

Phase One Environmental Site Assessment



1480 Derry Road East, Mississauga, Ontario
G2S18580

Centum Smart Mortgages Inc.
1200 Lorimar Drive
Mississauga, Ontario
L5S 1R4

Executive Summary

G2S Environmental Consulting Inc. (G2S) was retained by Mr. Vicky Aulakh of Centum Smart Mortgages Inc. to complete a Phase One Environmental Site Assessment (ESA) for 1480 Derry Road East in Mississauga, Ontario, hereafter referred to as the 'Site'. The current owner of the Site is Prabh Aulakh Ltd.

For the purpose of this report, Site North has been established as parallel to Dixie Road, with Derry Road East running east to west, as illustrated on Drawing 2 in Appendix A. The irregularly shaped Site is located on the south side of Derry Road East, at the southwest corner of the intersection with Dixie Road. The Site is located in an area consisting primarily of industrial and commercial land use. The Toronto Pearson Airport is located approximately 570 m southeast, Highway 410 is 1.7 km west and Highway 407 is 1.8 km north of the Site. The West Branch of Etobicoke Creek is located approximately 150 m east of the Site, flowing south to southeast towards Lake Ontario. The Site location is illustrated on Drawing 1 in Appendix A.

The Site consists of a gravel lot with a mobile office trailer located along the west property line. Limousine vehicles are parked on the west and south areas of the Site. The Site is approximately 1,720 square meters (18,000 ft²). Entrance to the Site is via Dixie Road.

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties.

Several Potentially Contaminating Activities (PCAs) were identified within the Study Area, and were assessed based on observations of their operations, location relative to the Site with respect to the inferred groundwater flow direction, and tenures. The PCAs identified were judged to represent low risk to the property with respect to environmental impact, and as such, the need for further environmental investigation (i.e. a Phase Two ESA) has not been identified at this time.

It should be noted that if a Record of Site Condition (RSC) is required for the property, under O.Reg. 153/04 further investigation may be required due to the historic use of the Site and of the surrounding properties. RSCs are generally required with a change in land use, and in some instances, with an application for a building permit.

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1. Introduction

G2S Environmental Consulting Inc. (G2S) was retained by Mr. Vicky Aulakh of Centum Smart Mortgages Inc. to complete a Phase One Environmental Site Assessment (ESA) for 1480 Derry Road East in Mississauga, Ontario, hereinafter referred to as the 'Site'. The current owner of the Site is Prabh Aulakh Ltd.

1.1 Phase One Property Information

1.1.1 Site Description

The legal description of the Site is as follows:

- Part lot 10, concession 3 EHS (Toronto Township) designated parts 5 & 6, 43R31711; subject to ease until 2008/10/29 over part 5, expropriated plan PR1361888 as in PR1361888; Mississauga.

Photographs of the Site and the Study Area are included in Appendix B.

1.1.2 Site Location

For the purpose of this report, Site North has been established as parallel to Dixie Road, with Derry Road East running east to west, as illustrated on Drawing 2 in Appendix A. The irregularly shaped Site is located on the south side of Derry Road East, at the southwest corner of the intersection with Dixie Road. The Site is located in an area consisting primarily of industrial and commercial land use. The Toronto Pearson Airport is located approximately 570 m southeast, Highway 410 is 1.7 km west and Highway 407 is 1.8 km north of the Site. The West Branch of Etobicoke Creek is located approximately 150 m east of the Site, flowing south to southeast towards Lake Ontario. The Site location is illustrated on Drawing 1 in Appendix A.

1.1.3 Site Occupancy

The Site is currently occupied by Majestic Limo Services. According to a Phase One ESA completed in May 2018 by A & A Environmental, the Site was vacant at the time of the report.

1.1.4 Site Features

The Site consists of a gravel lot with a mobile office trailer located along the west property line. Limousine vehicles are parked on the west and south areas of the Site.

The Site is approximately 1,720 square meters (18,000 ft²). Entrance to the Site is via Dixie Road.

1.1.5 Surrounding Properties

The Site is located in an area consisting primarily of industrial and commercial land use. The east adjacent property is occupied by the Dixie + Derry feeder station. A small metal clad structure is located adjacent to the southeast area of the Site. A commercial condominium building is located west adjacent to the Site, and an industrial building occupied by Floors @ Work is located approximately 25 m southeast. Petro-Canada is located east of the Site across Dixie Road.

2. Scope of Work

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties. It is our understanding that the Phase One ESA is being completed as part of the due diligence program related to the potential purchase of the Site.

This Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One Environmental Site Assessments. Should a Record of Site Condition (RSC) be required for the property in the future, additional work would be necessary to meet the requirements of O. Reg. 153/04.

The scope of work for this Phase One ESA included a review of available historical records, a visual inspection of the Site and surrounding properties, interviews with knowledgeable persons, municipal and provincial agencies and preparation of a report of the findings and any recommendations.

3. Records Review

Available public records were reviewed to determine the land use history of the Site and surrounding properties.

3.1 General

(i) *Phase One Study Area Determination*

The Phase One Study Area includes the Site and lands within approximately 150 m of the Site, as shown on Drawing 2 in Appendix A, herein referred to as the Study Area.

(ii) *First Developed Use Determination*

City directories first list the Site as occupied by Rae, J.D. in 1980. Historical aerial photos indicate a discernible building on-Site in 1989.

(iii) *Fire Insurance Plans*

Available Fire Insurance Plans (FIPs) for the City of Mississauga did not cover the Site and Study Area.

(iv) *Property Ownership*

A land title search for the Site was conducted online using Teranet Express for the Peel Land Registry Office. The Land Registry document indicates that the Site was transferred from 1480 Derry Road East Holdings Ltd. to 1195705 Ontario Inc. in 1998. The Site was transferred to Mehr Holdings Inc. in 2008, and to the current owner, Prabh Aulakh Ltd. in September of 2017. The Land Registry document for the Site is included in Appendix D.

(v) *Property Use Directories*

Directories for the Site and Study Area were available for review at the Mississauga Public Library located in Mississauga, Ontario. The Site and Study Area were reviewed in approximately five year increments for the years 1981 to 2001, when publication was ceased. The table below summarizes the land uses of the Site:

Table 1: Property Use Directories, Site Use

Site		
Address	Property Use	Years Occupied
1480 Derry Road East	Not listed	2001
	Traditional Carpet Cleaning	1996
	Not listed	1991
	Raebinloft Antiques	1983
	Rae, J. D.	1980-1983

The land uses for the surrounding properties as described in the reviewed directories, as well as the direction and distance of the surrounding properties to the Site, are included in Appendix C.

Potentially contaminating activities (PCAs) were identified within the Study Area based on the property use directories search, and are summarized in Table 2.

Table 2: Property Use Directories, Potentially Contaminating Activity

Address	Direction and Distance from Site	Potentially Contaminating Activity	Description	Years Occupied	Contaminants of Potential Concern
6965 Davand Drive	West adjacent	Ink Manufacturing, Processing & Bulk Storage	Graphic Line-A-Tone	1991-1996	VOCs
6953 Davand Drive	~25 m southwest	Metal Fabrication	Multichair Inc.	1991	Metals, VOCs
6995 Dixie Road	~55 m east	Gasoline & Associated Products Storage in Fixed Tanks	Petro-Canada	1991-1996	PHCs

Notes: PHCs - Petroleum Hydrocarbons

VOCs – Volatile Organic Compounds

(vi) Official City Plan

The Official Plan of the City of Mississauga, Schedule 10 – Land Use Designations, was reviewed to determine the land use of the Site. The Site is located on the border of an employment area and a special purpose area (Toronto – Lester B. Pearson International Airport). The Study Area is classified as business employment.

The Official Plan of the City of Mississauga, Schedule 3 – Natural System, was also reviewed. Significant Natural Areas and Green Space are located approximately 60 m east of the Site, along Etobicoke Creek to the east side of Dixie Road.

(vii) Environmental Reports

A summary of previous environmental reports is provided below:

Table 3: Summary of Previous Environmental Reports

Report Details	Findings and Conclusions
<p>Title: Phase I Environmental Site Assessment 1480 Derry Road East, Mississauga, ON</p> <p>Date of Report: May 18, 2018</p> <p>Author of the Report: A & A Environmental Consultants Inc.</p>	<ul style="list-style-type: none"> - The Site is vacant commercial land. - The ERIS report identified the following records: <ul style="list-style-type: none"> o 6995 Dixie Road (~132 m northeast): <ul style="list-style-type: none"> ▪ One active 50,000 L diesel UST and three active 50,000 L gasoline USTs. ▪ Tamm Gas Bar has record of ten expired USTs in 2006. ▪ Four removed single walled gasoline USTs and one single walled diesel UST. ▪ 200 L licensed retail fuel tank. o 7010 Dixie Road (~97 m northeast): <ul style="list-style-type: none"> ▪ Beaver Fuels Management has record of 3 expired USTs in 1992.

Report Details	Findings and Conclusions
<p>Completed for: Mr. Bill Sharma Centum Smart Mortgages Inc.</p>	<ul style="list-style-type: none"> ▪ 200 L and 90920 L licensed retail fuel tanks. ○ Ontario Spills: 100 L of hydraulic oil spilled to parking lot and sewer (property located 93 m NE of the Site), 45 L of food grease spilled to Etobicoke Creek (93 m NE of the Site), spillage of gasoline at Petro Canada Service Station (132 m NE of the Site). - Two potentially contaminating activities were identified: gasoline and associated products storage in fixed tanks at 6995 Dixie Road (~50 m east) and at 7010 Dixie Road (~150 m north). These create two areas of potential environmental concern along the west and north property boundaries. A Phase II ESA is recommended.

3.2 Environmental Source Information

(i) *National Pollutant Release Inventory*

The National Pollutant Release Inventory (NPRI) database was searched for records in the vicinity of the Site. No records were located within the Study Area.

(ii) *PCB Storage Sites*

A search of the Ontario Inventory of PCB Storage Sites (1991 & 1995) was conducted. No records were located within the Study Area.

(iii) *Environmental Registry*

The Environmental Bill of Rights Registry was searched for references to the Site and Study Area. The following records were located:

Table 4: Environmental Registry Records

Property address and distance to Site	Site Use	Description
6953 Davand Drive ~25 m southwest	<p>Proponent: Multichair Inc.</p> <p>Instrument Type: Environmental Compliance Approval (project type : air) – EPA Part II.1-air</p>	<p>This application is for an amendment to an existing certificate of approval (air & noise) for Multichair Inc.'s chair frame manufacturing facility. The main manufacturing process at the facility consists of welding, electroplating, and natural gas combustion. This application is for an inline tube coating system. The application was withdrawn by the applicant and no approval was issued (February, 2015).</p>
	<p>Proponent: Multichair Inc.</p> <p>Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9</p>	<p>A Certificate of Approval (Air) was granted to Multichair Inc., for the emissions of two (2) proposed exhaust vents associated with the operation of an MIG welding process (October, 2002).</p>
	<p>Proponent: Multichair Inc.</p> <p>Instrument Type: Approval for discharge into the natural</p>	<p>An amendment to an existing Certificate of Approval (Air) was granted to allow for the emission discharges into the atmosphere from a MIG welding process and combustion equipment (June, 2000).</p>

Property address and distance to Site	Site Use	Description
	environment other than water (i.e. Air) - EPA s. 9	
	Proponent: Multichair Inc. Instrument Type: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9	A Certificate of Approval (Air) was granted for the relocation of a general exhaust fan from the welding area to the milling area (June, 1998).

(iv) *Coal Gasification Maps*

A review of the *Inventory of Coal Gasification Plant Waste Sites in Ontario* publication indicated that no coal gasification plants were located within the Study Area.

(v) *Coal Tar Sites*

The *Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario* is included in the Waste Disposal Site Inventory document and was searched for facilities. No coal tar facilities were found within the Study Area.

(vi) *Freedom of Information Request*

G2S contacted the Freedom of Information and Protection of Privacy Office of the Ministry of the Environment with a request for information pertaining to the Site. Requests generally take several weeks to months to generate a response from the government agency. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received from the government agency.

(vii) *Waste Management Records*

The Site and properties within the immediate area of the Site were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases in approximately two year increments from 1986-1993 and 2002-2014. The following table presents the HWIN records found.

Table 5: HWIN Records

Address Direction and Distance from Site	Generator Name	Registered Waste Class and Waste	Contaminants of Potential Concern
6965 Davand Drive, Unit 16 ~10 m west	Graphic Line-A-Tone Co. ON0491201 1988-1993	<ul style="list-style-type: none"> 264 – Photoprocessing wastes 	VOCs
6953 Davand Drive ~25 m southwest	Multichair Inc. ON0835300 1986-2014	<ul style="list-style-type: none"> 131 – Neutralized solutions, sludges and residues containing heavy metals 232 – Polymeric resins 251 – Waste oils/sludges 	Metals, PHCs, VOCs

Notes: PHCs - Petroleum Hydrocarbons

VOCs - Volatile Organic Compounds

Properties within the Study Area were also searched for records currently registered with HWIN. No records were located.

(viii) *Other MOECC Reports*

Other MOECC reports were not available for the Site or Study Area at the time of this Phase One ESA.

(ix) *Retail Fuel Storage Tanks*

G2S contacted the Technical Standards and Safety Authority (TSSA) by email on July 24, 2018. G2S requested a search for records of fuel storage on the Site and immediate surrounding properties on Davand Drive, Derry Road East and Dixie Road. A response from the TSSA has not been received at this time. Should a response from the TSSA change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received.

(x) *Areas of Natural Significance*

The Ministry of Natural Resources, Ontario, Natural Heritage Areas database was reviewed. The Greenbelt Plan boundary is located along the east and west sides of Etobicoke Creek. The western boundary is located approximately 80 m east of the Site. Woodland areas and unevaluated wetlands are located along Etobicoke Creek, east adjacent to the Study Area.

(xi) *Landfills*

The MOECC publication *Waste Disposal Site Inventory, June 1991*, was searched for waste disposal facilities located within the Study Area. No records were found within the Study Area. The nearest active landfill is located approximately 4.5 km east and is classified as an A3 waste site (criteria humans) for municipal and domestic wastes in urban areas.

(xii) *Notices and Instruments*

The Brownfields Environmental Site Registry was searched for references to the Site and properties in the Study Area. No records were found.

3.3 Physical Setting Sources

(i) *Aerial Photographs*

Aerial photographs of the Site and Study Area for the years 1975, 1985, 1989, 2002 and 2017 (included as Drawings 4 through 8, respectively, in Appendix A) were reviewed online at the City of Mississauga's Online Mapping Website. Comments for each photograph are presented in the following table:

Table 6: Aerial Photographs

Year	Site Description	Study Area Description
1975	The Site appears to be undeveloped.	Properties to the south, west, northwest and northeast of the Site are undeveloped. The property located north at 1411 Derry Road East appears to be developed. Areas of disturbed soil are located east at 6995 Dixie Road. The West Branch of Etobicoke Creek is located approximately 150 m east of the Site flowing south to southeast towards Lake Ontario.
1985		6995 Derry Road East is developed with a small building similar to present. Industrial buildings have been constructed further to the south and west of the Site along Davand Drive.
1989	A driveway appears to access the property from Derry Road East at the north portion of the Site. Due to the scale of the photograph, buildings on Site cannot be distinguished.	The Study Area is developed similar to present. 6965 Derry Road East and 695 Davand Drive have been constructed.
2002	The Site appears to be developed with a building at the north portion of the property. The east portion of the property appears to be used for storage.	
2017	The Site appears to be vacant, no buildings are located on Site.	

(ii) *Topography, Hydrology and Geology*

Topographic Maps

Topographic maps for the years 1976, 1985 and 1994 were reviewed at the York University Library located in Toronto, Ontario and are included as Drawings 9 through 11 in Appendix A.

The property is located at 177 m above sea level (asl). The expected direction of groundwater flow is east to southeast, following surface topography towards the West Branch of Etobicoke Creek.

Table 7: Topographic Maps

Year	Site Description	Study Area Description
1976	The Site is undeveloped.	The southeast adjacent property appears to be developed with a building, and two buildings are located further north along Dixie Road. Areas to the west, south and east appear to be undeveloped. The West Branch of Etobicoke Creek is located approximately 150 m east of the Site. The Toronto Airport is located 570 m southeast of the Site and a cemetery is located 580 m west.
1985	The Site appears to be developed with a small residence.	The east adjacent property is developed with a small building. 6995 and 1411 Dixie Road have been developed. A pipeline control valve appears to be located on the east adjacent property.

Year	Site Description	Study Area Description
1994		The Study Area is developed similar to present. Large industrial and commercial buildings are developed west and south of the Site property. Commercial buildings including a motel are located east of the Site.

Soil and Geological Maps

The Paleozoic Geology Map of Southern Ontario and the Soil Survey Map of Peel County, Ontario, were available for review online.

The geological and soil maps reviewed indicate that the Site and Study Area are characterized by the Upper Ordovician Queenston Formation, overlain by red shale. The soil map indicates that the Site and Study Area consist primarily of lacustrine over heavy till.

Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through the unpaved gravel surface.

The West Branch of Etobicoke Creek is located approximately 150 m east. Based on our observations and review, the expected direction of groundwater flow is east to southeast, following surface topography towards the West Branch of Etobicoke Creek.

(iii) Fill Materials

Fill materials are not expected to be present in large quantities on-Site.

(iv) Water Bodies and Areas of Natural Significance

The West Branch of Etobicoke Creek is located approximately 150 m east of the Site. The Greenbelt Plan boundary is located along the east and west sides of Etobicoke Creek. The western boundary of the Greenbelt Plan is located approximately 80 m east of the Site. Woodland areas and unevaluated wetlands are located along Etobicoke Creek, east adjacent to the Study Area. Significant Natural Areas and Green Space are located approximately 60 m east of the Site, along Etobicoke Creek, extending to the east side of Dixie Road.

(v) Well Records

The Ministry of the Environment and Climate Change, Water Well Help Desk, Environmental Monitoring and Reporting Branch website was searched for well records for the Site and surrounding area. Well records are included in Appendix F and the search results are presented below.

- A record from a domestic well installed on-Site in 1950 indicates that soil consists of clay loam to a depth of 0.6 m below ground surface (bgs), underlain by clay to a depth of 6 m bgs. Shale was encountered at 6 m bgs. Water was encountered at 4.5 m bgs.
- A record from a monitoring well located at 6995 Dixie Road (~50 m east of the Site) indicates that surrounding soils generally consist of brown silt and sand to a depth of 3.5 m bgs, underlain by grey shale to a depth of 7.5 m bgs. Water was encountered at 5.1 m bgs.

3.4 Site Operating Records

Site Operating Records were requested by G2S at the time of this Phase One ESA report. No records were provided.

Site Operating Records	
Regulatory Permits and Records	No records provided
Material Safety Data Sheets	No records provided
Underground Utility Drawings	No records provided
Chemical Inventory and Storage	No records provided
Storage Tanks	No records provided
Environmental Monitoring Data	No records provided
Waste Management Records	No records provided
Process, Production and Maintenance Documents	No records provided
Spills and Discharges	No records provided
Emergency Response and Contingency Plans	No records provided
Environmental Audit Reports	No records provided
Facility Site Plans	No records provided

4. Interviews

4.1 Site Personnel

A Site Representative was not available at the time of the Site visit. Mr. Vicky Aulakh, the Site owner, completed a Phase One Questionnaire provided in Appendix G.

4.2 Third Party Individuals

Third party individuals were not available for interview at the time of this Phase One ESA.

4.3 Government Officials

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment and Climate Change, Freedom of Information and Protection of Privacy Office;
2. Technical Standards and Safety Authority.

5. Site Reconnaissance

5.1 General Requirements

Ms. Jessica Boelhouver, B.Sc., of G2S conducted the Phase One ESA Site visit at 1480 Derry Road East, in Mississauga, Ontario. The purpose of the Site reconnaissance was to assess the current conditions of the Site, adjacent and surrounding properties to the extent practicable. The following table provides details regarding the Site visit:

Table 8: Site Reconnaissance

Date	July 24, 2018
Time	9:00 am
Length of Site Visit	0.5 hour
Weather	Partly cloudy, approximately 25° Celsius
Person who conducted the Site visit	Jessica Boelhouver, B.Sc.
Qualified Person supervising the Site visit	Steve Campbell, P.Geo.
Facility Operating: Yes/No	Yes

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means.

(i) Site Limitations

G2S did not access the mobile office trailer on the west area of the Site. Based on external observations and the nature of the operations, the trailer does not pose a significant environmental risk to the Site.

(ii) Property Use, Buildings and Structures

The Site consists of a gravel lot with a mobile office trailer located along the west property line. Majestic Limo Services occupies the Site, using the trailer as office space and the gravel lot for minor storage of vehicles. Limousine vehicles are parked on the west and south areas of the Site. Prior to Majestic Limo Services, in May of 2018, the Site was a vacant lot.

According to aerial photographs, a residence was formerly located at the north portion of the Site from approximately 1985 to 2008.

The Site is approximately 1,720 square meters (18,000 ft²). Entrance to the Site is via Dixie Road.

(iii) Locations of Current and Former Wells

G2S did not identify any wells at the time of the Site visit. A domestic well record was identified for the Site from 1950. The well was likely decommissioned with demolition of the former building.

(iv) Sewage Works

The Site is not serviced with municipal water or sewer. Catch basins were not observed in the gravel lot.

(v) *Ground Surface*

The Site consists of a gravel lot approximately 1,720 m² in size.

(vi) *Current or Former Railway Lines or Spurs*

No current or former railway lines or spurs were identified within the Study Area.

(vii) *Areas of Stained Soil, Vegetation or Pavement*

No areas of stained soil, vegetation or pavement were observed on-Site.

(viii) *Stressed Vegetation*

G2S did not identify any stressed vegetation during the Site visit.

(ix) *Fill and Debris Materials*

No fill or debris materials were observed at the time of the Site visit.

(x) *Potentially Contaminating Activities On-Site*

No Potentially Contaminating Activities (PCAs) were observed on Site.

(xi) *Unidentified Substances*

No unidentified substances were located on-Site.

(xii) *Below Ground Structures*

Utility locations have not been identified as part of the Phase One ESA.

(xiii) *Storage Tanks*

No storage tanks were observed at the time of the Site visit.

(xiv) *Material Storage*

No bulk materials storage observed at the time of the Site visit.

(xv) *Hazardous Materials*

No hazardous materials were observed at the time of the Site visit.

(xvi) *Potable and Non-Potable Water Sources*

Water is not currently supplied to the Site. The Study Area is serviced with municipal water.

(xvii) *Waste Management*

General waste appears to be serviced by Miele Enterprises. An approximate 4-yard general waste bin is located on the southwest area of the Site.

(xviii) *Underground Utilities*

Records or drawings of underground utilities were not available at the time of this report.

(xix) *Interior Building Features*

No permanent building is located on-Site. G2S did not access the interior of the trailer.

(xx) *Exterior Features*

Exterior building materials of the office trailer consist primarily of metal siding and wood. The Site consists of a gravel lot.

(xxi) *Surrounding Properties*

The following PCAs were identified in the Study Area during the Site visit:

Table 9: Current Surrounding Property Use, Potentially Contaminating Activities

Address	Direction and Distance from Site	Potentially Contaminating Activity	Description	Contaminants of Potential Concern
6965 Davand Drive, Unit 16	~10 m west	Ink Manufacturing, Processing & Bulk Storage	Rainbow Graphix	VOCs
6995 Dixie Road	~50 m east	Gasoline & Associated Products Storage in Fixed Tanks	Petro-Canada	PHCs

Notes: PHCs - Petroleum Hydrocarbons
VOCs – Volatile Organic Compounds

5.2 Description of Investigation

The investigation included a walkthrough of the Site. No PCAs were identified on-Site.

5.3 Special Attention Items

(i) *Polychlorinated Biphenyls*

Polychlorinated Biphenyls (PCBs) were widely used for cooling and lubricating electrical equipment from the 1930s to the 1970s. The use of PCBs was prohibited in the late 1970s.

The age of the trailer is unknown, there is the potential for PCB containing equipment.

(ii) *Asbestos Containing Materials*

Asbestos is a generic term referring to a group of naturally occurring fibrous mineral silicates. Asbestos was used in many products due to its strength and resistance characteristics. Common uses include boiler and pipe insulation, spray-on fireproofing, floor and ceiling tiles, asbestos-cement products, etc. Legislation banned the use of asbestos-containing materials (ACMs) in the mid to late 1980s.

The age of the trailer onsite is unknown, there is the potential for ACMs to be onsite.

(iii) *Lead*

Lead is a heavy metal typically found in pipes, batteries, lead solder, cabling, insecticides, paints, glass and as an additive to gasoline. In 1976, the federal government limited the amount of lead for interior paints to 0.5% by weight or 5,000 ppm. The Surface Coating Materials Regulation (SOR/2005-109) dated April 19, 2005, as amended, pursuant to the 2005 Hazardous Products Act, revised the standard to limit the amount of lead in certain paints to 0.06% (600 ppm). In October 2010, this was revised to 0.009 % (90 ppm).

the age of the trailer is unknown, there is the potential for lead based paint to be present on-Site.

(iv) *Mercury*

Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps.

No potential mercury-containing equipment was observed at the time of the Site visit.

(v) *Ozone Depleting Substances*

Ozone-Depleting Substances (ODSs) include any substances containing chlorofluorocarbon ("CFCs"), hydro chlorofluorocarbon ("HCFCs"), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 1, 1996 and put a freeze on the production and import of HCFC-22 by January 1, 1996. The regulation also requires the complete replacement of HCFC-22 equipment by the year 2020.

Potentially ODS-containing materials were not observed on-Site at the time of the Site visit.

(vi) *Urea Formaldehyde Foam Insulation*

Urea Formaldehyde Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980.

Evidence of UFFI use was not observed at the time of the Site visit.

(vii) *Mould*

No areas of mould or potential mould were observed during the Site visit.

6. Review and Evaluation of Information

(i) Current and Past Site Uses

The current and past Site uses are summarized in the following table:

Table 10: Site Uses

Site		
Address	Property Use	Years Occupied
1480 Derry Road East	Majestic Limo Services	Present
	Vacant lot	1998-May 2018
	Traditional Carpet Cleaning	1996
	Raebinloft Antiques	1983
	Rae, J. D.	1980-1983

(ii) Potentially Contaminating Activities

The following PCAs as defined in the amended O. Reg. 153/04 were identified in the Study Area:

- Ink Manufacturing, Processing, and Bulk Storage
- Gasoline & Associated Products Storage in Fixed Tanks
- Metal Fabrication

Table 11: Potentially Contaminating Activities – Risk to Site

Address Direction and Distance from Site	Potentially Contaminating Activity	Description	Years Occupied	Contaminants of Potential Concern	PCA - Risk to Site
6965 Davand Drive, Unit 16 ~10 m west	Ink Manufacturing, Processing and Bulk Storage	City directories list Graphic Line-A-Tone (HWIN record).	1988-1996	VOCs	Low, small operation, building in good condition
6953 Davand Drive ~25 m southeast	Metal Fabrication	City directories list Multichair Inc. (EBR records, HWIN records).	1986-2014	Metals, VOCs	Low, down-gradient with respect to potential groundwater flow, building located moderate distance from Site
6995 Dixie Road ~55 m east	Gasoline & Associated Products Storage in Fixed Tanks	City directories list Petro Canada, previous report lists expired and current USTs on property	1991-Current	PHCs	Low, moderate distance from Site, down-gradient with respect to potential groundwater flow
7010 Dixie Road ~100 m north	Gasoline & Associated Products Storage in Fixed Tanks	Previous report list 3 expired USTs on Site in 1992	1992	PHCs	Low, moderate distance from Site, trans-gradient with respect to groundwater flow

Notes: PHCs - Petroleum Hydrocarbon

PAH – Polycyclic Aromatic Hydrocarbon

VOCs - Volatile Organic Compounds

7. Conclusions and Recommendations

Several Potentially Contaminating Activities (PCAs) were identified within the Study Area, and were assessed based on observations of their operations, location relative to the Site with respect to the inferred groundwater flow direction, and tenures. The PCAs identified were judged to represent low risk to the property with respect to environmental impact, and as such, the need for further environmental investigation (i.e. a Phase Two ESA) has not been identified at this time.

It should be noted that if a Record of Site Condition (RSC) is required for the property, under O.Reg. 153/04 further investigation may be required due to the historic use of the Site and of the surrounding properties. RSC's are generally required with a change in land use, and in some instances, with an application for a building permit.

8. Qualifications of the Assessor

This Phase One ESA was conducted by Ms. Jessica Boelhouver, B.Sc. Ms. Boelhouver is responsible for the successful completion of field work and reporting. Ms. Boelhouver has completed numerous projects on behalf of private and public-sector clients for industrial, commercial and residential sites.

This Phase One ESA was reviewed by Mr. Steve Campbell, P. Geo. Mr. Campbell has over 20 years of environmental consulting experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring and remediation of contaminated sites. Mr. Campbell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Campbell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase One and Two ESAs, remediation reports and Records of Site Condition (RSCs). Mr. Campbell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

9. References and Supporting Documentation

- a) Canadian Standards Association. November 2001. *Z768-0 Phase One Environmental Site Assessment*.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) Hazardous Waste Information Network (HWIN, 1986 – 2005), www.hwin.ca.
- f) Ministry of the Environment, Brownfields Environmental Site Registry, www.ene.gov.on.ca/environet/BESR/index.
- g) National Pollutant Release Inventory, www.ec.gc.ca.
- h) Ontario's Environmental Registry, www.ebr.gov.on.ca.
- i) "Paleozoic Geology of Southern Ontario", Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- j) "Soil Map of Peel County, Ontario, Map No. 18." Scale 1:633,600. Soil Research Institute, Research Branch, Canada Department of Agriculture, Ottawa, 1960.
- k) "Brampton, Ontario, Topographic Map", 30 M/12, 5th Edition. Energy, Mines & Resources Canada. Scale 1:50,000. Published 1976.
- l) "Brampton, Ontario, Topographic Map" 30 M/12, 6th Edition. Energy, Mines & Resources Canada. Scale 1:50,000. Published 1985.
- m) "Brampton, Ontario, Topographic Map", 30 M/12, 7th Edition. Energy, Mines & Resources Canada. Scale 1:50,000. Published 1994.
- n) "1975, 1985, 1989, 2002, and 2017 Aerial Photographs," Viewed online at the City of Mississauga Online Mapping Website. Scale Unknown.
- o) "Mississauga Official Plan," Schedule 10 - Land Use Designations, and Schedule 3 – Natural System. Planning and Development Committee. October 26, 2016.

10. Limitations

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of Mr. Vicky Aulakh and is intended to provide a Phase One ESA on the Site, 1480 Derry Road East in Mississauga, Ontario. The Phase One ESA may not be used by any other person or entity without the expressed written consent of Mr. Vicky Aulakh, and G2S Environmental Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this Phase One ESA.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (July, 2018), and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

11. Closing Remarks

We trust this Phase One ESA is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

G2S Environmental Consulting Inc.

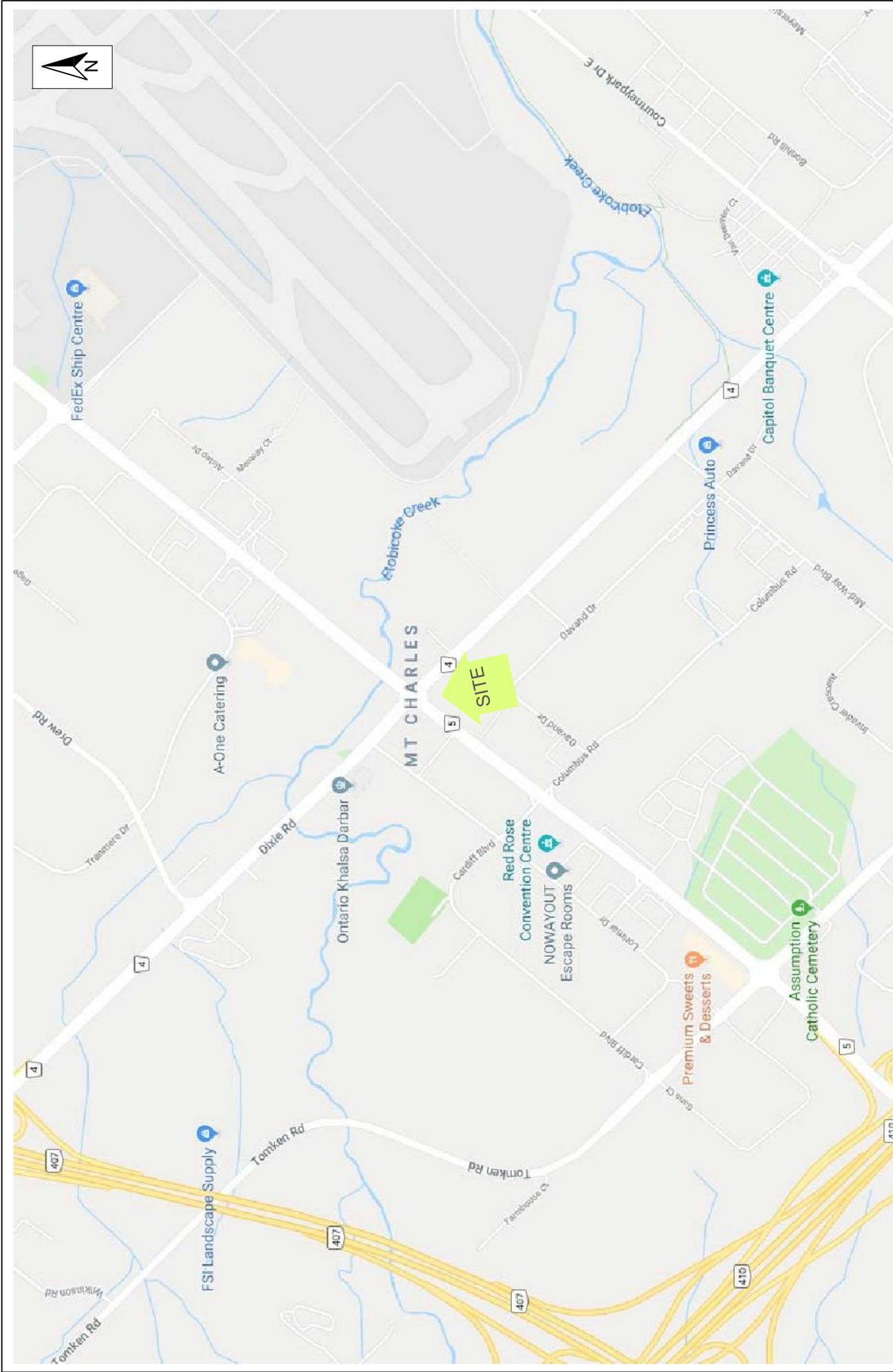


Jessica Boelhouwer, B.Sc.
Environmental Technician

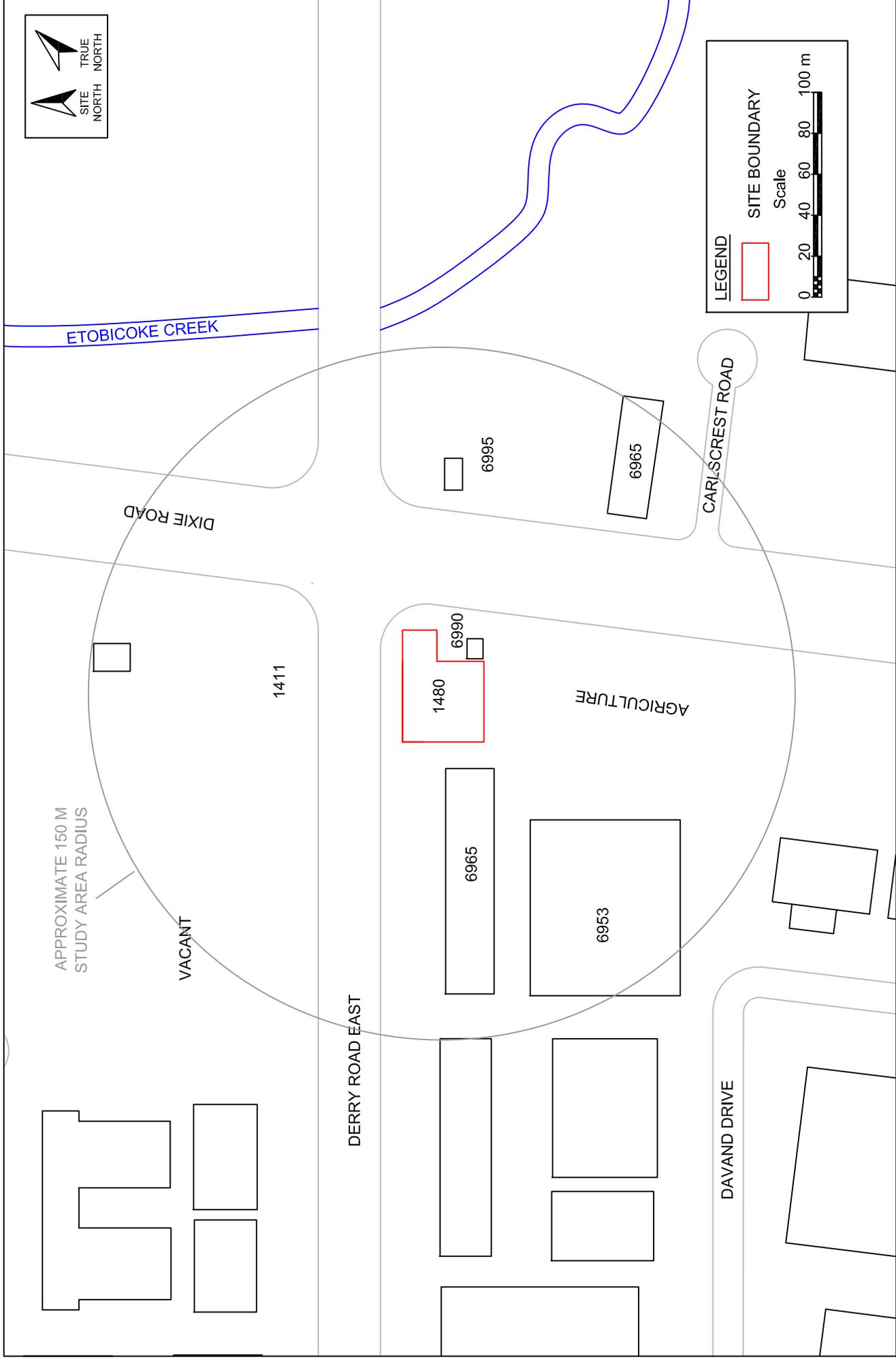
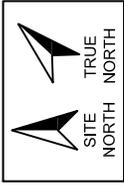


Steve Campbell, P.Geo.
Senior Project Manager

Appendix A: Drawings



<p>Scale: N.T.S. Project No.: G2S18580 Date: JUL. 27, 2018 Drawn by: JB/SC File name: 1480DERRYE.dwg</p>	<p>SITE LOCATION PLAN 1480 DERRY ROAD EAST</p> <p>MISSISSAUGA ONTARIO</p>	 <p>Drawing No. 1</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------



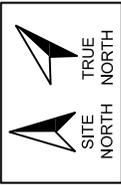
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SITE BOUNDARY

Scale

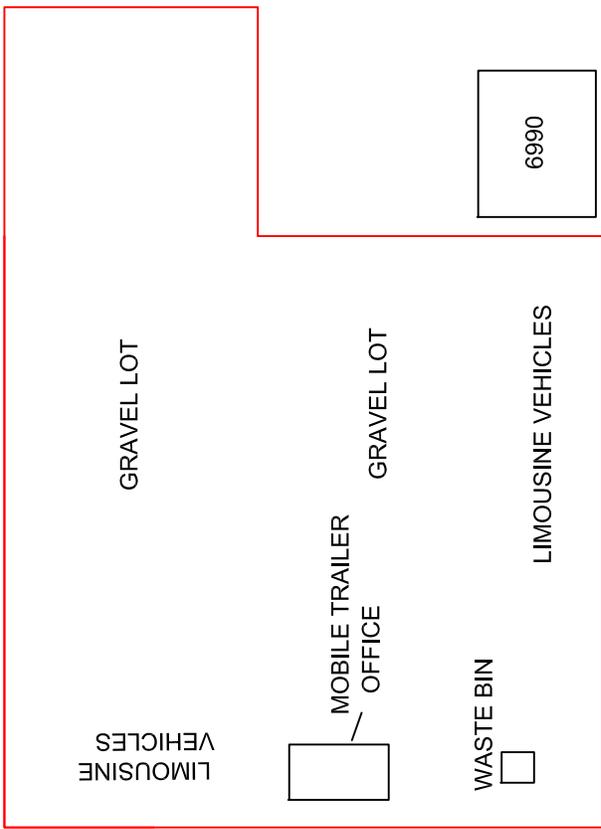
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File name: 1480DERRY.E.dwg	MISSISSAUGA		1480 DERRY ROAD EAST
			ONTARIO



DERRY ROAD EAST

DIXIE ROAD



LEGEND

□ SITE BOUNDARY

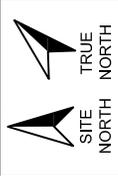
Scale
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Scale: 1:750
Project No.: G2S18580
Date: JULY 26, 2018
Drawn by: NC/SC
File name: 1480DERRYE.dwg



SITE PLAN
1480 DERRY ROAD EAST
MISSISSAUGA ONTARIO

Drawing No. **3**



WEST
BRANCH
ETOBICOKE
CREEK

DERRY ROAD
EAST

1480

6990

6965

6965

6953

6975

CARLSCREST
ROAD

Scale: N.T.S.

Project No.: G2S18580

Date: JULY 26, 2018

Drawn by: NC/SC

File name: 1480DERRYE.dwg

1975 AERIAL PHOTOGRAPH

1480 DERRY ROAD EAST

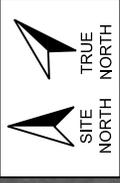
MISSISSAUGA

ONTARIO

Drawing No.

4





WEST
BRANCH
ETOBICOKE
CREEK



Drawing No.

5



1985 AERIAL PHOTOGRAPH
1480 DERRY ROAD EAST

ONTARIO

Scale: N.T.S.

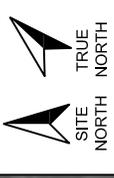
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Date: JULY 26, 2018

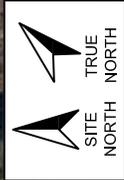
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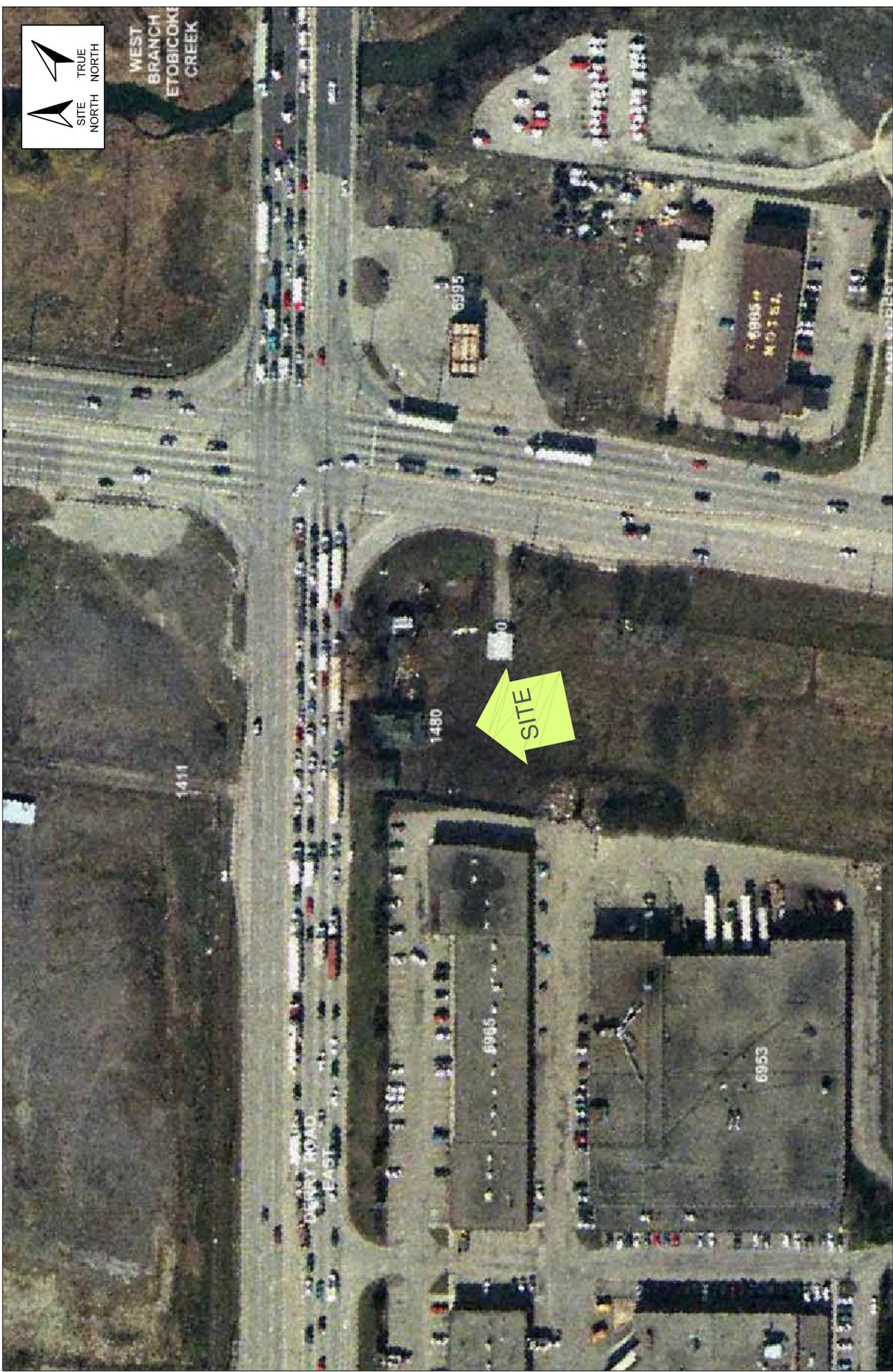
MISSISSAUGA



Scale: N.T.S. Project No.: G2S18580 Date: JULY 26, 2018 Drawn by: NC/SC File name: 1480DERRYE.dwg	1989 AERIAL PHOTOGRAPH 1480 DERRY ROAD EAST MISSISSAUGA ONTARIO		Drawing No. 6
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WEST
BRANCH
ETOBICOKE
CREEK



Scale: N.T.S.
Project No.: G2S18580
Date: JULY 26, 2018
Drawn by: NC/SC
File name: 1480DERRYE.dwg

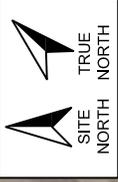
MISSISSAUGA

2002 AERIAL PHOTOGRAPH
1480 DERRY ROAD EAST

ONTARIO



Drawing No.
7



Scale: N.T.S.
Project No.: G2S18580
Date: JULY 26, 2018
Drawn by: NC/SC
File name: 1480DERRYE.dwg

2017 AERIAL PHOTOGRAPH
1480 DERRY ROAD EAST

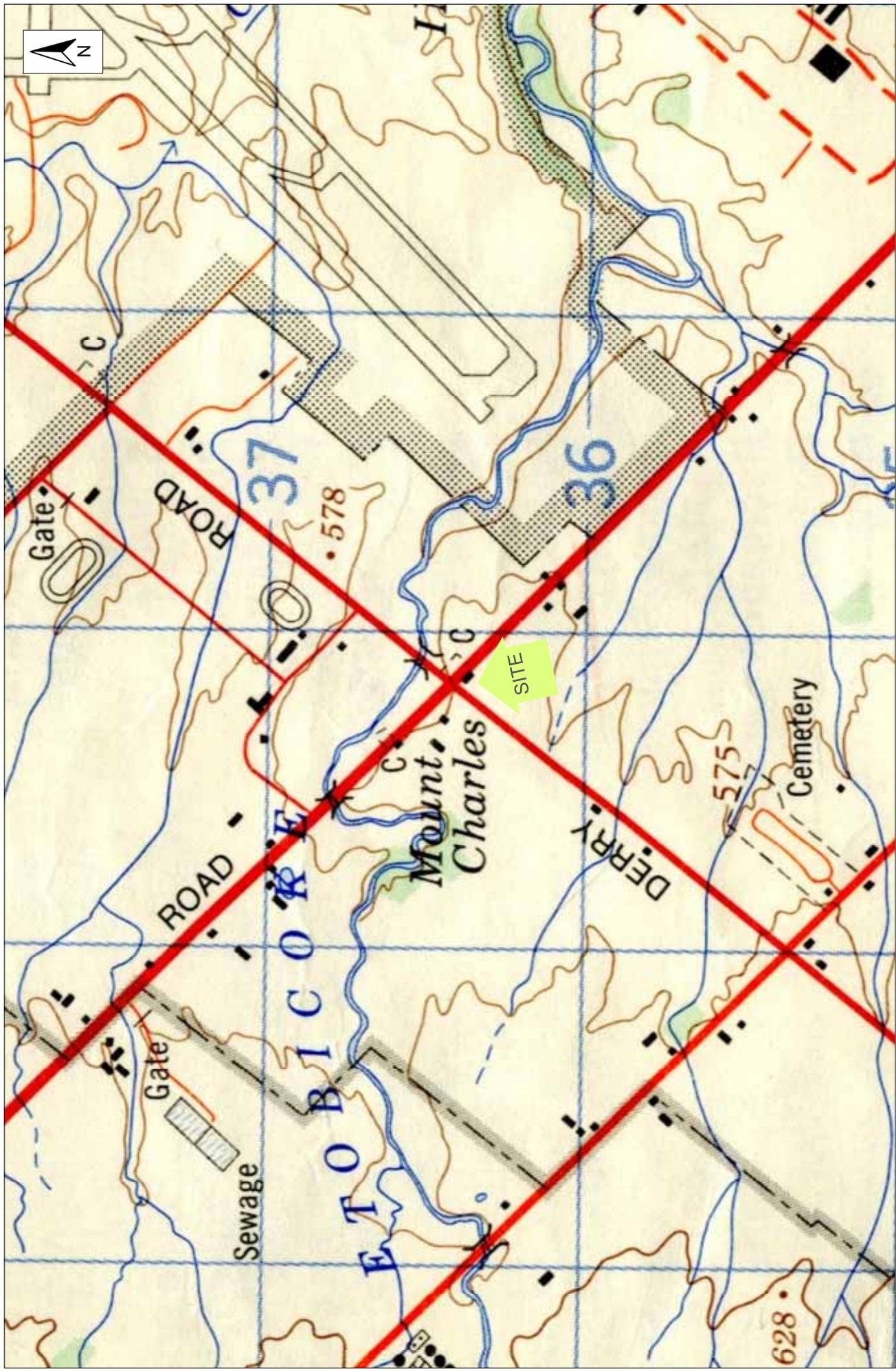
MISSISSAUGA

ONTARIO

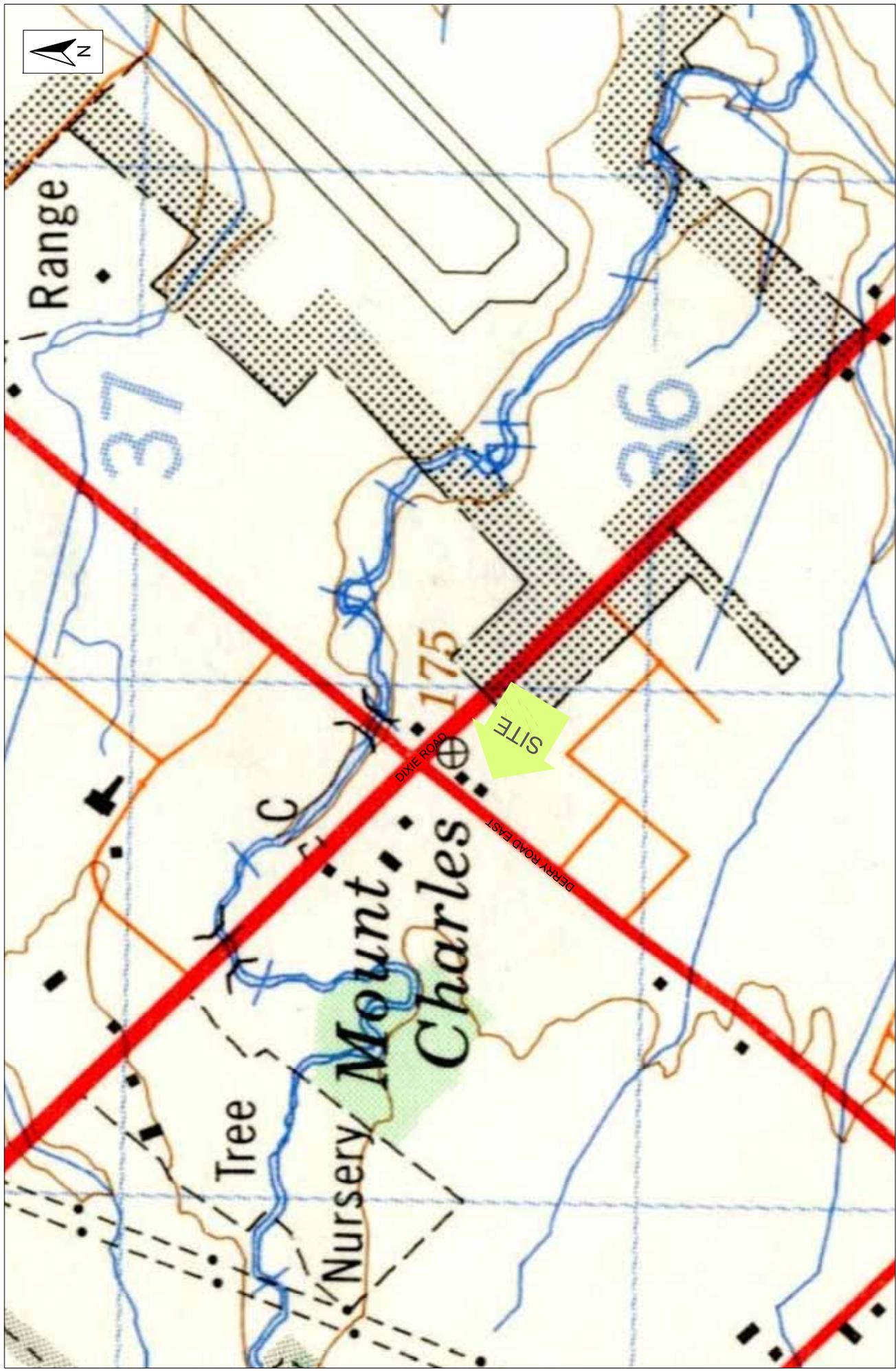


Drawing No.

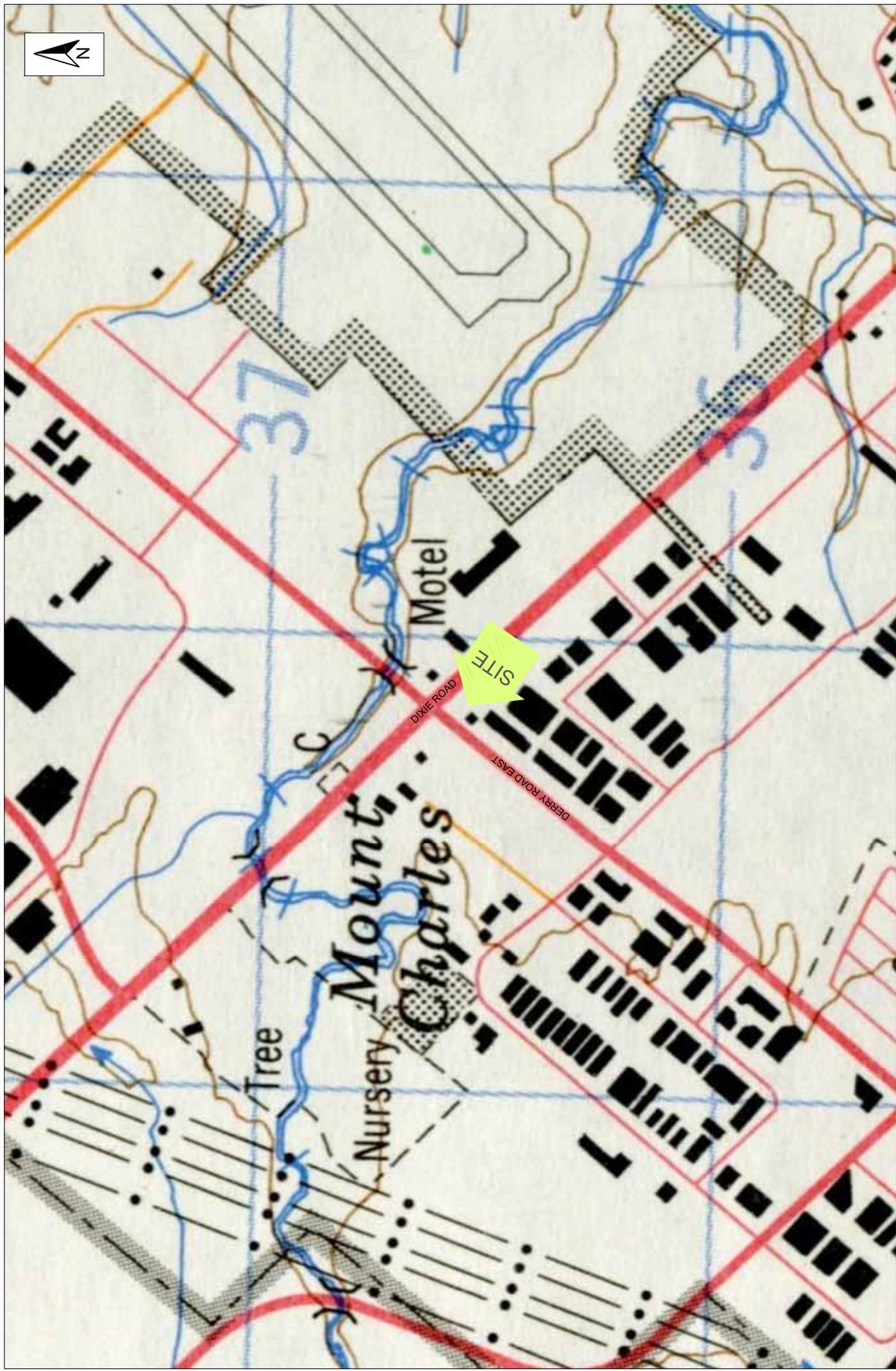
8



<p>Scale: N.T.S. Project No.: G2S18580 Date: JULY 26, 2018 Drawn by: NC/SC File name: 1480DERRYE.dwg</p>	<p>1976 TOPOGRAPHIC MAP 1480 DERRY ROAD EAST</p>	<p>MISSISSAUGA ONTARIO</p>	<p>Drawing No. 9 </p>
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<p>Scale: N.T.S. Project No.: G2S18580 Date: JULY 26, 2018 Drawn by: NC/SC File name: 1480DERRYE.dwg</p>	<p>1985 TOPOGRAPHIC MAP 1480 DERRY ROAD EAST MISSISSAUGA ONTARIO</p>	<p>Drawing No. 10 </p>
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Scale: N.T.S.
 Project No.: G2S18580
 Date: JULY 26, 2018
 Drawn by: NC/SC
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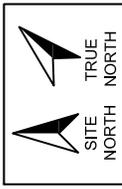
1994 TOPOGRAPHIC MAP
 1480 DERRY ROAD EAST

MISSISSAUGA

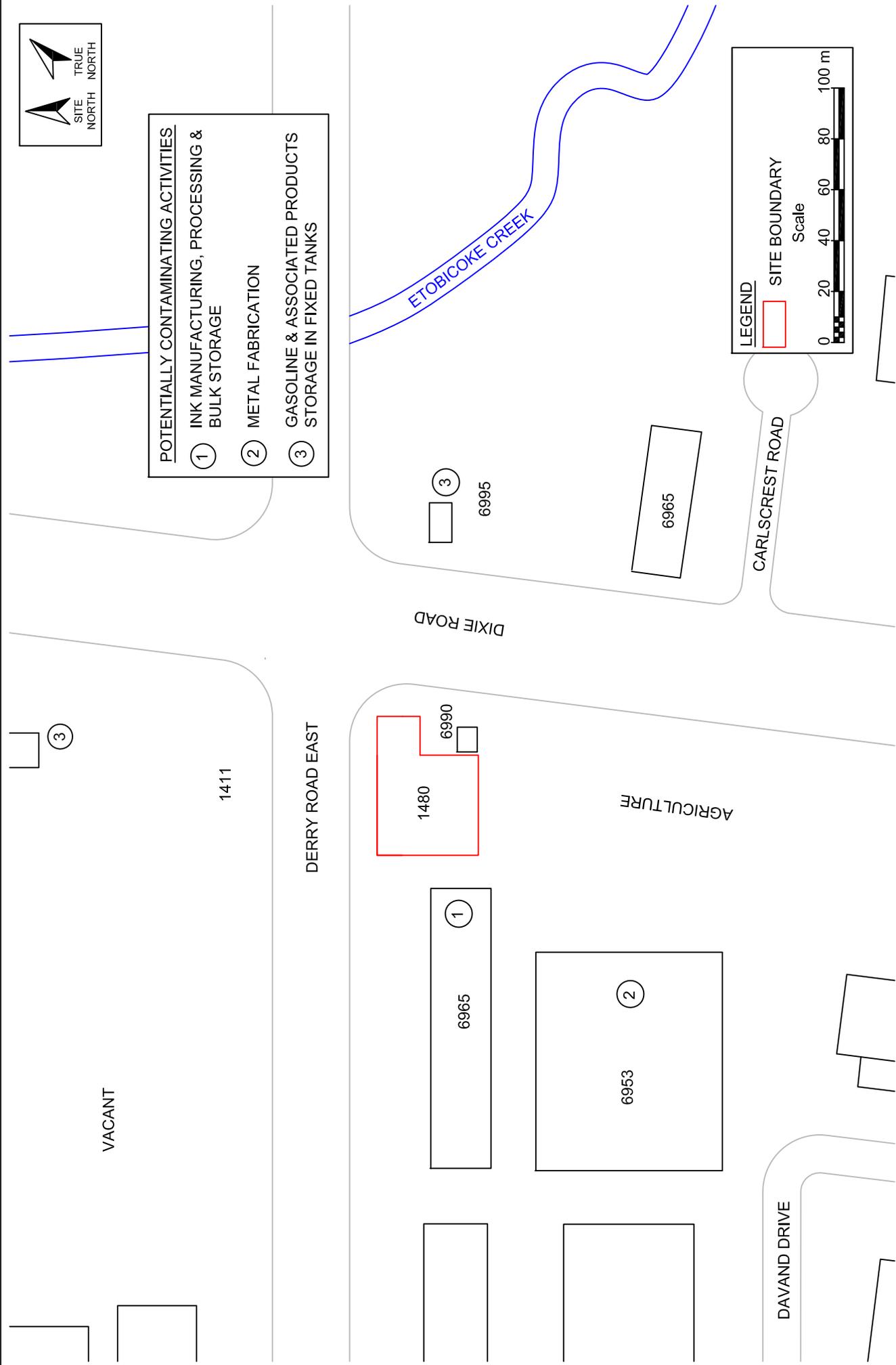
ONTARIO



Drawing No.
 11



- POTENTIALLY CONTAMINATING ACTIVITIES**
- ① INK MANUFACTURING, PROCESSING & BULK STORAGE
 - ② METAL FABRICATION
 - ③ GASOLINE & ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS



LEGEND

□ SITE BOUNDARY

Scale
0 20 40 60 80 100 m

Scale: 1:2,000 Project No.: G2S18580 Date: JUL. 27, 2018 Drawn by: JB/SC File name: 1480DERRY.DWG	POTENTIALLY CONTAMINATING ACTIVITIES 1480 DERRY ROAD EAST	Ontario MISSISSAUGA	G2S Environmental Consulting Inc.	Drawing No. 12
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**Appendix B:
Site Photos**

Picture and Description	
	
Photo #1: Gravel lot, northeast area of Site.	Photo #2: Site, facing west.
	
Photo #3: Limousine vehicles stored on south area of Site.	Photo #4: Mobile office trailer along west property boundary of Site.
	
Photo #5: West exterior of mobile trailer, facing south.	Photo #6: Feeder station, east adjacent to the south area of the Site.

**Appendix C:
Property Use Directories**

Property Use Directories, Surrounding Property Use

Site		
Address	Property Use	Years Occupied
1480 Derry Road E Site	No Listing	2001
	Traditional Carpet Cleaning	1996
	No Listing	1991
	Rae, JD	1980-1983
	Raebinloft Antiques	1983

North		
Address	Property Use	Years Occupied
1411 Derry Road E (~40 m)	No Listing	1996-2001
	Residence	1991
	Locking Dan	1991
	No Listing	1983
	Residence	1981

Southeast		
Address	Property Use	Years Occupied
6965 Dixie Road (~75 m)	White Knight Motel	2001
	No Listing	1983

Southwest		
Address	Property Use	Years Occupied
6953 Davand Drive (~30 m)	No Listing	2001
	Waldan Industries Inc.	1996
	Multichair Inc.	1991
	No Listing	1983

West		
Address	Property Use	Years Occupied
6965 Davand Drive Adjacent	AVN Netlink Corp	1996-2001
	CH Tooling Systems Inc.	1996
	Coffee Time Donuts	2001
	Computer One	2001
	Dakha Motors	2001
	Electronics Aid Inc.	2001
	Galaxy Signs Inc.	2001
	Gee Bee Graphics	1996-2001

	Graphic Line A-Tone	1991-1996
	Hady Construction Assoc	1991
	Intelatech Inc.	1991
	Keymatic Ontario Ltd.	1991
	Logicsys Tech Inc.	1991
	Indian Imports & Exports	1996
	International Wholesale	2001
	National Dagendor Mfg Ltd.	2001
	Naylor Group Inc.	1991-1996
	Peel Kitchens Inc.	1991
	Provincial Paper & Packaging Ltd.	1991
	Quality Cleaning Supplies & Services	2001
	Shawson Travel	2001
	Sierra Tours	2001
	Simple Technology Inc.	1991
	Toronto Tractor	1991
	Skyline Auto Glass	2001
	Starsmans' Glass & Mirror	2001
	Theywill Associates	2001
	Toro Hydraulic & Machinery Inc.	2001
	Wallace Workwear	2001
	Wireless Trade Group	2001

East		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
6995 Dixie Road (~50 m)	No Listing	2001
	Petro Canada	1991-1996
	White Knight Motel	1996-1991
	No Listing	1983

**Appendix D:
Property Ownership**



Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13281-0168 (LT)

PAGE 1 OF 2
PREPARED FOR G2S
ON 2018/07/24 AT 16:50:35

teranet express

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 10, CONC 3 EHS(TOR.TWP.) DES PTS 5 & 6, 43R31711 ; S/T EASE UNTIL 2008/10/29 OVER PT 5, EXPROP.PL. PR1361888 AS IN PR1361888 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/OUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
PRABH AULAKH LTD.

RECENTLY:
DIVISION FROM 13281-0022

CAPACITY SHARE
ROWN

PIN CREATION DATE:
2007/10/29

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2007/10/29 **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/03/09 **					
TT120053	1959/06/15	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR						
TT144298	1962/03/13	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06						
VS248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R17345	1989/11/02	PLAN REFERENCE				C
43R17798	1990/05/03	PLAN REFERENCE				C
RO1015480	1992/08/25	BYLAW				C
RO1172571	1998/06/25	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 1480 DERRY ROAD EAST HOLDINGS LTD.	1195705 ONTARIO INC.	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



13281-0168 (LT)

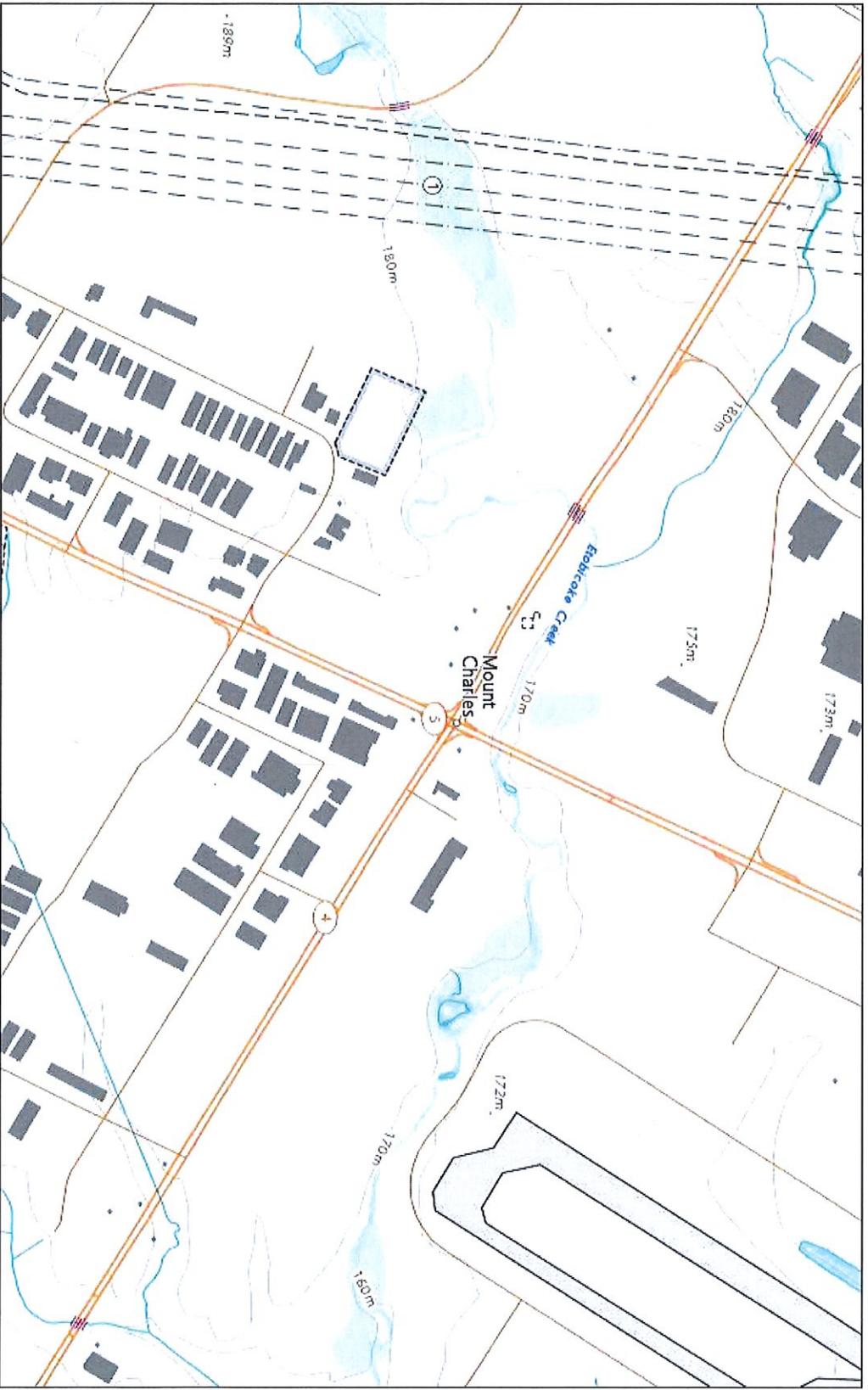
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1192744	2007/01/02	REMARKS: PEARSON AIRPORT ZONING REGULATION BYLAW		TRANSPORT CANADA		
43R31711	2007/08/30	REMARKS: BY-LAW NUMBER 0476-2006 TO REPEAL BY-LAW 312-92, BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 1480 DERRY ROAD EAST, AS A PROPERTY OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE. PLAN REFERENCE		THE CORPORATION OF THE CITY OF MISSISSAUGA		C
PR1361888	2007/10/29	PLAN EXPROPRIATION AS TO PTS 1 TO 4 & TEMP.EASE. AS TO PT 5			THE REGIONAL MUNICIPALITY OF PEEL	C
PR1524407	2008/08/29	TRANSFER		*** COMPLETELY DELETED *** 1195705 ONTARIO INC.	MEHR HOLDINGS INC.	
PR3204159	2017/09/19	TRANSFER	\$850,000	MEHR HOLDINGS INC.	PRABH AULAKH LTD.	C
PR3204160	2017/09/19	CHARGE	\$415,000	PRABH AULAKH LTD.	REALE, ANNA MARIA	C
PR3204161	2017/09/19	CHARGE	\$49,950	PRABH AULAKH LTD.	VIJAN, RAJEEV	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

**Appendix E:
Environmental Source Information**

Toporama



July 24, 2018



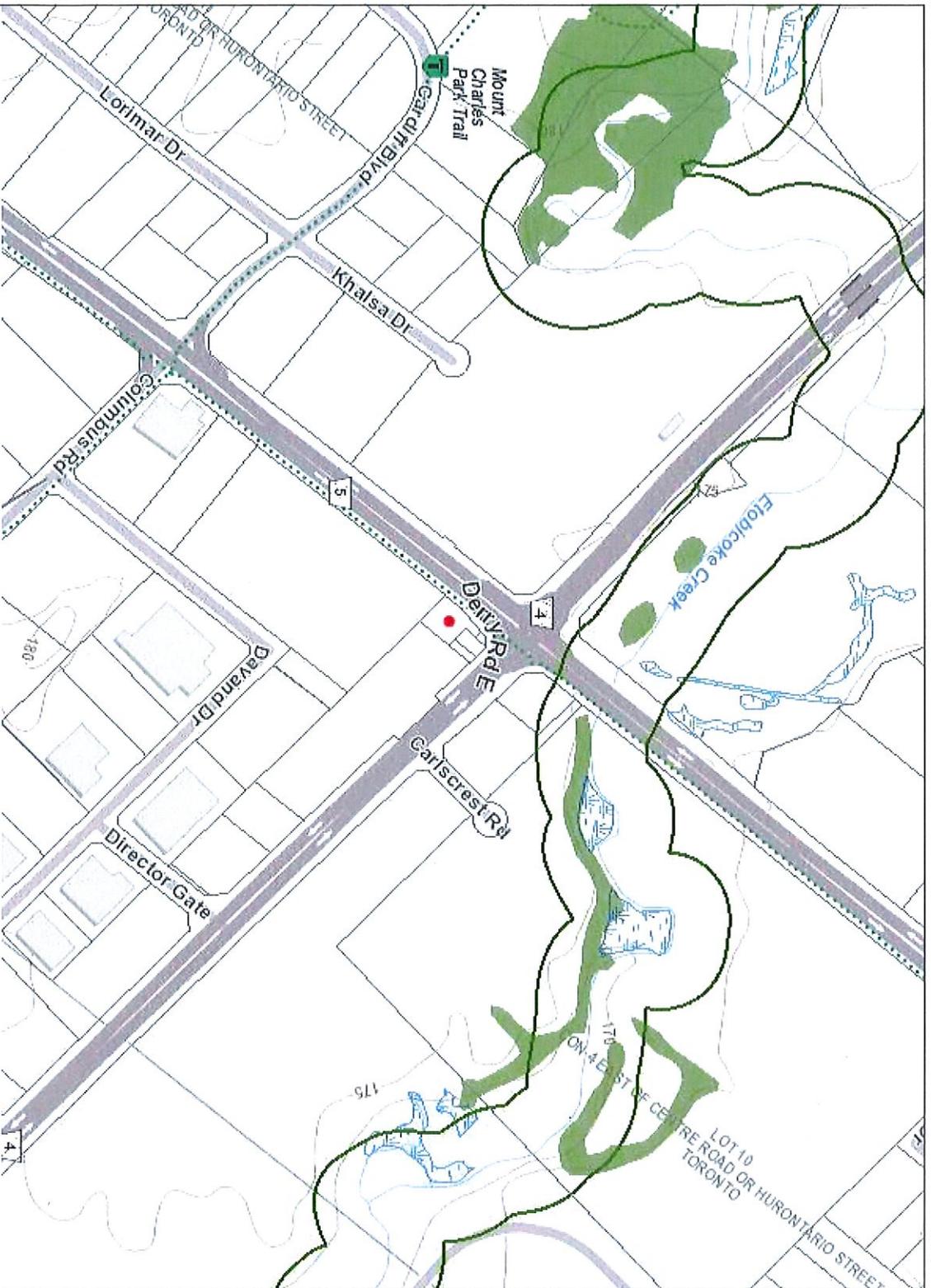
Natural Resources Canada
Ressources naturelles Canada

© Her Majesty the Queen in Right of Canada, as represented by the Minister of Natural Resources, 2018.
© Sa Majesté la Reine du chef du Canada, représentée par le ministre de Ressources naturelles Canada, 2018.



Natural Heritage Areas

Notes: 1480 Derry Road E



0.5 0 0.23 0.5 Kilometers
 Scale: 1 : 9,027

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry (OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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 GTA 2005 / SMOOP 2006 / Simcoe-Muskoka-Dufferin © FirstBase Solutions, 2005 / 2006 / 2008
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Legend

	Assessment Parcel
	Woodland
	Conservation Reserve
	Provincial Park
	Natural Heritage System
	Ecoregion
	Wetland
	Provincially Significant Wetland/Enhanced
	Non-Provincially Significant Wetland/Enhanced
	Unrated Wetland
	Area of Natural Heritage & Scientific Interest (ANSI)
	Provincially Significant Ecoregion/ANSI
	Provincially Significant Ecoregion/ANSI
	Greenbelt Plan
	Boundary
	River Valley/Corridors
	Land Use Designations
	Protected Countryside
	Towns and Villages
	Hamlets
	Urban River Valley
	Specialty Crop Area
	Niagara Escarpment Plan (NEP)
	Boundary
	Land Use Designations
	Escarpment Natural Area
	Escarpment Rural Area
	Escarpment Rural Area
	Mineral Resource Extraction Area
	Escarpment Reversion Area
	Urban Area
	Major Urban Centre
	Dak Ridges Localize Conservation Plan (ORU)
	Boundary
	Land Use Designations
	Natural Core Area
	Natural Landscape Area
	Countryside Area
	Rural Settlement
	Rural/Ecological Suburban Community Statement Area



Records of site condition and transition notices

A record of site condition (RSC) sets out the environmental condition of a property at a particular point in time, based on environmental site assessments conducted by a qualified person. An RSC must be filed in this registry before property use changes in certain ways. A transition notice (TRN) is a notice filed in the registry in accordance with paragraph 2 of Subsection 168.4(6) of the Environmental Protection Act and section 19 of O.Reg. 153/04.

This part of the registry includes RSCs and TRNs filed between October 1, 2004 and June 30, 2011. Qualified persons, outside the Government of Ontario, submitted this information.

The records are provided for **informational purposes only** – and are **not** intended to provide specific advice or recommendations. The Government of Ontario is not responsible for the accuracy of the information in this registry.

If you have dealings with any property, consider conducting your own due diligence with respect to the environmental condition of the property, in addition to reviewing information in this registry.

Please enter one or more search criteria to limit the search results for a record of site condition or transition notice. Leaving one of the fields empty will mean that criteria will be ignored for the purpose of the search. You must specify at least one search criteria.

Search Records of Site Condition and Transition Notices

No RSC/TRN matching the search criteria were found	
RSC / TRN Number	<input type="text"/>
Site Street	<input type="text" value="DERRY ROAD EAST"/>
Site Municipality	<input type="text"/>
Site Postal Code	<input type="text"/> - <input type="text"/> (Ex: A1A - 1A1)
Site Assessment#	<input type="text"/>
Site Property Ident# (PIN)	<input type="text"/>
Filing Owner	<input type="text"/>
Ministry District	<input type="text"/>
Filing Date (From-To) (Format yyyy/mm/dd)	<input type="text"/> - <input type="text"/>
<input type="button" value="Search"/> <input type="button" value="Clear"/>	



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Instrument Proposal Notice:

Proponent: Multichair Inc.
6781 Columbus Road
Mississauga Ontario
Canada L5T 2G9

Instrument Type: Environmental Compliance Approval (project type: air) - EPA Part II.1-air

EBR Registry Number: 011-1756

Ministry Reference Number: 5359-8B5MK7

Ministry:

Ministry of the Environment

Date Proposal loaded to the Registry:

November 23, 2010

As of October 31, 2011, the Director will, where appropriate, issue Environmental Compliance Approvals in respect of activities mentioned in ss.9(1) and 27(1) of the *Environmental Protection Act*, and in s.53(1) of the *Ontario Water Resources Act* instead of Certificates of Approval and Approvals. For more information please refer to the links provided on the [What's on the Registry?](#) page.

À compter du 31 octobre 2011, le directeur délivrera, s'il y a lieu, des autorisations environnementales relativement aux activités mentionnées aux paragraphes 9 (1) et 27 (1) de la *Loi sur la protection de l'environnement* et au paragraphe 53 (1) de la *Loi sur les ressources en eau de l'Ontario*, au lieu de certificats d'autorisation ou d'autorisations. Pour obtenir de plus amples renseignements, cliquez sur les liens fournis sur la page [Que trouve-t-on dans le registre?](#)

Keyword(s): Air

The comment period for this proposal is now over.

Description of Instrument:

This application is for an amendment to certificate of approval (air & noise) no.4352-5AZLL7 for Multichair Inc.'s facility located in Mississauga, Ontario. Multichair Inc. operates a chair frame manufacturing facility.

The main manufacturing process at the facility consists of welding, electroplating, and natural gas combustion.

This application is for the approval including an inline tube coating system.

The potential contaminants emit process-related contaminants such as particulate matter, fumes of metal oxides, chrome and nickel vapour, acid mists, and nitrogen oxides.

Public Consultation:

This proposal was posted for a 30 day public review and comment period starting November 23, 2010. Comments were to be received by December 23, 2010.

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

Contact:

Application Processor
Client Services Section
Ministry of the Environment
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

6953 Davand Drive

Mississauga,

Regional Municipality of Peel L5T 1L5

CITY OF MISSISSAUGA



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Instrument Decision Notice:

Proponent: Multichair Inc.
6781 Columbus Road
Mississauga Ontario
Canada L5T 2G9

Instrument Type: Environmental Compliance Approval (project type: air) - EPA Part II.1-air

EBR Registry Number: 011-1756

Ministry Reference Number: 5359-8B5MK7

Ministry: Ministry of the Environment and Climate Change

Date Proposal loaded to the Registry:

November 23, 2010

Date Decision loaded to the Registry:

February 20, 2015

During a file review, staff at the Ministry of the Environment and Climate Change discovered that it had a large number of proposal notices on the Environmental Registry without decision notices. This decision notice has been posted to advise the public of the decision that was made.

Keyword(s): Air

Decision on Instrument:

The application was withdrawn by the applicant on 2014-05-14, and no approval was issued.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from November 23, 2010 to December 23, 2010.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Leave to Appeal Provisions:

No Appeal exists on the ministry's decision pertaining to this instrument.

Contact:

Application Processor
Client Services Section
Ministry of the Environment and Climate Change
Operations Division
Environmental Assessment and Approvals Branch
2 St. Clair Avenue West
Floor 12A
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001
Fax: (416) 314-8452
Toll Free Phone: (800) 461-6290

Location(s) Related to this Instrument:

6953 Davand Drive

Mississauga,

Regional Municipality of Peel L5T 1L5

CITY OF MISSISSAUGA

Additional Information:

The following government offices have additional information regarding this



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Instrument Decision Notice:

Proponent: Multichair Inc.

6900 Davand Drive
Mississauga Ontario
L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
(i.e. Air) - EPA s. 9

EBR Registry Number:

IA02E0231

Ministry Reference Number:

8392-57QK6C

Ministry:

Ministry of the Environment

Date Proposal loaded to the Registry:

February 26, 2002

Date Decision loaded to the Registry:

October 02, 2002

Decision on Instrument:

Approval granted.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from February 26, 2002 to March 28, 2002.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of October 02, 2002 upon all of the following:

Appellate Body:

The Secretary
Environmental Review Tribunal
2300 Yonge St., 17th Floor, P.O. Box 2382
Toronto Ontario
M4P 1E4
Phone: (416) 314-3300
Fax: (416) 314-3299

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
1075 Bay Street
Suite 605
Toronto Ontario
M5S 2B1
Phone: (416) 325-3377
Toll Free Phone: (800) 701-6454

Issuing Authority:

Contact:

Application Processor
Environmental Assessment and Approvals Branch
Floor 12A, 2 St Clair Ave W
Toronto Ontario
M4V 1L5
Phone: (416) 314-8309
Fax: (416) 314-8452

Location(s) Related to this Instrument:

6953 Davand Drive Mississauga
Ontario L5T 1L5

Mississauga

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Environmental Assessment and Approvals Branch
2 St. Clair Avenue West Street
Toronto Ontario
M4V 1L5
Phone: (416) 314-8001



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Instrument Proposal Notice:

Proponent: Multichair Inc.

6900 Davand Drive
 Mississauga Ontario
 L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
 (i.e. Air) - EPA s. 9

EBR Registry Number:

IA02E0231

Ministry Reference Number:

8392-57QK6C

Ministry:

Ministry of the Environment

Date Proposal loaded to the Registry:

February 26, 2002

The comment period for this proposal is now over.

Description of Instrument:

Multichair Inc., a chair frame and tubes manufacturing facility, is seeking a Certificate of Approval (Air) for the emissions of two (2) proposed exhaust vents associated with the operation of an MIG welding process.

Public Consultation:

This proposal was posted for a 30 day public review and comment period starting February 26, 2002. Comments were to be received by March 28, 2002.

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

Contact:

Application Processor
 Environmental Assessment and Approvals Branch
 Floor 12A, 2 St Clair Ave W
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8309
 Fax: (416) 314-8452

Location(s) Related to this Instrument:

6953 Davand Drive Mississauga
 Ontario L5T 1L5

Mississauga

Additional Information:

The following government offices have additional information regarding this Proposal. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Environmental Assessment and Approvals Branch
 2 St. Clair Avenue West Street
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8001

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Instrument Proposal Notice:

Proponent: Multichair Inc.

6900 Davand Drive
 Mississauga Ontario
 L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
 (i.e. Air) - EPA s. 9

EBR Registry Number:

IA00E0329

Ministry Reference Number:

6660-4GDSG6

Ministry:

Ministry of the Environment

Date Proposal loaded to the

Registry:

February 11, 2000

The comment period for this proposal is now over.

Description of Instrument:

This is an application for an amendment to an existing air certificate of approval to allow for the emission discharges into the atmosphere from a MIG welding process and combustion equipment .

Public Consultation:

This proposal was posted for a 30 day public review and comment period starting February 11, 2000. Comments were to be received by March 12, 2000.

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

Contact:

Lissa DeFreitas, Application
 Processor
 Environmental Assessment and
 Approvals Branch
 2 St. Clair West Ave, Floor 12A
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8273
 Fax: (416) 314-8452

**Location(s) Related to
 this Instrument:**

6953 Davand Drive Mississauga
 Ontario L5T 1L5

Mississauga

Additional Information:

The following government
 offices have additional
 information regarding this
 Proposal. To arrange a viewing
 of these documents please call
 the Ministry Contact or the
 Office listed below.

Halton-Peel District Office
 1182 North Shore Blvd. E.
 Burlington Ontario
 L7R 3Z9
 Phone: (905) 637-4150

Environmental Assessment and
 Approvals Branch
 2 St. Clair Avenue West Street
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8001



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Instrument Decision Notice:

Proponent: Multichair Inc.

6900 Davand Drive
 Mississauga Ontario
 L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
 (i.e. Air) - EPA s. 9

EBR Registry Number:

IA00E0329

Ministry Reference Number:

6660-4GDSG6

Ministry:

Ministry of the Environment

Date Proposal loaded to the Registry:

February 11, 2000

Date Decision loaded to the Registry:

June 14, 2000

Decision on Instrument:

Approval granted.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from February 11, 2000 to March 12, 2000.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of June 14, 2000 upon all of the following:

Appellate Body:

The Secretary
 Environmental Appeal Board
 2300 Yonge St., 12th Floor, P.O. Box 2382
 Toronto Ontario
 M4P 1E4
 Phone: (416) 314-3300
 Fax: (416) 314-3299

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
 1075 Bay Street
 Suite 605
 Toronto Ontario
 M5S 2B1
 Phone: (416) 325-3377
 Toll Free Phone: (800) 701-6454

Issuing Authority:

Contact:

Lissa DeFreitas, Application
 Processor
 Environmental Assessment and
 Approvals Branch
 2 St. Clair West Ave, Floor 12A
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8273
 Fax: (416) 314-8452

Location(s) Related to this Instrument:

6953 Davand Drive Mississauga
 Ontario L5T 1L5

Mississauga

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Halton-Peel District Office
 1182 North Shore Blvd. E.
 Burlington Ontario
 L7R 3Z9
 Phone: (905) 637-4150

Environmental Assessment and
 Approvals Branch
 2 St. Clair Avenue West Street
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8001



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Instrument Proposal Notice:

Proponent: Multichair Inc.

6900 Davand Drive
 Mississauga Ontario
 L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
 (i.e. Air) - EPA s. 9

EBR Registry Number:

IA8E0547

Ministry Reference Number:

8319098

Ministry:

Ministry of the Environment

Date Proposal loaded to the

Registry:

April 27, 1998

The comment period for this proposal is now over.

Description of Instrument:

This application is for a certificate of approval (air) for the relocation of a general exhaust fan from the welding area to the milling area

Public Consultation:

This proposal was posted for a 30 day public review and comment period starting April 27, 1998. Comments were to be received by May 27, 1998.

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

Contact:

Brad Ross, Application Processor
 Environmental Assessment and
 Approvals Branch

2 St. Clair Avenue West, Floor
 12A

Toronto Ontario

M4V 1L5

Phone: (416) 314-8225

Fax: (416) 314-8452

Location(s) Related to this Instrument:

6953 Davand Drive, Plant No. 1,
 City of Mississauga

CITY OF MISSISSAUGA

Additional Information:

The following government offices have additional information regarding this Proposal. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Halton-Peel District Office
 1182 North Shore Blvd. E.
 Burlington Ontario
 L7R 3Z9
 Phone: (905) 637-4150

Environmental Assessment and
 Approvals Branch
 2 St. Clair Avenue West Street
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8001



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Instrument Decision Notice:

Proponent: Multichair Inc.

6900 Davand Drive
 Mississauga Ontario
 L5T 1J5

Instrument Type: Approval for discharge into the natural environment other than water
 (i.e. Air) - EPA s. 9

EBR Registry Number:

IA8E0547

Ministry Reference Number:

8319098

Ministry:

Ministry of the Environment

Date Proposal loaded to the Registry:

April 27, 1998

Date Decision loaded to the Registry:

June 25, 1998

Decision on Instrument:

Approval granted.

Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from April 27, 1998 to May 27, 1998.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

Leave to Appeal Provisions:

Any resident of Ontario may seek leave to appeal this decision, by serving written Notice, within 15 days of June 25, 1998 upon all of the following:

Appellate Body:

The Secretary
 Environmental Appeal Board
 2300 Yonge St., 12th Floor, P.O. Box 2382
 Toronto Ontario
 M4P 1E4
 Phone: (416) 314-3300
 Fax: (416) 314-3299

Environmental Commissioner of Ontario:

Environmental Commissioner of Ontario
 1075 Bay Street
 Suite 605
 Toronto Ontario
 M5S 2B1
 Phone: (416) 325-3377
 Toll Free Phone: (800) 701-6454

Issuing Authority:

Contact:

Brad Ross, Application Processor
 Environmental Assessment and Approvals Branch
 2 St. Clair Avenue West, Floor 12A
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8225
 Fax: (416) 314-8452

Location(s) Related to this Instrument:

6953 Davand Drive, Plant No. 1,
 City of Mississauga

CITY OF MISSISSAUGA

Additional Information:

The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Halton-Peel District Office
 1182 North Shore Blvd. E.
 Burlington Ontario
 L7R 3Z9
 Phone: (905) 637-4150

Environmental Assessment and Approvals Branch
 2 St. Clair Avenue West Street
 Toronto Ontario
 M4V 1L5
 Phone: (416) 314-8001



Freedom of Information Request

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester G2S Environmental Consulting Email address: 107-3370 S. Service Rd Burlington, ON L7N 3M6 jessicab@g2senvironmental.com			FOI Request No.	Date Request Received
Telephone/Fax Nos. Tel. 905 331 3735 Fax 905 642 5999			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH	
Your Project/Reference No.	Signature/Print Name of Requester		<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
62S18580	Jessica Boelhouwer			
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)				
1480 Derry Road East, Mississauga				
Present Property Owner(s) and Date(s) of Ownership				
Prabh, Aulakh Ltd. (2017 - present)				
Previous Property Owner(s) and Date(s) of Ownership				
Mehr Holdings (2008 - 2017), 1195705 Ontario Inc. (1998 - 2008)				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>				
Environmental concerns (General correspondence, occurrence reports, abatement)			1960 - current	
Orders			↓	
Spills				
Investigations/prosecutions ➤ Owner AND tenant information must be provided				
Waste Generator number/classes				
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
	SD	Specify Year(s) Requested		
air - emissions		1960 - current		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		↓		
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				
waste water - industrial discharges				
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				
pesticides - licenses				

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

**Appendix F:
Well Records**

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All Sections must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding completing this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All metre measurements shall be reported to 1/10th of a metre.
- Please print clearly in blue or black ink only.

Well Owner's Information and Location of Well Information

MUN: [] CON: [] LOT: []

Address of Well Location (County/District/Municipality): **088L REGION** Township: **MISSISSAUGA** Lot: [] Concession: []

RR#/Street Number/Name: **695 DIXIE RD.** City/Town/Village: **MISSISSAUGA** Site/Compartment/Block/Tract etc.: []

GPS Reading: NAD **83** Zone **18** Easting **1606924** Northing **4830684** Unit Make/Model: **MAGELLAN** Mode of Operation: Undifferentiated Averaged Differentiated, specify []

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth From	Metres To
Brown	SILT	SAND	BROWN SILTY SAND	0	3.5
Green		SHALE	GREEN SHALE	3.5	7.5

Hole Diameter			Construction Record				Test of Well Yield					
Depth From	Metres To	Diameter Centimetres	Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Metres To	Pumping test method	Draw Down Time min	Water Level Metres	Recovery Time min	Water Level Metres
0	7.5	15	5.1	<input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.65	0	1.5	Pump intake set at - (metres)	1		1	
Water Record			Casing				Test of Well Yield					
Water found at Metres / Kind of Water			Screen				Test of Well Yield					
2.1 m Fresh Sulphur			Outside diam 6.4				10 10					
Gas Salty Minerals			Slot No. 20				15 15					
1 m Fresh Sulphur			No Casing or Screen				20 20					
Gas Salty Minerals			Open hole				25 25					
1 m Fresh Sulphur							30 30					
Gas Salty Minerals							40 40					
After test of well yield, water was							50 50					
<input type="checkbox"/> Clear and sediment free							60 60					
<input type="checkbox"/> Other, specify []												
Chlorinated <input type="checkbox"/> Yes <input type="checkbox"/> No												

Plugging and Sealing Record Annular space Abandonment

Depth set at - Metres From To: 0 1.2 Material and type (bentonite slurry, neat cement slurry) etc.: **BENTONITE CHIPS** Volume Placed (cubic metres): []

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.

Audit No. **Z 44240** Date Well Completed **2006 07 28**

Was the well owner's information package delivered? Yes No

Method of Construction

Cable Tool Rotary (air) Diamond Digging Rotary (conventional) Air percussion Jetting Other Rotary (reverse) Boring Drilling

Water Use

Domestic Industrial Public Supply Other **Monitoring Well**

Stock Commercial Not used

Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)

Observation well Abandoned, insufficient supply Dewatering

Test Hole Abandoned, poor quality Replacement well

Well Contractor/Technician Information

Name of Well Contractor: **Geo-Environmental Drilling Inc.** Well Contractor's Licence No.: **6607**

Business Address (street name, number, city etc.): **340 MARKET DR. MISSISSAUGA, ON.**

Name of Well Technician (last name, first name): **BARTLEY ANDREW** Well Technician's Licence No.: **3110**

Signature of Technician/Contractor: [Signature] Date Submitted: **2006 07 28**

Ministry Use Only

Data Source: [] Contractor: **6607**

Date Received: **APR 19 2006** Date of Inspection: []

Remarks: [] Well Record Number: []

**Appendix G:
Phase One Questionnaire**

PHASE I ESA QUESTIONNAIRE



5-5100 South Service Rd., Burlington, ON L7L 6A5
 P 905.331.3735 F 905.634.6533
 G2Senvironmental.com

Site Address: 1480 DERRY RD EAST	
Project #:	
Owner: PRABH AULAKH LTD	Occupant:
Interviewee: GURWINDER (VICKY) AULAKH	Relation to Site: OWNER
Property and Building Description and Size: 0.43 ACRES	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
			<input checked="" type="radio"/> Yes <input type="radio"/> No

NOTES: 6945 (W adj) - commercial condo building

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
			Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
			Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:



Phase I ESA Questionnaire

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee		Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	
Yes			<input checked="" type="radio"/> No

NOTES:

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		<input checked="" type="checkbox"/>	
Electrical Equipment		<input checked="" type="checkbox"/>	
Metal Smelting and/or Processing		<input checked="" type="checkbox"/>	
Mining		<input checked="" type="checkbox"/>	
Milling		<input checked="" type="checkbox"/>	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)		<input checked="" type="checkbox"/>	
Transportation		<input checked="" type="checkbox"/>	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling		<input checked="" type="checkbox"/>	
Wood, Pulp and Paper Products		<input checked="" type="checkbox"/>	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage		<input checked="" type="checkbox"/>	
Ash Deposit from boilers and/or other Thermal Facilities		<input checked="" type="checkbox"/>	
Asphalt Tar Manufacturing		<input checked="" type="checkbox"/>	
Coal Gasification		<input checked="" type="checkbox"/>	
Medical/Chemical/Radiological and/or Biological Labs		<input checked="" type="checkbox"/>	
Rifle and/or Pistol Firing Ranges		<input checked="" type="checkbox"/>	
Road Salt Storage Facilities		<input checked="" type="checkbox"/>	
Dry Cleaning Facilities		<input checked="" type="checkbox"/>	
Commercial Printing Facilities and/or Photo Developing Laboratory		<input checked="" type="checkbox"/>	
Site which have been or are likely to have been contaminated by substances migrating from other properties.		<input checked="" type="checkbox"/>	

Phase I ESA Questionnaire

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

Phase I ESA Questionnaire

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes <input checked="" type="radio"/> No <input type="radio"/> Unknown	Yes <input type="radio"/> No <input checked="" type="radio"/>

NOTES:

Phase I ESA Questionnaire

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	<input checked="" type="radio"/> No	Unknown	Yes	<input checked="" type="radio"/> No

NOTES:

Phase I ESA Questionnaire

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records			
Material Safety Data Sheets			
Underground Utility Drawings			
Chemical Inventory and Storage			N/A
Storage Tanks			
Environmental Monitoring Data			
Waste Management Records			
Process, Production and Maintenance Documents			
Spills and Discharges			
Emergency Response and Contingency Plans			
Environmental Audit Reports			
Facility Site Plans			

Phase I ESA Questionnaire

Date: July 26 / 2018

Signature of Assessor: [Handwritten Signature]

Name of Assessor: Jessica Boelhouwer

Signature of Interviewee: [Handwritten Signature]

Name of Interviewee: [Handwritten Signature]