

## 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 ft<sup>2</sup>). 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 ft<sup>2</sup>). 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Title:</b><br>Phase I Environmental Site Assessment<br>1480 Derry Road East,<br>Mississauga, ON<br><br><b>Date of Report:</b><br>May 18, 2018<br><br><b>Author of the Report:</b><br>A & A Environmental<br>Consultants Inc. | <ul style="list-style-type: none"> <li>- The Site is vacant commercial land.</li> <li>- The ERIS report identified the following records:             <ul style="list-style-type: none"> <li>o 6995 Dixie Road (~132 m northeast):                 <ul style="list-style-type: none"> <li>▪ One active 50,000 L diesel UST and three active 50,000 L gasoline USTs.</li> <li>▪ Tamm Gas Bar has record of ten expired USTs in 2006.</li> <li>▪ Four removed single walled gasoline USTs and one single walled diesel UST.</li> <li>▪ 200 L licensed retail fuel tank.</li> </ul> </li> <li>o 7010 Dixie Road (~97 m northeast):                 <ul style="list-style-type: none"> <li>▪ Beaver Fuels Management has record of 3 expired USTs in 1992.</li> </ul> </li> </ul> </li> </ul> |

| Report Details                                                          | Findings and Conclusions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Completed for:</b><br>Mr. Bill Sharma<br>Centum Smart Mortgages Inc. | <ul style="list-style-type: none"> <li>▪ 200 L and 90920 L licensed retail fuel tanks.</li> <li>○ 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).</li> <li>- 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.</li> </ul> |

### 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<br>~25 m southwest  | <b>Proponent:</b> Multichair Inc.<br><br><b>Instrument Type:</b> Environmental Compliance Approval (project type : air) – EPA Part II.1-air                 | 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). |
|                                       | <b>Proponent:</b> Multichair Inc.<br><br><b>Instrument Type:</b> Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9 | 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).                                                                                                                                                                                                                           |
|                                       | <b>Proponent:</b> Multichair Inc.<br><br><b>Instrument Type:</b> Approval for discharge into the natural                                                    | 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).                                                                                                                                                                                                                       |

| Property address and distance to Site | Site Use                                                                                                                                                       | Description                                                                                                                                     |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
|                                       | environment other than water (i.e. Air)<br>- EPA s. 9                                                                                                          |                                                                                                                                                 |
|                                       | <b>Proponent:</b> Multichair Inc.<br><br><b>Instrument Type:</b> Approval for discharge into the natural environment other than water (i.e. Air)<br>- 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<br>Direction and<br>Distance from Site | Generator Name                                       | Registered Waste Class and Waste                                                                                                                                                              | Contaminants<br>of Potential<br>Concern |
|------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 6965 Davand Drive,<br>Unit 16<br>~10 m west    | Graphic Line-A-Tone<br>Co.<br>ON0491201<br>1988-1993 | <ul style="list-style-type: none"> <li>264 – Photoprocessing wastes</li> </ul>                                                                                                                | VOCs                                    |
| 6953 Davand Drive<br>~25 m southwest           | Multichair Inc.<br>ON0835300<br>1986-2014            | <ul style="list-style-type: none"> <li>131 – Neutralized solutions, sludges and residues containing heavy metals</li> <li>232 – Polymeric resins</li> <li>251 – Waste oils/sludges</li> </ul> | Metals, PHCs,<br>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 Boelhauer, 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 Boelhauer, 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 ft<sup>2</sup>). 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 m<sup>2</sup> 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<br>Direction and<br>Distance from<br>Site | Potentially<br>Contaminating<br>Activity                    | Description                                                                                    | Years<br>Occupied | Contaminants<br>of Potential<br>Concern | PCA - Risk to Site                                                                                          |
|---------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 6965 Davand Drive, Unit 16<br>~10 m west          | Ink Manufacturing,<br>Processing and Bulk<br>Storage        | City directories list Graphic Line-A-Tone (HWIN record).                                       | 1988-1996         | VOCs                                    | Low, small operation, building in good condition                                                            |
| 6953 Davand Drive<br>~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<br>~55 m east                     | Gasoline & Associated<br>Products Storage in<br>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<br>~100 m north                   | Gasoline & Associated<br>Products Storage in<br>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 Boelhouwer, B.Sc. Ms. Boelhouwer is responsible for the successful completion of field work and reporting. Ms. Boelhouwer 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](http://www.hwin.ca).
- f) Ministry of the Environment, Brownfields Environmental Site Registry, [www.ene.gov.on.ca/environet/BESR/index](http://www.ene.gov.on.ca/environet/BESR/index).
- g) National Pollutant Release Inventory, [www.ec.gc.ca](http://www.ec.gc.ca).
- h) Ontario's Environmental Registry, [www.ebr.gov.on.ca](http://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, 6<sup>th</sup> 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.**

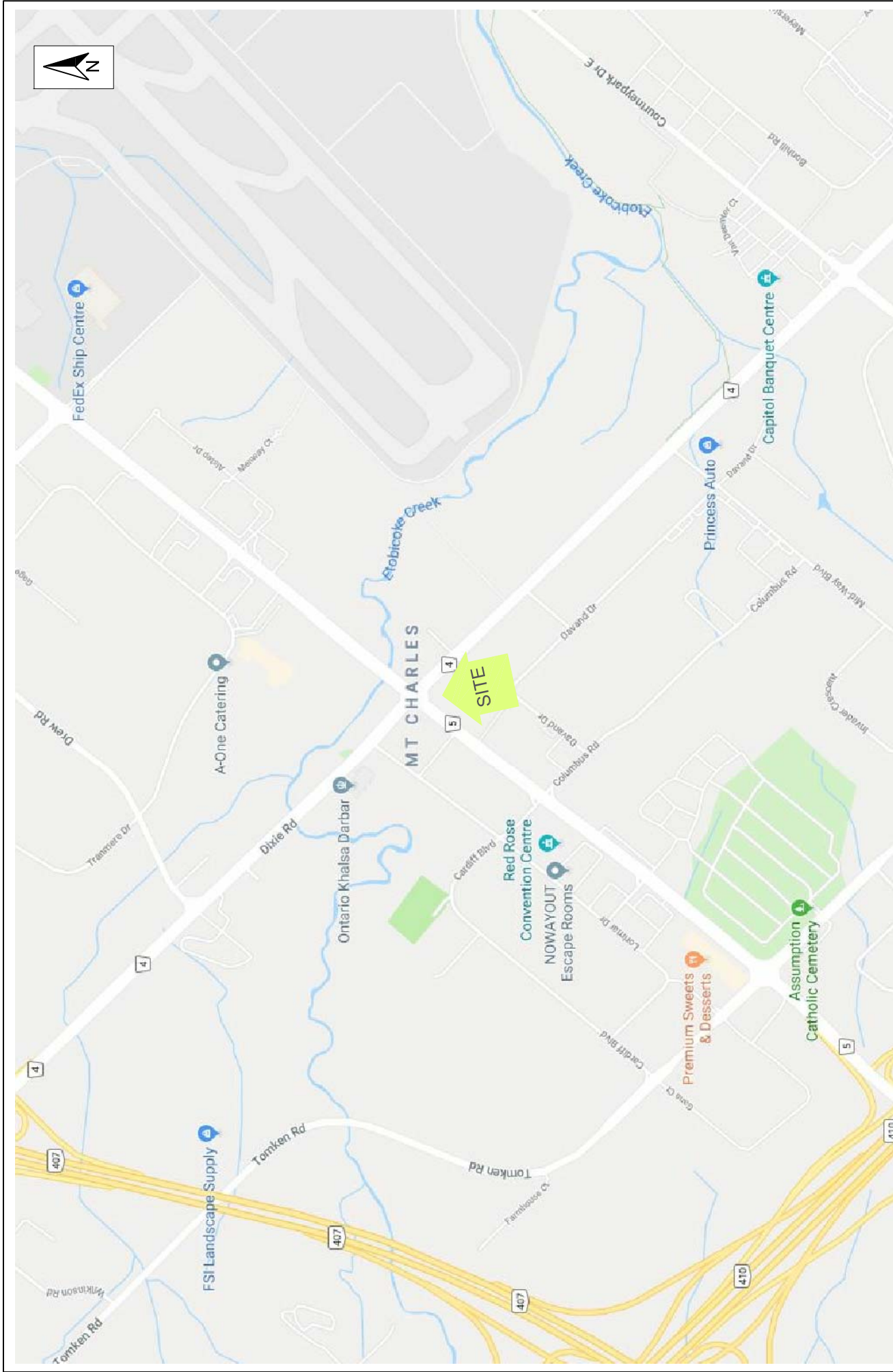



Jessica Boelhouwer, B.Sc.  
Environmental Technician

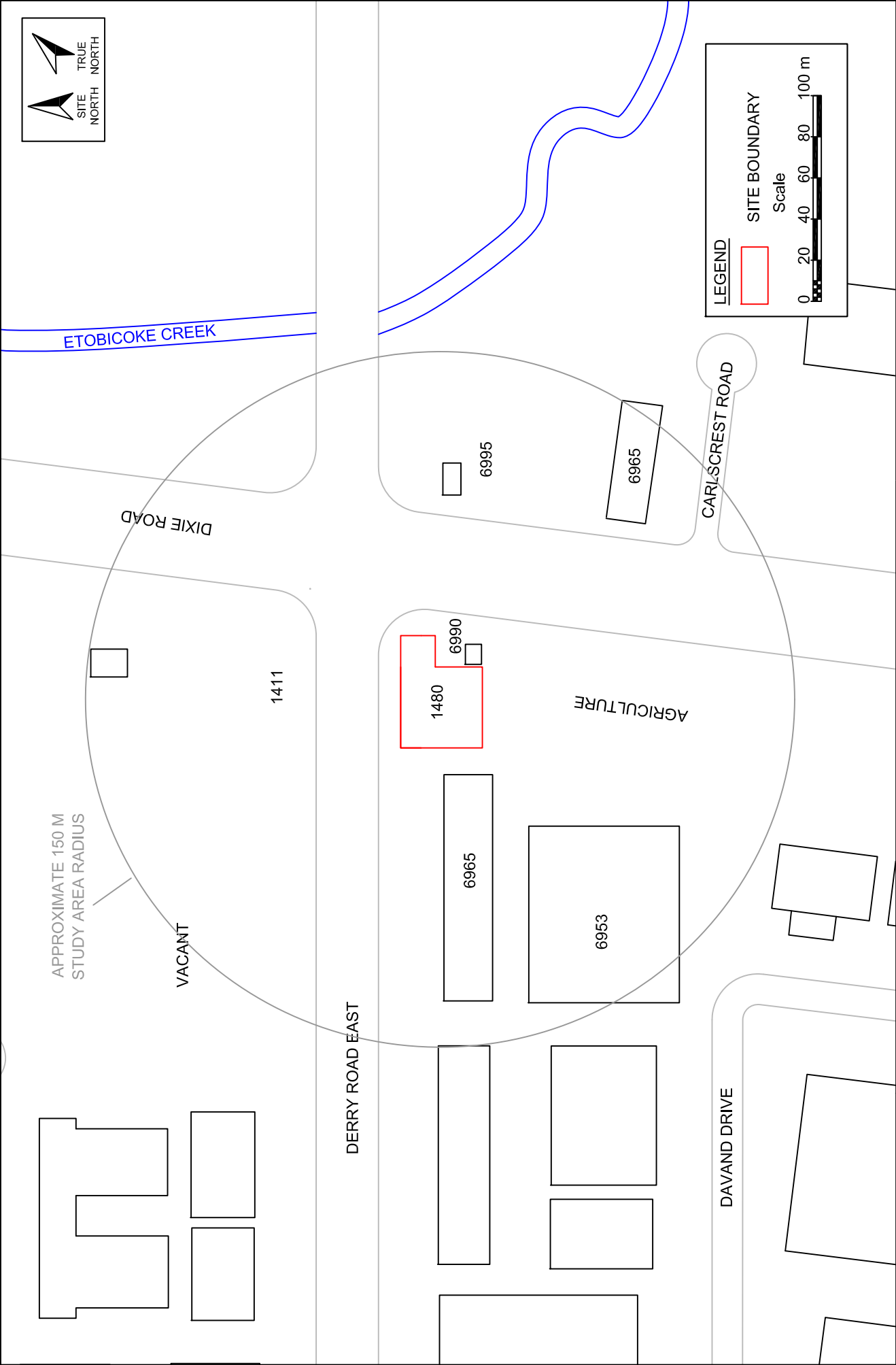


Steve Campbell, P.Geo.  
Senior Project Manager

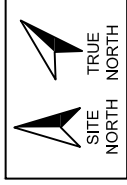
## **Appendix A: Drawings**



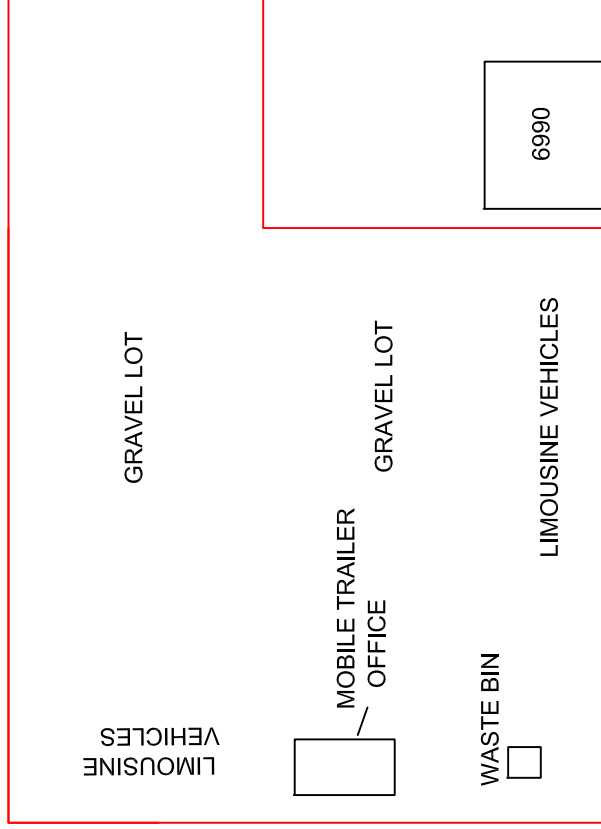
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| Scale: N.T.S.<br>Project No.: G2S18580<br>Date: JUL. 27, 2018<br>Drawn by: JB/SC<br>File name: 1480DERRY.dwg | SITE LOCATION PLAN<br>1480 DERRY ROAD EAST | MISSISSAUGA | ONTARIO | <br>Drawing No. 1 |
|------------------------------------------------------------------------------------------------------------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



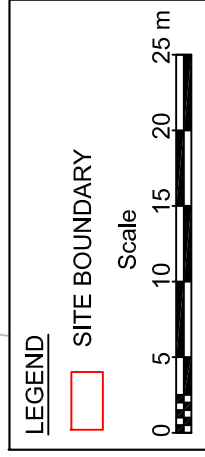
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| Scale: 1:2,500<br>Project No.: G2S18580<br>Date: JULY 26, 2018<br>Drawn by: NC/SC<br>File name: 1480DERRY.E.dwg | PHASE ONE ESA STUDY AREA<br>1480 DERRY ROAD EAST | MISSISSAUGA | ONTARIO | <br>Drawing No. 2 |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------|---------|------------------------------------------------------------------------------------------------------|



DERRY ROAD EAST



DIXIE ROAD



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





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

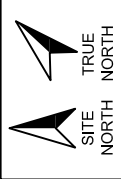
Drawing No.

4





|                                                                                                               |                                                |                        |                                                                                                      |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------|
| Scale: N.T.S.<br>Project No.: G2S18580<br>Date: JULY 26, 2018<br>Drawn by: NC/SC<br>File name: 1480DERRYE.dwg | 1985 AERIAL PHOTOGRAPH<br>1480 DERRY ROAD EAST | MISSISSAUGA<br>ONTARIO | <br>Drawing No. 5 |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------|



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



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

2002 AERIAL PHOTOGRAPH  
1480 DERRY ROAD EAST

MISSISSAUGA

ONTARIO



Drawing No.

7



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

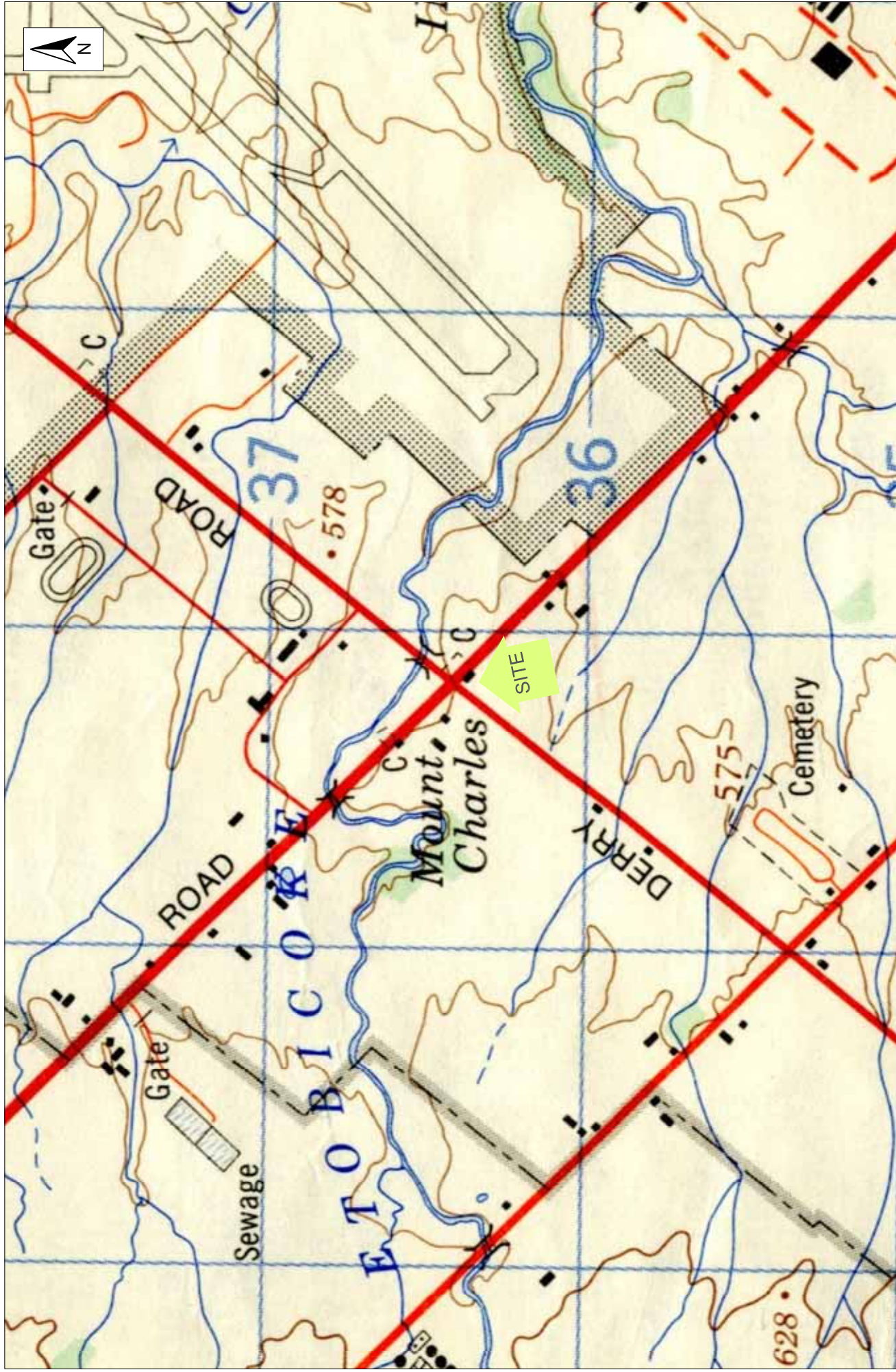
2017 AERIAL PHOTOGRAPH  
1480 DERRY ROAD EAST

MISSISSAUGA

ONTARIO



Drawing No.  
8



Scale: N.T.S.

Project No.: G2S18580

Date: JULY 26, 2018

Drawn by: NC/SC

File name: 1480DERRYE.dwg

1976 TOPOGRAPHIC MAP

1480 DERRY ROAD EAST

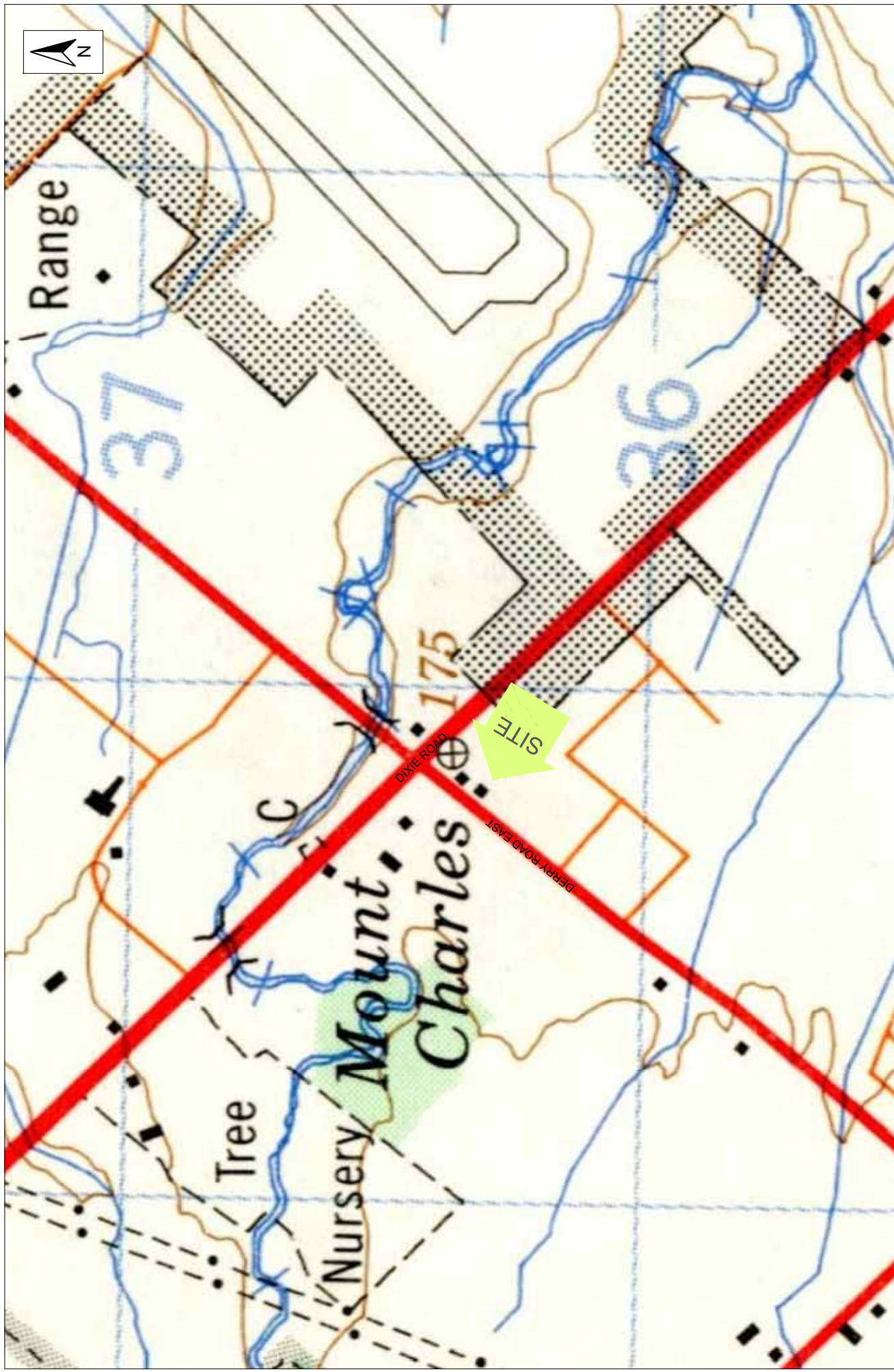
MISSISSAUGA

ONTARIO

Drawing No.

9



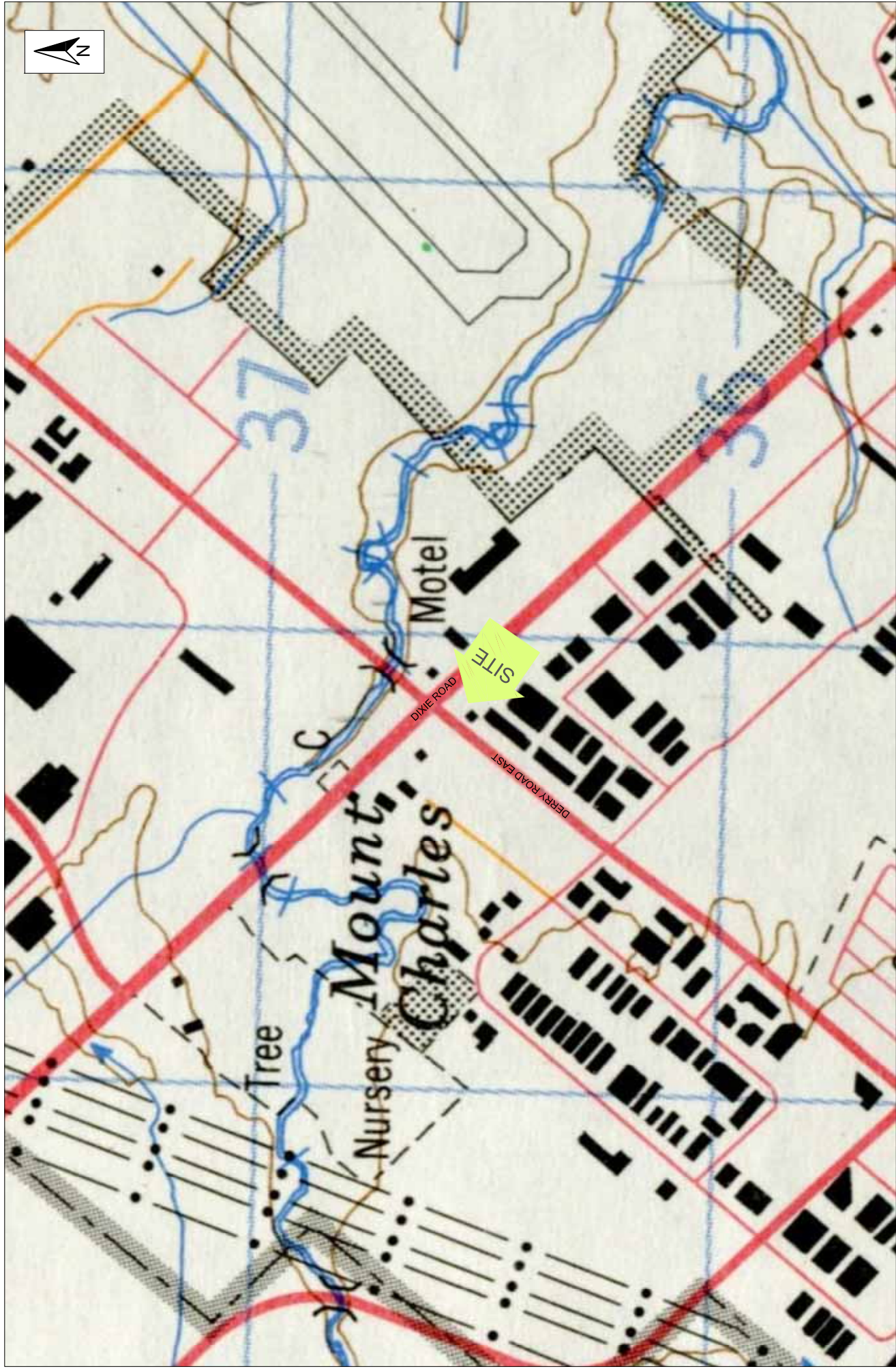


Scale: N.T.S.  
Project No.: G2S18580  
Date: JULY 26, 2018  
Drawn by: NC/SC  
File name: 1480DERRY.E.dwg

1985 TOPOGRAPHIC MAP  
1480 DERRY ROAD EAST

MISSISSAUGA

ONTARIO



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

1994 TOPOGRAPHIC MAP  
1480 DERRY ROAD EAST

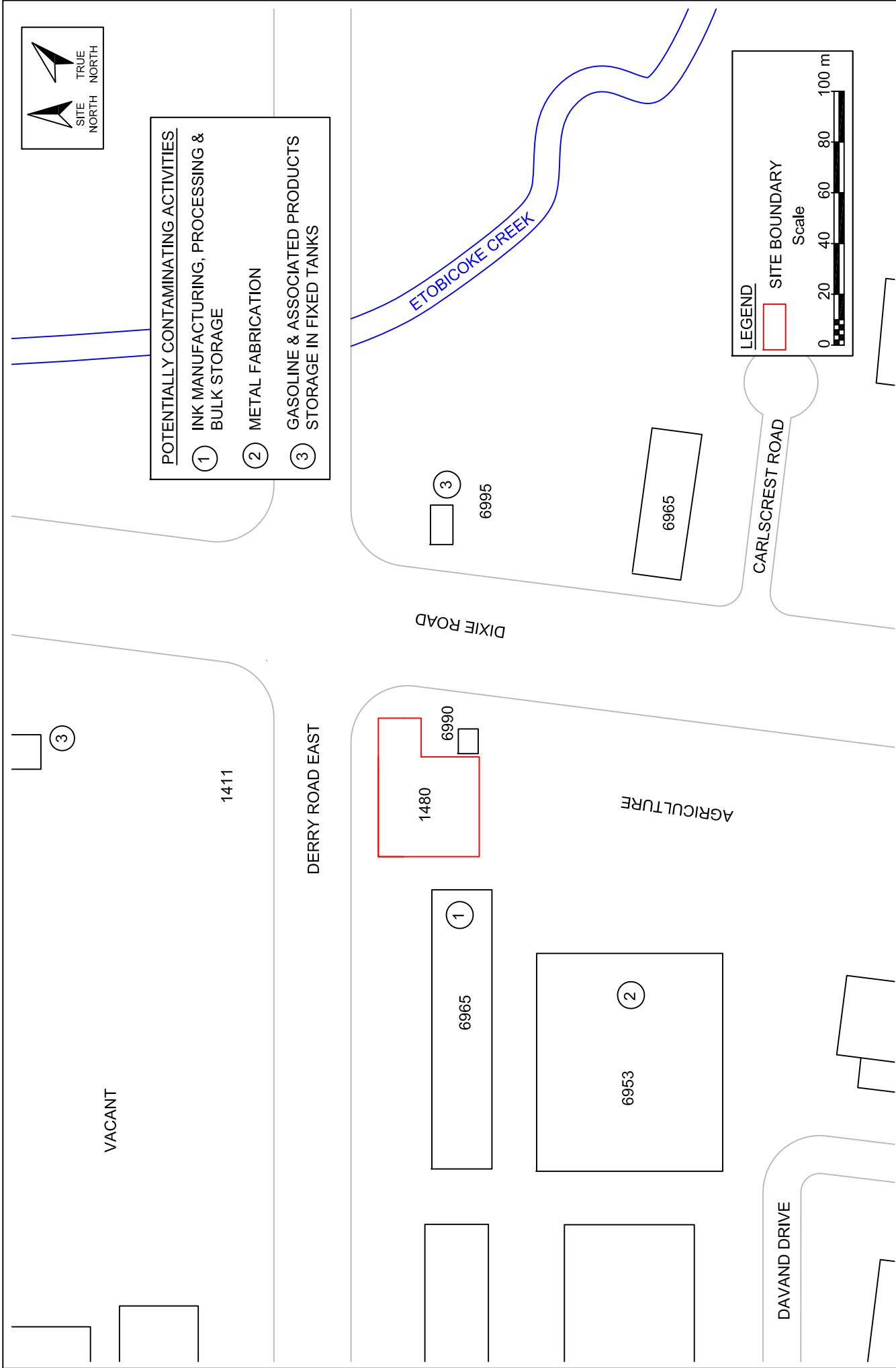
MISSISSAUGA

ONTARIO



Drawing No.

11



|                                                                                                               |                                                                             |         |                                                                                                                      |                |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------|----------------|
| Scale: 1:2,000<br>Project No.: G2S18580<br>Date: JUL. 27, 2018<br>Drawn by: JB/SC<br>File name: 1480DERRY.DWG | POTENTIALLY CONTAMINATING ACTIVITIES<br>1480 DERRY ROAD EAST<br>MISSISSAUGA | ONTARIO | <br>Environmental Consulting Inc. | Drawing No. 12 |
|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------|----------------------------------------------------------------------------------------------------------------------|----------------|

## **Appendix B: Site Photos**

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

## **Appendix C: Property Use Directories**

### Property Use Directories, Surrounding Property Use

| Site                      |                             |                |
|---------------------------|-----------------------------|----------------|
| Address                   | Property Use                | Years Occupied |
| 1480 Derry Road E<br>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<br>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**

\* 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/QUALIFIER:

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/<br>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          | REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR                     |              |            |               |
| TT144298                | 1962/03/13                                                                                                  | NOTICE          | REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS, AMENDED BY K.BARBISON DLR 96 03 06                    |              |            |               |
| VS248789                | 1973/02/12                                                                                                  | NOTICE          | REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER |              |            |               |
| 43R17345                | 1989/11/02                                                                                                  | PLAN REFERENCE  |                                                                                                                        |              |            |               |
| 43R17798                | 1990/05/03                                                                                                  | PLAN REFERENCE  |                                                                                                                        |              |            |               |
| RO1015480               | 1992/08/25                                                                                                  | BYLAW           |                                                                                                                        |              |            |               |
| RO1172571               | 1998/06/25                                                                                                  | TRANSFER        | *** DELETED AGAINST THIS PROPERTY ***<br>1480 DERRY ROAD EAST HOLDINGS LTD.                                            |              |            |               |
| LT2057426               | 2000/03/27                                                                                                  | NOTICE          | HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF<br><br>1195705 ONTARIO INC.                                        |              |            |               |

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)

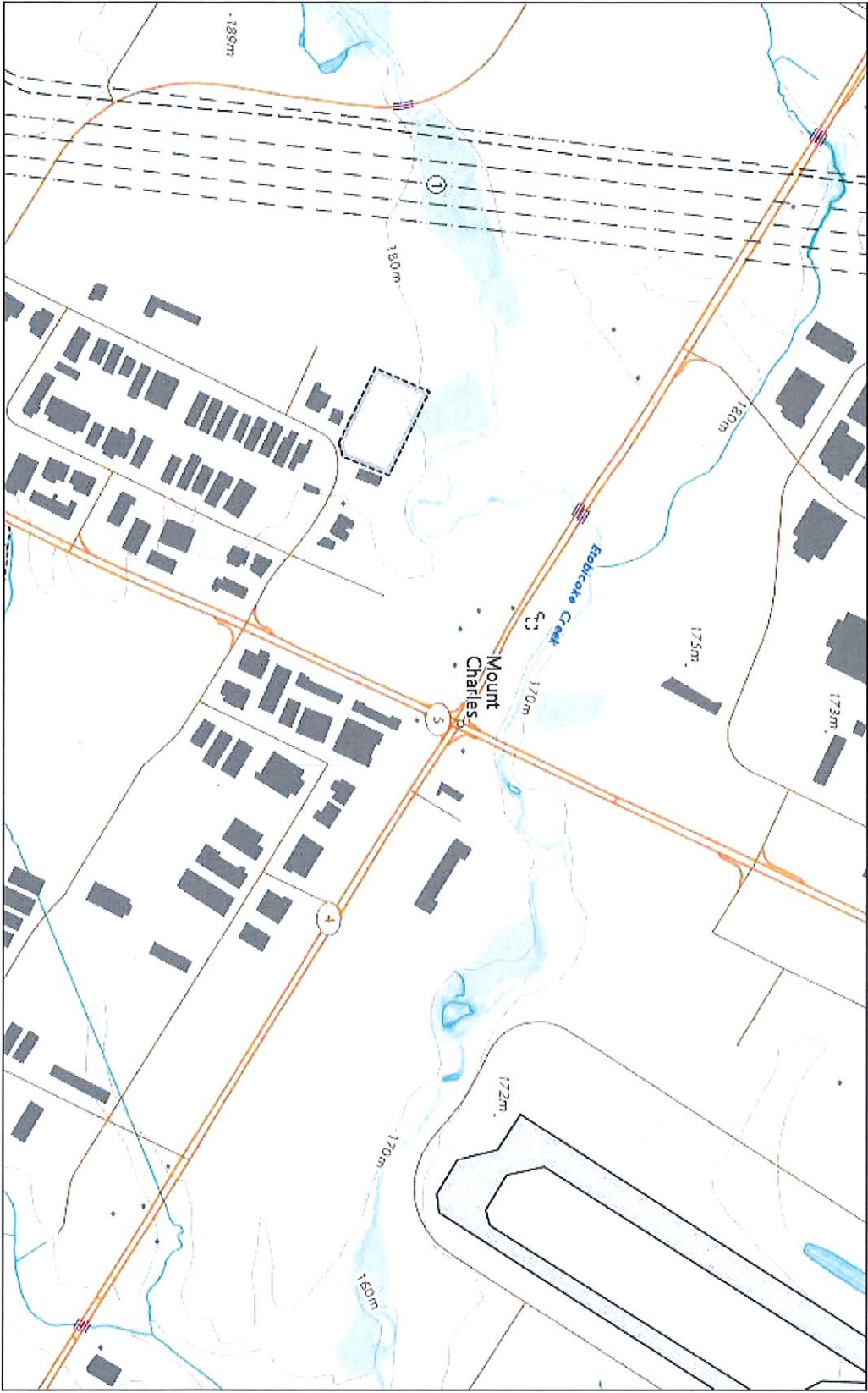
\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

| REG. NUM. | DATE                                                                                                                                                                                                          | INSTRUMENT TYPE    | AMOUNT    | PARTIES FROM                                       | PARTIES TO                        | CERT/<br>CHKD |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------|----------------------------------------------------|-----------------------------------|---------------|
| PR1192744 | REMARKS: PEARSON AIRPORT ZONING REGULATION<br>2007/01/02                                                                                                                                                      | BYLAW              |           | TRANSPORT CANADA                                   |                                   |               |
| 43R31711  | 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.<br>2007/08/30 | PLAN REFERENCE     |           |                                                    |                                   | C             |
| PR1361888 | 2007/10/29                                                                                                                                                                                                    | PLAN EXPROPRIATION |           |                                                    | THE REGIONAL MUNICIPALITY OF PEEL | C             |
| PR1524407 | REMARKS: LANDS AS TO PTS 1 TO 4 & TEMP.EASE. AS TO PT 5<br>2008/08/29                                                                                                                                         | TRANSFER           |           | *** COMPLETELY DELETED ***<br>1195705 ONTARIO INC. | MEHR HOLDINGS INC.                |               |
| PR3204159 | REMARKS: PLANNING ACT STATEMENTS<br>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

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## 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" value=""/> ▼                             |
| 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" value=""/> ▼                             |
| 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:**

6660-4GD SG6

**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  
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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  
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 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:**

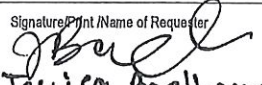
The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

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<br><b>G2S Environmental Consulting</b><br>Email address: <b>107-3370 S. Service Rd</b><br><b>Burlington, ON L7N 3M6</b><br><b>jessicab@g2senvironmental.com</b>                                                                                 |  |  | FOI Request No.                                                                                                                                                                                                                                                                                                                                                                                                                              | Date Request Received     |
| Telephone/Fax Nos.<br>Tel. <b>905 331 3735</b><br>Fax <b>905 642 5999</b>                                                                                                                                                                                                                                          |  |  | Fee Paid<br><input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH<br><input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR<br><input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA |                           |
| Your Project/Reference No.<br><b>62S18580</b>                                                                                                                                                                                                                                                                      |  |  | Signature/Print Name of Requester<br><br><b>Jessica Boelhouwer</b>                                                                                                                                                                                                                                                                                          |                           |
| Request Parameters                                                                                                                                                                                                                                                                                                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)<br><b>1480 Derry Road East, Mississauga</b>                                                                                                                                                    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Present Property Owner(s) and Date(s) of Ownership<br><b>Prabh, Aulakh Ltd. (2017 - present)</b>                                                                                                                                                                                                                   |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Previous Property Owner(s) and Date(s) of Ownership<br><b>Mehr Holdings (2008 - 2017), 1195705 Ontario Inc. (1998 - 2008)</b>                                                                                                                                                                                      |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Present/Previous Tenant(s), (if applicable)                                                                                                                                                                                                                                                                        |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Search Parameters                                                                                                                                                                                                                                                                                                  |  |  | Specify Year(s) Requested                                                                                                                                                                                                                                                                                                                                                                                                                    |                           |
| Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.                                                                                                                                                                        |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              |                           |
| Environmental concerns (General correspondence, occurrence reports, abatement)                                                                                                                                                                                                                                     |  |  | <b>1960 - current</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |                           |
| 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                                                                                                                                                                                                                                                                                                    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>1960 - current</b>     |
| 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 1/10<sup>th</sup> 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)<br>888L REGION |     |                   |          |                                                                                                                                                |                 |
| RR#/Street Number/Name                                                 |     | City/Town/Village |          | Site/Compartment/Block/Tract etc.                                                                                                              |                 |
| 6995 DIXIE RD.                                                         |     | MISSISSAUGA       |          |                                                                                                                                                |                 |
| GPS Reading                                                            | NAD | Zone              | Eastings | Northings                                                                                                                                      | Unit Make/Model |
| 813                                                                    | 11A | 1606924           | 4830684  |                                                                                                                                                | MAGELLAN        |
| Mode of Operation:                                                     |     |                   |          | <input type="checkbox"/> Undifferentiated<br><input checked="" type="checkbox"/> Averaged<br><input type="checkbox"/> 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                                                                                                                                | Metres | Diameter    | Inside diam                                                                                                                                                                                          | Material | Wall thickness | Depth | Metres                                                                                                                                                                                            | Pumping test method | Draw Down          | Recovery |                    |
| From                                                                                                                                 | To     | Centimetres | centimetres                                                                                                                                                                                          |          | centimetres    | From  | To                                                                                                                                                                                                | Time min            | Water Level Metres | Time min | Water Level Metres |
| 0                                                                                                                                    | 7.5    | 15          |                                                                                                                                                                                                      |          |                |       |                                                                                                                                                                                                   |                     |                    |          |                    |
|                                                                                                                                      |        |             | Casing<br><input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass<br><input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete<br><input type="checkbox"/> Galvanized |          |                |       |                                                                                                                                                                                                   |                     |                    |          |                    |
|                                                                                                                                      |        |             | Screen<br><input type="checkbox"/> Steel <input type="checkbox"/> Fibreglass<br><input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Concrete<br><input type="checkbox"/> Galvanized |          |                |       |                                                                                                                                                                                                   |                     |                    |          |                    |
|                                                                                                                                      |        |             | No Casing or Screen<br><input type="checkbox"/> Open hole                                                                                                                                            |          |                |       |                                                                                                                                                                                                   |                     |                    |          |                    |
| Water found at: 5.1 m<br>Kind of Water: Fresh<br>Other:                                                                              |        |             | 5.1 m<br>0.65 m<br>1.5 m                                                                                                                                                                             |          |                |       | Pumping test method: 1<br>Draw Down: 1<br>Recovery: 1                                                                                                                                             |                     |                    |          |                    |
| After test of well yield, water was:<br><input type="checkbox"/> Clear and sediment free<br><input type="checkbox"/> Other, specify: |        |             | 6.4 m<br>20 m<br>1.5 m<br>7.5 m                                                                                                                                                                      |          |                |       | Final water level end of pumping: 3<br>Recommended pump type: 4<br>Recommended pump depth: 5<br>Recommended pump rate: 10<br>If flowing give rate: 15<br>If pumping discontinued, give reason: 20 |                     |                    |          |                    |
| Chlorinated: <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                |        |             |                                                                                                                                                                                                      |          |                |       |                                                                                                                                                                                                   |                     |                    |          |                    |

| Plugging and Sealing Record                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                               |                              | Location of Well                                                                                                                                                                         |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Depth set at - Metres                                                                                                                                                                                                                                                                                                                                                                                                                                          | Material and type (bentonite slurry, neat cement slurry) etc. | Volume Placed (cubic metres) | In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.                                                                                      |  |
| From                                                                                                                                                                                                                                                                                                                                                                                                                                                           | To                                                            |                              |                                                                                                                                                                                          |  |
| 0                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.2                                                           | BENTONITE CHIPS              |                                                                                                                                                                                          |  |
| Method of Construction<br><input type="checkbox"/> Cable Tool <input type="checkbox"/> Rotary (air) <input type="checkbox"/> Diamond <input type="checkbox"/> Digging<br><input type="checkbox"/> Rotary (conventional) <input type="checkbox"/> Air percussion <input type="checkbox"/> Jetting <input type="checkbox"/> Other<br><input type="checkbox"/> Rotary (reverse) <input type="checkbox"/> Boring <input type="checkbox"/> Driving                  |                                                               |                              |                                                                                                                                                                                          |  |
| Water Use<br><input type="checkbox"/> Domestic <input type="checkbox"/> Industrial <input type="checkbox"/> Public Supply <input checked="" type="checkbox"/> Other<br><input type="checkbox"/> Stock <input type="checkbox"/> Commercial <input type="checkbox"/> Not used<br><input type="checkbox"/> Irrigation <input type="checkbox"/> Municipal <input type="checkbox"/> Cooling & air conditioning                                                      |                                                               |                              |                                                                                                                                                                                          |  |
| Final Status of Well<br><input type="checkbox"/> Water Supply <input type="checkbox"/> Recharge well <input type="checkbox"/> Unfinished <input type="checkbox"/> Abandoned, (Other)<br><input type="checkbox"/> Observation well <input type="checkbox"/> Abandoned, insufficient supply <input type="checkbox"/> Dewatering<br><input type="checkbox"/> Test Hole <input type="checkbox"/> Abandoned, poor quality <input type="checkbox"/> Replacement well |                                                               |                              |                                                                                                                                                                                          |  |
| Well Contractor/Technician Information<br>Name of Well Contractor: G.E. ENVIRONMENTAL DRILLING INC. 6604<br>Business Address (street name, number, city etc.): 340 MARKET DR. MISSISSAUGA, ON.<br>Name of Well Technician (last name, first name): BARTLEY ANDREW<br>Signature of Well Technician/Contractor: [Signature]<br>Well Contractor's Licence No.: 6604<br>Well Technician's Licence No.: 3110<br>Date Submitted: 2006 10 12                          |                                                               |                              | Audit No.: Z 44240<br>Date Well Completed: 2006 10 12<br>Was the well owner's information package delivered? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Date Delivered: |  |

| Ministry Use Only          |                                |
|----------------------------|--------------------------------|
| Data Source                | Contractor                     |
| Date Received: APR 19 2006 | Date of Inspection: 2006 10 12 |
| Remarks                    | Well Record Number: 6607       |

2374

The Well Drillers Act  
Department of Mines, Province of Ontario

# Water Well Record

MISSISSAUGA

Imps) Con. 3E<sup>p.5</sup> Lot 10 Pt. Lot 10  
Walton R.R. 2 Acres 1

Date Completed... 11/1/70 ... Cost or wren (not including pump)

### Pipe and Casing Record

### Pumping Test

|                                  |       |                                          |                 |
|----------------------------------|-------|------------------------------------------|-----------------|
| Casing diameter(s) . . . . .     | 4"    | Date . . . . .                           | Sept. 13/49     |
| Length(s) of casing(s) . . . . . | 20 ft | Developed Capacity . . . . .             | 1 gal. a minute |
| Length of screen . . . . .       | —     | Duration of Test . . . . .               | 1/2 hr.         |
| Type of screen . . . . .         | —     | Pumping Rate . . . . .                   | —               |
| Type of pump . . . . .           | —     | Drawdown . . . . .                       | —               |
| Capacity of pump . . . . .       | —     | Static level of completed well . . . . . | 15 ft.          |
| Depth of pump setting . . . . .  | —     | Is well a gravel-wall type? . . . . .    | —               |

## Water Record

| Kind (fresh or mineral) . . . . .                                            | Depth(s)<br>to<br>Water Horizon(s) | Kind of<br>Water | No. of Feet<br>Water Rises |
|------------------------------------------------------------------------------|------------------------------------|------------------|----------------------------|
| Quality (hard, soft, contains iron, sulphur etc.) . . . . .                  |                                    |                  |                            |
| Appearance (clear, cloudy, coloured) . . . . .                               | 41 ft                              | Fresh            | 36                         |
| For what purpose(s) is the water to be used? . . . . .                       |                                    |                  |                            |
| How far is well from possible source of contamination? . . . . .             |                                    |                  |                            |
| What is source of contamination? . . . . .                                   |                                    |                  |                            |
| Enclose a copy of any mineral analysis that has been made of water . . . . . |                                    |                  |                            |

## Well Log

## Drift and Bedrock Record

| From  | To       |
|-------|----------|
| 0 ft. | .....ft. |

|            |    |    |
|------------|----|----|
| Clay Lam   | 0  | 2  |
| Clay       | 2  | 20 |
| Shale rock | 20 | 42 |

## Location of Well

In diagram below show distances of well from road and lot line

Lot line  $\frac{5}{8}$  ft  
200 ft

House

Board 3 rd 21.0

Situation: Is well on upland, in valley, or on hillside? *Upland*  
Drilling Firm *W. E. Core*  
Address *Brampton Ont*  
Recorded by *W. E. Core* Address *Brampton*  
Date *Sept 14/48* Licence 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 |                         |

- 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 <input type="radio"/> Unknown | <input checked="" type="radio"/> Yes <input type="radio"/> No |

NOTES: 6945 (W adj) - commercial condo building

- 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 <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

NOTES:

- 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 <input type="radio"/> 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 type="radio"/> No <input checked="" type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

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 <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

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 <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

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 <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

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 <input type="radio"/> Unknown | Yes <input type="radio"/> No <input checked="" type="radio"/> |

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: [Signature]

Name of Assessor: Jessica Boelhouwer

Signature of Interviewee: Gurwinder (visky) Anandh

Name of Interviewee: [Signature]