

Appendix E

Regional Municipality of Waterloo

Preliminary Conditions of Draft Approval for Subdivision 30T-21102

The following are preliminary conditions of Draft Plan of Subdivision approval and are subject to change:

1. The draft approval applies to Plan of Subdivision 30T-21102 for River Mill Development Corporation, in the City of Cambridge, Project Number 0706 by T. Johns Consulting Group, dated March 30, 2022 and signed by the Owner on April 28, 2022:

Block 1	- Medium Density Residential, Townhouses (152 units)
Block 2	- Medium Density Residential, Townhouses (18 units)
Block 3	- Right-of-Way
Total	- 170 Residential Units
2. That the Regional Municipality of Waterloo be advised by the City of Cambridge that the plan of subdivision conforms with the Zoning By-law approved under the *Planning Act*.
3. That the Owner/Developer agrees to stage the development of this plan of subdivision in a manner satisfactory to the City of Cambridge and the Regional Municipality of Waterloo.
4. That the Owner/Developer enters into an agreement with the City of Cambridge to satisfy all the requirements, financial and otherwise, of the municipality concerning the provision of roads, installation of services, facilities and drainage.
5. That the subdivision agreement be registered by the City of Cambridge against the land to which it applies and a copy of the registered agreement be forwarded to the Regional Municipality of Waterloo prior to final approval of the plan.
6. That the Owner/Developer agrees to provide and maintain a temporary emergency access to the satisfaction of the City of Cambridge and the Regional Municipality of Waterloo, if more than 26 units are developed with one point of access due to phasing.

7. That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
8. That the Owner/Developer agrees to make satisfactory arrangements with a telecommunications provider for the provision of permanent or temporary telephone services to this plan.
9. That the Owner/Developer agrees to make satisfactory arrangements with GrandBridge Energy for the provision of permanent or temporary electrical services to this plan.
10. That the Owner/Developer agrees to make satisfactory arrangements with Enbridge Gas Inc. for the provision of necessary easements and/or agreements for the provision of gas services to this plan.
11. That the Owner/Developer agrees to make satisfactory arrangements with Canada Post and the City of Cambridge for the provision of necessary easements for the provision of mail services to this plan in a form satisfactory to the City of Cambridge.
12. That prior to final approval, a final Stormwater Management Report (SWMR) must be submitted and accepted to the satisfaction of the Regional Municipality of Waterloo.
13. That prior to final approval, the Owner/Developer enters into a development agreement with the Regional Municipality of Waterloo to ensure that the lot-level infiltration galleries will be oversized by 15% to provide infiltration capacity redundancy to allow for potential loss in performance over time, as proposed in the in the report entitled "River Mill Community River Mill East (Phase 5) Preliminary Stormwater Management Report" prepared by MTE and dated April 25, 2022 to the satisfaction of the Regional Municipality of Waterloo.
14. That prior to final approval, the Owner/Developer enters into a development agreement with the Regional Municipality of Waterloo to complete, prior to Site Plan Approval, a Salt Management Plan for Blocks 1 and 2 to the satisfaction of the Regional Municipality of Waterloo.
15. That prior to final approval, a final Water Distribution Analysis must be submitted and accepted to the satisfaction of the Regional Municipality of Waterloo.
16. That prior to final approval, a final Functional Servicing Report must be submitted and accepted to the satisfaction of the Regional Municipality of Waterloo.

17. That prior to any grading/site alteration and/or construction on the site and prior to any registration of the plan, the Owner/Developer shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority (GRCA):
- a) A detailed Stormwater Management Report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with the Preliminary Stormwater Management Report (prepared by WalterFedy and dated July 2017 and supplemental responses).
 - b) A detailed Lot Grading, Servicing and Storm Drainage Plan.
 - c) An erosion and siltation control plan in accordance with the Erosion & Sediment Control Guidelines for Urban Construction (2006) indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction; and
 - d) The approval and issuance of a Permit from the GRCA for all works subject to Ontario Regulation 150/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation).
18. That the following be included the Subdivision Agreement with the City of Cambridge to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease to the satisfaction of the Waterloo Region District School Board:
- a) *"Despite the best efforts of the Waterloo Region District School Board (WRDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school."*
 - b) *"For information on which schools are currently serving this area, contact the WRDSB Planning Department at 519-570-0003 ext. 4419, or email planning@wrdsb.ca. Information provided by any other source cannot be guaranteed to reflect current school assignment information."*
 - c) *"In order to limit risks, public school buses contracted by Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to*

pick up and drop off students, and so bussed students will be required to meet the bus at a congregated bus pick-up point."

d) *"In order to limit liability, public school buses operated by the Student Transportation Services of Waterloo Region (STSWR), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."*

19. That prior to final approval, the Owner/Developer supply, erect and maintain a sign (at the Owner/Developer's expense and according to the Waterloo Region District School Board's (WRDSB) specifications), near or affixed to the development sign, advising prospective residents about schools in the area and that prior to final approval, the Owner/Developer shall submit a photo of the sign for review and approval of the WRDSB.
20. That prior to final approval, the Owner/Developer and the Waterloo Catholic District School Board reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to the Board's specifications) affixed to the development sign advising prospective residents about schools in the area.
21. That prior to final approval of Phase 5, the Owner/Developer shall enter into a registered development agreement with the Regional Municipality of Waterloo to complete, prior to Site Plan Approval, a detailed Stationary and Transportation Noise Study for Block 1 and Block 2 to assess stationary noise as well as noise levels from Maple Grove Road and indicate to the Regional Municipality of Waterloo methods to be used to attenuate noise levels, to the satisfaction of the Regional Municipality of Waterloo, and if necessary, enter into a subsequent agreement with the City of Cambridge or the Regional Municipality of Waterloo to provide for implementation of the approved noise attenuation measures.
22. That prior to final approval, the Owner/Developer to implement measures recommended by the Environmental Impact Study prepared by Natural Resource Solutions Inc. entitled "River Mill, Cambridge – Phase 5" to the satisfaction of the Regional Municipality of Waterloo and enter into a development agreement with the Regional Municipality of Waterloo, if necessary.
23. That prior to final approval, the Owner/Developer enters into a development agreement with the Region of Waterloo to provide as a schedule to all agreements of purchase and sale or rental agreements a brochure containing information about the natural heritage features contiguous to the plan along with advice about how to be good neighbours and stewards of these areas, and that

the brochure be prepared to the satisfaction of the Regional Municipality of Waterloo.

24. That prior to final approval, the Owner/Developer enters into a development agreement with the Region of Waterloo to ensure that any required tree removals or significant site alteration will be scheduled outside the breeding bird season of May 1st to July 31st in compliance with the Migratory Birds Convention Act, unless it can be ascertained by a qualified expert to the satisfaction of the Regional Municipality of Waterloo that no birds covered by the Act are observed to be breeding in or adjacent to the affected area.

25. a) That the Owner/Developer enter into an Agreement for Servicing with the Regional Municipality of Waterloo to preserve access to municipal water supply and municipal wastewater treatment services prior to final approval or any agreement for the installation of underground services, whichever occurs first. Where the Owner/Developer has already entered into an agreement for the installation of underground servicing with the area municipality, such agreement shall be amended to provide for a Regional Agreement for Servicing prior to registration of any part of the plan. The Regional Commissioner of Transportation and Environmental Services shall advise prior to an Agreement for Servicing that sufficient water and wastewater treatment capacity is available for this plan, or the portion of the plan to be registered.

b) That the Owner/Developer include the following statement in all agreements of lease or purchase and sale that may be entered into pursuant to Section 52 of the *Planning Act*, prior to the registration of this plan:

"The lot, lots, block or blocks which are the subject of this agreement of lease or purchase and sale are not yet registered as a plan of subdivision. The fulfilment of all conditions of draft plan approval, including the commitment of water and sewer treatment services thereto by the Region and other authorities, has not yet been completed to permit registration of the plan. Accordingly, the purchaser should be aware that the vendor is making no representation or warranty that the lot, lots, block or blocks which are the subject of this agreement of lease or purchase and sale will have all conditions of draft plan approval satisfied, including the availability of servicing, until the plan is registered."

26. That subject to Conditions 1 to 26 herein, the Owner/Developer shall satisfy all of the conditions for the City of Cambridge contained in the resolution of the City of Cambridge Council dated (*future date*) as follows:

