CONSTRUCTION MANAGEMENT PLAN

Prepared for:
Mr. Andrew Unger

5 Single Detached Home
Residential Development

107 Ridge Road
Aurora, ON L4G 0M3

December 12, 2025
Project No.: 24-009

SITEPLANTECH INC.
YOUR URBAN REDEVELOPMENT SOURCE

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Appendix A – Submitted Plans

Submission History

Submission	Date	Issued For	Issued To
2	Dec. 12, 2025	Zoning Application	Town of Aurora

1.0 INTRODUCTION

1.1 Purpose

SITEPLANTECH was retained by Mr. Andrew Unger to prepare a Construction Management Plan (CMP), in support of a Zoning Application.

The purpose of this report is to develop a plan to minimize hazards, traffic and environmental impacts resulting from the construction and to establish a communication mechanism with the community.

1.2 Project Description

The Construction Management Plan ("CMP") addresses construction management for the project located at 107 Ridge Road, Aurora, Ontario.

The proposed development will consist of 5 single-family dwellings.

1.3 Contact Information and Project Team Directory

Team Member	Representative	Contact Information
Owner	Mr. Andrew Unger	204-1206 Centre St. Vaughan, ON L4J 3M9 289-637-9811 andrew@ungerlaw.ca
Architect	Niousha Izadi	1050 McNicoll Avenue Unit 14, Scarborough, ON M1W 2L8 (416) 494-8600 battaglia.arch@gmail.com
Surveyor	Valerio G. Papa	Guido Papa Surveying 9135 Keele St. Unit B7 Vaughan, ON L4K 0J4 (289) 553-5961 sgavrylec@jdbarnes.com
Civil Consultant	Pascal Monat	SITEPLANTECH Inc. 50 St. Clements Avenue Toronto, ON M4R 1G9 (416) 270-7515 pmonat@siteplantech.com

Team Member	Representative	Contact Information
Landscape Architect	John Shank	Landscape Planning 95 Mural Street, Suite 207 Richmond Hill, ON L4B 3G2 (905) 669-6838 x 234 jshank@landscapeplan.ca

1.4 Construction Schedule (Milestones)

Below is a summary listing of construction activities for the project with approximate durations. As the project approvals moves forward, updates shall be provided to reflect actual progress and changing conditions.

Activity	Forecasted Start:	Forecasted Finish:	Duration
Demolition	April 2026	April 2026	30 Days
Servicing Works	May 2026	May 2026	30 Days
Grading / Retaining Walls	June 2026	June 2026	30 Days
Foundations	July 2026	July 2026	30 Days
Building Construction	August 2026	November 2026	120 Days

2.0 GENERAL, PROJECT SAFETY & SECURITY

2.1 Construction Safety, Security and Access

Construction safety will be a priority on site. Full time on-site supervision and safety management will be provided by the construction manager. After hours, including weekends and statutory holidays shall be covered with on-site security guards during the select stages of the construction to prevent public access, theft and damage.

Signage will be posted at the site access point from Ridge Road and will direct visitors to check in at the site office. Signage will identify the area as a 'construction site' requiring all visitors be equipped with personal protection equipment (PPE) suitable for a construction zone (hard hat, footwear, high visibility gear, etc.) and will inform all that access to the site is limited to authorized personnel only.

All employees and trade contractors working on site will be required to complete an on-site safety orientation session, and if applicable, complete the government mandated COVID-19 tracing protocols. Access to the site will be restricted to construction personnel only and all site workers will be provided with a paper certification indicating they have completed the site safety orientation. In addition, all Contractors must submit their Registration Form 1000, WSIB Certificate, safety policies and procedures prior to mobilization to the site. A copy of all contractors' safety protocol will be kept at the site office. A Joint Health and Safety Committee (JHSC) will be created pursuant to OHS regulation and regular meetings with a representative of the construction manager will be held and minuted. The construction manager will also periodically conduct its own internal safety audit conducted by an appropriate staff.

All vendors and visitors will not be allowed on site unescorted and must sign in and out at the site office.

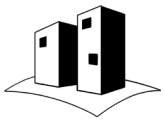
Security on the site will be established through the use of perimeter hoarding and fencing.

Construction and personnel gates shall be provided at locations where access will be required and shall be kept locked during non-working hours. Construction area lighting will be provided in accordance with OSHA requirements for safety and security.

2.2 Fire & Emergency Access

During the excavation and building stage, all fire department and emergency vehicles will access the site through the construction access located on Ridge Road west of Yonge Street. The gates will remain open at all times during construction hours.

Fire hydrants and watermains will be in operation throughout the building permit stage.



2.3 Hours of Construction

The project will undertake construction activities between 7:00AM and 9:00PM on weekdays; 9:00AM to 8:00PM on Saturday as per the Town of Aurora noise By-law 6381-21. No work shall take place on Sundays and all statutory holidays.

Start-up and warm-up of equipment will not commence until after 7:00AM. If it is determined that there will be a need for construction activity outside these hours, the construction manager will coordinate and obtain approval from the appropriate authorities.

2.4 Community Contact

One or more individuals will be designated to serve as the project's community liaison. These individuals will meet directly with the community as required. The individuals will work directly for the Owner to achieve a coordinated implementation of construction activities and to resolve any issues and/or complaints that may arise. In addition, a communications plan will be established with the following components:

- Routine contact: The construction manager will be able to answer and/or address questions related to construction activities during business hours;
- Emergency contacts: Members of the project team will be available for access 24-hours in the event of an emergency. This list and updates to it will be provided to city staff including the police department, fire department, and public works; and,
- After-hours contact procedures: Instructions for the general public in case of an after-hours emergency will be posted at intervals around the perimeter of the construction site.

Emergency contact information shall be posted in the site office and along the perimeter of the site on the provided hoarding and will be clearly visible to both construction personnel and public.

2.5 Temporary Power

Construction power is to be provided from a single source, subject to available capacity and location. The installation of the temporary construction power supplies shall commence as early as possible to minimize the need for generators. The final location is to be determined through the building application process but will be provided from the existing overhead utilities on Ridge Road.

2.6 Construction Process

2.6.1. Pre-Construction Survey

A pre-construction survey, including a foundation inspection, will be conducted to determine the existing conditions of the surrounding structures. The survey will document cracks, settlements and other existing damages to adjacent dwellings. The survey shall be conducted by a qualified professional and identified deficiencies will be monitored throughout the construction.

2.6.2. Dust Control

The following measures will be taken to control dust during soil excavation activities.

- Daily, or more frequently if required, wetting of all soft and hard surfaces and any excavation face on the site, with the addition of calcium chloride or other recognized materials as a dust suppressant if required;
- The daily cleaning of the road pavement for the entire frontages of the property to a distance of twenty five (25) metres from the property line, or as requested by the municipality.
- Designated truck loading points will be on the site lands contained within the project property to avoid trucks tracking soil off site. Loading points will be on a gravel base to minimize tracking of soil onto the street. Should the loading point become contaminated, it will be cleaned and replaced when required;
- All trucks and vans leaving the site will be cleaned of all loose soil and dust including the washing of tires and sweeping or washing of exteriors and tailgates by a designated labourer when required. A daily log of each truck leaving site will be kept noting when the truck was cleaned and by whom; and,
- Supervision of the dust control measures by a qualified environmental consultant, if necessary.

2.6.3. Excavation

Initial excavation will incorporate the following activities:

- Dust & mud control by using hoses, water trucks;
- Mud mat at vehicle exits;
- Street sweeping when required to control any dust, mud and/or debris;
- Flag person for traffic management when vehicles are entering & leaving the site; and,
- Establishment of sedimentation and environmental controls as per the approved plans.

2.6.4. Mud Control

After demolition, a mud mat will be installed at the site entrance on Ridge Road. Trucks will be cleaned of mud, as necessary, prior to leaving the site. Street flushing and sweeping will be provided as needed and to the satisfaction of the Town of Aurora and the Lake Simcoe & Region Conservation Authority.

In additional silt fencing and temporary catchbasin sediment traps shall be used to prevent erosion and silt from entering the municipal infrastructure or from migrating onto adjacent properties or streets.

2.6.5. Construction of Structure

Construction methods will be developed during the building permit process.

2.6.6. Infrastructure Connections

The development will be connected to existing municipal infrastructure in accordance with the approved drawings.

2.7 Air, Noise and Vibration Control

2.7.1. Emissions & Air Quality Control

The construction manager will implement a Construction Air Quality/Dust Control program to minimize the effects of the construction activities on air quality that will be based on the following best management practices:

- Use of water spray, as appropriate, during any building demolitions and excavation, until foundation is poured;
- Inspection and cleaning of catch basins on a regular basis;
- A street sweeping procedure will be developed to keep roadways clean from excessive dirt build-up from construction vehicles;
- Windscreens atop construction fences of durable mesh material or other effective material shall be used along areas bordering adjacent properties or public streets and sidewalks;
- Minimize the free drop height of excavated or aggregate material during earthwork operations such as that with a front-end loader, clamshell bucket or backhoe; and,
- Properly secured tarp covers on truck cargos during transport of earth or debris.

2.7.2. Noise

Construction noise impacts are related to the intensity of the noise sources and their distance from sensitive receptors. All construction activities on the site shall be conducted in compliance with the Town of Aurora Noise By-law 6381-21.

The construction manager will work to minimize any excessive noise impacts and will employ the following best management practices on site and make every effort to prevent nuisance noise conditions:

- Construction work to comply with the noise by-law (By-Law #6381-21);
- Proper maintenance of machinery/equipment/trucks (Inspect and ensure the equipment is in good working condition, lubricated to avoid rattling and excessive noise);
- Limited truck or equipment idling;
- Provide power grid temporary electric to minimize use of onsite generators;
- Low-pitch back-up beepers and alarms; and,
- Notice of construction to identify a brief description of works, where and when works are to occur, and implement complaint response procedures; and,
- Identify activities that may generate excessive noise and minimize noise emission by utilizing the equipment during certain times and duration.

2.7.3. Vibration

All means and methods for performing work will be evaluated for potential vibration impacts to the adjacent properties and shall be kept to a minimum. Excess vibration will be monitored at regular intervals throughout the construction stages where heavy equipment may be used. If necessary, a vibration monitor system will be installed during construction.

3.0 TRAFFIC AND PEDESTRIAN MANAGEMENT

3.1 Traffic Management Plan

A traffic management plan, which outlines the traffic and pedestrian signage required during construction, will be implemented based on the approved submission plans. A hoarding and access plan will be provided to the municipality for approval as part of any required road occupation permits (ROP). The minimum requirements will be outlined in a future document.

3.2 Construction Trailer, Materials Storage and Waste Management

A temporary construction office will be set up on site. The office will be equipped with power, phone, computers, and fax and will serve as a primary location for keeping all documents during construction. Temporary washroom facilities will be provided as per applicable regulations. Dedicated storage areas and lockboxes will be provided for each trade to store tools and materials on-site for the duration of construction.

3.3 Trade Parking

All trades parking will be on Glensteeple Trail.

3.4 Delivery Times & Loading Areas

Deliveries will only be allowed between the hours of 7:00 AM and 6:00 pm on weekdays. In addition, there will be no queuing, marshalling, or storage of construction trucks in the surrounding industrial area to prevent truck movement conflicts. All deliveries shall be coordinated with the site staff prior to actual delivery.

During the grading and foundation stage, concrete or dump trucks will be using the Ridge Road access for deliveries. Flag persons will be on site to direction traffic as required.

3.5 Police Detail

Police details, if required, will be provided at the following times:

- Queuing of trucks on the adjacent roadways;
- Delivery of materials and equipment that impede traffic flow;
- When work in public streets is required; and,
- Building crane erection and dismantle.

Alternatively, a flag person maybe engaged, when required in lieu of Police, to coordinate traffic and delivery at the Project.

3.6 Pedestrian Access

There are no pedestrian sidewalks on the north side of Ridge Road. No pedestrian access will be allowed across the site frontage.

4.0 WASTE MANAGEMENT

4.1 General Waste Management

Measures to improve the minimization of waste will include:

- Selections of reputable waste removal contractors with sorting facilities who will ensure that appropriate material are recycled; and,
- Earth excavated from site will be removed from site, the clean fill would be sent to be reused at an alternate fill site. Contaminated soil would be addressed per MOE requirements.

A waste management plan will be implemented with all workers required to follow it. This plan includes:

- Order the correct quantities of materials;
- Prefabricate materials where possible;
- Reuse formwork, where possible;
- Use modular construction and basic designs to reduce the need for cut-offs;
- Co-ordinate and sequence trades people to minimize waste; and,
- Minimize and/or reuse packaging of materials brought to site.

4.2 Removal/Disposal of Excavated & Demolished Material

Removal of demolished materials will be sorted by the demolition contractor into the appropriate garbage bins and will be taken to the designated disposal site and/or re-use facilities.

Additional details are contained in the Phase 2 ESA Report.

4.3 Concrete Waste

The disposal of waste concrete excess to specific pour needs shall be conveyed to a contained location to be ultimately recovered and disposed of off-site to an approved disposal site.

4.4 Construction Waste Management

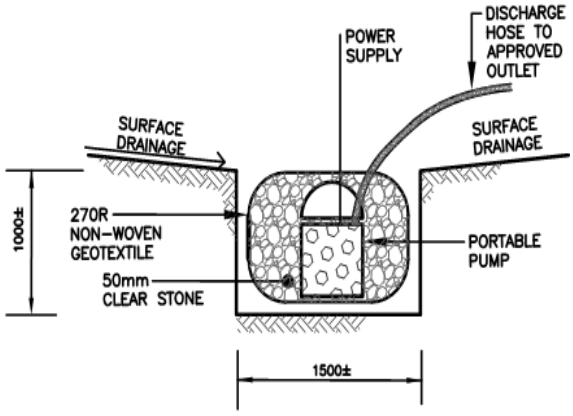
The construction manager will implement a construction waste recycling program, per MOE requirements, to achieve a high percentage of recycled materials. A licensed waste hauler will be used for disposal of all waste. The site will be maintained in a clean and orderly manner and free from accumulation of waste materials or rubbish. Monthly reports of waste divergence by the waste hauler will be maintained at the site office.

5.0 ENVIRONMENTAL MANAGEMENT

5.1 Erosion & Sediment Control

Erosion and sediment control measures will be designed and constructed in accordance with the "Erosion and Sediment Control Guideline for Urban Construction" document (December 2019). These measures, as well as any additional information pertaining to ESC Controls, are detailed on **Drawing 601** found in **Appendix A**, specifically:

- All hoarding and sediment controls are to be erected prior to the commencement of any earth work operations. Geotextile will be installed on the hoarding only as directed by the geotechnical engineer. It is proposed to grade the site edges towards the excavation to ensure containment of surface runoff;
- All catch basins within landscaped areas to have sediment barrier erected immediately after catch basin installation sediment protection barrier to be maintained on a regular basis or to the satisfaction of the town or LSRCA;
- All roadside catch basins adjacent to the site on public roads to temporary catchbasin sediment traps prior to any land disturbances taking place;
- Hoarding will assist in the prevention of dust migration but it will be the responsibility of the construction manager to ensure that appropriate measures be taken to control dust at source, as identified in this plan;
- If site construction activities are interrupted and/or inactivity exceeds 30 days, all stripped and/or bare soil areas are to be stabilized by sodding/seeding/mulching or other approved method;
- All erosion and sediment control are to be regularly inspected and maintained; and,
- All storm water accumulations to be drained to one or more catchment sump areas and to be filtered using geotextile wrapped 50 mm clear stone around the pump assembly as per the detail below. Clean water can be pumped to a storm outlet approved by the Town.



5.2 Water Quality Control

During excavation & shoring and up to the completion of the final stormwater management system, all stormwater runoff will be maintained on site by means of pumping to a temporary retention basin.

5.3 Tree Protection

All street trees that are not approved for removal shall be protected at all times during construction. All trees on the Project that are not approved for removal will be protected in accordance with the Town of Aurora tree projection policy and/or an Arborist's report.

6.0 CLOSING STATEMENT

We trust that the above construction management plan meets your expectations. Please note that this report is consider a "living document" and will be revised and updated as more current information becomes available. You are encouraged to contact the undersigned should you require further clarifications.

Respectfully submitted,

SITEPLANTECH INC.

Pascal Monat, P.Eng.
Principal

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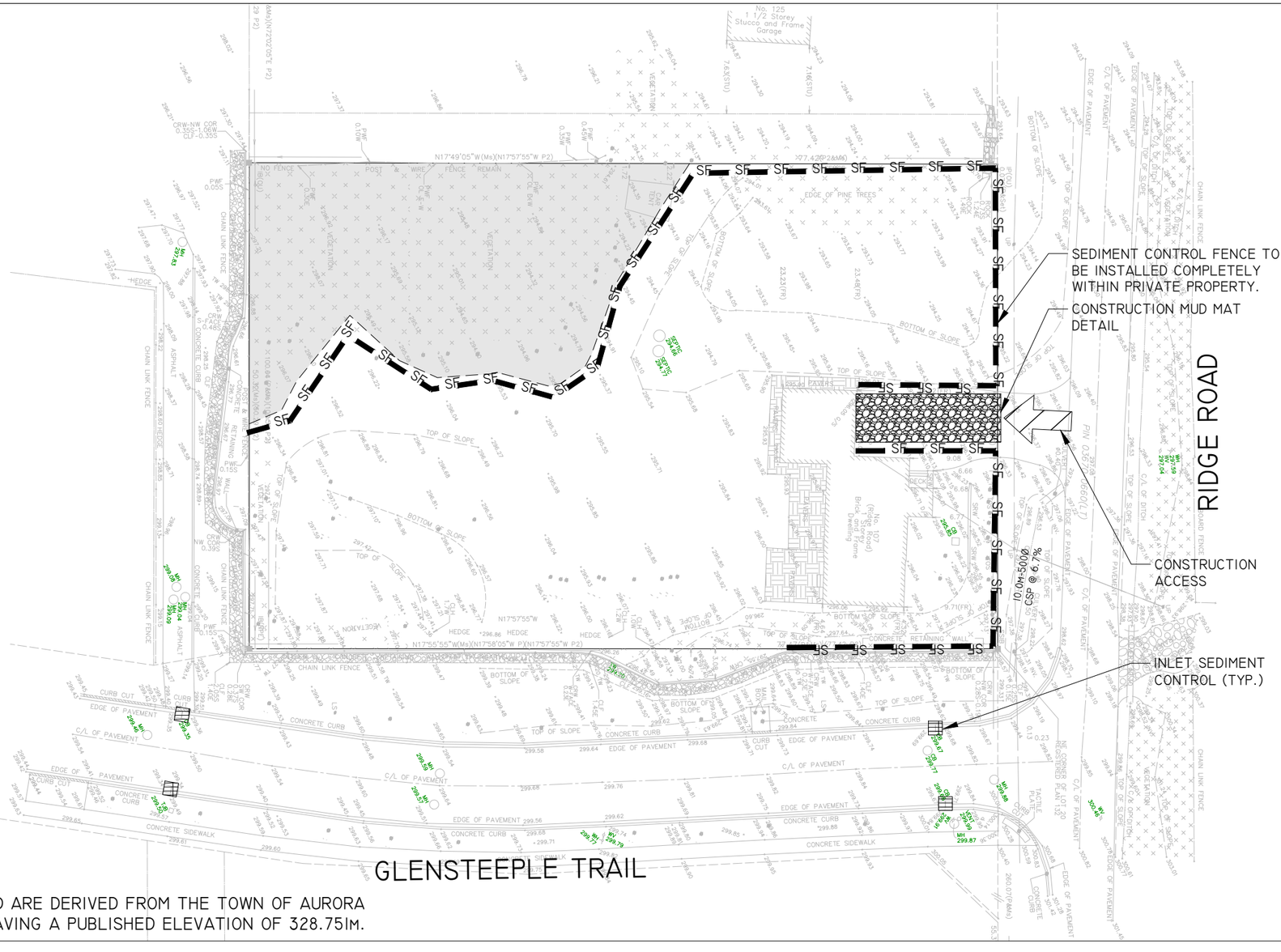
Appendix A

Submitted Plans



ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM THE TOWN OF AURORA BENCH MARK NO. DPW 246 HAVING A PUBLISHED ELEVATION OF 328.751M.

SITEPLANTECH INC.
50 ST. CLEMENTS AVE.
TORONTO, ON
M4R 1G9

2693642 ONTARIO INC.
107 RIDGE ROAD
AURORA, ON

NO.	ISSUE	DATE
2	UPDATED SITE PLAN AND ADDRESSED COMMENTS	12/12/25
1	LOT SEVERANCE	03/06/25

EROSION AND SEDIMENT CONTROL PLAN

DRAWN:	LPM	DATE:	DEC. 2025
SCALE:	1:500	DWG:	601