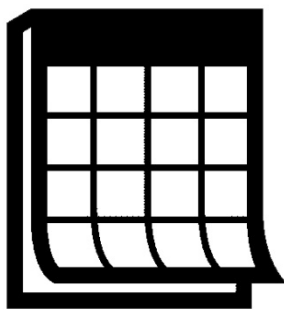




## Provisional Risk Management Plan New Activities



**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.....	7
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: 190-194 Pinebush Rd & 10 Wayne Ave Cambridge

Legal Description: PLAN 837 LOT 1; PLAN 837 PT LOT 2 RP67R2781 PT 4; PLAN 837 PT LOT 2 RP 67R2781 PTS 1 AND 2 PT PT 3; PLAN 1372 LOT 6

Roll Number: 300615001511500, 300615001511600, 300615001514600

Property Owner:

Name: Kevin Smith & Cliff Rego (Wayne's Corner Inc. & 2684528 Ontario Inc.)

Mailing Address: PO Box 187, Petersburg, ON N0B 2H0

Phone Number: 519-590-0125

Email: [Kevin.smith@willohomes.com](mailto:Kevin.smith@willohomes.com) and [cliff@cliffreggo.com](mailto:cliff@cliffreggo.com)

### 2. Prescribed Activities Managed by this Risk Management Plan

Provisional - Application of de-icing salt (parking lot), storm water management

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

Applicant Name: Kevin Smith and Cliff Rego (on behalf of Wayne's Corner and 2684528 Ontario Inc.)

Mailing Address: PO Box 187, Petersburg, ON N0B 2H0

Email Address: [Kevin.smith@willohomes.com](mailto:Kevin.smith@willohomes.com) and [cliff@cliffreggo.com](mailto:cliff@cliffreggo.com)

Phone Number: 519-590-0125

Applicant's Relationship to Property:

Owner       Tenant       Other: \_\_\_\_\_


## 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:** 00189

**Applicant:** Kevin Smith & Cliff Rego (on behalf of Wayne's Corner and 2684528 Ontario Inc.)

DocuSigned by: <i>Kevin Smith</i> <small>08C262E3F0B14C2...</small>	DocuSigned by:  <small>C6067C668FC240Z...</small>
Signature (I have the authority to bind the corporation)	Signature (I have the authority to bind the corporation)

12/7/2022   09:36:26 PST
<u>12/7/2022</u>   <u>12:20:13</u> PST
Date (MM/DD/YYYY)

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

Signature (I have the authority to bind the corporation)	Date (MM/DD/YYYY)

/ /
Date (MM/DD/YYYY)

DocuSigned by: <i>Eric Thuss</i> <small>1D9A9A700FE44DD...</small>
Eric Thuss, Risk Management Official

Regional Municipality of Waterloo

12/7/2022   16:06:28 PST
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: 00189

Version number: 01

Approval date (MM/DD/YYYY): 12/7/2022 | 16:06:28 PST

Initials (Property/RMO): DS  
KS DS  
*[Signature]* DS  
ET



NOTE:  
1. Current Official Plan designation is Low/medium Density Residential (max. 40 units per hectare). Requires an Official Plan amendment for density.  
2. Currently zoned R4. Requires zoning by-law amendment to re-zone lands to RM2.

## Section 5 Table of Risk Management Practices

Risk Management Plan number: 00189

Version number: 01

Approval date (MM/DD/YYYY): 12/7/2022 | 16:06:28 PST

Initials (Property/RMO): DS  
KS DS  
 DS  
ET

**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)
All applicable Source Protection Plan policies to be determined prior to future approvals subject to detailed site design.	To be determined	Contact the Risk Management Official ( <a href="mailto:rmo@regionofwaterloo.ca">rmo@regionofwaterloo.ca</a> ) prior to future approvals to determine all applicable Source Protection Plan policies and required actions.	To be determined	TBD
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 (200 m <sup>2</sup> ). If required, this Risk Management Plan will be negotiated prior to Site Plan Approval application. As per the current site plan in Section 4, a Risk Management Plan for salt application will be required.  The storage of salt on-site may also be subject to a Risk Management Plan or prohibited.	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. As noted in measure S.12, it is expected that areas designated for snow storage are on an impermeable surface adjacent to a catch basin.	To be determined	TBD
A Risk Management Plan for storm water management may be required for any engineered or enhanced storm water features, including infiltration features, not subject to Environmental Compliance Approvals.  If required, the full Risk Management Plan will be negotiated prior to Site Plan Approval application.	To be determined	Submit storm water management plans prior to next development application to confirm further requirements.  If a Risk Management Plan is required, salt management practices may be incorporated to mitigate impact of storm water management features. 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, if required, prior to Site Plan Approval application.  The Region of Waterloo does not support any engineered and/or enhanced infiltration of runoff originating from paved surfaces within chloride Issue Contributing Areas.	To be determined	TBD

## Section 6 Winter Maintenance - Risk Management Practices

### 1. Certifications, training and tracking

#### S .1. 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

#### S .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

#### S .3. Maintain documentation of winter maintenance activities and employee and/or contractor training 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

### 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.



**S .4. 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

**S .5. 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**

**S .6. Direct roof drainage away from paved areas, including walkways and entrances**

- In place
- Planned
- Not practical. Provide reason: \_\_\_\_\_

**S .7. Construct parking lots using curb and gutter design and grade parking lots to prevent ponding**

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

**S .8. Close off areas not requiring maintenance during winter months**

- Examples include seasonal walkways, redundant stairwells and overflow parking
- In place
- Planned
- Not practical. Provide reason: \_\_\_\_\_

## 4. Winter maintenance practices

### S .9. Clean up excess applied salt

- If using a 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

In place

Planned

### S .10. Prepare and implement a maintenance strategy for temperatures below -10C, when salt is less effective

In place

Planned

### S .11. Remove areas of drifting snow

- Reduce drifting snow through facility design
- Consider wind direction, elevation changes and location of snow fences

In place

Planned

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

### S .12. Store snow on a sufficiently-sized impermeable surface adjacent to a catch basin

- Snow storage location and size should be made in consultation with winter maintenance contractor to ensure feasibility
- Snow melt from piles should be directed towards a catch basin to prevent an ice hazard requiring more salt
- Snow melt must not infiltrate directly to grassed areas
- If storing snow on existing parking spaces ensure that Site Plan requirements (Planning Act) for minimum number of parking spaces are still met

In place

Planned

Snow is stored on an impermeable surface, but cannot be feasibly located adjacent to a catch basin. Chloride-free chemical (e.g. calcium magnesium acetate) to be used to de-ice snow storage melt between snow events

## 5. Salt storage

Not applicable. Salt is not stored on the property.

### S .13. Store salt in an area of lower vulnerability

- Consult with RMO to identify areas of lower vulnerability

In place

Planned

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

### S .14. Store smaller quantity of salt on property as needed and only during winter months

In place

Planned

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

### S .15. Store salt in a secured, closed container or enclosure on an impermeable pad

In place

Planned

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

### S .16. Clean up spilled salt

In place

Planned

## 6. Salt storage – liquid de-icers only

Not applicable. Liquid de-icers not stored on the property.

### S .17. Store and handle liquid de-icers in an area that does not drain into the environment, including storm sewer, sanitary sewer or watercourse

- Includes direct and indirect drainage such as via floor cracks, drains or ditches
- Prevention includes sealing cracked floors, moving liquid de-icer storage away from drainage areas, completing drain assessments, covering or decommissioning drainage points
- If moving de-icers to new location, label proposed storage area on the site plan

In place

Planned

**S .18. Protect liquid de-icer storage areas from all vehicular traffic**

- In place
- Planned

**S .19. Prepare and implement your Spills Plan, including prevention and response measures**

- Complete and review your written Spills Plan at least once a year
- Document the completion of each review in your Spills Plan
- The Spills Plan must be available for the RMO or RMI to review upon request

- In place
- Planned

**S .20. Train staff on Spills Plan, including prevention and response measures**

- All staff to complete training initially with annual review
- New staff to complete training upon hire
- Document training and retain records for five years. Training records must be available for the RMO or RMI to review upon request

- In place
- Planned

**S .21. Continuously supervise delivery and transfer of liquid de-icers by personnel trained on Spills Plan**

- In place
- Planned

**S .22. Place spill kits in accessible locations**

- Spill kit contents must be appropriate for liquid salt, inventoried annually with Spills Plan review, and restocked as necessary
- Document spill kit contents and locations

- In place
- Planned

**S .23. Store de-icing liquids in a tank or tote on an impermeable pad with 110% secondary containment and collusion protection**

- In place
- Planned
- Not practical. Provide reason: \_\_\_\_\_