



Application for Approval of a Draft Plan of Subdivision

Under Section 51 of the Planning Act,
R.S.O. 1990, Chap. P13, as Amended.

| | | | |
|-----------------------|------------------------------|------------------|------------------------------|
| Date Received: | Date deemed complete: | Fee Paid: | File No.: 30T- |
|-----------------------|------------------------------|------------------|------------------------------|

Resubmission of an earlier plan? Yes File No. _____ No Unknown

1.0 Applicant Information

| | Address | Telephone Nos. | email |
|---|--|--|------------------------------|
| 1.1 Registered Owner* River Mill Development Communities c/o Brandon Campbell | 2000 Garth Street, Suite 201 Hamilton, ON L9B 0C1 | Business (905) 667-8800 Fax | brandon@starwardhomes.com |
| 1.2 Applicant (if different)** T. Johns Consulting Group c/o Diana Morris | 310 Limeridge Road West, Suite 6 Hamilton, ON L9C 2V2 | Business (905) 574-1993 ext. 202 Fax | dmorris@tjohnsconsulting.com |
| 1.3 Agent or Consultant Same as above | | Business Fax | |
| 1.4 Ontario Land Surveyor Rod Lord of MacDonald Tambllyn Lord Surveying | 4273 King Street East, Suite 100 Kitchener, ON N2P 2X7 | Business (519) 621-9600 Fax | |

*If a numbered company, also give name and address of principal owner. If more than one owner, complete an additional page for each owner.

** Owner's authorization (Part 12.0) required if applicant is not owner.

1.5 To whom should all correspondence be sent? (one only)

Owner Applicant Agent/Consultant

2.0 Pre-submission Consultation with Regional and Area Municipal Staff

2.1 Has the proposed draft plan of subdivision that is the subject of this application been the subject of a Pre-Submission Consultation meeting? Yes No

If YES, has the Record of Pre-Submission Consultation been submitted? Yes No

If NO, the Commissioner of Planning, Development and Legislative Services must waive the requirement.

Has a waived Record of Pre-Submission Consultation been submitted? Yes No

3.0 Location of Lands

| | | | |
|---|----------------------------|----------------------------|-------------------------------------|
| Area Municipality The City of Cambridge | Lot Part of Lot 10 & 11 | Concession Concession 1 | Former Twp. Township of Waterloo |
| Registered Plan No. | Lot(s) Block(s) | Reference Plan No. | Part(s) |
| Municipal Address 1134 Hunt Club Road, 1285 Speedsville Road, Part of 800 Briardean Road | | | Assessment Roll No. |

3.1 Particulars of Property (in metric units)

| | | |
|-----------------------|--------------------|-------------------|
| Frontage +660.53 m | Depth +574.84 m | Area +45.38 ha |
|-----------------------|--------------------|-------------------|

4.0 Current Land Use

What is the current use of the subject land? Vacant

4.1 Indicate location and area of adjoining or nearby lands in which the owner has an interest (must also be shown on key map):

See Planning Justification Report and Draft Plan of Subdivision

4.2 How is the subject land currently designated in the applicable official plans?

Regional Official Policies Plan: Urban Designated Greenfield Areas

Area Municipal Official Plan: Low Medium Residential/Natural Open Space System

4.4 Have you confirmed with the Area Municipality that the proposed development meets all the requirements of the applicable Official Plan? Yes No

(If an Official Plan Amendment is needed, it must be submitted to the Area Municipality prior to or concurrently with this application).

4.5 Is the subject land part of an approved community plan/secondary plan/district plan?

If YES, Name of Plan: _____

Designation(s): _____

If NO, has the applicant consulted with the following schoolboards?

Conseil scolaire de district du Centre-Sud-Ouest (Public French) Yes Date: _____

Conseil scolaire de district catholique Centre-Sud (Catholic French) Yes Date: _____

Waterloo Region District School Board Yes Date: _____

Waterloo Catholic District School Board Yes Date: _____

4.5 How is the subject land currently zoned in the applicable zoning by-law?

RM3 - Medium High Density Residential, A1 - Agriculture Zone, OS1 - Open Space Zone

4.6 Have you confirmed with the Area Municipality that the proposed development meets all the requirements of the applicable zoning by-law? Yes No

(If a zoning by-law amendment is needed, it must be submitted to the Area Municipality prior to or concurrently with this application). Zoning By-law amendment application submitted concurrently

4.7 Has the grading of the subject land been substantially changed by adding earth or other material? Yes No Unknown

4.8 Is there reason to believe the surface or subsurface of the subject land may have been contaminated by former uses on the site or adjacent sites? Yes No

If YES, explain:

4.9 What information did you use to determine the answer to Question 4.8?

Historical Data and Record of Site Condition documentation

4.10 If YES to Question 4.8, an Environmental Audit of the site including a previous use inventory showing all former uses of the subject land and the adjacent land is required.

Is the Environmental Audit attached? Yes No N/A

4.11 Are any buildings, structures or features on the subject lands or adjacent lands designated under the Ontario Heritage Act or in the process of being designated? Yes No

If YES, explain:

4.12 Are there any existing buildings or structures on the subject lands? Yes No

If YES, are they to be demolished? Yes No

4.13 Are there any existing easements or restrictive covenants affecting the subject land? Yes No

If YES, please describe below:

4.14 Are there any significant wetlands as designated in the area municipal or Regional Official Policies Plan located on the subject property or within 120 metres of the subject property? Yes No

4.15 Is the subject site located within:

70 metres of a Class I industry? Yes No

300 metres of a Class II industry? Yes No

1000 metres of a Class III industry? Yes No

Class I industry - Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only

Class II industry - Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic

Class III industry - Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions

4.16 Is the subject site located within 300 metres of a rail line? Yes No

4.17 Does the subject site adjoin a historic site, park or historic canal under the jurisdiction of Parks Canada?

Yes No

4.18 Is the subject site located within 1 kilometer of an adjacent municipality? Yes No

If YES, please identify the municipality(ies):

4.19 List any approvals or permits previously issued in support of the proposed draft plan prior to submission of this application. (ie.: Access; Fill, Construction and Alteration to Waterways Permit; Archaeological Study)

N/A

Please provide copies.

4.20 Is the subject site located within a Source Water Protection Area? Visit <https://taps.regionofwaterloo.ca> to determine. Yes No A Section 59 notice is required as part of a complete application.

5.0 Proposed Land Use

Affordable Housing

How has this application addressed Affordable Housing?

“Affordable” means units, including not-for-profit, and market housing, which are affordable to households with incomes in the lowest 60% (or 30% as applicable) of the income distribution for the housing market area. For assistance, refer to the current Information Bulletin released by the Ministry of Municipal Affairs and Housing from time to time.

This proposed development will increase housing supply with a variety of different housing types and tenures. This therefore increases the overall availability of housing within the Region of Waterloo market.

5.2 Complete Table A on proposed land use.

TABLE A – PROPOSED LAND USE

| Proposed Land Use | *Number of Units or Dwellings | Identify Lots and/or Blocks on the Draft Plan | Area (ha) of proposed use | Density (Units, Dwelling per ha) | # of Parking Spaces |
|------------------------------------|--------------------------------------|--|----------------------------------|---|----------------------------|
| Single detached Residential | <u>±147</u> | Blocks 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 25 | 5.05 ha | 30 uph | N/A |
| Semi-Detached Residential | | | | | N/A |
| Row, Townhouse Residential | 387 | Blocks 2, 4, 26 & Part of 8 | 9.97 ha | 39 uph | 774 |
| Apartment Residential | 690 | Blocks 1, Part of 8 & Block 9 | 3.27 ha | 211 uph | 862.5 |
| Seasonal Residential | | | | | |
| Mobile Home | | | | | |
| Other Residential (specify) | | | | | |
| Commercial | | Blocks 20, 21, 22 & 23 | 3.22 ha | Nil | |
| Industrial | | | | Nil | |
| Dedicated Park | Nil | Block 5 | 0.51 ha | Nil | N/A |
| Open Space | Nil | Blocks 19, 24 & 28 | 17.18 ha | Nil | N/A |
| Stormwater Management | Nil | Block 3 | 1.34 ha | Nil | N/A |
| Institutional (specify) | | | | | |
| Roads | Nil | | 4.84 ha | Nil | N/A |
| Walkway | Nil | | | Nil | N/A |
| Other (specify) | | | | | |
| Other (specify) | | | | | |
| TOTALS | <u>+1224</u> | | 45.38 ha | Nil | |

*For "Lot-less" Blocks, the MINIMUM and MAXIMUM number of units **must** be identified.

5.3 What is the gross residential unit density per hectare for the total land area subject to this application?

42 uph

5.4 What is the gross residential unit density per hectare for the total land area subject to this application minus those lots, blocks, roads etc. being created for a public purpose?

60 uph

6.0 Status of Other Planning Applications

6.1 Has an application for approval of a proposed Official Plan Amendment been submitted for the subject lands? Yes No

If YES, and if known, indicate the file number, the status of the application and a brief explanation of the nature of the amendment.

This application is being submitted concurrently with an application to the City of Cambridge for an Official Plan Amendment and Zoning Bylaw Amendment.

6.2 Has an application for a consent, approval of a site plan, minor variance, zoning by-law amendment application been submitted for the subject lands? Yes No

6.3 Has a previous application for approval of a plan of subdivision, consent, site plan, minor variance or zoning by-law amendment ever been submitted for the subject lands? Yes No

If YES, and if known, indicate the appropriate application file number and the decision made on the application.

Draft Plan - 30T-12103 (Approved)

6.4 Have the subject lands ever been the subject of a Minister's zoning order?: Yes No

If YES, Explain:

6.5 Are the water, sewage or road works associated with the proposal subject to the provisions of the Environmental Assessment Act? Yes No

If YES, do you want the notice of public meeting for this application to be modified to state that the public meeting will address the requirements of both the Planning Act and the Environmental Assessment Act?

Yes No

Maple Grove Road Improvements (Class EA)

7.0 Proposed Servicing

7.1 Sewage Disposal and Water Supply

Select (✓) the proposed sewage disposal and water supply servicing type from Table B and Table C. If applicable attach and provide the name of the servicing information/report(s) as indicated in Table B and Table C.

Name of servicing information/report(s):

River Mill Subdivision West (Phase 4) - Functional Servicing Report
River Mill Subdivision - Preliminary Water Distribution Analysis

TABLE B – SEWAGE DISPOSAL

| ✓ | Service Type | Action or Needed Information/Reports |
|---|---|---|
| ✓ | Public piped sewage system | No action at this time. Region will need to confirm that capacity is available to service this application. |
| | Public or private communal wastewater system ³ | Communal systems for the development of more than 5 residential lots/units: servicing options statement ¹ , hydrogeological report ² , and indication whether a public body is willing to own and operate the system ³ . For surface discharge an assimilative discharge capacity report is required ⁴ . Communal system for the development of 5 or less residential lots/units and generating more than 4500 litres per day effluent: servicing options statement ¹ , hydrogeological report ² . Communal systems for the development of 5 or less residential lots/units and generating less than 4500 litres per day effluent: hydrogeological report ² . |
| | Private Individual septic system(s) | Individual septic systems for the development of more than 5 residential lots/units: servicing options statement ¹ Individual septic systems for 5 or less lots/units and generating more than 4500 litres per day effluent: servicing options statement ¹ , hydrogeological report ² . Individual septic systems for the development of 5 or less lots/units and generating less than 4500 litres per day effluent: hydrogeological report ² . |
| | Other | To be described by the applicant. |

TABLE C – WATER SUPPLY

| ✓ | Service Type | Action or Needed Information/Reports |
|---|----------------------------------|--|
| ✓ | Public piped water system | No action at this time. Region will need to confirm that capacity is available to service this application. |
| | Public or private communal wells | Communal well system for the development of more than 5 lots/units: servicing options statement ¹ , hydrogeological report ² and indication whether a public body is willing to own and operate the system ³ . Communal well systems for non-residential development where water will be used for human consumption: hydrogeological report ² |
| | Private Individual well(s) | Individual well for the development of more than 5 lots/units: servicing options statement ¹ and hydrogeological report ² . Individual wells for non-residential development where water will be used for human consumption: hydrogeological report ² |
| | Other | To be described by the applicant. |

¹ Confirmation that the Region concurs with the servicing options statement will facilitate the review of the application.

² All development on individual or communal septic tanks require a hydrogeological report. Before undertaking a hydrogeological report, consult the Region about the type of hydrogeological assessment that the Region would expect to see given the nature and location of the proposal. These specifications should be outlined during the Pre-submission Consultation Process.

³ Where communal services (water and/or sewage) are proposed, ownership of these services must be in conformity with Regional Policy.

⁴ Reviewed by MOEE and Region

7.2 Storm Water Drainage

A preliminary stormwater drainage report is required for all types of storm drainage. Select (✓) the proposed stormwater drainage servicing type from Table D. Attach and provide the name of the preliminary servicing information for the facility you have identified in the Table D.

Name of servicing information/report: River Mill Subdivision - Preliminary Stormwater Management Report

Have you attached a preliminary stormwater management report: Yes No

If not attached as a separate report in what report can it be found? _____

TABLE D –STORM DRAINAGE

| ✓ | Service Type | Action or Needed Information/Reports |
|---|-----------------------|---|
| ✓ | Sewers | A preliminary stormwater management report is required. This report must be prepared to Area Municipal standards and be submitted with the application. A stormwater management plan will be needed prior to final approval of a plan of subdivision or as a requirement of site plan approval. |
| | Ditches or swales | |
| ✓ | SWM Pond | |
| | Infiltration trenches | |
| | Other | If a hydrogeological report is required it should be prepared concurrent with the preliminary stormwater management report. |

7.3 Access

Select (✓) the proposed type of access from Table E. Attach and provide the information as indicated in Table E.

Name of servicing information/report: River Mill Subdivision West (Phase 4) - Functional Servicing Report

TABLE E – ROAD ACCESS

| ✓ | Service Type | Action or Needed Information/Reports |
|---|--------------------|--|
| | Provincial Highway | Application for an access permit should be made concurrent with this application. An access permit is required from MTO before any development can occur. Land use permits for any development adjacent to a highway is required from MTO. |
| | Regional Road | No action at this time unless identified during Pre-Submission Consultation. The Region will indicate acceptance of road alignment, access, identify road widening(s) and road improvements if required, when the application is circulated for comment. |
| ✓ | Municipal Road | No action at this time unless identified during Pre-Submission Consultation. The Area Municipality will indicate acceptance of road alignment and access when the application is circulated for comment. |

8.0 Archaeological Resources

8.1 Select (✓) whether or not an archaeological assessment is required. Attach and provide the information in Table F.

TABLE F – ARCHAEOLOGICAL RESOURCES

| ✓ | Archaeological Potential | Action Needed Information/Reports |
|---|--------------------------|---|
| ✓ | Yes | An archaeological assessment prepared by a person who holds a license that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the <u>Ontario Heritage Act</u> ; and A conservation plan for any archaeological resources identified in the assessment. |
| | NO | Nil |

9.0 Other Information

9.1 During the Pre-Submission Consultation other information and materials required for submission would have been identified and documented on the Record of Pre-Submission Consultation. Have you attached the required other information and materials identified during the Pre-Submission Consultation?

Check those included:

| | | |
|---|--|------------------------------|
| Record of Pre-Submission Consultation | <input checked="" type="checkbox"/> Yes | |
| Planning Report (25 copies) | <input checked="" type="checkbox"/> Yes | |
| Affordable Housing Report/ Rental Conversion Assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Aggregate/Mineral Resource Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Agricultural Impact Assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Archaeological Assessment | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Chloride Impact Study | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Cut & Fill Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Development Phasing Plan | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Dust Impact Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Environmental Impact Study | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Environmental Site Assessment /Record of Site Condition | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Floodline Delineation Study/ Hydraulics Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Heritage Impact Assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Hydrogeological Assessment | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Land Use Compatibility Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Landfill Impact Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Local Air Quality Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Minimum Distance Separation | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Natural Heritage Inventory | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Noise Study | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Odour Impact Assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Parking Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Pedestrian Route and Sidewalk Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Preliminary Grading Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Preliminary Stormwater Management Report/Plan and/or update to an existing Stormwater Management Plan | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Retail/ Commercial Impact Analysis Study | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Roundabout Feasibility Analysis | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Servicing Options Report | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Slope Stability Study and Report | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Soils/Geotechnical Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Subdivision/Condominium Plans | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Traffic Calming Options Report | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Transit Assessment | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Transportation Demand Management Options Report | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Transportation Impact Study | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Urban Design Report/Brief | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Vibration Study | <input type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| Other Traffic Control and Parking Plan, Sediment and Erosion Control Plan, Tree Management Plan | <input type="checkbox"/> <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |

9.2 Is there any other information that may be useful to the Region or the Area Municipality in support of this application (i.e.: efforts made to resolve outstanding objections or concerns)? If so explain below, attach as a separate page, or state where it can be found in the Planning Report.

We believe that this application will positively contribute towards the building of a complete community. Please see Planning Justification Report for further details on how this proposed development aligns with the goals of the Region of Waterloo.

10.0 Provincial Policies and Plans

10.1 Is the plan consistent with the policy statements issued under subsection 3(1) of the Planning Act:

Yes No

Is the subject land located within an area of land designated under any provincial plan or plans?

Yes No

If YES, please list the applicable provincial plan or plans and identify whether the application conforms to or does not conflict with the applicable plan or plans.

The site is located within the "Delineated Built-Up Area" of the A Place to Grow - Growth Plan for the Greater Golden Horseshoe ("Growth Plan"). Please see Planning Justification Report for further details.

To assist you in determining what may be required as this proposed plan advances towards draft plan approval we have set out below a general indication of the key requirement or matters to be addressed at different stages. If you have any questions or require more detailed explanation please call or write Region of Waterloo Planning, Development and Legislative Services, at 519-575-4400 or Fax 519-575-4449 and ask for the Development Planner that handles your area.

Plans in Circulation:

- Revisions to the proposed plan will not be accepted for recirculation until all the issues and concerns related to the original submission have been identified.
- Revised plans accepted for recirculation must be accompanied by the applicable Recirculation Fee.

Draft Approval:

- Prior to the issuance of a decision on draft plan approval by the Region of Waterloo, the applicant must ensure that the following has been submitted to the Region:
 - the applicable draft approval fee
 - 25 copies of the plan adopted by the Area Municipality, folded to no larger than 8.5" x 14"
 - One Adobe (pdf) of the plan (same size as hardcopy),
 - One Autocad (.dwg) format file of the plan (as per the specifications outlined in the ***Digital Plan Submission Standards for Subdivisions and Condominiums***); and
 - any other reports/studies or information identified as being required prior to draft approval

Modifications:

- Plans subject to modification following draft approval will be subject to the applicable Recirculation or Draft Approval Modification Fee.

Registration:

- Following the list of conditions of draft approval there will be a number of notes; special attention should be paid to these notes as they include specific instructions on how to satisfy certain conditions or requirements.
- Prior to final approval (registration) the applicant should ensure that the following have been addressed where applicable, to the satisfaction of the Region:
 - request for Regional Development Agreement;
 - table prepared by O.L.S. indicating area of each lot and block on plan to be registered;
 - submission of two prints of proposed plan to be registered;
 - payment of prepayment portion of Regional Development Charge;
 - payment of Registration Release Fee;
 - all clearances letters have been forwarded to the Region;
 - final mylars and prints of plan to be registered; a
 - any other reports/studies or information identified as being required prior to final approval; and
 - One Autocad (.dwg) format file of the plan (as per the specifications outlined in the ***Digital Plan Submission Standards for Subdivisions and Condominiums***).

11.0 Affidavit or Sworn Declaration

I, Diana Morris (applicant/agent) of the City of Hamilton in the Region of Hamilton-Wentworth
(Name of Owner) (City/Town or Township) (Region or County)

make oath and say (or solemnly declare) that the information contained in this application is accurate, the information contained in the documents that accompany this application is accurate and that the owner as of the day on which this application is made has unconditional ownership of the subject lands and has disclosed any agreements or encumbrances that apply to the subject lands.

Sworn (or declared) before me

at the City of Hamilton
in the Province of Ontario
this 3rd day of November 20 20

U. Krugel **URSULA KRUGEL,** D. Morris
Commissioner of Oaths a Commissioner, etc., Province of Ontario Applicant
for T. Johns Consulting Group Ltd. Expires January 7, 2023.

12.0 Authorizations of Owner for Agent to Make the Application

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be completed by the owner.

River Mill Development Corporation c/o Brandon
I, Campbell, am the owner of the land that is the subject of this application
(Name of Owner)

for approval of a plan of subdivision, I have disclosed to my agent and the Regional Municipality of Waterloo

all agreements or encumbrances that apply to the subject lands and I authorize T. Johns Consulting Group Ltd
(Name of Agent)

c/o Diana Morris to make this application on my behalf.

November 3, 2020
Date

[Signature]
Signature of Owner

13.0 Consent of the Owner to the Use and Disclosure of Personal Information

Complete the consent of the owner concerning personal information set out below.

River Mill Development Corporation c/o Brandon
I, Campbell, am the owner of the land that is the subject of this application
for approval of a plan of subdivision, and for the purpose of the Freedom of Information and Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any information that is collected or provided by myself or my agent under the authority of the Planning Act for the purposes of processing this application.

November 3, 2020
Date

[Signature]
Signature of Owner

14.0 Environmental Site Screening Questionnaire

This section must be completed and signed by the property owner(s) for all development applications submitted to the Regional Municipality of Waterloo (The Region).

14.1 Location of Subject Lands:

Municipal Address

1134 Hunt Club Road, 1285 Speedsville Road and
Part of 800 Briardean Rd.
Cambridge, ON
N3H 4R6

Legal Description

Part of Lot 10 & 11, Concession 1 of
the Former Township of Waterloo

14.2 What are the current uses of the property?

Vacant

14.3 Was the subject property ever used for industrial purposes? Yes No Uncertain

If YES, please describe approximate dates and types of industry:

Former Aggregate Quarry up until August 14, 2017 when the licenses were
surrendered, confirmation provided by the MNRF

14.4 Was the subject property ever used for commercial purposes where there is potential for site contamination (i.e., automotive repair, gas station, dry cleaning operation, chemical warehousing etc.)? Yes No Uncertain

If YES, please describe approximate dates and types of commercial activity:

14.5 Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes No Uncertain

If YES, when? _____

If YES, please provide description of waste materials:

14.6 Have hazardous materials ever been stored or generated on the property (e.g. has registration on the Hazardous Waste Information Network or other permits been required?) Yes No Uncertain

If YES, please summarize details:

14.7 Is there reason to believe that this property may be potentially contaminated based on historical use of this or an abutting property? Yes No Uncertain

If YES, please describe the nature of the suspected contamination:

14.8 Has the subject property or adjacent property ever been used as an agricultural operation where cyanide products may have been used as pesticides? Yes No Uncertain

- 14.9 Are there or were there ever any above ground or underground storage tanks for fuels or chemicals on the property? Yes No Uncertain
 If YES, please summarize details: _____
- 14.10 Does the property have or ever had a water supply well, monitoring well, geothermal well? Yes No Uncertain
 If YES, please provide details: Monitoring wells are active as per previous approvals, reported on annually
- 14.11 Does this property use or has it ever used a septic system? Yes No Uncertain
- 14.12 Have any environmental documents been prepared or issued for this property, including but not limited to a Phase I and II environmental site assessment, risk assessment, Record of Site Condition or Certificate of Property Use? Yes No Uncertain
- 14.13 Will lands be dedicated to the Region as part of this application (including road allowances, daylight triangles)? Yes No Uncertain

15.0 Declaration of Property Owner(s)

River Mill Development Communities

I, c/o Brandon Campbell am the registered owner of the land that is the subject of this document and
 Name of Owner(s)
 to the best of my knowledge, the information in this questionnaire is true.

DECLARED before me, Sandra Rauwerda in the City of Hamilton
 Commissioner of Oath (Print Name) City/Town/Municipality

this 26 day of Nov, 20 20.

Sandra Rauwerda
 Commissioner of Oath (signature)

[Signature]
 Registered Owner (signature)

Sandra Gall Rauwerda,
 a Commissioner, etc., Province of Ontario,
 for Starward Homes (2014) Limited and its
 subsidiaries, associated companies, and affiliates.
 Expires January 29, 2023