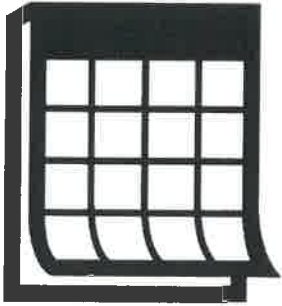


## Provisional Risk Management Plan New Activities



**Provisional**  
New activities

## Contents

Section 1	Property and Activity Verification.....	3
Section 2	Agreement .....	4
Section 3	Terms and Conditions .....	5
Section 4	Site Map .....	6
Section 5	Table of Risk Management Practices.....	6
Section 6	Winter Maintenance – Risk Management Practices .....	8

## Definitions

Act: Clean Water Act (2006)

Applicant: Person Engaged in Prescribed Activity

RMI: Risk Management Inspector, appointed for the Region of Waterloo

RMO: Risk Management Official, appointed for the Region of Waterloo

RMP: Risk Management Plan

SPP: Grand River Source Protection Plan, effective July 1, 2016

## Section 1 Property and Activity Verification

### 1. Property Information

Property Location:

Municipal Address(es): 155-177 Guelph Avenue, Cambridge

Legal Description: WATERLOO CON 3 PT LOT 11 BEASLEY'S LOWER BLK PLAN 152 LOTS 7 TO 20 PT  
LOTS 1 TO 3 PT AUSTIN AVE PT EMERSON ST PT HENRY ST PT

Property Owner:

Name: Paul Puopolo (President, Polocorp Inc.)

Mailing Address: 379 Queen Street South, Kitchener, ON N2G 1W6

Phone Number: 519-745-3249 x205

Email Address: [paul@polocorpinc.com](mailto:paul@polocorpinc.com)

### Prescribed Activities Managed by this Risk Management Plan

Not applicable – provisional RMP

### 2. Person Engaged in Prescribed Activity ("Applicant")

Applicant Name:

Mailing Address (if different from above):

Email Address:

Phone Number:

Applicant's Relationship to Property (circle one):

Owner

Tenant

Other: \_\_\_\_\_

Authorized Representative:

Title:

Company/Business Name:

Mailing Address:

## Section 2 Agreement

I/We, the Applicant and Property Owner (if applicable), hereby declare that I/we have reviewed the content of this Risk Management Plan and, to the best of my/our knowledge, the information contained herein and attached to this Risk Management Plan is accurate and complete.

I/We the Applicant and Property Owner (if applicable), hereby agree to implement this Risk Management Plan and the stipulated risk management practices in accordance with its terms and conditions.

Risk Management Plan Number: 00017

Applicant: Paul F. Luopala - c/o POLOCORP INC.

[Signature]  
Signature (I have the authority to bind the corporation)

Oct. 10 / 2017  
Date (MM/DD/YYYY)

Property owner if different from above: \_\_\_\_\_

\_\_\_\_\_  
Signature (I have the authority to bind the corporation)

\_\_\_\_\_  
Date (MM/DD/YYYY)

\_\_\_\_\_  
**Eric Thuss, Risk Management Official**  
Regional Municipality of Waterloo

\_\_\_\_\_  
Date (MM/DD/YYYY)

### Notes:

The information in this Risk Management Plan is collected pursuant to the Clean Water Act. In accordance with the Clean Water Act and Regulations thereto this Risk Management Plan is a public document.

### Section 3 Terms and Conditions

- This Risk Management Plan (RMP) will be in effect on the date it is signed by the Region of Waterloo Risk Management Official (RMO) and will expire after five years or at the time specified in Section 5, whichever comes first. The Applicant must ensure there is an RMP in effect with respect to the Prescribed Activities and contact the RMO to renew this RMP not less than 2 months before the expiry date.
- The Applicant must contact the RMO within a month following the sale, closure, or change in location of the business/operations that carry on the Prescribed Activities.
- The Owner agrees to disclose to any purchaser of the Property or the business/operations that carry on the Prescribed Activities the designated requirements as presented in this RMP.
- The Applicant must contact the RMO prior to implementing any alterations or additions to the activities conducted. The RMO will determine if amendments to the RMP are required.
- Any required amendments will be appended to this RMP and shall form part of this RMP.
- This RMP cannot be transferred to another person without the prior written consent of RMO. Fees may apply.
- This RMP has been agreed to under the authority of the RMO appointed for the Region of Waterloo. This RMP was developed in accordance with the Act.
- The agreement to this RMP and the implementation of the risk management practices within it does not relieve any person of any obligation to comply with any provision of any applicable statute, regulation or other legal requirement necessary to carry out activities at the site, including but not limited to obtaining all necessary authorizing instruments, such as licences, permits and approvals.
- The Applicant will ensure any person undertaking an activity covered by this RMP is aware of the contents of the RMP and the Applicant will take all reasonable measures to ensure such persons comply with the requirements of the RMP.
- This RMP should be on site while an activity covered by this RMP is undertaken.
- Inspections by a Region of Waterloo Risk Management Inspector (RMI) will be completed to assess the implementation of this RMP.

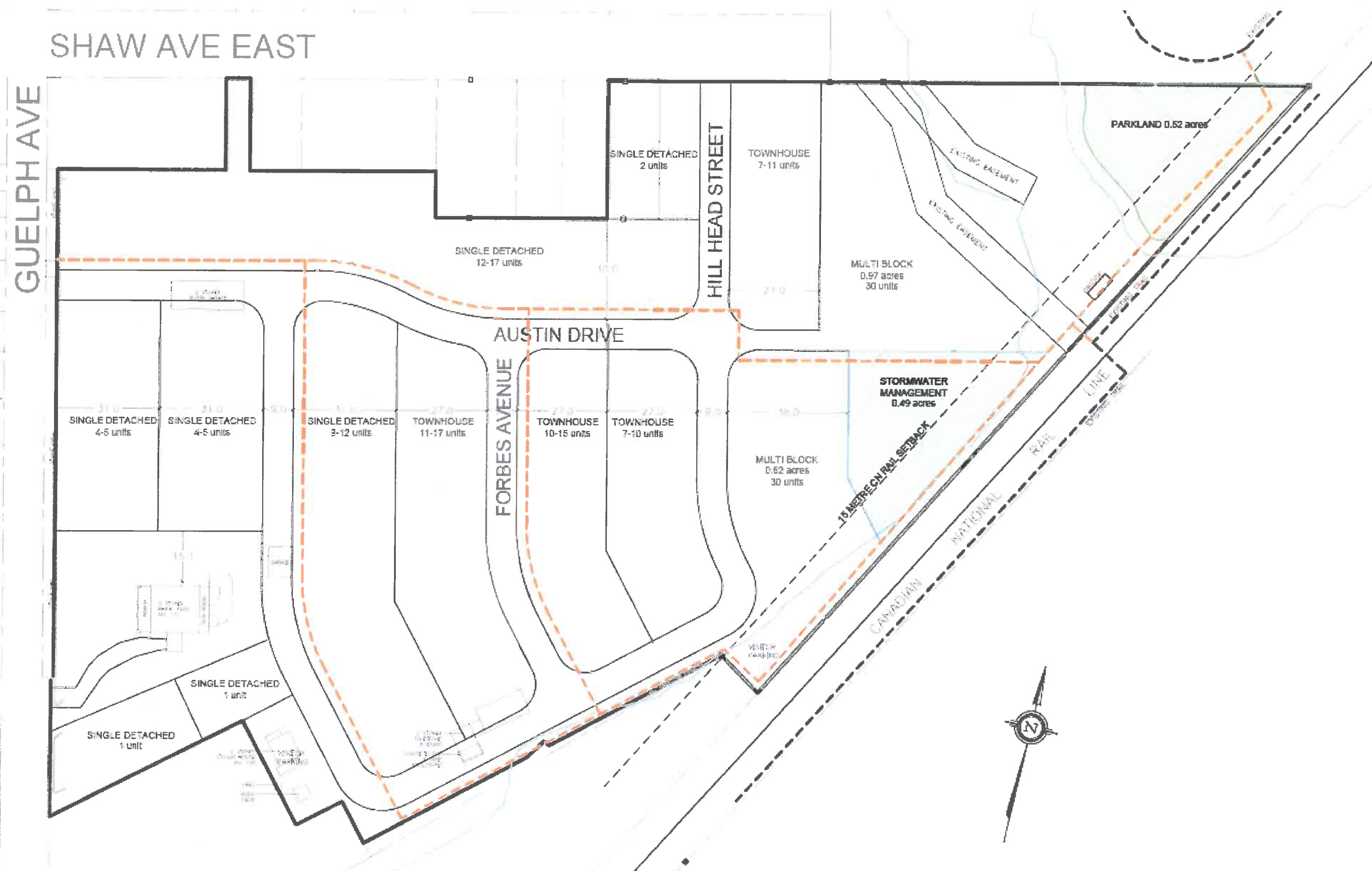
# Section 4 Site Map

Risk Management Plan number: 00017

Version number: 01

Approval date (MM/DD/YYYY): \_\_\_\_\_

Initials (Property Owner/RMO): *[Signature]*



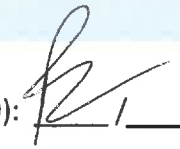
<b>POLOCORP</b>	
379 QUEEN STREET SOUTH KITCHENER, ON 619.745.3249   www.polocorpinc.com	
SCALE	1:1500
DATE	SEPTEMBER 2017
DESIGNED	AES
155-171 GUELPH AVE CITY OF CAMBRIDGE	
REGION OF WATERLOO	
PREFERRED LAYOUT	

## Section 5 Table of Risk Management Practices

Risk Management Plan number: 00017

Version number: 01

Approval date (MM/DD/YYYY): \_\_\_\_\_

Initials (Property Owner/RMO): 

### Current Approval Stage:

- Official Plan Amendment
- Zone Change
- Consent (Severance)
- Subdivision
- Condominium
- Site Plan Approval
- Minor Variance
- Building Permit

### Future Approvals Required:

- Official Plan Amendment
- Zone Change
- Consent (Severance)
- Subdivision
- Condominium
- Site Plan Approval
- Minor Variance
- Building Permit

### This Plan will expire prior to application for:

- Official Plan Amendment
- Zone Change
- Consent (Severance)
- Subdivision
- Condominium
- Site Plan Approval
- Minor Variance
- Building Permit

Description of risk management practices	Status of risk management practices	Describe actions required Provide attachments if require additional space	Documentation and record-keeping requirements	Expected completion date (MM/DD/YYYY)
A Risk Management Plan for application of salt will be required if the site is to contain surface paved area subject to salt application equivalent to or greater than eight parking spaces on some areas of the property. If required, this Risk Management Plan will be negotiated prior to Site Plan Approval application. The storage of salt on-site may also be subject to a Risk Management Plan.	To be determined	Winter Maintenance Risk Management Plan measures are attached in Section 6. Review risk management measures and practices to ensure they are incorporated into detailed drawings/plans prior to Site Plan Approval application.	To be determined	

## Section 6 Winter Maintenance - Risk Management Practices

### 1. Certifications, training and tracking

#### C.1. Is the property Smart About Salt™ Certified?

- Completed. Provide:
  - Certification date: \_\_\_\_\_
- Planned or in progress
  - Funding available to cover cost of initial Smart About Salt™ certification. Recertification is not eligible.
- Not planned

#### C.2. Individuals (employees and/or contractors) performing or supervising winter maintenance activities are Smart About Salt™ Trained

- Training records must be available to the RMO or RMI to review upon request
- Completed
- Planned

#### C.3. Record and retain in-house and hired contractor winter maintenance and training documents for five years

- Documentation must be available for the RMO or RMI to review upon request including:
  - Weather and site condition logs
  - Application records
  - Training records
  - Spreader calibration logs
  - Salt and snow management protocols: application rates, snow plowing and storage, salt storage inspections
- Completed
- Planned

#### C.4. Clean up excess applied salt

- If using contractor, notify them to assess the application rate and clean up excess applied salt
- Train staff to recognize excess salt and clean up when contractor not involved
- Planned



## 2. Salt contract

Contract must be available for the RMO or RMI to review upon request.

Not applicable. Winter maintenance is not or will not be contracted.

### C.5. Contract salt by unit price per event or lump sum per season

- Many contracts are “salt extra” where the client pays based on how much salt is applied. To encourage contractors to use less salt, the basis of payment for new contracts must be unit price per event or lump sum per season
- Documentation must be available for the RMO or RMI to review upon request

Completed

Planned

### C.6. Contract specifies that all winter maintenance activities are performed by persons who are Smart About Salt™ Trained

Completed

Planned

## 3. Ice formation prevention and parking lot design

### C.7. Direct roof drainage away from paved areas

Planned

Not practical. Provide reason: \_\_\_\_\_

### C.8. Construct parking lots using curb and gutter design

Planned

Not practical. Provide reason: \_\_\_\_\_

### C.9. Grade parking lots to prevent ponding

- Examples where ponding may occur include around raised catch basins and low areas

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .10. Reduce drifting snow through facility design**

- Consider wind direction, elevation changes and location of snow fence

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .11. Close off areas not requiring maintenance during winter months**

- Examples include seasonal walkways, redundant stairwells and overflow parking

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .12. Store snow on an impermeable surface that drains directly to a catch basin and is located on the low side of the property**

- Snow melt from piles must not travel across paved surfaces creating an ice hazard requiring more salt
- Snow melt must not infiltrate directly to grassed areas

Planned

**4. Salt storage**

Not applicable. Salt not stored on property.

Not applicable. Salt storage is not listed as significant on the Property Summary.

**C .13. Store salt in an area of lower vulnerability**

- Refer to site map, included with the introductory letter, to identify areas of lower vulnerability

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .14. Move salt storage to offsite location**

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .15. Store salt in a closed container or enclosure on an impermeable pad**

Planned

Not practical. Provide reason: \_\_\_\_\_

**C .16. Store de-icing liquids in a tank or tote on an impermeable pad with 110% secondary containment and collision protection**

- Not applicable. Do not store de-icing liquids on-site.
- Planned
- Not practical. Provide reason: \_\_\_\_\_

**C .17. Clean up spilled salt**

- Planned