

BY-LAW NO. 160-09

OF THE

CORPORATION OF THE CITY OF CAMBRIDGE

Being a By-law of the Corporation of the City of Cambridge to regulate or prohibit the alteration of the grade of land and the placing or dumping of fill within the City of Cambridge, and to repeal By-law 151-96.

WHEREAS section 142 of Municipal Act, 2001, S.O.2001,c.25, as amended, provides that, without limiting sections 9, 10 and 11 of Municipal Act, a local Municipality may enact a By-law prohibiting or regulating the placing and dumping of fill, the removal of topsoil and/or the alteration of grade of the land;

AND WHEREAS section 142 (2)(d) and (e) of the Municipal Act further provide that a local municipality may require that a permit be obtained for the placing or dumping of fill, the removal of topsoil or alteration of grade of the land, and may impose conditions to a permit, including requiring the preparation of plans acceptable to the municipality relating to the grading, filling or dumping, the removal of topsoil and the rehabilitation of the site;

AND WHEREAS Council of The Corporation of the City of Cambridge is desirous of enacting such a by-law,

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF CAMBRIDGE HEREBY ENACTS AS FOLLOWS:

DEFINITIONS

1. In this By-law,
 - 1.1 "Commissioner" means the Commissioner of Planning and Services or his/her designate, appointed by the Council of the Corporation of the City of Cambridge.
 - 1.2 "City" means the Corporation of the City of Cambridge.
 - 1.3 "Council" means Council of the Corporation of the City of Cambridge.
 - 1.4 "Lot" means a parcel of land, described in a deed or other document legally capable of conveying land, or shown as a Lot or Block on a registered plan of subdivision.
 - 1.5 "Grading" means the physical alteration of the contour of the land by moving, placing, dumping or excavating fill, soil or rock material.
 - 1.6 "Grading Permit" means a Grading Permit issued under this By-law.
 - 1.7 "Topsoil" means that horizon in a soil profile known as the "A" horizon, containing organic material.
 - 1.8 "Erosion" means the detachment and movement of soil, sediment or rock fragments by water, wind, ice or gravity.
 - 1.9 "Land Disturbance" means any physical change or alteration of the land surface including permanently removing vegetative cover, excavating and filling and grading.
 - 1.10 "Development" means the construction of buildings, roads, parking lots, hard surfaced storage areas and similar facilities.
 - 1.11 "Site" means the lands which are the subject of an application for a permit pursuant to this bylaw.
 - 1.12 "Applicant" means a person applying for the permit under this bylaw.
 - 1.13 "Erosion and Dust Control" means measures to control erosion and dust generated as part of the alteration of the site.

- 1.14 "Drainage" means the movement of water to a place of disposal, whether by way of the natural characteristics of the ground surface or by artificial means,
- 1.15 "Grade" means the elevation of the ground surface and shall more particularly be defined as:
- i) "Existing grade" means the elevation of the existing ground surface of the lands upon which dumping and/or placing of fill, alteration of the grade or removing of topsoil is proposed and of abutting ground surface within three meters surrounding such lands, except that where activity has occurred in contravention of this bylaw, existing grade shall mean the ground surface of such lands as it existed prior to the said activity.
 - ii) "Proposed grade" means the proposed elevation of ground surface of lands upon which fill is proposed to be filled or dumped, the grade altered or topsoil removed.
 - iii) "Finished grade" means the approved elevation of the ground surface of lands upon which fill has been placed or dumped, the grade altered or topsoil removed, in accordance a permit issued under this bylaw.

GRADING PERMIT

2. No owner of any Lot or their agents, servants or employees shall grade or cause or permit grading work on any lands within the City of Cambridge which causes Land Disturbance to a total land area of 0.5 hectares or greater, unless:
- 2.1 The owner / applicant has applied for and obtained a Grading Permit for such work under this By-law and the grading is done only in accordance with such permit.
 - 2.32 The owner has entered into a standard Subdivision Servicing Agreement or Site Plan Control Agreement with the City which provides for all grading work be carried out in accordance with the approved plans.
 - 2.33 Activities or matters undertaken by the City of Cambridge, Region of Waterloo or flood control works undertaken by GRCA.

APPLICATION FOR GRADING PERMIT

3. All applications for Grading Permits shall be made during normal business hours by the owner of the Lot, or their authorized agent, in writing to the Commissioner.
4. All applications for Grading Permits shall be in the form as set out in Schedule "B" and shall be duly executed by the applicant and shall be submitted to the Commissioner.

GRADING PERMIT FEES

5. The fees for a Grading Permit shall be as detailed in Schedule "A" to this By-law.

CONTROL PLANS

6. Every application for a grading permit shall include:
- i) a preliminary grading plan which shall include but not limited to:
 - a) A key map showing the location of the on a scale of drawing 1:500
 - b) The site boundaries and number of hectares of the site.
 - c) The use of site and the location and use of the buildings and other structures on or adjacent to the site.
 - d) The location of predominant soil type(s).
 - e) The location of lakes, streams, wetlands, channels, ditches, other watercourses and other bodies of water on site and within thirty meters beyond the site boundary.
 - f) The location, size, species and condition of all trees 100mm of diameter or greater, including their dripline, and composite dripline of all other vegetation in accordance with the City's Tree Management Policies and Guidelines.
 - g) The location and dimensions of any existing and proposed stormwater drainage systems and natural drainage pattern on the site and within thirty meters of site boundaries.
 - h) The location of utilities, structures, road and paving.

- i) The existing site topography at a contour interval not to exceed 0.5 meters and to extend thirty meters beyond the site boundaries.
 - j) The proposed grades and drainage system to be used.
 - k) The location and dimensions of all proposed temporary topsoil or fill stockpiles.
 - l) Design detail and specifications of all works which is the subject of the application particularly for erosion control, sedimentation control and final restoration for the effected land and identify existing vegetation and measures to be used to preserve or restore same.
 - m) Every grading plan accompanying an application for a permit under this bylaw must be stamped by a Professional Engineer who is licensed to practice in the Province of Ontario.
 - n) Notwithstanding any other provision of this bylaw, the Commissioner may waive the requirements for a control plan or any part thereof, after taking into consideration the proposed works, the anticipated impact on the site and the surrounding environment.
- ii) a copy of all other relevant approvals / permits (i.e. GRCA fill permit, E.I.S., archeological assessment.
- iii) a Detailed Vegetation Management Plan in accordance with the City's Tree Management Policies and Guidelines.

APPROVAL OF GRADING PERMITS

7. The Commissioner shall issue a Grading Permit where:

- (i) the requirements of this By-law are met;
- (ii) the Commissioner is satisfied that all reasonable precautions have been taken so that no significant damage will occur as a result of erosion, sedimentation and / or flooding or environmental impact;
- (iii) the Commissioner is satisfied that the land will be restored to the same or better condition than it was in at the time prior to any grading; and
- (iv) If the draft plan is in place, all the conditions pertaining tree management and archeology have been satisfied.

Revocation of Grading Permit

The Grading permit may be revoked by the Commissioner if non-compliance of control plans or measures occurs.

Where it is revealed or discovered that an applicant for a Grading Permit pursuant to this By-law has provided misleading or false information on their application, the Grading Permit issued under this By-law may be revoked and the City may order or direct that any person or corporation performing grading work pursuant to the Grading Permit which was based on this misleading or false information, forthwith cease and desist all operations.

Duration of Permit

Grading permits will be valid for a period of 180 days from the date of issuance.

Extension of Permit

The Commissioner may extend the grading permit one or more times at the applicable fee, as specified in Schedule "A" (for a further 180 days).

NOTE: The Commissioner may impose conditions of approval on the granting of a Grading Permit and such conditions shall form part of the Grading Permit and be enforceable thereunder.

CONSERVATION AUTHORITIES ACT

8. The granting of a grading permit under this by-law does not remove any obligation on the applicant under any other regulations including the Conservation Authorities Act respecting the placing or dumping of fill in any area of the municipality.

EXECUTION OF THE WORK

9. All sedimentation basins and other control measures necessary to meet the requirements of this By-law shall be in place prior to any grading of the site.
10. No Person shall perform or cause to be performed any site grading or land disturbance:
 - a) Prior to issuance of a grading permit that includes, but not limited to, approval of the City a schedule of the anticipated starting and completion dates of site alteration activities, provisions for the maintenance of the site erosion and dust control measures during and following construction as required.
 - b) Between the hours 5:30 PM and 7:30 AM
 - c) At any hours on Saturday, Sunday and any Statutory Holiday.
 - d) That exceeds one hundred truck loads of fill per day arriving at, or leaving, the Site
11. All control measures including the dust control shall be monitored and maintained by the applicant or subsequent landowner during the period of Land Disturbance in a manner satisfactory to the Commissioner to ensure adequate performance and to prevent nuisance conditions.
12. Final restoration or rehabilitation of the land shall take the form of:
 - (a) Leveling and regrading of effected lands.
 - (b) The replacement of Topsoil (100 mm depth for areas to be further developed and a minimum depth of 150 mm for all other areas) in areas identified on the grading control plan and stabilization by either sodding, hydroseeding, mulching, planting of trees or such other methods as may be approved by the Commissioner.

NON-APPLICABILITY OF BY-LAW

13. This by-law does not apply to:
 - i) the placing or dumping of fill or the alteration of the grade of the land by any municipality, local board as defined in the Municipal Act, Crown Agency as defined in the Crown Agency Act and Ontario Hydro or GRCA; or
 - ii) activities or matters prescribed by Regulation made under 142, 145 and 439 of the Municipal Act 2001

REFUSAL OF APPLICATION

14. Where the Commissioner has refused to issue a Grading Permit, the applicant shall be informed in writing of the reasons for the refusal and may be asked to provide additional information in order for the application to be given further consideration.

APPEAL TO ONTARIO MUNICIPAL BOARD

15. An applicant for a Grading Permit pursuant to this By-law may appeal the refusal to issue, the failure to issue or the imposition of a condition in the Grading Permit to the Council of the City of the Ontario or Municipal Board pursuant to subsections 21, 22, 23, 24 and 25 of section 223.1 of part XVII of the Municipal Act 2001

OFFENCES/PENALTIES

16. (a) No person shall obstruct an inspector who is carrying out an inspection pursuant to s.20 of this By-law or a person who is carrying out work pursuant to s.28 of this By-law.
- (b) Any person who:
- i) contravenes any provision of this By-law; or
 - ii) provides misleading or false information in an Application for a Grading Permit pursuant to this By-law; or
 - iii) fails to complete the work as required in the Grading Permit,
- is guilty of an offence and is liable, on conviction, to a maximum fine of \$5,000.00, exclusive of costs, pursuant to the Provincial Offences Act.
- (c) A contravention of any provision of this By-law shall constitute a separate offence for each day that such contravention continues.

INSPECTORS

17. One or more persons shall be designated by the City as inspectors for the purposes of this By-law and the City hereby delegates to them such powers as are necessary to carry out the enforcement of this By-law, including issuing permits and setting out the conditions in the permit.
18. The City shall issue a certificate of designation to every inspector.
19. An inspector may, during daylight hours and upon producing the certificate of designation, enter and inspect any land to which this By-law applies.
20. The power given under Section 20 does not allow an inspector to enter any building.
21. An inspector may, in carrying out an inspection, be accompanied by an assisting person.
22. If, after inspection, the inspector is satisfied that there is a contravention of this By-law, he or she shall notify the owner of the land of the particulars of the contravention by personal service or prepaid registered mail and may, at the same time, provide all occupants with a copy of the notice.
23. After giving any person served with a notice under Section 22 an opportunity to appear before the inspector and make representations in connection with it, the inspector may make an order setting out,
- (a) the municipal address or the legal description of the land;
 - (b) reasonable particulars of the work to be done to correct the contravention and the period in which there must be compliance with the order; and
 - (c) notice that if the work is not done in compliance with the order within the period it specifies the municipality may have the work done at the expense of the owner.
24. An order under Section 23 shall be served personally or by prepaid registered mail.
25. A notice or order under Section 22 or 23 when sent by prepaid registered mail shall be sent to the last known address of the owner of the land.
26. An inspector who is unable to effect service under Section 22 or 24 shall place a placard containing the terms of the notice or order in a conspicuous place on the property, and the placing of the placard shall be deemed to be sufficient service of the notice or order on the owner.

27. If the owner fails to do the work required by the order within the period it specifies, including the performing of the work immediately if the notice or order so specifies, the municipality, in addition to all other remedies it may have, may do the work and for this purpose may enter on the land with its employees and agents.
28. Costs incurred by the municipality under Section 27 are a lien on the land upon the registration in the proper Land Registry Office of a notice of lien.
29. The lien is in respect of all costs that are payable at the time the notice is registered plus interest accrued to the date payment is made.
30. Schedule "A" and Appendices "A" and "B" attached to this By-law shall form part of this By-law.
31. In the event that any particular provision or provisions or part of a provision of this By-law is found to be invalid or unenforceable for any reason whatsoever, then the particular provision or provisions or part of the provisions shall be deemed to be severed from the remainder of this By-law and all other provisions shall remain in full force and shall be valid and enforceable to the fullest extent permitted by law.

READ A FIRST, SECOND AND THIRD TIME

ENACTED AND PASSED, THIS 7TH DAY OF DECEMBER, A.D., 2009

DOUG CRAIG
MAYOR

ALEX MITCHELL
CLERK

SCHEDULE "A" TO BY-LAW

GRADING PERMIT FEES

INITIAL FEES

- | | |
|---|-------------------|
| 1. Basic administration permit fee for a 180 day permit: | \$ 500.00 |
| 2. Additional Fee per hectare or fraction thereof over 0.5/hectare: | \$ 100.00/hectare |
| 3. Maximum fee for 180 day permit: | \$ 7,000.00 |

Example: 15 ha = \$500 + (\$100 x 14.5 ha) = \$1,950.00

Note: Fees include approval of grading control plans and site inspection by City staff and/or their authorized agent.

EXTENSION FEES (For each extension beyond initial 180 day permit)

- | | |
|--|-------------------|
| 1. Extension of permit for an additional 180 days: | \$ 100.00/hectare |
|--|-------------------|

Example: same 15 ha site = (\$100 x 15 ha) = \$1500.00

Grading permit fees will **not** be required where the owner has entered into a subdivision agreement and / or site plan agreement, thereby providing adequate financial guarantees by Letter of Credit.

NOTE: All the above noted rates will be reviewed as part of the municipal rate review annually.

CITY OF CAMBRIDGE

SCHEDULE 'B' -- GRADING PERMIT -- APPLICATION

Location		Street Name & No.		Lot No./Plan No.		Site Area (ha)		Estimated Cost of Work	
OWNER NAME (print)				Street No.		Street Name		Signature	
City/Town				Province		Postal Code		Telephone: Bus: Fax: Res:	
EMERGENCY REPAIR CONTACT PERSON								Telephone: Bus: Fax: Res:	
APPLICANT NAME (print)				Street No.		Street Name		Signature	
City/Town				Postal Code		Contact Name re: Application		Telephone: Bus: Fax: Res:	
CONTRACTOR NAME (print)				Street No.		Street Name		Signature	
City/Town				Postal Code		Contact Name re: Application		Telephone: Bus: Fax: Res:	
REASON FOR APPLICATION				Application Date		Proposed Start Date		Proposed Completion Date	
				Year Month Day		Year Month Day		Year Month Day	
FOR OFFICE ADMINISTRATION ONLY		Letter of Credit (Value)		Total Permit Fee		Receipt No.		Approved:	
Start Date		Completion Date		Date Permit Issued		Expiry Date		Grading Inspector	
Year Month Day		Year Month Day		Year Month Day		Year Month Day		Dated: _____	
This application has been submitted with plans:				Approved:					
Revision #:				Commissioner of Planning Services				Dated: _____	
Prepared by:									

APPENDIX "A" TO BY-LAW

GRADING CONTROL, EROSION CONTROL AND SITE REHABILITATION

SITE DESIGN CRITERIA

The following requirements shall be met on all sites to which this by-law applies.

1. **Site Dewatering:** Water pumped from the site shall be treated by temporary sedimentation basin, grit chambers, sand filters, upflow chambers, swirl concentrators or other appropriate controls. If the discharged water meets the standards of the Provincial Water Quality Objectives and Fish Habitat Protection Guidelines for Turbidity and Control of Bedload Sediment, and if all conditions of Regional Municipality of Waterloo By-law No. 1-90, Section 7 are met, then dewatering operations may be conducted without treatment provided the water is not permitted to discharge directly into receiving water streams or bodies (M.O.E.E. approval may also be required).
2. **Waste and Material Disposal:** All waste and unused building materials (including garbage, cleaning wastes, wastewater, toxic materials, or hazardous materials) shall be properly disposed and not allowed to be carried by runoff into a receiving channel, stream or river or storm sewer system.
3. **Tracking:** Each site shall have graveled roads, access drives and parking areas of sufficient width and length to prevent sedimentation from being tracked onto public or private roadways. In addition, a temporary construction entrance must be installed at all sites to remove mud from the vehicle tires and to keep such mud off the surrounding public streets. The temporary entrance will be a minimum 25 metre by 4 metre strip of gravel 15 cm deep with a woven filter fabric underneath to prevent the gravel from sinking into the ground. If this measure is insufficient a wash rack may be required at the entrance. Any sediment reaching a public or private road shall be removed by street cleaning (not flushing) before the end of each workday.
4. **Drain Inlet Protection:** All storm drain inlets shall be protected with a filter fabric, or equivalent barrier meeting design criteria, standards and specifications.
5. **Site Erosion Control:** The following criteria apply only to activities that result in runoff leaving the site:
 - a) Channelized runoff from adjacent areas passing through the site shall be diverted around disturbed areas, if practical. Otherwise, the channel shall be protected by filter fences being placed along the channel edges to reduce sediment reaching the channel:
 - b) All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time;
 - c) Runoff from the entire disturbed area on the site shall be controlled as follows:
 - i) All disturbed ground left inactive shall be stabilized by seeding, sodding, mulching or covering, or other equivalent control measures. Ontario Provincial Standard Specification Section 572; Construction Specification for Seeding and Mulching, Temporary Cover, and Erosion Control Blanket shall apply to all areas of this By-law. The period of time of inactivity will be determined by the Commissioner but will not exceed six (6) months;
 - ii) For sites with less than 2 hectares disturbed at one time and design slopes less than 12 percent grade, filter fences or equivalent control measures shall be placed along all side slopes and down slope sides of the site;
 - iii) For sites with more than 2 hectares disturbed at one time or with design slopes greater than 12 percent grade, or if a channel originates in the disturbed area, one or

more sedimentation basins shall be constructed. Each sedimentation basin shall be designed to meet the requirements of the March 2003 M.O.E.E. Stormwater Management Policies, Planning and Design Manual or M.N.R., Fish Habitat Protection Guidelines for Development Areas. Basin discharge rate shall be sufficiently low as to not cause erosion along the discharge channel, and

- iv) A 3 metre wide buffer strip (undisturbed area) will be provided along the perimeter of the down slope of the site. Note: The buffer strip must be located entirely upon the site which is to be graded. The buffer zone is to be increased to 15 m and 30 m respectively when grading abuts warm water and cold water fisheries. (*)
- d) Any soil or dirt storage piles containing more than one hundred cubic metres of material shall not be located with a down slope drainage length of less than 10 metres to a roadway or drainage channel. If remaining for more than 30 days, they shall be stabilized by mulching, vegetative cover, tarps or other means. Erosion from piles which will be in existence for less than 30 days shall be controlled by filter fence barriers around the pile.

(*) Requirements obtained from the latest version of "Interim Stormwater Quality Control Guidelines for New Development" as prepared by the Ministry of the Environment and the Ministry of Natural Resources.

- b) It would prevent the construction of any building, structure, driveway, loading or parking facilities permitted or required on a lot pursuant to,
 - i) a by-law passed by a municipality pursuant to Section 34 of the Planning Act,
 - ii) an order made by the Minister of Municipal Affairs pursuant to Section 47 of the Planning Act,

APPENDIX "B" TO BY-LAW

GRADING CONTROL, EROSION CONTROL AND SITE REHABILITATION

ADMINISTRATIVE PROCEDURES

1. PERMIT APPLICATION

No owners of any lot or their agents, servants or employees, shall alter or permit to be altered the grade of any lands with an area of one half (0.5) hectare or greater without obtaining a grading permit from the City of Cambridge.

2. APPLICANTS WILL SUBMIT THE FOLLOWING DOCUMENTS WITH THEIR PERMIT APPLICATIONS

a) A Copy of the Draft Plan of Subdivision or Existing Site Map:

(A map of existing conditions on a scale of 1:1000 or greater) detailing:

1. Site boundaries and all adjacent lands which accurately identify site location as well as a key plan;
2. Lakes, streams, wetlands, channels, ditches and other water courses on and immediately adjacent to the site;
3. Regulatory Floodline and/or limits of a registered scheduled area regulated under the Conservation Authorities Act;
4. Units of any Environmentally Sensitive Policy Area (E.S.P.A.) or Environmentally Sensitive Landscape (E.S.L.) as designated under the Region of Waterloo Official Plan;
5. Identification and location of the predominant soil types;
6. Vegetative cover;
7. Location and dimensions of stormwater drainage systems and natural drainage patterns on and immediately adjacent to the site;
8. Locations and dimensions of utilities, structures, roads highways, and paving; and
9. Site topography at a contour interval not to exceed one metre.

b) Approved Grading Plan: When Grading Plan approval has not yet been obtained from the City of Cambridge, pursuant to the subdivision approval process, a copy of the Grading Plan submitted for approval is required.

c) Erosion Control

1. Locations and dimensions of all proposed land disturbing activities;
2. Locations and dimensions of all temporary soil or dirt stockpiles;
3. Locations and dimensions of all construction site management control measures necessary to meet the requirements of this By-law.
4. Schedule of anticipated starting and completion date of each land disturbing or land development activity including the installation of construction site management control measures needed to meet the requirements of this By-law; and

5. Provisions for maintenance of the site grading control measures during construction.

3. **REVIEW OF GRADING PLAN**

Within 30 Business days of receipt of the application for Grading Permit, grading plan and fee, the Commissioner shall review the application and grading control plan to determine whether the requirements of this By-law are met. The Commissioner may request comments from other departments or agencies. If the requirements of this By-law are met, the Commissioner shall approve the plan and notify the applicant and issue a Grading Permit. If the requirements are not met, the Commissioner shall inform the applicant of the reasons why the requirements have not been met. Within 10 days of receipt of an amended application, the Commissioner shall issue the permit or refuse the permit with reasons.

- 2 -

4. **PERMITS**

- a) **Duration:** Grading Permits shall be valid for a period of 180 days from the date of issuance, or the duration of the building permit or other construction authorizations related to the project, whichever is longer. The Commissioner may extend the period one or more times. Permit extensions shall require a renewal fee in accordance with Schedule "A". The Commissioner may require additional control measures as a condition of the extension if they are necessary to meet the requirements by this By-law.

- c) **Permit Conditions:** All Grading Permits will require the applicant to:

1. Notify the Commissioner two (2) working days prior to commencing any land disturbing activity;
2. Provide the Commissioner with the name, phone number and fax number of any emergency contact person;
3. Notify the Commissioner of completion of any control measures within two (2) working days after their installation;
4. Obtain permission in writing from the Commissioner prior to modifying the control plan;
5. Install all control measures as identified by the approved grading plan;
6. Maintain all road drainage systems, stormwater drainage systems, control measures and other facilities identified in the grading plan;
7. Repair any damage due to siltation or erosion to adjoining surfaces and drainage ways and water courses which have resulted from the development or land disturbance activities;
8. Inspect the construction control measures after each rain of one (1) cm or more and at least once each week and undertake needed repairs, and submit regular monitoring reports as requested by the Commissioner.
9. Allow the Commissioner to enter the site for the purpose of inspecting compliance with the grading plan for performing any works necessary to bring the site into compliance with the grading plan; and
10. Ensure that during site activity a copy of the grading plan is on site.

5. **INSPECTION**

The Commissioner may inspect grading/construction sites at least once a month during the period starting March 1st and ending October 31st and at least two (2) times during the period starting November 1st and ending February 28th.

OTHER AGENCY APPROVALS

This permit does not preclude the applicants' responsibility to obtain all other approvals as may be required by other agencies.

The Grand River Conservation Authority has advised that their approval must be obtained for all proposed works within Regulatory Flood Limits or "Regulated Areas" under the Conservation Authorities Act. The location and construction of storm outfalls to creeks, rivers and lakes must also be reviewed and approved.

Any reports required by the City of Cambridge or external agency e.g archeological report, vegetation analysis, environmental impact assessment and/or geotechnical report shall be submitted and obtained approval from City of Cambridge and/or external agency prior to issuance of permit. The archeological reports will be circulated to Region of Waterloo for their comments.