point is that the ultimate destination of the soil and groundwater is an area where most of the unsaturated geological materials have been removed as part of an aggregate resource activity. The release of the water and placement of the soil is thus in an area even less protective of the underlying area.

This comment makes reference to a comment from Harden (2025). That comment is reproduced in bold and italics here for convenience.

Furthermore, the soils is destined for final storage in the adjacent pit where sand and gravel has been removed to within 1.5 metres of the water table (and is exposed in several small pit ponds).

⁴ The increasing chloride trend was identified and the Proponent subsequently stopped using salt for management of winter conditions and switched to sand applications. This has resulted in a corresponding drop in chloride concentrations.

It is GHD's opinion that this comment has been already addressed through the response to Hydrogeology Comment No. 9 in GHD (December 2025).

Hydrogeology Comment No. 10

No Hydrogeology Comment No. 10 was provided.

Hydrogeology Comment No. 11

The proposed waste disposal activity is better suited from a hydrogeological perspective in a geological environment and hydrogeological regime that naturally limits the movement of groundwater both horizontally and vertically. The hydrogeological environment beneath this site in the source area of groundwater flow paths, where there is a complex geological deposition history that includes relatively permeable sediments makes this suite unsuitable for the proposed activity.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comments No. 2, No. 6, and No. 11 in GHD (December 2025).

Hydrogeology Comment No. 12

Our point is that a document titled Design and Operations report should refer to or include the required monitoring program.

This comment makes reference to a comment from Harden (2025). That comment is reproduced in bold and italics here for convenience.

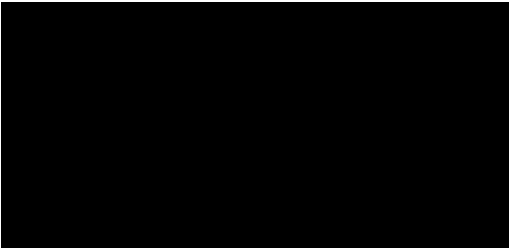
The Design and Operations report does (sic) include details of groundwater or surface water monitoring, nor does it refer to a monitoring plan or contingency plan.

It is GHD's opinion that this comment has already been addressed through the response to Hydrogeology Comment No. 12 in GHD (December 2025).

3. Closing

Should you have any questions, please contact the undersigned.

Regards,
GHD Limited



Dan Puddephatt, M.Sc., P.Geo. (Limited)
Hydrogeology Practice Leader
+1 519 340-3741
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Copy to: Fred Taylor (GHD)
Jonathan Kahn (Blakes)
Leah Kelley (Blakes)

Our ref: 11210029-LTR-20

08 April 2026

Mr. Frank Ertl
2374868 Ontario Inc.
6678 Wellington Road 34
Cambridge, Ontario
N3C 2V4

**Response to Review of Temporary Use By Law Amendment Application by
Valcoustics Canada Limited – 6678 Wellington Road 34, Puslinch, Ontario**

Dear Frank

The Applicant/GHD Limited (GHD) note that the Ontario Ministry of Environment, Conservation and Parks (MECP) issued a final Air & Noise Environmental Compliance Approval (ECA) in October 2024 for the operation. This ECA appropriately and fully governs the proposed operation regarding all aspects of air and noise emissions. However as requested, GHD has prepared this letter to still provide responses to comments as requested within the Valcoustics Letter dated January 30, 2026 on the Peer Review of Acoustic Assessment Report for the above-referenced Site. This letter is a follow up to comments initially received by Valcoustics on August 13, 2025 and responded by GHD in a letter dated January 9, 2026. Valcoustics comments are dated and noted in red with GHD comments dated and noted in blue respectfully. Any reasonable comments will be incorporated in the Site's next update of the Acoustic Assessment Report (AAR). Existing AAR should be satisfactory for use for the Temporary Use By-Law Amendment application, as none of the comments change the Site's Compliance status.

Comment 1

Section 2 of the updated Acoustic Assessment Report (AAR) includes a table showing the on site vehicle activities. We have these questions and comments regarding this table:

a. *What speed are the vehicles assumed to be operating at?*

GHD (1/9/2026): Trucks are assumed to be operating at a conservative worst-case 25 km/hour, while the front end loader is assumed to be operating at a conservative worst-case 20 km/hour. The posted speed limit on the haul road is 5 km/hr

Valcoustics (1/30/2026): GHD states that operating speeds of 25 km/hr for trucks and 20 km/hr for the frontend load have conservatively been used in the model even though the posted speed limit on site is 5 km/hr. It is not clear how using a higher than posted speed is conservative. Since the number of trips per hour is limited according to the noise study (and by the ECA) using a higher speed results in the trucks and frontend loader operating for a shorter duration which reduces the off-site sound levels. The modelling should be done using the 5 km/h (or lower to be conservative) speed limit.

GHD Response (3/26/2026): GHD has verified this 5 km/h and has adjusted the AAR accordingly. There are no exceedances with these changes.

- b. ***Are the trips per hour one-way to two-way trips? In other words, does a trip include the vehicle travelling to and from its destination across the site?***

GHD (1/9/2026): The Truck traffic for the Facility evaluates either a truck into and out of the facility but only one pass per trip in either direction.

Valcoustics (1/30/2026): Response addresses the comment.

- c. ***The heavy vehicle truck route accounts for a maximum number of 6 trips per hour during the daytime period. However, the updated traffic assessment indicates up to 20 trucks per hour would leave the site during the am peak hour. Thus, the assessment seems to not reflect the predictable worst-case scenario that the Ministry of Environment, Conservation and Parks (MECP) requires.***

GHD (1/9/2026): The total number of trucks entering/exiting the facility was initially modelled based on 17 trucks per one day and a worst-case 6 trucks in one hour during the daytime. The numbers in the AAR are updated per the final ECA applications which reflects 25 trucks per day incoming to the Site and the same worst-case assumption of 6 trucks per hour. The Facility will generally also stagger the number of trucks that leave within an hour, and not all trucks are parked at the Site overnight but in other locations (e.g., closer to work sites and driver homes) so Site traffic is correspondingly reduced

Valcoustics (1/30/2026): The response is not clear. Has an updated AAR been prepared? The May 28, 2025 traffic assessment continues to use 20 trucks per hour during the am peak hour. Further clarification is needed.

GHD Response (3/26/2026): The Site has confirmed to GHD that a worst case 6 trucks come in and out of the Site per hour and it is unlikely that the hourly frequency will change in the future.

Comment 2

Table 2 also indicates that the front end loader has now been modelled as a line source instead of a point source.

- a. ***Why has the way this source been modelled differently in the updated report?***

GHD (1/19/2026): The noise source for the operation of the front-end loaders changed from a point source to a line source as this is a better representation of the noise from the front end loader. It is noted that this is the more conservative approach as previously the point source was behind the large berm on site.

Valcoustics (1/30/2026): Response addresses the comment

- b. ***With the assumed 15 trips per hour, how long is the front end loader actually operating for during the predictable worst case hour?***

GHD (1/19/2026): It is assumed that the front end loader may operate up to 60 minutes per hour

Valcoustics (1/30/2026): Response states that it is assumed that the frontend loader can operate for up to 60 minutes of an hour. However, the request was how long was the loader actually operating in the modelling based on 15 trips per hour at 20 km/hr?

GHD Response (3/26/2026): The front-end loader would be operating along the route for approximately 7 minutes per hour. However, as the site speed limit is 5 km/h the maximum number of times travelled can be 25 trips in 1 hour. As the Site estimated 15 trips per hour in reality, during the day and 5 at evening/night, GHD has changed operation of the front-end loader to conservatively to 36 minutes during the day and 12 minutes during the evening and night per this math. Additionally, GHD has ensured that the front-loader does not travel through the stockpiles permitted area and loader path has been adjusted slightly. These changes will be incorporated in the Site's next updating of the AAR. GHD notes that this change does not affect the Site's compliance status.

Comment 3

The first sentence of the last paragraph of Section 2 of the AAR does not make sense such that it is not clear what is intended. Clarification is needed.

GHD (1/19/2026): Sentence should read “The significant equipment sources are all either trucking related activities or outdoor equipment located ~~beside the~~ within the Site Boundary.”

Valcoustics (1/30/2026): Response addresses the comment

Comment 4

Section 3 of the AAR states that POR3 is an outdoor point of reception since it was evaluated to receive higher sound levels than the building façade. However, the results presented in Table 5.2 for POR3 are for the nearest façade of the two storey dwelling. The table should also include the predicted worst case sound level at the grade level outdoor areas for POR3.

GHD (1/19/2026): Sound level limits can be changed to outdoor sound level limits, this was a typo. AAR is still in compliance with outdoor POR sound level limits.

Valcoustics (1/30/2026): The response states that the sound level limits can be changed to outdoor sound level limits. This does not address the concern that sound levels presented in Table 5.2 are worst case.

GHD (3/26/2026): This will be updated in the next AAR update.

Comment 5

The figure numbers are not shown on my copy of the AAR. The first figure after the conclusions shows the noise source locations that were modelled. Comparison with the previous version of the model indicates that noise sources S2A and S2B (screening equipment and motor) have been moved from the eastern boundary of the site to a more central location.

a. Why were these two sources moved?

GHD (1/19/2026): These sources were moved to better represent locations where the sources are actually located which are farther away from the worst-case POR, POR4.

Valcoustics (1/30/2026): Response is that they were moved to better represent where the sources are actually located. It is still not clear if this is the worst-case operating location and what measures are in place to prevent them from moving to a different operating location.

GHD Response (3/26/2026): These moved based on information provided by the Site. There are no plans to move this equipment. If a move is contemplated, then the potential impacts would be evaluated and addressed as needed to maintain compliance

b. The new locations are further from the receptors to the east of the site (i.e., POR1 to POR4) which could result in lower sound levels at these receptors. Do the updated model locations represent the predictable worst case operating location?

GHD (1/19/2026): The screening equipment is not moved to other locations which would be closer to receptors so these are worst case locations

Valcoustics (1/30/2026): Response is that the screening equipment is not moved to other locations. What measures are in place to prevent them from moving to a different operating location?

GHD Response (3/26/2026): See response Comment 5.a.

c. How was the predictable worst case modelling location determined for each receptor?

GHD Response (1/19/2026): Location for each receptor was determined based on where a resident may be outdoors (at most 30m from the residential façade) which represents worst-case locations.

Valcoustics (1/30/2026): The response provided relates to the receptor location. The comment requests how the worst-case operating locations were determined for each receptor and not where the receptor location is.

GHD Response (3/26/2026): The previous response addressed this question (i.e., these are worst-case locations).

Comment 6

According to MECP Publication NPC-103, the procedures in SAE J88a should be used to establish the sound emission level from powered mobile equipment. Review of the sound data provided for the front end loader (Caterpillar 973D) in Appendix E, the SAE J88 sound level is 85 dBA at a reference distance of 15 m. This translates to a sound power level of 116.5 dBA which is higher than the 113.2 dBA used in the assessment.

GHD (1/19/2026): This can be updated, however, the sound level change does not affect compliance since the sound isn't significantly higher given the source and receptor locations, this sound level has already been accepted by the MECP.

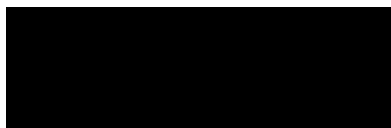
Valcoustics (1/30/2026): The response says that sound level change isn't significantly higher and the sound level has been accepted by the MECP. The 3.3 dBA sound level difference is considered significant and should be shown to still result in compliance with the MECP noise guideline limits. It is noted that the ECA does not state the equipment reference sound levels have been accepted. The ECA states that maximum equipment sound levels cannot exceed those in Table 1 of the noise study (Note 5.1.c) and that an acoustic audit will be required (Note 7). The SAE J88a sound level for the Caterpillar 973D is above the limit in Table 1 and cannot be used at the site.

GHD Response (3/26/2026): This sound level will be updated as part of the next updates completed for the Site. GHD would note that the sound level change does not change the Site's compliance.

A copy of the Air & Noise ECA as issued by the MECP is provided in Attachment A.

Should you have any questions, please contact the undersigned

Regards



Patrick Chen
Acoustical Engineer
+1 519 340-4259
patrick.chen@ghd.com

Encl.

Copy to: Fred Taylor, GHD

Attachment A

ENVIRONMENTAL COMPLIANCE APPROVAL

NUMBER A-500-3223236868

Version: 1.0

Issue Date: October 11, 2024

Pursuant to section 20.3 of the Environmental Protection Act, Revised Statutes of Ontario (R.S.O.) 1990, c. E. 19 and subject to all other applicable Acts or regulations this Environmental Compliance Approval is issued to:

2374868 ONTARIO INC.

6678 WELLINGTON RD 34 ROAD
CAMBRIDGE ONTARIO
N3C 2V4

For the following site:

6678 Wellington Road 34

Town of Puslinch, County of Wellington

You have applied under section 20.2 of Part II.1 of the Environmental Protection Act, R.S.O. 1990, c. E. 19 (Environmental Protection Act) for approval of:

- One (1) Diesel-fired engine, rated at 50 kilowatts and serving the screening operations;
- Fugitive emissions resulting from the delivery, storage, transfer and stockpiling of materials associated with waste processing operations;

all in accordance with the Application for Approval (Air & Noise) submitted by 2374868 Ontario Inc., dated April 13, 2023 and signed by Eric Nafziger - Site Manager; the supporting information, including the Emission Summary and Dispersion Modelling Report, submitted by GHD Limited, dated December 10, 2021 and signed by Erik Martinez; the Acoustic Assessment Report submitted by GHD Limited, dated April 3, 2024 and signed by Patrick Chen; the additional information provided by Patrick Chen of GHD Limited in the emails dated April 3, 2024, April 12, 2024, May 27, 2024 and July 15, 2024; and, all other documentation associated with the Application.

DEFINITIONS

For the purpose of this environmental compliance approval, the following definitions apply:

1. "Acoustic Assessment Report" means the report, prepared in accordance with Publication NPC-233 submitted in support of the application, that documents all sources of noise emissions and Noise Control Measures present at the Facility. "Acoustic Assessment Report" also means the Acoustic Assessment Report prepared by GHD Limited, dated April 3, 2024 and signed by Patrick Chen;
2. "Acoustic Audit" means an investigative procedure consisting of measurements and/or acoustic modelling of all sources of noise emissions due to the operation of the Facility, assessed to determine compliance with the performance limits for the Facility regarding noise emissions, completed in accordance with the procedures set in Publication NPC-103 and reported in accordance with Publication NPC-233;
3. "Acoustic Audit Report" means a report presenting the results of an Acoustic Audit, prepared in accordance with

Publication NPC-233;

4. "Acoustical Consultant" means a person currently active in the field of environmental acoustics and noise/vibration control, who is familiar with Ministry noise guidelines and procedures and has a combination of formal university education, training and experience necessary to assess noise emissions from a Facility;
5. "Approval" means this Environmental Compliance Approval, including the application and supporting documentation listed above;
6. "Best Management Practices Plan" means a document or a set of documents which describe measures to minimize dust emissions from the Facility and/or Equipment;
7. "Company" means 2374868 Ontario Inc. that is responsible for the construction or operation of the Facility and includes any successors and assigns in accordance with section 19 of the EPA;
8. "Director" means a person appointed for the purpose of section 20.3 of the EPA by the Minister pursuant to section 5 of the EPA;
9. "District Manager" means the District Manager of the appropriate local district office of the Ministry, where the Facility is geographically located;
10. "EPA" means the *Environmental Protection Act*, R.S.O. 1990, c.E.19;
11. "Equipment" means the equipment and processes described in the Company's application, this Approval and in the supporting documentation submitted with the application, to the extent approved by this Approval;
12. "Facility" means the entire operation located on the property where the Equipment is located;
13. "Independent Acoustical Consultant" means an Acoustical Consultant who is not representing the Company and was not involved in preparing the Acoustic Assessment Report or the design/implementation of Noise Control Measures for the Facility and/or Equipment. The Independent Acoustical Consultant shall not be retained by the Acoustical Consultant involved in the noise impact assessment or the design/implementation of Noise Control Measures for the Facility and/or Equipment;
14. "Manual" means a document or a set of documents that provide written instructions to staff of the Company;
15. "Minister" means the Minister of the Environment, Conservation and Parks or such other member of the Executive Council as may be assigned the administration of the EPA under the Executive Council Act;
16. "Ministry" means the ministry of the government of Ontario responsible for the EPA and includes all officials, employees or other persons acting on its behalf;
17. "Noise Control Measures" means measures to reduce the noise emissions from the Facility and/or Equipment including, but not limited to, silencers, acoustic louvers, enclosures, absorptive treatment, plenums and barriers;
18. "Point of Reception" means Point of Reception as defined by Publication NPC-300;
19. "Publication NPC-103" means the Ministry Publication NPC-103 of the Model Municipal Noise Control By-Law, Final Report, August 1978, published by the Ministry as amended;
20. "Publication NPC-233" means the Ministry Publication NPC-233, "Information to be Submitted for Approval of Stationary Sources of Sound", October, 1995, as amended;
21. "Publication NPC-300" means the Ministry Publication NPC-300, "Environmental Noise Guideline, Stationary and Transportation Sources - Approval and Planning, Publication NPC-300", August 2013, as amended;
22. "Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources" means the Ministry publication "Technical Bulletin: management approaches for industrial fugitive dust sources", March 8, 2017, as amended;
23. "Truck(s)" means heavy truck(s).

TERMS AND CONDITIONS

You are hereby notified that this environmental compliance approval is issued to you subject to the terms and conditions outlined below:

1. OPERATION AND MAINTENANCE

1. The Company shall ensure that the Equipment is properly operated and maintained at all times. The Company shall:
 - a. prepare, not later than three (3) months after the date of this Approval, and update, as necessary, a Manual outlining the operating procedures and a maintenance program for the Equipment, including:
 - i. routine operating and maintenance procedures in accordance with good engineering practices and as recommended by the Equipment suppliers;
 - ii. emergency procedures, including spill clean-up procedures;
 - iii. procedures for any record keeping activities relating to operation and maintenance of the Equipment; and,
 - iv. all appropriate measures to minimize noise and odorous emissions from all potential sources;
 - b. implement the recommendations of the Manual.

2. FUGITIVE DUST CONTROL

1. The Company shall develop in consultation with the District Manager, a Best Management Practices Plan for the control of fugitive dust emissions. This Best Management Practices Plan shall:
 - a. at minimum, be prepared in accordance with Ministry Technical Bulletin: Management Approaches for Industrial Fugitive Dust Sources; and
 - b. include a list of all Ministry comments received, if any, on the development of the Best Management Practices Plan, and a description of how each Ministry comment was addressed in the Best Management Practices Plan.
2. The Company shall submit the Best Management Practices Plan to the District Manager not later than three (3) months after the date of this Approval or as otherwise indicated by the District Manager.
3. Upon acceptance of the Best Management Practices Plan by the District Manager, the Company shall immediately implement the Best Management Practices Plan for the control of fugitive dust emissions to provide effective dust suppression measures to any potential sources of fugitive dust emissions resulting from the operation of the Facility.
4. The Company shall update the Best Management Practices Plan as necessary or at the direction of the District Manager.

3. RECORD RETENTION

1. The Company shall retain, for a minimum of two (2) years from the date of their creation, all records and information related to or resulting from the recording activities required by this Approval, and make these records available for review by staff of the Ministry upon request. The Company shall retain:
 - a. all records on the maintenance, repair and inspection of the Equipment; and
 - b. all records of any environmental complaints, including:
 - i. a description, time and date of each incident to which the complaint relates;
 - ii. wind direction at the time of the incident to which the complaint relates; and

- iii. a description of the measures taken to address the cause of the incident to which the complaint relates and to prevent a similar occurrence in the future.

4. NOTIFICATION OF COMPLAINTS

1. The Company shall notify the District Manager, in writing, of each environmental complaint within two (2) business days of the complaint. The notification shall include:
 - a. a description of the nature of the complaint; and
 - b. the time and date of the incident to which the complaint relates.

5. NOISE

1. The Company shall:
 - a. at all times, ensure that the noise emissions from the Facility comply with the limits set out in Ministry Publication NPC-300;
 - b. maintain the locations of the Equipment, buildings, 3 metre high embankment, and Truck routes as depicted in Figure 1 of the Acoustic Assessment Report at all times that the Facility is operating;
 - c. ensure that the sound emission levels of the Equipment shall not exceed the values specified in Table 1 of the Acoustic Assessment Report;
 - d. limit Truck arrivals and departures during the day-time hours of 7 a.m. to 7 p.m. in accordance with the following:
 - i. a maximum of six (6) heavy truck movements per sixty (60) minute period on truck route "TR1" as depicted in Figure 1 of the Acoustic Assessment Report;
 - ii. a maximum of five (5) heavy truck movements per sixty (60) minute period on truck route "TR2" as depicted in Figure 1 of the Acoustic Assessment Report;
 - e. limit Truck arrivals and departures during the evening-time hours of 7 p.m. to 11 p.m. in accordance with the following:
 - i. a maximum of two (2) heavy truck movements per sixty (60) minute period on truck route "TR1" as depicted in Figure 1 of the Acoustic Assessment Report;
 - ii. a maximum of five (5) heavy truck movements per sixty (60) minute period on truck route "TR2" as depicted in Figure 1 of the Acoustic Assessment Report;
 - f. limit Truck arrivals and departures during the night-time hours of 11 p.m. to 7 a.m. in accordance with the following:
 - i. a maximum of two (2) heavy truck movements per sixty (60) minute period on truck route "TR1" as depicted in Figure 1 of the Acoustic Assessment Report; and
 - ii. a maximum of five (5) heavy truck movements per sixty (60) minute period on truck route "TR2" as depicted in Figure 1 of the Acoustic Assessment Report.

2. The Company shall restrict the operation of the screening Equipment to the day-time hours of 7 a.m. to 7 p.m.

6. CHANGE OF OWNERSHIP

1. The Company shall notify the Director in writing, and forward a copy of the notification to the District Manager, within thirty (30) days of the occurrence of any of the following changes to the Facility operations:
 - a. the ownership of the Facility;
 - b. the operator of the Facility;

- c. the address of the Company;
 - d. the partners, where the Company is or at any time becomes a partnership and a copy of the most recent declaration filed under the Business Names Act, R.S.O. 1990, c. B.17, shall be included in the notification; or
 - e. the name of the corporation where the Company is or at any time becomes a corporation, other than a municipal corporation, and a copy of the most current information filed under the Corporations Information Act, R.S.O. 1990, c. C.39, shall be included in the notification.
2. In the event of any change in ownership of the Facility, the Company shall notify the successor of the existence of this Approval and provide the successor with a copy of this Approval, and the Company shall provide a copy of the notification to the District Manager and the Director.

7. ACOUSTIC AUDIT

1. The Company shall carry out Acoustic Audit measurements on the actual noise emissions due to the operation of the Facility. The Company:
- a. shall carry out Acoustic Audit measurements in accordance with the procedures in Publication NPC-103 at a time when foliage attenuation is at a minimum between the Facility and the Points of Reception;
 - b. shall submit an Acoustic Audit Report on the results of the Acoustic Audit, prepared by an Independent Acoustical Consultant, in accordance with the requirements of Publication NPC-233, to the District Manager and the Director, not later than six (6) months after the commencement of operation of the Facility. The Acoustic Audit shall include verification of the sound emission levels of the Equipment and the sound level limits of the Points of Reception; and
 - c. shall submit, in conjunction with an Acoustic Audit Report, an Environmental Compliance Approval application requesting an amendment to the Approval to rescind the requirement for an Acoustic Audit Report as per Condition 7.1.b of this Approval.
2. The Director:
- a. may not accept the results of the Acoustic Audit if the requirements of Publication NPC-233 were not followed; and
 - b. may require the Company to repeat the Acoustic Audit if the results of the Acoustic Audit are found unacceptable to the Director.

REASONS

The reasons for the imposition of these terms and conditions are as follows:

- 1. Condition Nos. 1 and 2 are included to emphasize that the Equipment must be maintained and operated according to a procedure that will result in compliance with the EPA, the Regulations and this Approval.
- 2. Condition No. 3 is included to require the Company to keep records and to provide information to staff of the Ministry so that compliance with the EPA, the Regulations and this Approval can be verified.
- 3. Condition No. 4 is included to require the Company to notify staff of the Ministry so as to assist the Ministry with the review of the site's compliance.
- 4. Condition No. 5.1 is included to provide the minimum performance requirements considered necessary to prevent an adverse effect resulting from the operation of the Facility.
- 5. Condition No. 5.2 is included to ensure that operation of the screening Equipment is not extended beyond the stated hours to prevent an adverse effect resulting from the operation of the Equipment.
- 6. Condition No. 6 is included to require the Company to notify/report to the Ministry so that compliance with the EPA, the

regulations and this Approval can be verified.

7. Condition No. 7 is included to require the Company to gather accurate information and submit an Acoustic Audit Report in accordance with procedures set in the Ministry's noise guidelines, so that the environmental impact and subsequent compliance with this Approval can be verified.

APPEAL PROVISIONS

In accordance with Section 139 of the *Environmental Protection Act*, you may by written notice served upon me and the Ontario Land Tribunal, within 15 days after the service of this notice, require a hearing by the Tribunal. You must also provide notice to, the Minister of the Environment, Conservation and Parks in accordance with Section 47 of the *Environmental Bill of Rights, 1993* who will place notice of your appeal on the Environmental Registry. Section 142 of the *Environmental Protection Act* provides that the notice requiring the hearing ("the Notice") shall state:

- I. The portions of the environmental compliance approval or each term or condition in the environmental compliance approval in respect of which the hearing is required, and;
- II. The grounds on which you intend to rely at the hearing in relation to each portion appealed.

The Notice should also include:

- I. The name of the appellant;
- II. The address of the appellant;
- III. The environmental compliance approval number;
- IV. The date of the environmental compliance approval;
- V. The name of the Director, and;
- VI. The municipality or municipalities within which the project is to be engaged in.

And the Notice should be signed and dated by the appellant.

This Notice must be served upon:

Registrar* Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5 OLT.Registrar@ontario.ca	and	The Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, Ontario M7A 2J3	and	The Director appointed for the purposes of Part II.1 of the <i>Environmental Protection Act</i> Ministry of the Environment, Conservation and Parks 135 St. Clair Avenue West, 1st Floor Toronto, Ontario M4V 1P5
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*** Further information on the Ontario Land Tribunal's requirements for an appeal can be obtained directly from the Tribunal at: Tel: (416) 212-6349 or 1 (866) 448-2248, or www.olt.gov.on.ca**

This instrument is subject to Section 38 of the *Environmental Bill of Rights, 1993*, that allows residents of Ontario to seek leave to appeal the decision on this instrument. Residents of Ontario may seek leave to appeal within 15 days from the date this decision is placed on the Environmental Registry. By accessing the Environmental Registry at ero.ontario.ca, you can determine when the leave to appeal period ends.

The above noted activity is approved under s.20.3 of Part II.1 of the *Environmental Protection Act*.

Dated at Toronto this 11th day of October, 2024



Nancy Orpana

Director

appointed for the purposes of Part II.1 of the Environmental Protection Act

c: Eric Nafziger

Mike Masschaele, GHD Limited

Erik Martinez, GHD Limited

Our ref: 11210029-LTR-21-Ertl

09 April 2026

Frank Ertl
2374868 Ontario Inc.
6678 Wellington Road 34
Cambridge Ontario
N3C 2V4

Response to the Trace Associates Letter Titled: Response to GHD Limited's Comments Dated December 16, 2025, Temporary-use Zoning By-law Amendment Application (Second Submission) 6676 to 6678 Wellington Road 34, Township of Puslinch, Ontario

Dear Frank

1. Introduction

On July 2, 2025, GSP Group Incorporated (GSP) submitted a Zoning By-law Application (ZBA) to the Township of Puslinch (the Township) to permit the temporary use of a liquid soil management operation (the Proposed Use) on a portion of the Property for a period of up to three years that would include the following:

Trace Associates Inc. (Trace) provided comments on the application to the Township in a letter dated November 6, 2025 (Trace, 2025)¹. GHD Limited's (GHD's) December 16, 2025 letter *Response to Review of Temporary Use By-Law Amendment Application Trace Associates Environmental Comments* (GHD, 2025)² provided a comment-by-comment response to each of the opinions documented in Trace (2025).

On January 28, 2026, Trace provided comments responding to GHD (2025) in the letter *Response to GHD Limited's Comments Dated December 16, 2025, Temporary-use Zoning By-law Amendment Application (Second Submission)* (Trace, 2026)³ and these were issued to 2374868 Ontario Incorporated (the Proponent).

On behalf of the Proponent, GHD has prepared this letter to provide responses to comments provided in Trace (2026). In the following section, GHD restates the Trace Comments in bold and italicized text, for convenience. GHD's responses to each of these comments then follows in plain text. These are then followed by a closing section.

¹ Trace, 2025. *Review of Environmental Documents Submitted in Support of Temporary-use Zoning By-law Amendment Application (First Submission)* 6676 to 6678 Wellington Road 34, Township of Puslinch, Ontario. November 6.

² GHD, 2025. *Response to Review of Temporary Use By-Law Amendment Application Trace Associates Environmental Comments*. December 16.

³ Trace, 2026. *Response to GHD Limited's Comments Dated December 16, 2025, Temporary-use Zoning By-law. Amendment Application (Second Submission)*, 6676 to 6678 Wellington Road 34, Township of Puslinch, Ontario. January 28.

2. Comments and Responses

Comment No. 1a

The Environmental Compliance Approval (ECA) No. A 500 4277838045 (the Waste ECA), Condition 28.1, issued for the Site by the Ontario Ministry of the Environment, Conservation and Parks, requires the Applicant to construct a liner under all soil storage areas and under all process water collection, storage, and conveyance pathways. In the document reviewed by Trace, GHD states that the liner system will be installed before operations commence and will be designed and constructed in accordance with requirements and industry practice, and, once installed, the liner systems will reportedly allow the collection and prevention of liquid and solid materials from being released to the environment (GHD, 2025).

Trace agrees that installing the required liner and implementing the proposed operating procedures should address the Township's concerns about on-site handling and processing of liquid soils, as previously identified by XCG Consulting Limited (now Trace) in February 2023, and again by Trace in November 2025 (XCG, 2023; Trace, 2025). This agreement; however, does not extend to GHD's conclusions about monitoring. Trace and the Township continue to reject GHD's assertion that the historical operations or impacts from the future operations.

It is GHD's opinion that this comment has been addressed through the response to Comment No. 5 in GHD (December 2025).

Comment No. 1b

Trace maintains the position previously provided by XCG and Trace (XCG, 2023; Trace, 2025) that the historical, existing, and proposed monitoring designs, sampling frequency, analyte lists, and spatial coverage are not adequate to reliably detect impacts to surface water, groundwater, soil, and/or sediment quality from the past or future on-site operations. GHD states that much of the soil/fill brought to the Site by Badger reportedly originates from daylighting buried utilities and services. Per- and polyfluoroalkyl substances (PFAS) are known to be present in electrical wire insulation and pipe coatings, and as such, the liquid soils processed on site may reasonably be expected to contain PFAS. The lack of regulatory standards for PFAS does not relieve the Applicant from the responsibility of including these substances in the list of the contaminants of concern (COCs) associated with the liquid soil brought to and processed at the Site.

It is GHD's opinion that this comment has been addressed through the response to Comment No. 8 in GHD (December 2025).

Comment No. 1c

Furthermore, GHD's approach of treating regulatory criteria and standards as permissible upper limits for discharges is unacceptable. Regulatory standards were not intended to authorize incremental contamination; they do not justify discharging contaminant impacts to surface water, groundwater, soil, and/or sediment on the basis that diluted concentrations might fall below a numeric standard.

It is not clear what the reviewer is basing this assertion on.

3. Closing

Should you have any questions, please contact the undersigned.

Regards,
GHD Limited



Dan Puddephatt, M.Sc., P.Geo. (Limited)
Hydrogeology Practice Leader

+1 519 340-3741
dan.puddephatt@ghd.com

Copy to: Fred Taylor (GHD)
Jonathan Kahn (Blakes)
Leah Kelley (Blakes)

Our ref: 11210029

08 April 2026

Frank Ertl
2374868 Ontario Inc.
6678 Wellington Road 34
Cambridge, Ontario
N3C 2V4

**Response to Review of Temporary Use by-Law Amendment Application
Ecology Technical Comments – 6678 Wellington Road 34, Puslinch, Ontario**

Dear Frank

GHD Limited (GHD) has prepared this letter to provide responses to comments to a Dougan Ecology Letter dated February 23, 2026 on the provided documents for the above-referenced Application. For convenience, each comment has been copied in italics below and our response follows the comment.

The Applicant/GHD notes that the proposed operation is located within a larger area that is zoned and operates in accordance with an Aggregate license issued by the Ontario Ministry of Natural Resources (MNR). As such, potential ecology items are addressed by the aggregate zoning and the associated MNR approved Rehabilitation Plan for the area. The Rehabilitation Plan includes specific woodlands and ponds which have been in place for a number of years and are maintained as required by the Plan.

Comment 1

Response Letter Page 2 states the following:

Greenlands / Woodland Feature Boundary Refinement – Insufficient Response

The proponent's response does not adequately address the basis for relying on a refined Greenlands/woodland boundary where mapped Greenlands extend into the proposed operational area but the feature no longer exists on the landscape.

While refinement of natural heritage feature boundaries based on field verification can be appropriate, the current submission relies solely on present-day conditions and does not address the causal and approval context of the feature removal that created the discrepancy between mapping and existing conditions. In the absence of this information, the justification for accepting the refined boundary remains incomplete. To support the proposed boundary refinement for the purposes of the Temporary Zoning By-law application, the EIS must demonstrate that the feature removal was lawfully authorized and that any associated rehabilitation obligations have been, or will be, addressed. At a minimum, the Addendum shall include:

- Approval / Authorization Context***
Confirmation of whether the woodland removal occurred pursuant to an approved Aggregate Resources Act license and associated Operational and Rehabilitation Plans,

including identification of the applicable license(s) and a summary of any rehabilitation requirements applicable to the area of feature removal.

– **Implementation Responsibility**

Clarification of the party responsible for implementing any outstanding rehabilitation requirements associated with the approved plans, including whether such obligations run with the land or approval and remain applicable to the current owner/operator.

– **Rehabilitation Commitment**

Where rehabilitation of the original feature location is no longer proposed or feasible, a clear commitment to a restoration or compensation plan that replaces the lost ecological function elsewhere on the subject lands (e.g., canopy/woodland restoration within or adjacent to the ESA/Greenlands system), to be secured through the appropriate approval mechanism.

Any restoration or compensation proposed to address the historic feature removal shall be in addition to, and not in substitution for, previously identified mitigation, enhancement, or buffering measures associated with the current proposal.

Response 1

Approval/Authorization Context

The Site consists of lands entirely within the licensed aggregate boundary. Woodland removal that may have occurred within the licensed boundary during previous years was considered approved by the existing aggregate license (License ID No: 626648). See **Attachment 1** for the location of the current licensed boundary as found within the approved Rehabilitation Plan (MHBC, 2024, updated from original approved plan in 2003). Based on a review of aerial imagery the woodland removal took place between the years of 2009 and 2012. The Aggregate Pit was active as of 2002 and is considered actively operating to-date. As part of the site clearing the woodland was considered to be removed during the operation period. The approved Rehabilitation Plan (MHBC, 2024) for the Site includes two proposed ponds and two linear pockets of reforestation; one on the northeastern boundary of the Site, the other on the southwestern portion of the Site.

Implementation/Responsibility

The Licensee is the responsible party for implementing any outstanding rehabilitation requirements associated with the approved plans as provided on the existing Rehabilitation Plan (**Attachment 1**) Licensee: 2374868 Ontario Inc.

Rehabilitation Commitment

As the woodland removal was authorized under the existing aggregate license and is within the licensed boundary, the Rehabilitation Plan was considered the approved compensation required to support the existing license. The Rehabilitation Plan as outlined in **Attachment 1** includes two pockets of reforestation proposed that exist within the Site boundary. These linear features would generally provide replacement value for the woodlot lost which amounted to be approximately 5175 sq. m. The location of the proposed reforested areas are located adjacent to existing natural features. The northeastern pocket is along the borders of the existing Greenlands designation and larger forested area and is adjacent to the pond that was created as part of the Rehabilitation Plan. The northeastern reforestation pocket has been planted and over time will provide enhanced woodland cover contiguous with the existing natural features. The southwestern reforestation pocket has been planted along the north side of the smaller woodland pocket to the southwest of the Site. Overtime this will enhance the features size and provide additional woodland cover contiguous with the existing feature. The Aggregate Resources Act (ARA) Rehabilitation Plan demonstrates woodland rehabilitation was based on ecological principles and final post-extraction grades. The enhancement of the existing Greenlands were considered a priority based on the position of the chosen reforestation locations, while also enhancing the interior forest pocket (southwest corner of Site).

Should you have any questions, please contact the undersigned.

Regards



Katherine Ryan
Senior Terrestrial and Wetland Biologist
+1 289 795-5422
katherine.ryan@ghd.com

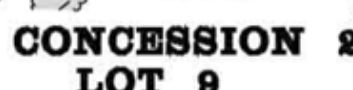
Chris Ellingwood
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+1 705 931-3929
chris.ellingwood@ghd.com

Copy to: Fred Taylor, GHD

Attachments

Attachment 1

Rehabilitation Plan



- 5 OF 5