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Phase One Environmental Site Assessment (ESA)

1444-1458 Cawthra Road, Mississauga,
Ontario

Project #
2002901

Prepared For
2530173 Ont. Corp.

May 20, 2020

May 20, 2020

Ryan Atkinson
2530173 Ont. Corp.
197 Spadina Avenue, Suite 500
Toronto, ON M5T 2C8

Dear Ryan Atkinson:

**Re: Phase One Environmental Site Assessment (ESA), 1444-1458 Cawthra Road,
Mississauga, ON**

Project #: 2002901

We are pleased to present our Phase One Environmental Site Assessment (ESA) report for the above-noted property. The scope of this Phase One ESA conforms to the requirements outlined in Ontario Regulation 153/04 and 407/19. This Phase One ESA does not include sampling or testing and is based solely on visual observations and a review of available or supplied factual data. The purpose of this Phase One ESA was to support a development approval application with the City of Mississauga and is required to support filing of a Record of Site Condition (RSC) with the Ministry of the Environment, Conservation and Parks (MECP).

The report provides Site information from Palmer's site reconnaissance, historical record review, interviews with knowledgeable individuals, and our conclusions for your consideration.

We trust that this report will be satisfactory for your current needs. If you have any questions or require further information, please contact our office at your convenience.

Yours truly,

Palmer™

DRAFT

Bobby Katanchi, M.Sc., P.Geo. QP_{ESA}
Senior Hydrogeologist

Executive Summary

Palmer is pleased to provide this Phase One Environmental Site Assessment (ESA) report to Ryan Atkinson at 2530173 Ont. Corp. The Phase One ESA was prepared for the residential parcel of land located at 1444-1458 Cawthra Road, Mississauga, Ontario (hereafter collectively referred to as the "Phase One Property").

It is Palmer's understanding that the purpose of this Phase One ESA was to support a development approval application with the City of Mississauga. The Phase One Property ("Subject Property" or "Site") is contemplated for residential redevelopment with 4 single detached homes and 12 townhouse dwellings following demolition of the existing buildings. The Phase One ESA Report has been prepared in accordance with Schedule D of Ontario Regulation 407/19 (amending Ontario Regulation 153/04) under the Environmental Protection Act (EPA). The Phase One ESA includes an assessment of adjacent and neighbouring lands within a 250-metre (m) radius of the Phase One Property (hereafter referred to as the "Phase One Study Area").

The Phase One Property is a 0.49-hectare, rectangular shaped, parcel of land located on the south side of Cawthra Road, west of the intersection with Arbor Road in Mississauga, Ontario. Building structures on the Site include an approximate 84 m², 2-storey residential dwelling (with a full basement) and a 7 m² shed located at 1444 Cawthra Road, an approximate 121 m², 2-storey residential dwelling (with a full basement) and a 4 m² shed located at 1448 Cawthra Road, an approximate 70 m², 2-storey residential dwelling (with a full basement) and three (3) sheds totalling 53 m² located at 1454 Cawthra Road, and an approximate 74 m², 2-storey residential dwelling (with a full basement), a 94 m² garage, and a 15 m² shed located at 1458 Cawthra Road. All of the residential dwellings are currently occupied by residential tenants. Palmer observed fill and vent pipes along the northwestern corner of the residential dwelling located at 1454 Cawthra Road, which are indicative of the presence of an interior heating oil aboveground storage tank (AST) in the basement of the dwelling. The remaining parts of the Site comprise asphalt-paved, grass, landscaped, tree-covered, and gravel surfaced areas. Palmer observed scattered waste and debris including metal scraps along the northern portion of the Phase One Property.

The Phase One Study Area ("surrounding area") covers land uses within a 250 metre (m) radius of the Phase One Property. The Phase One Study Area is developed with parkland, residential, community and commercial land uses, including a recreational arena that exists approximately 33 m north of the Phase One Property.

There are no water bodies or areas of natural significance on the Phase One Property or within the Phase One Study Area. A tributary of Cooksville Creek exists approximately 827 m south of the Phase One Property, which flows southeastward to Lake Ontario.

Historically, the Phase One Property was developed prior to 1952 with four (4) residential dwellings along the northern portion of the Site. A building addition was constructed along the northern portion of the building located at 1448 Cawthra Road in the early 2000s. The buildings occupants have included residential tenants.

Based on the findings of the historical records review, Site reconnaissance, and personal interviews; it was concluded that one (1) potentially contaminating activities (PCAs) were identified either on the Phase One Property or within the Phase One Study Area. These PCAs were deemed to be contributing to one (1) areas of potential environmental concern (APECs) on the Phase One Property. The identified PCAs and APECs are as follows:

Table A. Summary of APECs and PCAs

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern (COPC)	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC #1: One (1) existing interior 750-L inactive heating oil aboveground storage tank (AST)	Eastern-central portion of the Phase One Property	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site – One (1) existing interior 750-L heating oil AST, no longer in use (approximately 25 years old) located in the north-eastern corner of the basement of 1454 Cawthra Road.	Petroleum Hydrocarbons (PHCs) Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)	Soil and Ground Water

A Phase Two ESA is recommended to assess subsurface impacts as a result of the aforementioned PCAs and APECs. The scope of the Phase Two ESA should entail the analysis of representative soil and ground water samples from the Phase One Property for the contaminants of potential concern identified; including PHCs, and BTEX.

The statements made in this Executive Summary are subject to the same limitations as contained in the report and should be read in conjunction with the entire report.

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1. Introduction

Palmer was retained by 2530173 Ont. Corp. (the Client) to conduct a Phase One Environmental Site Assessment (ESA) for the residential parcel of land located at 1444-1458 Cawthra Road, Mississauga, Ontario (hereinafter referred to as the 'Phase One Property').

It is Palmer's understanding that the purpose of this Phase One ESA was to support a development approval application with the City of Mississauga. The Phase One Property ("Subject Property" or "Site") is contemplated for residential redevelopment with 4 single detached homes and 12 townhouse dwellings following demolition of the existing buildings. The Phase One ESA Report has been prepared in accordance with Schedule D of Ontario Regulation 407/19 (amending Ontario Regulation 153/04) under the Environmental Protection Act (EPA). The Phase One ESA includes an assessment of adjacent and neighbouring lands within a 250-metre (m) radius of the Phase One Property (hereafter referred to as the "Phase One Study Area").

At the time of the investigation, the Phase One Property was owned by 2644416 Ontario Limited (1444 Cawthra Road), 2644249 Ontario Limited (1448 Cawthra Road), 2639814 Ontario Limited (1454 Cawthra Road), and 2639812 Ontario Limited (1458 Cawthra Road), and occupied by residential tenants. The authorization for Palmer to proceed with the Phase One ESA was given by Mr. Ryan Atkinson of 2530173 Ont. Corp. The contact information for the proponent is provided below:

<u>Company Name:</u>	2530173 Ont. Corp.
<u>Company Address:</u>	197 Spadina Avenue, Suite 500, Toronto, ON M5T 2C8
<u>Contact Name:</u>	Ryan Atkinson
<u>Contact email:</u>	ryan@atkinsonlaw.ca

1.1 Phase One Property Information

The Phase One Property is a 0.49-hectare, rectangular shaped, parcel of land located on the south side of Cawthra Road, west of the intersection with Arbor Road in Mississauga, Ontario. Building structures on the Site include an approximate 84 m², 2-storey residential dwelling (with a full basement) and a 7 m² shed located at 1444 Cawthra Road, an approximate 121 m², 2-storey residential dwelling (with a full basement) and a 4 m² shed located at 1448 Cawthra Road, an approximate 70 m², 2-storey residential dwelling (with a full basement) and three (3) sheds totalling 53 m² located at 1454 Cawthra Road, and an approximate 74 m², 2-storey residential dwelling (with a full basement), a 94 m² garage, and a 15 m² shed located at 1458 Cawthra Road. All of the residential dwellings are currently occupied by residential tenants. Palmer observed fill and vent pipes along the northwestern corner of the residential dwelling located at 1454 Cawthra Road, which are indicative of the presence of an interior heating oil aboveground storage tank (AST) in the basement of the dwelling. The remaining parts of the Site comprise asphalt-paved, grass, landscaped, tree-covered, and gravel surfaced areas. Palmer observed scattered waste and debris including metal scraps along the northern portion of the Phase One Property.

The subject property is located east of Queen Elizabeth Way, North of Blanefield Road, and west of Arbor Road, as shown in **Figure 1** and the photographs in **Appendix A** and **Appendix B**. The municipal addresses are 1444, 1448, 1454, and 1458 Cawthra Road, Mississauga with Property Identification Numbers (PINs) 13471-0776 (LT), 13471-0777 (LT), 13471-0778 (LT), and 13471-0779 (LT), respectively.

The legal description of the Phase One Property is Part of Lot 188, 189, 190, and 191, of Registered Plan B19, in the City of Mississauga, Province of Ontario.

A conceptual site plan for the Phase One Property is presented in **Appendix C**.

The center of the combined area of the Phase One Properties is located in UTM Zone 17, with approximate coordinates of Easting 614761 m and Northing 4825996 m.

1.2 Scope of Investigation

The Phase One ESA was completed in accordance with Schedule D of Ontario Regulation 407/19 (amending Ontario Regulation 153/04) under the EPA. The purpose of the Phase One ESA is to establish if potential environmental impacts are likely to be present on the Phase One Properties as a result of previous or current land use on or in the vicinity of the Phase One Property. The following key components were completed as part of the assessment:

- Review of historical information (i.e. previous reports, site operating records, fire insurance plans, aerial photographs, occupancy search, etc.);
- Request and review of applicable documents (i.e. maps, provincial and federal archives, etc.);
- Review of applicable federal and provincial databases;
- Site reconnaissance and interviews with knowledgeable site representatives;
- Collections of photographs showing the current and past uses of the Site and surrounding area, as well as potentially contaminating activities (PCAs) and areas of potential environmental contamination (APECs);
- Tables and maps summarizing and providing the location of each PCA and APEC;
- Evaluation of information from records review, interviews and site reconnaissance; and
- Completion of a conceptual site model (CSM).

The Phase One ESA report was prepared for use by 2530171 Ont. Corp. based on information collected by qualified Palmer members in May 2020. The Phase One ESA was prepared by Chloe Stephenson, B.A., EP(t) and Sarah Sipak, B. Sc. under direct supervision by Bobby Katanchi, M.Sc., P.Geo., a “Qualified Person” (QP_{ESA}) as defined by Ontario Regulation 153/04. The qualifications of these Palmer members are summarized in Section 11.0.

2. Records Review

2.1 General Records

2.1.1 Phase One ESA Study Area Determination

The qualified person (QP), Bobby Katanchi, P. Geo., QP_{ESA}, overseeing this Phase One ESA determined that the conventional distance of 250 m from the Site boundaries was adequate for defining the Phase One Study Area for all records reviewed. The limits of the Phase One Study Area are depicted on **Figure 1**.

2.1.2 First Developed Use Determination

The first developed use of the Phase One Properties were determined through the records review as detailed throughout **Section 2** of the Phase One ESA report and summarized below.

An illustrated atlas from 1880 revealed that the Phase One Property was a vacant portion of a much larger block of land consisting of one (1) single residential dwelling, likely a farmstead, and an orchard, owned by William Cavan.

A 1952 fire insurance plan showed the Phase One Property to comprise the four (4) residential buildings located on the northern portion of the Phase One Property.

An aerial photograph taken in 1954 showed the Phase One Property to comprise the four (4) residential buildings located on the northern portion of the Phase One Property.

An aerial photograph taken in 2009 showed the Phase One Property to be further developed with a building addition constructed along the north side of the residential dwelling located at 1448 Cawthra Road, to comprise the existing building.

Aerial photographs taken since 2009 show the Phase One Property to remain unchanged. Aerial photographs are shown in **Appendix B**.

2.1.3 Fire Insurance Plans

Fire insurance plans (FIPs) were produced between the late 1880's until the 1970s for urban communities throughout Canada. FIPs provided an illustrated resource that detailed the materials, occupancies, and potential fire hazards of existing buildings. The locations of above and below ground fuel storage tanks (ASTs/USTs) were also depicted on these plans.

Environmental Risk Information Services (ERIS) was retained to conduct a search for available FIPs or inspection report related documents pertaining to the Phase One Properties or Study Area in order to provide additional information regarding historic usage and development at the site. The results of this search are summarized in **Table 1**.

Table 1. Fire Insurance Plan Summary

1444-1458 Cawthra Road		
Record Year	Map Description	PCA
1952	Residential dwellings (4), and two detached auto parking garages (addressed as 1444, 1448, 1448A, 1454, 1454A, and 1458 Cawthra Road).	-
250 m Study Area Boundary		
Record Year	Map Description	PCA
1952	Residential and commercial land uses	-

2.1.4 City Directory Search

Palmer retained ERIS to conduct a search of available directories for the Phase One Property and all adjacent properties located within the Study Area. City directories were not available at this time due to COVID-19 limitations of ERIS.

2.1.5 Chain of Title

There are four (4) Chain of Title for the Phase One Properties (1444, 1448, 1454, and 1458 Cawthra Road). Palmer obtained the Chain of Title/Parcel Register records from ERIS, and pertinent information is summarized as follows:

1444 Cawthra Road has the PIN number 13471-0776 (LT) and was created in 1998.

Year	Name of Owner
Prior to 1828	Crown
1828-1861	Kings College
1861-1884	William Cavan
1884-1885	Belle Cavan
1885-1892	Albert Ogden
1892-1919	George E. Cavan
1919-1919	Otto W. Cavan
1919-1919	Edgar T. Stephens
1919-1927	Edgar T. Stephens Limited
1927-1944	Albert Attree
1944-1946	James Addie & Matilda Addie
1946-1958	The Director, The Veterans' Land Act
1958-1958	Herbert F. Hitchcock
1958-1959	Herbert and Catharine Hitchcock
1959-2007	Frederick Raymond Bartlett & Helen Grace Bartlett
2007 – May 1, 2018	Helen Grace Bartlett
May 1, 2018 - August 7, 2018	Karen Downard
August 7, 2018 - Present	2644416 Ontario Limited

1448 Cawthra Road has the PIN number 13471-0777 (LT) and was created in 1998.

Year	Name of Owner
Prior to 1828	Crown
1828-1861	Kings College
1861-1884	William Cavan
1884-1885	Belle Cavan
1885-1892	Albert Ogden
1892-1919	George E. Cavan
1919-1919	Otto W. Cavan
1919-1919	Edgar T. Stephens
1919-1927	Edgar T. Stephens Limited
1927-1944	Albert Attree
1944-1957	James Addie & Matilda Addie
1957-1965	George Ramm & Carolle Ramm
1965-1988	Bailie Pennington Smith & Eleanor Grace Smith
1988-1988	Milan Pepa & Sofia Pepa
1988-1989	Jorge Alejandro Cardenas & Sylvia Fidelia Cardenas
1989-1994	The Municipal Savings & Loan Corporation
1994-1998	Rudy Alfie Robichaud & Christel Robichaud
1998-2002	Maciej Tokarz & Richard Fejdasz
2002-2018	Mario Boccia
2018-Present	2644249 Ontario Limited

1454 Cawthra Road has the PIN number 13471-0778 (LT) and was created in 1998.

Year	Name of Owner
Prior to 1828	Crown
1828-1861	Kings College
1861-1884	William Cavan
1884-1885	Belle Cavan
1885-1892	Albert Ogden
1892-1919	George E. Cavan
1919-1919	Otto W. Cavan
1919-1919	Edgar T. Stephens
1919-1931	Edgar T. Stephens Limited
1931-1932	Albert Attree
1932-1944	Albert Attree, Jr.
1944-1944	Michael F. Allore
1944-1945	Lawrence C. Howard
1945-1967	Clarence Pleiffer & Florence Pleiffer
1967-1971	Salvatore Cipparrone, Amelia Cipparrone & Rosetta Cipparrone

1971-1972	Helga Regu
1972-1976	Wayne Campbell & Beverly Campbell
1976-2010	Anne Rasmussen
2010-2018	Peter Quach
2018-Present	2639814 Ontario Limited

1458 Cawthra Road has the PIN number 13471-0779 (LT) and was created in 1998.

Year	Name of Owner
Prior to 1828	Crown
1828-1861	Kings College
1861-1884	William Cavan
1884-1885	Belle Cavan
1885-1892	Albert Ogden
1892-1919	George E. Cavan
1919-1919	Otto W. Cavan
1919-1919	Edgar T. Stephens
1919-1931	Edgar T. Stephens Limited
1931-1932	Albert Attree
1932-1944	Albert Attree, Jr.
1944-1944	Michael F. Allore
1944-1945	Lawrence C. Howard
1945-1950	Clarence Pleiffer & Florence Pleiffer
1950-1980	Thomas McFarlane & Mabel McFarlane
1980-1984	Diane Swanson
1984-1996	Octavio Santos & Anna Santos
1996-2018	Richard Alphonsus Tilley & Debra Ann Bigney
2018-Present	2639812 Ontario Limited

A copy of this record is provided in **Appendix D**.

2.1.6 Previous Environmental Reports

No environmental reports relating to the environmental conditions at the Phase One Property were provided to Palmer for reviewed.

2.2 Environmental Source Information

The EcoLog ERIS (ERIS) system provides information from federal, provincial and private source databases and was searched for information relating to the Phase One Property. The EcoLog report is presented in **Appendix E**.

Each database is divided into records that present information such as company name, addresses, descriptions, status and other pertinent information. Records that fell within 250 m from the Phase One Property (Phase One Study Area) were extracted from the database for review.

2.2.1 Municipal Records Database

A written request was filed on May 14, 2020 for information concerning control orders, violation notices, and other environmental concerns for the Phase One Property with the City of Mississauga Records and Freedom of Information Department. No information has been received to date. Any forthcoming documentation from the aforementioned regulatory agency will be reviewed, and if the response specifies any environmental concerns, it will be addressed and forwarded to the Client. A copy of this correspondence is presented in **Appendix F**.

2.2.2 Provincial Records Database

A Freedom of Information request was filed on May 11, 2020 for information relating to any control orders, violation notices, or other environmental concerns with the MECP. No information has been received to date. Any forthcoming documentation from the aforementioned regulatory agency will be reviewed, and if the response specifies any environmental concerns, it will be addressed and forwarded to the Client. A copy of the MECP response is presented in **Appendix G**.

A total of zero (0) provincial records were available for the Phase One Property and twenty-one (21) records for the 250 m search radius from ERIS. The records are summarized as follows, with identification of existence of a PCA:

- i. **Certificates of Approval** – One (1) record for the 250 m search radius. This record relates to municipal sewage approvals and is not considered to pose a PCA.
- ii. **Ontario Regulation 347 Waste Generators Summary**– Thirteen (13) records for the 250 m search radius. These records relate to the following:
 1. Paints/Pigment/Coating Residues, petroleum distillates, waste oils & lubricants, and brines, chlor-alkali wastes generated between 1989 and 2019 by City of Mississauga located at 1399 Cawthra Road. These records are considered to be an APEC not of concern as it is inferred to be located hydraulically cross-gradient from the Phase One Property (APEC 3).

These records are considered to be an APEC not of concern (APEC 3) to the Phase One Property as the property is inferred to be located hydraulically cross-gradient from the Phase One Property.

- iii. **Pesticide Register** – Two (2) records exist for the 250 m search radius. These records relate to the following:
 1. Cedargate Landscaping designated as a licenced operator located at 1503 Blenheim Road (year not listed) (APEC 2).
 2. Illusion Landscaping & Lawn Maintenance designated as a licenced operator located at 1430 Radcliffe Boulevard (year not listed).

These records are not considered to pose an environmental concern to the Phase One Property, however record 1 is considered an APEC not of concern to pose as the property is inferred to be located hydraulically cross-gradient from the Phase One Property (APEC 2).

iv. **Ontario Spills** - Six (6) records exist for the 250 m search radius. These records relate to the following:

1. Approximately 15-L of hydraulic oil to ground in 1991 at 1462 Cawthra Road.
2. Unknown amount of electro-kleen milky flow into creek in 1994 at Cawthra Road and Arbor Road.
3. Unknown amount of DSL to creek in 2005 at Cawthra Road and Arbor Road.
4. Approximately 10 gallons of non-PCB transformer oil to ground in 2004 at 1399 Cawthra Road.
5. Approximately 27-L of Trikil from Sear's Lawn Care to roadway and catchbasin in 1998 at 1507 Blanefield Road.
6. Unknown amount of sediment to ground in 2014 at 589 Arbor Street.

These records are considered to pose a **low** environmental concern to the Phase One Property as the properties are inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property.

2.2.3 Federal Records Database

No Federal Records were found for the Phase One Property or within a 250 m search radius.

2.2.4 Private Records Database

A written request was made with a Customer Service Advisor with the Technical Standards and Safety Authority (TSSA) on May 19, 2020 for additional information regarding any storage tanks associated with the Phase One Property and/or Phase One Study Area. A response dated May 19, 2020 revealed that no fuel storage tank records were located for the Phase One Property and the adjoining properties within the Phase One Study Area. A copy of the TSSA correspondence and records are presented in **Appendix H**.

A total of one (1) private record was available for the Phase One Property and three (3) records for the 250 m search radius from EcoLog. The records are summarized as follows, with identification of existence of an area of potential environmental concern:

- i. **ERIS Historical Searches** - One (1) record exists the 250 m search radius. These records relate to record searches conducted in 2018. These records are not considered to pose an environmental concern to the Phase One Property.
- ii. **Scott's Manufacturing Directory** – Three (3) records exist for the 250 m search radius. These records relate to the following:
 1. L R Machining operating as an industrial & commercial machinery & equipment, N.E.C located at 1454 Cawthra Road in 1988.
 2. AK Slide Services Ltd. operating as a printing, data processing, photographic equipment and supplies wholesaler and distributor located at 606 Arbor Road in 1992 and 1993 (APEC 4).

The record located on-Site is presumably associated with a small scale business operating out of the residential dwelling as aerial photographs confirm the Phase One Property encompassed

residential dwellings in 1988, and no evidence of historical manufacturing operations were observed during the Site reconnaissance. Thus, this record is considered to pose a low environmental concern to the Phase One Property. The other records are considered to pose an area not of environmental concern to the Phase One Property (APEC 4).

2.3 Physical Setting Sources

2.3.1 Aerial Photographs

Aerial photographs for select years between 1954 and 2019 were reviewed to assist in the determination of historic land uses and development of the Phase One Property and Study Area. Aerial photographs were obtained from ERIS, City of Mississauga and Google Earth.

Copies of reviewed aerial photographs are provided in **Appendix B**, and are summarized in **Table 2**, below.

Table 2. Aerial Photograph Review Summary

Date	Phase One Property	Adjacent Properties within Study Area
1954	<ul style="list-style-type: none"> The Property appears to be developed with the four existing residential buildings along the northern portion of the property. 	<ul style="list-style-type: none"> Residential areas are present west, south, and east of the property. Undeveloped parkland appears to be present north of the property. Cawthra Road, Arbor Road, and Blaneifield Road appear in their current configurations.
1966	<ul style="list-style-type: none"> No significant changes evident. 	<ul style="list-style-type: none"> New residential developments evident along the north side of Blaneifield Road and Arbor Road. The remainder of the Study Area appears unchanged.
1975	<ul style="list-style-type: none"> No significant changes evident. 	<ul style="list-style-type: none"> The existing community building appears to be constructed to the northeast of the Phase One Property.
1989	<ul style="list-style-type: none"> No significant changes evident. 	<ul style="list-style-type: none"> Surrounding area to the east of the Phase One Property appears to be further developed with residential land uses.
1999	<ul style="list-style-type: none"> No significant changes evident. 	<ul style="list-style-type: none"> No significant changes evident.
2009	<ul style="list-style-type: none"> The residential building located at 1448 Cawthra Road appears to have an addition constructed along the northern side of the dwelling, resembling its existing configuration. 	<ul style="list-style-type: none"> No significant changes evident.
2019	<ul style="list-style-type: none"> No significant changes evident. 	<ul style="list-style-type: none"> No significant changes evident.

Summary:

The Phase One Property was developed with four residential dwellings prior to 1954. The residential dwelling located at 1448 Cawthra Road had an addition constructed along the northern portion of the building in the early 2000s; the other buildings have remained unchanged. The surrounding Study Area has primarily consisted of residential land since 1954, a large parkland exists north of Cawthra Road. Further community and residential development have occurred in the surrounding area.

2.3.2 Topography, Hydrology, Geology

The Phase One Property is located at a topographic elevation of approximately 96 m above mean sea level. Topography at and in the general vicinity of the Site is relatively flat with a drop in elevation to the southeast towards Lake Ontario, as shown in **Figure 2**.

The Phase One Property is located within the broad physiographic region known as the Iroquois Plain (Chapman and Putnam, 1984). This region is a slightly sloping plain that is covered with stratified sands of varying depths in some areas and soil formed directly on the wave-eroded surface of red shale, in others. This region borders Lake Ontario and extends around the western part of Lake Ontario from the Niagara River to the Trent River.

Local surficial geologic mapping (The Ontario Geological Survey, 2003) of the Mississauga area indicates that foreshore and basinal coarse-textured glaciolacustrine deposits of sand and gravel, minor silt and clay, underlie the Phase One Property.

Bedrock geologic mapping of Ontario (The Ontario Geological Survey, 1990) indicates that the glacially derived overburden soil at the Phase One Property is underlain by Upper Ordovician Age shale, limestone, dolostone, and siltstone of the Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, and Eastview Member.

A Radon Potential Map of Ontario revealed that the subject property is located within Zone 2 (Radon Potential Map Ontario, 2013). This Zone is designated as an elevated relative radon hazard. Therefore, emissions of radon in the vicinity of the Site is of a low potential environmental concern.

No water bodies or areas of natural significance were observed on the subject property or within the Phase One Study Area. However, a tributary of Cooksville Creek exists approximately 827 m south of the Site, and Lake Ontario exists 1.83 km southeast of the Site. The local hydrogeology is controlled by this waterbody, the underlying geology, and the topography and is surmised to be directed southeastward.

The regional ground water flow is surmised to be also directed southeastward due to the influence of Lake Ontario. The static ground water level in the vicinity of the Phase One Property is noted to be approximately 10.7 m below existing grade.

2.3.3 Fill Materials

No fill material was observed on the Phase One Property, however, a small pile of gravel (Photograph 33) was observed on the southwestern portion of the Phase One Property, located at 1458 Cawthra Road. This material does not pose any environmental concern on the Phase One Property.

2.3.4 Water Bodies, Areas of Natural Significance & Ground Water Information

There are no water bodies on the Phase One Property or in the Phase One Study Area. A tributary of *Cooksville Creek* exists approximately 827 m south of the Phase One Property, which flows southeastward to Lake Ontario. Lake Ontario is located approximately 1.83 km southeast of the Phase One Property.

There are no areas of natural significance on the Phase One Property or within the Phase One Study Area. *Cooksville Creek* located approximately 827 m south of the Phase One Property is the closest area of natural significance.

There are no well-head protection areas or other designation identified by the Municipality in its official plan for the protection of ground water on the Phase One Property or within the Phase One Study Area.

The Phase One Property is serviced by a municipal drinking water system. There are zero (0) well records within a 250 m search radius.

2.3.5 Well Records

As previously discussed in Section 2.2.2, there are zero (0) well records for the Phase One Property and zero (0) well records within a 250 m search radius.

2.4 Site Operating Records

The Phase One Property does not require an enhanced investigation because it is used as residential land.

3. Interviews

An interview was conducted by Palmer with Shawn Lopes (Crescent Real Estate Inc.) on April 16, 2020. Pertinent information provided by Mr. Lopes is summarized as follows:

- Mr. Lopes has been the property manager for two years, and is employed by Crescent Real Estate Inc.
- The site is currently occupied by four separate residential tenants.
- According to Mr. Lopes, the Phase One Property has historically been used for residential purposes only.
- Mr. Lopes provided the following information regarding the Phase One Property:
 - No storage and/or use of environmentally sensitive or hazardous products;
 - No use of herbicides, pesticides, other agricultural chemicals;
 - No presence of underground structures, including in-ground hoists, pits, oil/water separators;
 - No on-site wells;
 - No maintenance of automobiles;
 - No storage of polychlorinated biphenyls (PCBs), use of PCB-containing electrical equipment, and records of past PCB-related contamination or removals.

- Mr. Lopes reported that the Site is not registered as a waste generator with the MECP, and has never been used for industrial, manufacturing, or automotive repair operations.
- One (1) on-site 750-L, steel AST used for heating purposes exists in the basement of 1454 Cawthra Road. The AST previously contained furnace oil but is reportedly no longer in use and is estimated to be 25 years old. He is unaware of any leaks or spills associated with the AST.
- Wastewater on-site is discharged to municipal sanitary sewer lines.
- Mr. Lopes was unaware of any prior environmental investigations at the Site.
- The property is proposed for residential redevelopment. A copy of the proposed residential subdivision plan is presented in **Appendix I**.

4. Phase One Property Reconnaissance

4.1 Written Description of Investigation

The purpose of the Site reconnaissance was to determine if APECs exist, through observations about current and past uses and PCAs on, in or under the Phase One Properties and within the Phase One Study Area, as well as to identify potential contaminant pathways. Exterior observations of the Phase One Properties and surrounding properties were conducted. The exterior observations were recorded by walking over the grounds. Adjoining properties and properties within the Phase One Study Area were observed from within the grounds of the Phase One Property and public roadways.

An investigation of the Phase One Property was completed by Chloe Stephenson, B.A., EPT of Palmer on April 22, 2020. Weather conditions during the inspection were partly cloudy with a temperature of approximately 4 degrees Celsius, and slight winds. The inspection involved visual observations of the Phase One Property to confirm current conditions, as well as observations of adjacent properties from the Phase One Property limits and publicly accessible locations (i.e. municipal roads). Due to COVID-19, the presence of residential tenants and potential health risks, the interior spaces of the dwellings were not accessed during the site visit. The client provided photographs of the dwelling interiors. Photographs taken during the Phase One Property inspection are provided in **Appendix A**.

Photographs in **Appendix A** depict the following aspects of the Phase One Property:

Photograph 1	Photo depicts southern view of residential dwelling exterior located at 1444 Cawthra Road.
Photograph 2	Photo depicts eastern view of residential dwelling exterior located at 1444 Cawthra Road.
Photograph 3	Photo depicts northern view of residential dwelling exterior located at 1444 Cawthra Road.
Photograph 4	Photo depicts western view of residential dwelling exterior located at 1444 Cawthra Road.
Photograph 5	Photo depicts view of southern portion of exterior backyard located at 1444 Cawthra Road.
Photograph 6	Photo depicts interior view of shed located on southern portion of 1444 Cawthra Road.

Photograph 7	Photo depicts interior view of gas-fired boiler located in the basement of 1444 Cawthra Road.
Photograph 8	Photo depicts interior view of electric hot water heater located in the basement of 1444 Cawthra Road.
Photograph 9	Photo depicts south view of residential dwelling exterior located at 1448 Cawthra Road.
Photograph 10	Photo depicts west view of residential dwelling exterior located at 1448 Cawthra Road.
Photograph 11	Photo depicts east view of residential dwelling exterior located at 1448 Cawthra Road.
Photograph 12	Photo depicts exterior view of backyard located at 1448 Cawthra Road. Access to the backyard was unavailable, photo provided by client.
Photograph 13	Photo depicts interior view of gas-fired furnace located in the basement of 1448 Cawthra Road.
Photograph 14	Photo depicts interior view of gas-fired hot water heater located in the basement of 1448 Cawthra Road.
Photograph 15	Photo depicts south view of residential dwelling exterior, and northern shed located at 1454 Cawthra Road.
Photograph 16	Photo depicts north view of residential dwelling exterior located at 1454 Cawthra Road.
Photograph 17	Photo depicts west view of residential dwelling exterior located at 1454 Cawthra Road.
Photograph 18	Photo depicts exterior view of fill and vent pipes observed on the northeastern corner of the building located at 1454 Cawthra Road. They are associated with the AST located in the basement of the building.
Photograph 19	Photo depicts exterior view of shed located on the southern portion of 1454 Cawthra Road.
Photograph 20	Photo depicts exterior view of shed located west of the residential dwelling located at 1454 Cawthra Road.
Photograph 21	Photo depicts interior view of shed located west of the residential dwelling at 1454 Cawthra Road. Five empty jerry cans were observed.
Photograph 22	Photo depicts exterior view of the backyard on the southern portion of 1454 Cawthra Road.
Photograph 23	Photo depicts interior view of heating oil AST located in the northeastern corner of the basement located at 1454 Cawthra Road.
Photograph 24	Photo depicts interior view of forced air furnace located in the basement of 1454 Cawthra Road.
Photograph 25	Photo depicts interior view of electric hot water heater located in the basement of 1454 Cawthra Road.
Photograph 26	Photo depicts south view of residential dwelling exterior located at 1458 Cawthra Road.
Photograph 27	Photo depicts north view of residential dwelling exterior located at 1458 Cawthra Road.
Photograph 28	Photo depicts west view of residential dwelling exterior located at 1458 Cawthra Road.

Photograph 29	Photo depicts east view of residential dwelling exterior located at 1458 Cawthra Road.
Photograph 30	Photo depicts exterior view of the garage structure and shed located south of the residential dwelling located at 1458 Cawthra Road.
Photograph 31	Photo depicts exterior view of scattered waste and debris including waste metal located on the central portion of 1458 Cawthra Road.
Photograph 32	Photo depicts exterior view of scattered waste and debris including waste metal located on the central portion of 1458 Cawthra Road.
Photograph 33	Photo depicts view of small pile of gravel observed on the southern portion of 1458 Cawthra Road.
Photograph 34	Photo depicts exterior view of the southern portion of the backyard located at 1458 Cawthra Road.
Photograph 35	Photo depicts interior view of gas-fired furnace located in the basement of 1458 Cawthra Road.
Photograph 36	Photo depicts interior view of gas-fired hot water heater located in the basement of 1458 Cawthra Road.
Photograph 37	Photo depicts southern view of Phase One Study Area.
Photograph 38	Photo depicts western view of Phase One Study Area.
Photograph 39	Photo depicts eastern view of Phase One Study Area.
Photograph 40	Photo depicts northern view of Phase One Study Area.

4.1 General Property Description

The Phase One Property is located approximately 144 m northwest of the Cawthra road and Arbor Road intersection and comprises a total area of approximately 0.49 hectares. It is located in an area with predominantly residential, parkland, community, and commercial land uses. Commercial properties exist within the southern portion of the Study Area.

At the time of Palmer's investigation on April 22, 2020, the Phase One Property was occupied by 4 residential tenants. 1444 Cawthra Road supports a single dwelling and one storage shed. 1448 Cawthra Road supports a single dwelling and one storage shed. 1454 Cawthra Road supports a single dwelling and three storage sheds. 1458 Cawthra Road supports a single dwelling, large garage, and a storage shed. The driveway material at the Phase One Property was asphalt and/or gravel. Vegetation throughout the Site comprised a mix of manicured lawns, planted trees, and overgrown garden beds.

The Phase One Study Area, as depicted in **Figure 1**, was surveyed within a 250 m radius and all occupants of neighboring properties were noted. The Phase One Study Area is developed with residential, parkland, community, and commercial land uses, including a recreational arena located approximately 33 m north of the Phase One Property at 1399 Cawthra Road, as shown in **Figure 3**.

There are no water bodies or areas of natural significance on the Phase One Property or in the Phase One Study Area. A tributary of Cooksville Creek exists approximately 827 m south of the Phase One Property, which flows southeastward to Lake Ontario.

4.2 Specific Property Observations

4.2.1 Structures and Other Improvements

The property is developed with an approximate 84 m², 2-storey residential dwelling (with a full basement) and a 7 m² shed located at 1444 Cawthra Road, an approximate 121 m², 2-storey residential dwelling (with a full basement) and a 4 m² shed located at 1448 Cawthra Road, an approximate 70 m², 2-storey residential dwelling (with a full basement) and three (3) sheds totalling 53 m² located at 1454 Cawthra Road, and an approximate 74 m², 2-storey residential dwelling (with a full basement), a 94 m² garage, and a 15 m² shed located at 1458 Cawthra Road. All of the dwellings are currently occupied by residential tenants.

Development of the Phase One Property began prior to 1952 with the construction of four (4) residential dwellings on the northern portion of the Phase One Property. One addition was constructed along the northern portion of the dwelling located at 1448 Cawthra Road in the early 2000s. In addition, there was no evidence of any underground storage tanks (USTs). Palmer observed fill and vent pipes along the northwestern corner of the residential dwelling located at 1454 Cawthra Road, which is indicative of the presence of an interior heating oil AST in the basement of the dwelling. The AST is reportedly no longer in use and the dwelling has been converted to electric baseboard heaters for heating purposes.

4.2.2 Underground Utilities and Service Corridors

Underground utilities at the Phase One Property include sanitary sewer, storm sewer, municipal water main, communication cables, Hydro, and natural gas services.

4.2.3 Interiors of Structures and Buildings

The building located at 1444 Cawthra Road has three exit and entry points along the north and south walls of the structure. The building is heated by a natural gas-fired radiant boiler system located in the basement. No evidence of any heating oil storage tanks was noted.

The building located at 1448 Cawthra Road has four exit and entry points along the north, south, and west walls of the structure. The building is heated by a natural gas-fired, forced-air fan coil system located in the basement. No evidence of any heating oil storage tanks was noted.

The building located at 1454 Cawthra Road has three exit and entry points along the north, south, and west walls of the structure. The building is heated by electric baseboard-heaters and space units. An inactive heating oil AST was noted to be located in the northwestern corner of the basement. The AST is steel, 750-L and approximately 25 years old. Its presence was confirmed by the associated fill and vent pipes observed by Palmer staff along the northwestern exterior of the building. The condition of the tank and the floor in the vicinity of the tank is, therefore, unknown. The AST is reportedly no longer in use, and was converted to an electric heating system.

The building located at 1458 Cawthra Road has three exit and entry points along the north, south, and west walls of the structure. The building is heated by a natural gas-fired forced-air furnace system located in the basement. No evidence of any heating oil storage tanks was noted.

The buildings are cooled by interior or window-mounted air conditioning units. Based on the age of the building, the refrigerants in the cooling units may contain chlorofluorocarbons (CFCs) which are known as ozone depleting substances (ODSs). No immediate action is required at this time; however while servicing or removing any remaining units, the CFC refrigerants and any ODSs should be recovered by a licensed contractor according to relevant ministry guidelines.

Access was unavailable to the interior of the buildings, thus the presence and location of any potential floor drains, sump pits, unidentified substances, stains, or corrosion on floors is unknown.

4.2.4 Exterior Portions of the Phase One Property

The exterior portion of the Phase One Property has landscaped areas fronting Cawthra Road, asphalt-paved or gravel covered driveways, and grass, and tree covered areas to the south of the buildings.

Approximately 88 % of the Phase One Property exterior is landscaped, covered with asphalt, grass, gravel, or trees.

Surface water from the property drains overland in a southeastern direction or towards the municipal stormwater sewer system along Cawthra Road.

There is no evidence to suggest the presence of abandoned or existing potable wells or septic tanks on the Site.

4.2.5 Parts of the Phase One Property Not Covered by Structures

There was no evidence of stressed vegetation, disturbed soil, or surficial staining identified on the Phase One Property during our Site reconnaissance on April 22, 2020.

A shallow mound of gravel was observed on the northern portion of the Phase One Property, which is not of environmental concern.

4.2.6 Enhanced Investigation of the Property

As per O.Reg. 153/04, a Phase One ESA will require the completion of an "Enhanced Property Investigation" should records indicate that a site has historically had any of the following land uses associated with it:

- Any industrial use;
- Operation of dry-cleaning equipment;
- Garage works; and
- Dispensing of bulk liquid (including gasoline, i.e. gas station).

The Phase One Property was not previously used for any of those purposes; thus Advanced Property Investigation is not required.

4.3 Written Description of Investigation

The investigations conducted for this ESA are described in Sections 2 through 4.

5. Review and Evaluation of Information

5.1 Current and Past Uses

The current and past land uses on the Phase One Properties, as determined through the Phase One ESA records review, are summarized in **Table 3**, below.

Table 3. Land Use Summary

1444 Cawthra Road:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Prior to 1828	Crown	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1828-1861	Kings College	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1861-1884	William Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1884-1885	Belle Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1885-1892	Albert Ogden	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1892-1919	George E. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner

1919-1919	Otto W. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the Agriculture or Other Use property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Edgar T. Stephens	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1927	Edgar T. Stephens Limited	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1927-1944	Albert Attree	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1946	James Addie & Matilda Addie	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1946-1958	The Director, The Veterans' Land Act	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Fire Insurance Plan revealed the use 1954 Aerial photograph revealed the use
1958-1958	Herbert F. Hitchcock	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1954 Aerial photograph revealed the use
1958-1959	Herbert and Catharine Hitchcock	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1954 and 1966 revealed the use
1959-2007	Frederick Raymond Bartlett & Helen Grace Bartlett	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1954 and 2009 revealed the use

2007 – May 1, 2018	Helen Grace Bartlett	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 2009 and 2019 revealed the use
May 1, 2018 - August 7, 2018	Karen Downard	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 2019 Aerial photograph revealed the use
August 7, 2018 - Present	2644416 Ontario Limited	Residential dwelling located on the northern portion of the Phase One Property addressed as 1444 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Site reconnaissance revealed the use

1448 Cawthra Road:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Prior to 1828	Crown	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1828-1861	Kings College	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1861-1884	William Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1884-1885	Belle Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1885-1892	Albert Ogden	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner

1892-1919	George E. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Otto W. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the Agriculture or Other Use property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Edgar T. Stephens	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1927	Edgar T. Stephens Limited	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1927-1944	Albert Attree	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1957	James Addie & Matilda Addie	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner Fire Insurance Plan revealed the use 1954 Aerial photograph revealed the use
1957-1965	George Ramm & Carole Ramm	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Fire Insurance Plan revealed the use Aerial photographs between 1954 and 1966 revealed the use
1965-1988	Bailie Pennington Smith & Eleanor Grace Smith	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1966 and 1989 revealed the use
1988-1988	Milan Pepa & Sofia Pepa	Residential dwelling located on the northern portion of the Phase One	Residential Use	Chain of title revealed the aforementioned property owner

		Property addressed as 1448 Cawthra Road		1989 Aerial photographs revealed the use
1988-1989	Jorge Alejandro Cardenas & Sylvia Fidelia Cardenas	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1989 Aerial photograph revealed the use
1989-1994	The Municipal Savings & Loan Corporation	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1989 and 1999 revealed the use
1994-1998	Rudy Alfie Robichaud & Christel Robichaud	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1999 Aerial photograph revealed the use
1998-2002	Maciej Tokarz & Richard Fejdasz	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1999 Aerial photograph revealed the use
2002-2018	Mario Boccia	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road. A building addition was constructed along the northern portion of the residential building to comprise the existing configuration.	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1999 and 2019 revealed the use
2018-Present	2644249 Ontario Limited	Residential dwelling located on the northern portion of the Phase One Property addressed as 1448 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Site reconnaissance revealed the use

1454 Cawthra Road:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Prior to 1828	Crown	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1828-1861	Kings College	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1861-1884	William Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1884-1885	Belle Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1885-1892	Albert Ogden	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1892-1919	George E. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Otto W. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property Agriculture or Other Use	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Edgar T. Stephens	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1931	Edgar T. Stephens Limited	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner

1931-1932	Albert Attree	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1932-1944	Albert Attree, Jr.	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1944	Michael F. Allore	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1945	Lawrence C. Howard	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1945-1967	Clarence Pleiffer & Florence Pleiffer	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Fire Insurance Plan revealed the use 1954 Aerial photograph revealed the use
1967-1971	Salvatore Cipparrone, Amelia Cipparrone & Rosetta Cipparrone	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1966 and 1975 Aerial photographs revealed the use
1971-1972	Helga Regu	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1966 and 1975 Aerial photographs revealed the use
1972-1976	Wayne Campbell & Beverly Campbell	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner 1975 Aerial photograph revealed the use
1976-2010	Anne Rasmussen	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner

				Aerial photographs between 1975 and 2009 revealed the use
2010-2018	Peter Quach	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 2009 and 2019 revealed the use
2018-Present	2639814 Ontario Limited	Residential dwelling located on the northern portion of the Phase One Property addressed as 1454 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Site reconnaissance revealed the use

1458 Cawthra Road:

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Prior to 1828	Crown	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1828-1861	Kings College	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1861-1884	William Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1884-1885	Belle Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1885-1892	Albert Ogden	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1892-1919	George E. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the	Agriculture or Other Use	Chain of title revealed the aforementioned property owner

		Agriculture or Other Use property		
1919-1919	Otto W. Cavan	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1919	Edgar T. Stephens	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1919-1931	Edgar T. Stephens Limited	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1931-1932	Albert Attree	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1932-1944	Albert Attree Jr.	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1944	Michael F. Allore	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1944-1945	Lawrence C. Howard	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1945-1950	Clarence Pleiffer & Florence Pleiffer	Vacant, undeveloped land with a woodlot on the southern portion of the property	Agriculture or Other Use	Chain of title revealed the aforementioned property owner
1950-1980	Thomas McFarlane & Mabel McFarlane	Residential dwelling located on the northern portion of the Phase One Property addressed as 1458 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Fire Insurance Plan revealed the use Aerial photographs between 1954 and 1975 revealed the use
1980-1984	Diane Swanson	Residential dwelling located on the northern portion of the Phase One	Residential Use	Chain of title revealed the aforementioned property owner

		Property addressed as 1458 Cawthra Road		1975 and 1988 Aerial photographs revealed the use
1984-1996	Octavio Santos & Anna Santos	Residential dwelling located on the northern portion of the Phase One Property addressed as 1458 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1975 and 1999 revealed the use
1996-2018	Richard Alphonsus Tilley & Debra Ann Bigney	Residential dwelling located on the northern portion of the Phase One Property addressed as 1458 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Aerial photographs between 1999 and 2019 revealed the use
2018-Present	2639812 Ontario Limited	Residential dwelling located on the northern portion of the Phase One Property addressed as 1458 Cawthra Road	Residential Use	Chain of title revealed the aforementioned property owner Site reconnaissance revealed the use

5.2 Potentially Contaminating Activities (PCAs)

Potentially Contaminating Activities (PCAs) under the Environmental Protection Act are defined in in Schedule D (Table 2) of O.Reg. 153/04. A copy of this list is also provided in **Appendix J**. The PCAs identified within the Phase One ESA Study Area are illustrated on **Figure 5** and summarized in **Table 4** to **Table 5**, below.

5.2.1 Phase One Property

Based on the findings of the historical record review, site reconnaissance, and personal interviews; the following PCAs were identified in association with the Phase One Property:

Table 4. *Summary of PCAs on the Phase One Property*

Address	PCA	Location of APEC on Phase One Property
1454 Cawthra Road (Phase One Property)	#28. Gasoline and Associated Products Storage in Fixed Tanks	Eastern-central Portion of Phase One Property

5.2.2 Phase One Study Area

Based on the findings of the historical record review, site reconnaissance, and personal interviews; the following PCAs were identified in association with the Phase One Study Area:

Table 5. Summary of PCAs in the Phase One Study Area

Address	Potentially Contaminating Activity	Location of PCA			Location of APEC on Phase One Property
		On-Site/ Off-Site	Up- gradient (Y/N)	Proximity to Phase One Property	
1503 BlaneField Road	#40: Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	Off-Site	N	122 m W	N/A, property inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property
1399 Cawthra Road	#39: Paints Manufacturing, Processing and Bulk Storage #51: Solvent Manufacturing, Processing, and Bulk Storage	Off-Site	N	33 m N	
606 Arbor Road	#31: Ink Manufacturing, Processing and Bulk Storage	Off-Site	N	183 m SE	

5.3 Areas of Actual or Potential Environmental Concern

5.3.1 Evaluation of Information

The purpose of this Phase One ESA was to document and identify any actual or potential environmental contamination associated with the property. A Phase One ESA is a preliminary study in which it is sufficient only to assess those liabilities which can be documented from a visual inspection of the property or available sources of public information.

The Phase One ESA does not include sampling or testing of soil or ground water. These analyses would be conducted in a Phase Two ESA, if warranted.

5.3.2 Identified Areas of Potential Environmental Concern

The current and historical PCAs on the Phase One Property and within the Phase One Study Area have the potential to contaminate the Phase One Property. The APECs are as follows:

Table 6. Summary of Identified APECs

Address	Location of APEC on Phase One Property	Rationale	Source of Information
On-Site – 1444-1458 Cawthra Road	Eastern-central Portion of Phase One Property	Heating Oil Storage, Potential Environmental Impacts	<ul style="list-style-type: none"> Phase One Property Reconnaissance (4.) Interviews (3.0)
1503 BlaneField Road	N/A	Historical bulk storage of pesticides, Low Potential for Environmental Impacts	<ul style="list-style-type: none"> ERIS Database Report (2.2.11)
1399 Cawthra Road	Property is inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property	Existing bulk storage of paints and solvents, Low Potential for Environmental Impacts	<ul style="list-style-type: none"> ERIS Database Report (2.2.11) Study Area Observations (5.2.2)
606 Arbor Road		Historical bulk storage of ink, Low Potential for Environmental Impacts	<ul style="list-style-type: none"> ERIS Database Report (2.2.11)

5.3.3 Contaminants of Potential Concern

The contaminants of potential concern (COPC) identified with respect to each APEC identified in Section 5.3.2 are as follows:

Table 7. Summary of COPC

Address	Location of APEC on Phase One Property	COPC
On-Site -- 1454 Cawthra Road	Eastern-central Portion of Phase One Property	Petroleum Hydrocarbons (PHCs) Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)
1503 Blanefield Road	N/A	Organochlorine (OC) Pesticides
1399 Cawthra Road	Property is inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property	PHCs, Volatile Organic Compounds (VOCs)
606 Arbor Road		VOCs

5.3.4 Information Gaps in Phase One Investigation

Full access to the Phase One Property was unavailable due to COVID-19. Access to the interior portions of the buildings during the Site reconnaissance were not available for health and safety reasons. All records were reviewed, and no information gaps were encountered during the completion of the Phase One Investigation. Any outstanding responses that pose environmental concern will be forwarded to the Client upon receipt.

5.4 Phase One Conceptual Site Model

Site Description

The Phase One Property is a 0.49-hectare, rectangular shaped, parcel of land located on the south side of Cawthra Road, west of the intersection with Arbor Road in Mississauga, Ontario. Building structures on the Site include an approximate 81 m², 2-storey residential dwelling (with a full basement) and a 7 m² shed located at 1444 Cawthra Road, an approximate 170 m², 1 ½-storey residential dwelling (with a partial basement) and a 4 m² shed located at 1448 Cawthra Road, an approximate 89 m², 1 ½-storey residential dwelling (with a full basement) and three (3) sheds totalling 53 m² located at 1454 Cawthra Road, and an approximate 84 m², 1 ½ storey residential dwelling (with a full basement), a 94 m² garage, and a 15 m² shed located at 1458 Cawthra Road. All of the dwellings are currently occupied by residential tenants.

Historically, the Phase One Property was developed prior to 1952 with four (4) residential dwellings along the northern portion of the property. A building addition was constructed along the northern portion of the building located at 1448 Cawthra Road in the early 2000s. The buildings occupants have included residential tenants.

The remaining parts of the Site comprise asphalt-paved, grass, landscaped, tree-covered, and gravel surfaced areas.

Water Bodies / Areas of Natural Significance

There are no water bodies or areas of natural significance on the Phase One Property or within the Phase One Study Area. Crooksville Creek exists approximately 827 m south of the Phase One Property, which flows southeastward to Lake Ontario.

Drinking Water Wells

There are no drinking water well records for the Phase One Property or within a 250 m search radius.

Neighboring Land Use

The Phase One Study Area is developed with residential, parkland, community, and commercial land uses, including a recreational arena located approximately 33 m north of the Phase One Property at 1399 Cawthra Road, as presented in **Figure 3**.

Areas of Potential Environmental Concerns (APECs)

Based on the findings of the historical record review, Site reconnaissance, and interviews, any APECs located on the Phase One Property and within the Phase One Study Area are labeled and located, as shown in **Figure 4** and **Figure 5**.

The following Potentially Contaminating Activities (PCAs) were found to be associated with the current or historical land uses of the Phase One Property and/or Phase One Study Area:

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern (COPC)	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC #1: One (1) existing interior 750-L inactive heating oil aboveground storage tank (AST)	Eastern-central portion of the Phase One Property	#28. Gasoline and Associated Products Storage in Fixed Tanks	On-Site – One (1) existing interior 750-L heating oil AST, no longer in use (approximately 25 years old) located in the north-eastern corner of the basement of 1454 Cawthra Road.	Petroleum Hydrocarbons (PHCs) Benzene, Toluene, Ethylbenzene, and Xylene (BTEX)	Soil and Ground Water

Additional PCAs that were identified in association with the Phase One Study Area that are **not** of concern include:

APEC	Location of APEC on the Phase One Property	PCA	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern (COPC)	Media Potentially Impacted (Ground water, Soil and/or Sediment)
APEC #2: Historical pesticide register operations	N/A Property is inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property	#40: Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications	Off-Site – Former <i>Cedargate Landscaping</i> located at 1503 BlaneField Road.	Organochlorine (OC) Pesticides	N/A Property is inferred to be located hydraulically cross-gradient and/or down-gradient from the Phase One Property
APEC #3: Existing waste generating operations		#39: Paints Manufacturing, Processing and Bulk Storage #51: Solvent Manufacturing, Processing, and Bulk Storage	Off-Site – Existing <i>Cawthra Arena</i> with waste generating activities since 1989 located at 1399 Cawthra Road.	PHCs, Volatile Organic Compounds (VOCs)	
APEC #4: Historical printing operations		#31: Ink Manufacturing, Processing and Bulk Storage	Off-Site – Former <i>A K Slide Services Ltd.</i> printing operations in operation between 1992 and 1993 located at 606 Arbor Road.	VOCs	

Description of Assessment

PCAs with known or potential to affect the Phase One Property are as follows:

PCA Location	Location of APEC on the Phase One Property	Contaminants of Concern	Impact to Phase One Property (Known or Potential)
On-Site – 1454 Cawthra Road	Eastern-central portion of the Phase One Property.	PHCs, BTEX	Potential

Additional PCAs that **do not** affect the Phase One Property are as follows:

PCA Location	Location of APEC on the Phase One Property	Contaminants of Concern	Impact to Phase One Property (Known or Potential)
1503 BlaneField Road	Properties are inferred to be located hydraulically cross-	OC Pesticides	Properties are inferred to be located hydraulically cross-
1399 Cawthra Road		PHCs, VOCs	
606 Arbor Road		VOCs	

PCA Location	Location of APEC on the Phase One Property	Contaminants of Concern	Impact to Phase One Property (Known or Potential)
	gradient and/or down-gradient from the Phase One Property		gradient and/or down-gradient from the Phase One Property

Underground utilities are expected to be present on the subject property (sanitary sewer, storm sewer, city water, natural gas, telephone, electricity) and could potentially act as preferential pathways.

Local surficial geologic mapping of the Mississauga area indicates that foreshore and basinal coarse-textured glaciolacustrine deposits of sand and gravel, minor silt and clay, underlie the Phase One Property.

The Phase One Property is located approximately 827 m north of a tributary of Cooksville Creek, which flows southeastward into Lake Ontario. The local hydrogeology is controlled by this waterbody, the underlying geology, and the topography and is surmised to be directed southeastward. The regional ground water flow is surmised to be also directed southeastward due to the influence of the Cooksville Creek and Lake Ontario.

It is not expected that any uncertainty or absence of information would affect the validity of the Conceptual Site Model (CSM).

6. Conclusions

The scope of this Phase One ESA conforms to the general requirements outlined in O.Reg. 153/04 and 407/19. The objectives of the Phase One ESA were to identify the likelihood of the presence or absence of PCAs and their associated APECs and COPC, in support of a development approval application with the City of Mississauga. The results of the Phase One ESA are documented in this report and reflect site conditions observed at the time of the site reconnaissance.

Based on the information obtained as part of the Phase One ESA, it is concluded that one (1) potentially contaminating activity (PCA) was identified on Phase One Property. This PCA was deemed to be contributing to one (1) area of potential environmental concern (APEC) on the Phase One Property.

A Phase Two ESA is recommended to assess subsurface impacts as a result of the aforementioned PCAs and APECs. The scope of the Phase Two ESA should entail the analysis of representative soil and ground water samples from the Phase One Property for the contaminants of potential concern identified; including PHCs, and BTEX.

7. Limitations of Report

This report was prepared by Palmer for the account of 2530173 Ont. Corp., in accordance with the professional services agreement. During the records review, Palmer relied on information obtained from municipal, provincial, and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third-party information was not completed.

Palmer made all reasonable inquiries to obtain accessible information for this assessment as required by O.Reg. 153/04 Schedule D Table 1: Mandatory Requirements for Phase One ESA Reports. All responses to information requests were received prior to completion on this report. The evaluation provided in this report reflects our best judgement in light of the information available at the time of the report preparation.

Due to the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Palmer must be notified in order that it may determine if modifications to the conclusions in the report are necessary.

The disclosure of any information contained in this report is the sole responsibility of the intended recipient. The material in it reflects Palmer's best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Palmer accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report. This limitations statement is considered part of this report.

Unless stated otherwise in this report, provided that the report is still reliable, and less than 18 months old, Palmer may issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Palmer's report, by such reliance agree to be bound by our proposal and Palmer's standard reliance letter. Palmer's standard reliance letter indicates that in no event shall Palmer be liable for any damages, howsoever arising, relating to third-party reliance on Palmer's report. No reliance by any party is permitted without such agreement. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Palmer.

The original of the technology-based document sent herewith has been authenticated and will be retained by Palmer for a minimum of five years. Since the file transmitted is now out of Palmer's control and its integrity can no longer be ensured, no guarantee may be given with regards to any modifications made to this document.

8. Certification

This report was prepared by Chloe Stephenson, B.A., EPT, who is currently an Environmental Scientist with Palmer in the Toronto Office. She has experience numerous Phase I ESAs at various land use types, and conducting soil and ground water sampling procedures in accordance with Ontario Regulation 153/04 and 511/09 and the CSA Z768-01 and Z769-00 environmental protocols. Chloe is a recognized Environmental Professional (in training) with Eco Canada.

This report was reviewed by Sarah Sipak, B.Sc., an Environmental Due Diligence Team Lead in the Toronto office of Palmer. She has over ten years' experience conducting Phase I and II ESAs, soil and ground water sampling, and site remediation in accordance with Ontario Regulation 153/04 and 511/09, the CSA Z768-01 and Z769-00 environmental protocols, the Consulting Engineers of Ontario's Generally Accepted Standards for Environmental Investigations, and the Canadian Mortgage and Housing Corporation (CMHC) environmental site investigation procedures for mortgage loan insurance. The aforementioned ESAs have covered all land use types across Canada. Sarah also has numerous years of experience in preparing and filing Record of Site Conditions (RSCs) with the Ministry of the Environment, Conservation and Parks (MECP).

This report was reviewed by Bobby Katanchi, M.Sc., P.Geo., QP_{ESA}, a Senior Hydrogeologist in the Toronto Office of Palmer, with a Masters of Science Degree in Hydrogeology, and is a recognized Professional Geoscientist in Ontario since 2013. Bobby has conducted and managed over 50 of environmental investigations including Phase One ESAs, Phase Two ESAs, and various site remediation projects across Ontario. Bobby is a Qualified Person (QP_{ESA}) under the MECP O.Reg. 153/04 as amended.

DRAFT

Prepared By:

Chloe Stephenson, B.A., EPT
Environmental Scientist

Reviewed By:

DRAFT

Sarah Sipak, B.Sc.
Environmental Due Diligence Team Lead

DRAFT

Bobby Katanchi, M.Sc., P.Geo. QP_{ESA}
Senior Hydrogeologist

9. References

- Atlas of Canada, Topographic Maps;
 - <http://atlas.nrcan.gc.ca/Site/english/toporama/index.html>
- Chapman and Putnam, The Physiography of Southern Ontario, 1984;
- Radon Potential Map Ontario, Radon Environmental, 2013
- EcoLog ERIS Database Report, 1444-1458 Cawthra Road, Mississauga, Ontario, 2018;
- The City of Mississauga Aerial Photograph Archives, 1947-1995;
- Fire Insurance Plan, 1952;
- City of Mississauga Interactive Maps, 2020;
- Google Earth, 2018;
- The Ontario Geological Survey, 1990;
- The Ontario Geological Survey, 2003;
- Ontario Ministry of the Environment, Conservation and Parks (MECP); and,
- Technical Standards & Safety Authority.

Figures



LEGEND:

- Phase One Property
- Study Area

Imagery (2019) provided by Peel Region WMS

Mississauga Key Map

Site Location

0 20 40 60 80 metres

N

PROJECT NO.	2002901	REVISION:	1-1
DATE:	May 19, 2020	SCALE:	1:3200
DRAWN:	CV	DATUM:	NAD 1983
CHECKED:	CS	PROJECTION:	UTM zone 17

CLIENT:

2530173
Ont. Corp.

PREPARED BY:

Palmer™

PROJECT:

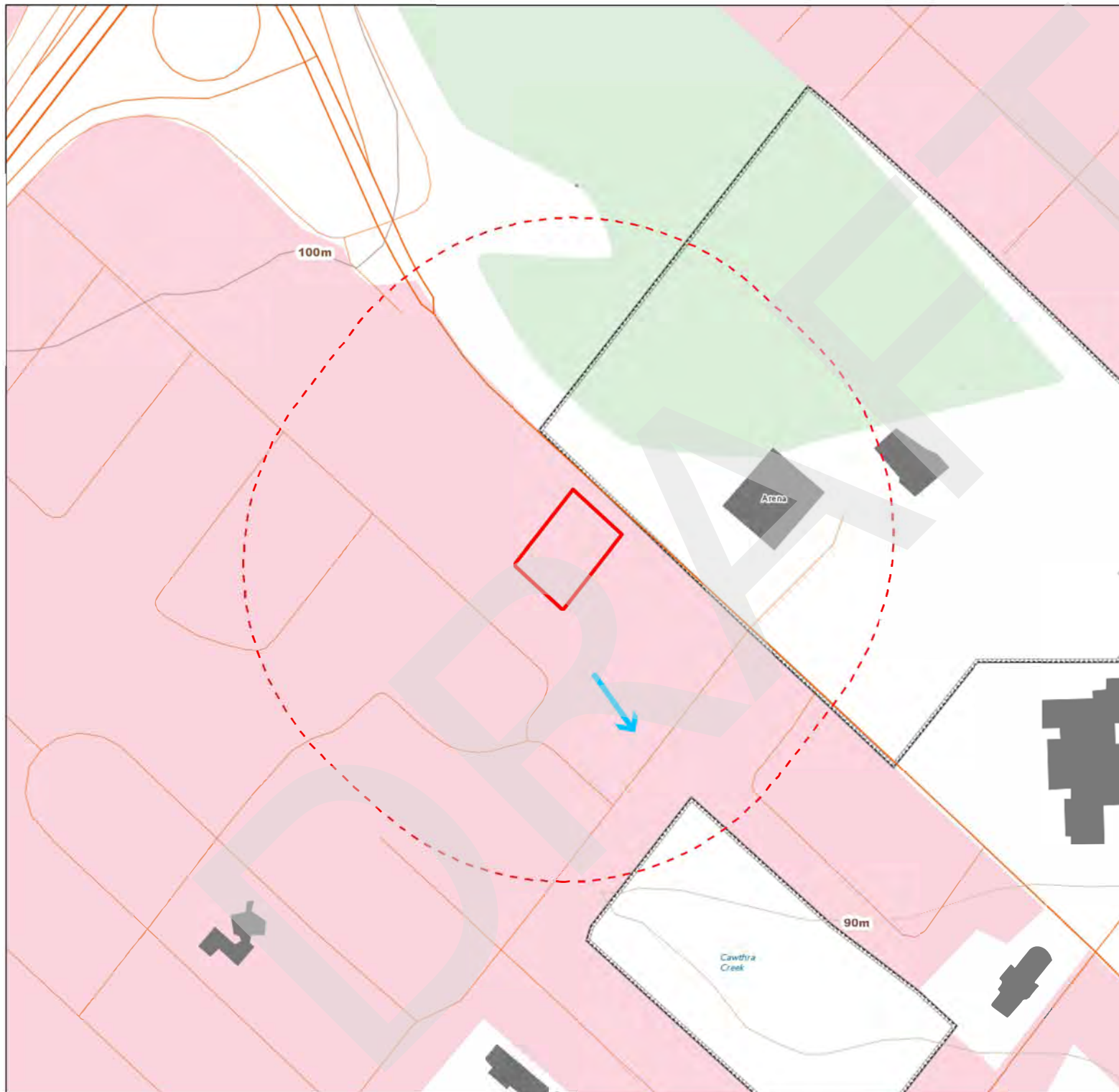
Cawthra ESA

TITLE:

Site
Location

Figure 1

Document Path: W:\Egnyia\Shared\Projects\Active\20029 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_ArcGIS\2002901_1-1_Site Location.mxd



LEGEND:

- Phase One Property
- Study Area
- Inferred Groundwater Flow

Basemap: Toporama Web Map Service
Contains information licensed under the Open Government Licence – Canada.

0 25 50 75 100
metres

PROJECT NO. 2002901 **REVISION:** 1-1
DATE: May 19, 2020 **SCALE:** 1:5000
DRAWN: CV **DATUM:** NAD 1983
CHECKED: CS **PROJECTION:** UTM zone 17

CLIENT: 2530173 Ont. Corp. **PREPARED BY:** **Palmer™**

PROJECT: Cawthra ESA

Topographic Map

Figure 2

Project: Active/20029 - Alkiron Properties Inc/2002901 - Alkiron Properties Cawthra ESA/Phase One ESA/Mapping/figure5_ArcGIS/2002901_2-1_Topographic Map.mxd
Document Path: W:\figgyva\Sin



LEGEND:

- Phase One Property
- Study
- Property Boundary
- Inferred Groundwater Flow

Imagery (2019) provided by Peel Region WMS. Contains public sector information made available under The Regional Municipality of Peel's Open Data Licence - Version 1.0

0 20 40 60 80
metres

PROJECT NO. 2002901 **REVISION: 1-1**

DATE: May 19, 2020 **SCALE: 1:3200**

DRAWN: CV **DATUM: NAD 1983**

CHECKED: CS **PROJECTION: UTM zone 17**

CLIENT: 2530173 Ont. Corp.

PREPARED BY: **Palmer™**

PROJECT: Cawthra ESA

TITLE: Phase One Property

Figure 3

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LEGEND:

- Phase One Property
- Property Boundary
- Inferred Groundwater Flow

Imagery (2019) provided by Peel Region WMS. Contains public sector information made available under The Regional Municipality of Peel's Open Data Licence - Version 1.0

0

10

20

30

40

metres

N

↑

PROJECT NO.	2002901	REVISION:	1-1
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DRAWN:	CV	DATUM:	NAD 1983
CHECKED:	CS	PROJECTION:	UTM zone 17

CLIENT:

2530173
Ont. Corp.

PREPARED BY:

Palmer™

PROJECT:

Cawthra ESA

TITLE:

Detailed
Site Plan

Figure 4

Document Path: W:\Egryia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_ArcGIS\2002901_4-1_Detailed Site Plan.mxd



LEGEND:

- Phase One Property
- Study Area
- Inferred Groundwater Flow
- 1 PCA
- 4 PCA Not of Concern

Imagery (2019) provided by Peel Region WMS

N

PROJECT NO.	2002901	REVISION:	1-1
DATE:	May 19, 2020	SCALE:	1:3200
DRAWN:	CV	DATUM:	NAD 1983
CHECKED:	CS	PROJECTION:	UTM zone 17

CLIENT:

2530173
Ont. Corp.

PREPARED BY:

Palmer™

PROJECT: Cawthra ESA

TITLE: On-Site & Off-Site
Areas of Potential
Environmental Concern

Figure 5

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Appendix A

Photographic Documentation



Photograph 1

Photo depicts southern view of residential dwelling exterior located at 1444 Cawthra Road.



Photograph 2

Photo depicts eastern view of residential dwelling exterior located at 1444 Cawthra Road.



Photograph 3

Photo depicts northern view of residential dwelling exterior located at 1444 Cawthra Road.



Photograph 4

Photo depicts western view of residential dwelling exterior located at 1444 Cawthra Road.



Photograph 5

Photo depicts view of southern portion of exterior backyard located at 1444 Cawthra Road.



Photograph 6

Photo depicts interior view of shed located on southern portion of 1444 Cawthra Road.



Photograph 7

Photo depicts interior view of gas-fired boiler located in the basement of 1444 Cawthra Road.



Photograph 8

Photo depicts interior view of electric hot water heater located in the basement of 1444 Cawthra Road.



Photograph 9

Photo depicts south view of residential dwelling exterior located at 1448 Cawthra Road.



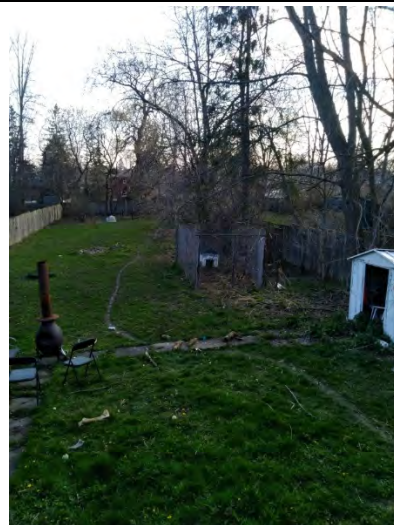
Photograph 10

Photo depicts west view of residential dwelling exterior located at 1448 Cawthra Road.



Photograph 11

Photo depicts east view of residential dwelling exterior located at 1448 Cawthra Road.



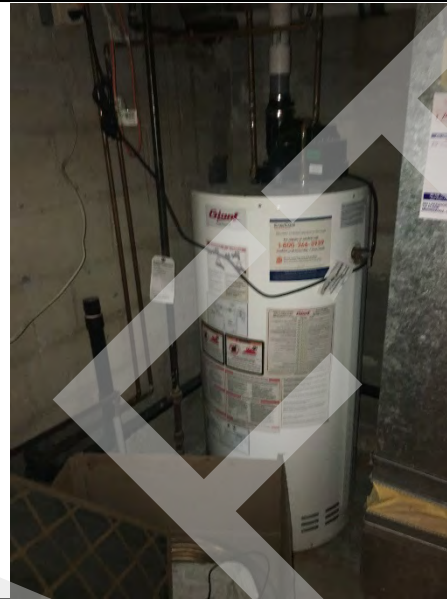
Photograph 12

Photo depicts exterior view of backyard located at 1448 Cawthra Road. Access to the backyard was unavailable, photo provided by client.



Photograph 13

Photo depicts interior view of gas-fired, forced-air fan coil system located in the basement of 1448 Cawthra Road.



Photograph 14

Photo depicts interior view of gas-fired hot water heater located in the basement of 1448 Cawthra Road.



Photograph 15

Photo depicts south view of residential dwelling exterior, and northern shed located at 1454 Cawthra Road.



Photograph 16

Photo depicts north view of residential dwelling exterior located at 1454 Cawthra Road.



Photograph 17

Photo depicts west view of residential dwelling exterior located at 1454 Cawthra Road.



Photograph 18

Photo depicts exterior view of fill and vent pipes observed on the northeastern corner of the building located at 1454 Cawthra Road. They are associated with the AST located in the basement of the building.



Photograph 19

Photo depicts exterior view of shed located on the southern portion of 1454 Cawthra Road.



Photograph 20

Photo depicts exterior view of shed located west of the residential dwelling located at 1454 Cawthra Road.



Photograph 21

Photo depicts interior view of shed located west of the residential dwelling at 1454 Cawthra Road. Five empty jerry cans were observed.



Photograph 22

Photo depicts exterior view of the backyard on the southern portion of 1454 Cawthra Road.



Photograph 23

Photo depicts interior view of heating oil AST located in the northeastern corner of the basement located at 1454 Cawthra Road.



Photograph 24

Photo depicts interior view of forced air furnace located in the basement of 1454 Cawthra Road.



Photograph 25

Photo depicts interior view of electric hot water heater located in the basement of 1454 Cawthra Road.



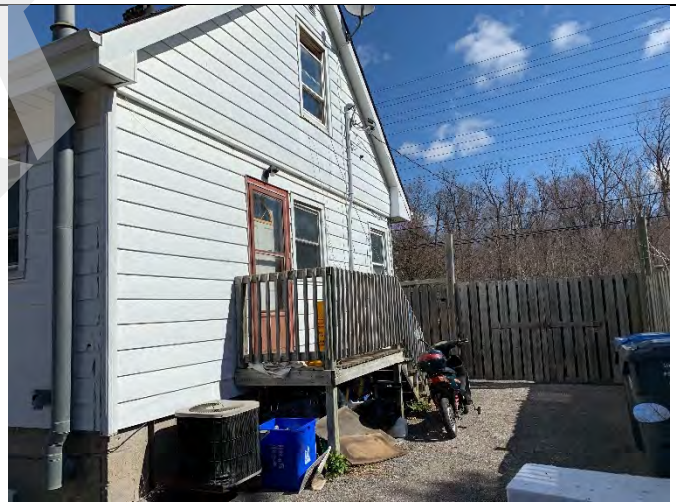
Photograph 26

Photo depicts south view of residential dwelling exterior located at 1458 Cawthra Road.



Photograph 27

Photo depicts north view of residential dwelling exterior located at 1458 Cawthra Road.



Photograph 28

Photo depicts west view of residential dwelling exterior located at 1458 Cawthra Road.



Photograph 29

Photo depicts east view of residential dwelling exterior located at 1458 Cawthra Road.



Photograph 30

Photo depicts exterior view of the garage structure and shed located south of the residential dwelling located at 1458 Cawthra Road.



Photograph 31

Photo depicts exterior view of scattered waste and debris including waste metal located on the central portion of 1458 Cawthra Road.



Photograph 32

Photo depicts exterior view of scattered waste and debris including waste metal located on the central portion of 1458 Cawthra Road.



Photograph 33

Photo depicts view of small pile of gravel observed on the southern portion of 1458 Cawthra Road.



Photograph 34

Photo depicts exterior view of the southern portion of the backyard located at 1458 Cawthra Road.



Photograph 35

Photo depicts interior view of gas-fired furnace located in the basement of 1458 Cawthra Road.



Photograph 36

Photo depicts interior view of gas-fired hot water heater located in the basement of 1458 Cawthra Road.



Photograph 37

Photo depicts southern view of Phase One Study Area.



Photograph 38

Photo depicts western view of Phase One Study Area.



Photograph 39

Photo depicts eastern view of Phase One Study Area.



Photograph 40

Photo depicts northern view of Phase One Study Area.

Appendix B

Aerial Photographs



LEGEND:

Phase One Property

Imagery provided by City of Mississauga Web Map

0

50

100

150

200

250

metres

PROJECT NO. 2002901

REVISION: 1-1

DATE: May 19, 2020

SCALE: 1:6500

DRAWN: CV

DATUM: NAD 1983

CHECKED: CS

PROJECTION: UTM zone 17

CLIENT: Atkinson Properties Inc

PREPARED BY: **Palmer™**

PROJECT: Atkinson Properties Cawthra ESA

TITLE: Aerial Imagery (1954)

Figure A1

Document Path: W:\Egnyta\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_ArcGIS\2002901_A1-1_Aerial Imagery_1954.mxd



LEGEND:

Phase One Property

Imagery provided by City of Mississauga Web Map

0

50

100

150

200

250

metres

PROJECT NO.

2002901

REVISION:

1-1

DATE:

May 19, 2020

SCALE:

1:6500

DRAWN:

CV

DATUM:

NAD 1983

CHECKED:

CS

PROJECTION:

UTM zone 17

CLIENT:
Atkinson
Properties Inc

PREPARED BY:
Palmer™

PROJECT:
Atkinson Properties Cawthra ESA

TITLE:
Aerial Imagery
(1966)

Figure A2

Document Path: W:\Egryia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_Aerial Imagery\1966.mxd



LEGEND:

Phase One Property

Imagery provided by City of Mississauga Web Map

050100150200250

metres

PROJECT NO.2002901

REVISION:1-1

DATE:May 19, 2020

SCALE:1:6500

DRAWN:CV

DATUM:NAD 1983

CHECKED:CS

PROJECTION:UTM zone 17

CLIENT:

Atkinson Properties Inc

PREPARED BY:

Palmer™

PROJECT:

Atkinson Properties Cawthra ESA

TITLE:

Aerial Imagery (1975)

Figure A3

Document Path: W:\Egnyia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_Aerial Imagery\1975.mxd



LEGEND:

Phase One Property

Imagery provided by City of Mississauga Web Map

0 50 100 150 200 250
metres

	PROJECT NO.	2002901	REVISION:	1-1
	DATE:	May 19, 2020	SCALE:	1:6500
	DRAWN:	CV	DATUM:	NAD 1983
	CHECKED:	CS	PROJECTION:	UTM zone 17

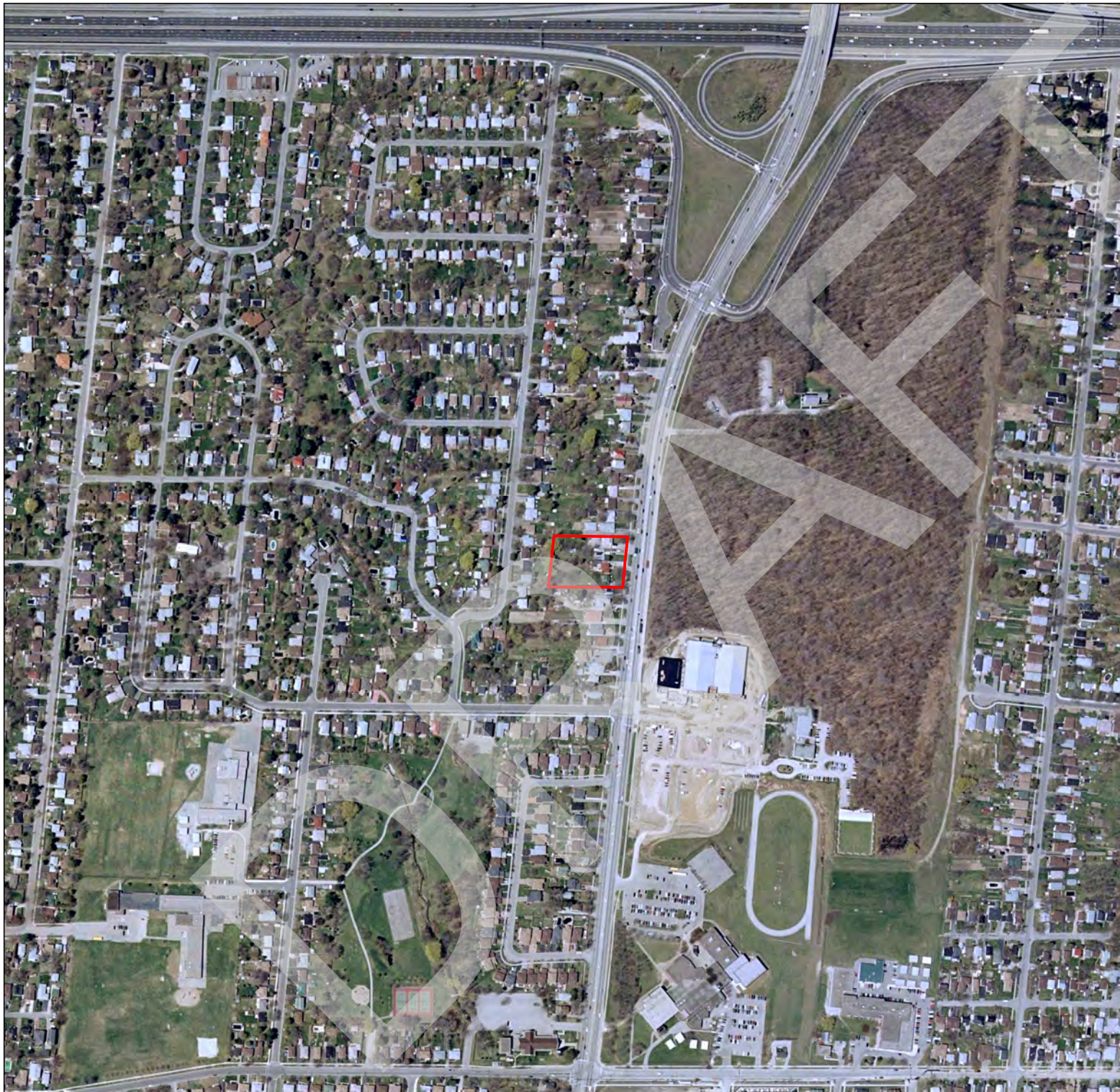
CLIENT:	PREPARED BY:
Atkinson Properties Inc	Palmer™

PROJECT: Atkinson Properties Cawthra ESA

TITLE: Aerial Imagery (1989)

Figure A4

Document Path: W:\Egnyia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_Aerial Imagery\1989.mxd



LEGEND:

Phase One Property

Imagery provided by Peel Region WMS

PROJECT NO.	2002901	REVISION:	1-1
DATE:	May 19, 2020	SCALE:	1:6500
DRAWN:	CV	DATUM:	NAD 1983
CHECKED:	CS	PROJECTION:	UTM zone 17

CLIENT:

Atkinson Properties Inc

PREPARED BY:

Palmer™

PROJECT:

Atkinson Properties Cawthra ESA

TITLE:

Aerial Imagery
(1999)

Figure A5

Document Path: W:\Egnyia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_ArcGIS\2002901_A5-1_Aerial Imagery_1999.mxd



LEGEND:

Phase One Property

Imagery provided by Peel Region WMS

0 50 100 150 200 250
metres

	PROJECT NO.	2002901	REVISION:	1-1
	DATE:	May 19, 2020	SCALE:	1:6500
	DRAWN:	CV	DATUM:	NAD 1983
	CHECKED:	CS	PROJECTION:	UTM zone 17

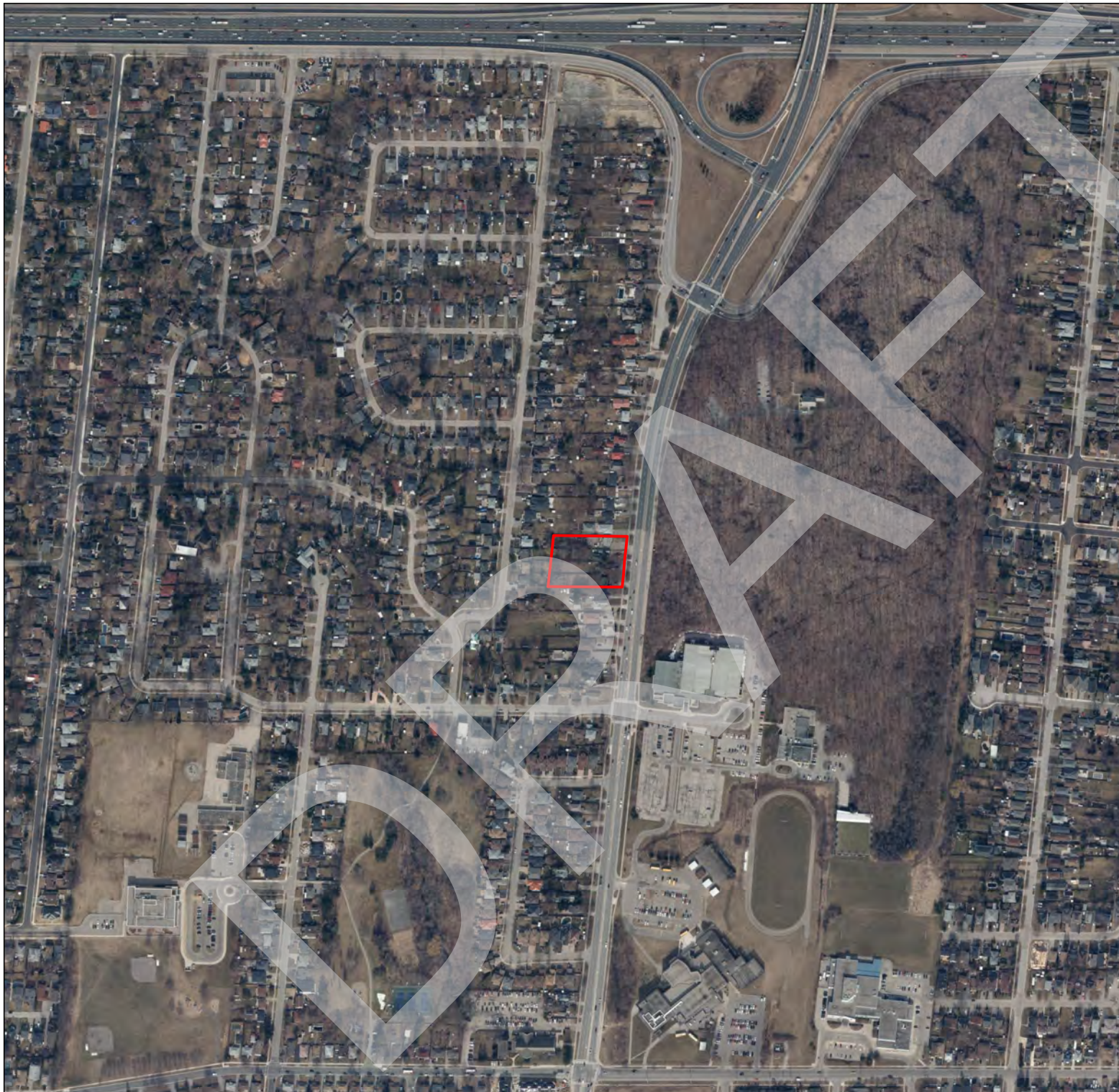
CLIENT:	PREPARED BY:
Atkinson Properties Inc	Palmer™

PROJECT: Atkinson Properties Cawthra ESA

TITLE: Aerial Imagery (2009)

Figure A6

Document Path: W:\Egnyia\Shared\Projects\Active\2023 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\A6-1_Aerial Imagery-2009.mxd



LEGEND:

Phase One Property

Imagery provided by Peel Region WMS

0 50 100 150 200 250
metres

	PROJECT NO.	2002901	REVISION:	1-1
	DATE:	May 19, 2020	SCALE:	1:6500
	DRAWN:	CV	DATUM:	NAD 1983
	CHECKED:	CS	PROJECTION:	UTM zone 17

CLIENT:	PREPARED BY:
Atkinson Properties Inc	Palmer™

PROJECT: Atkinson Properties Cawthra ESA

TITLE: Aerial Imagery (2019)

Figure A7

Document Path: W:\Egryia\Shared\Projects\Active\20029 - Atkinson Properties Inc\2002901 - Atkinson Properties Cawthra ESA\Phase One ESA\Mapping\Figures\5_ArcGIS\2002901_A7-1_Aerial Imagery-2019.mxd

Appendix C

Legal Plan of Survey

1444
1458

1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

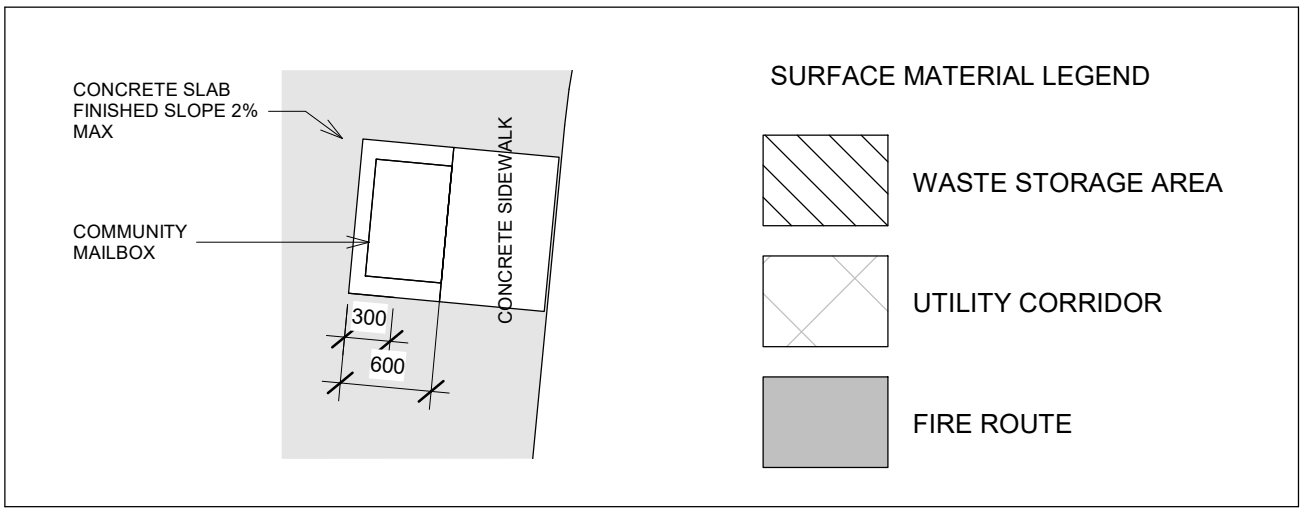
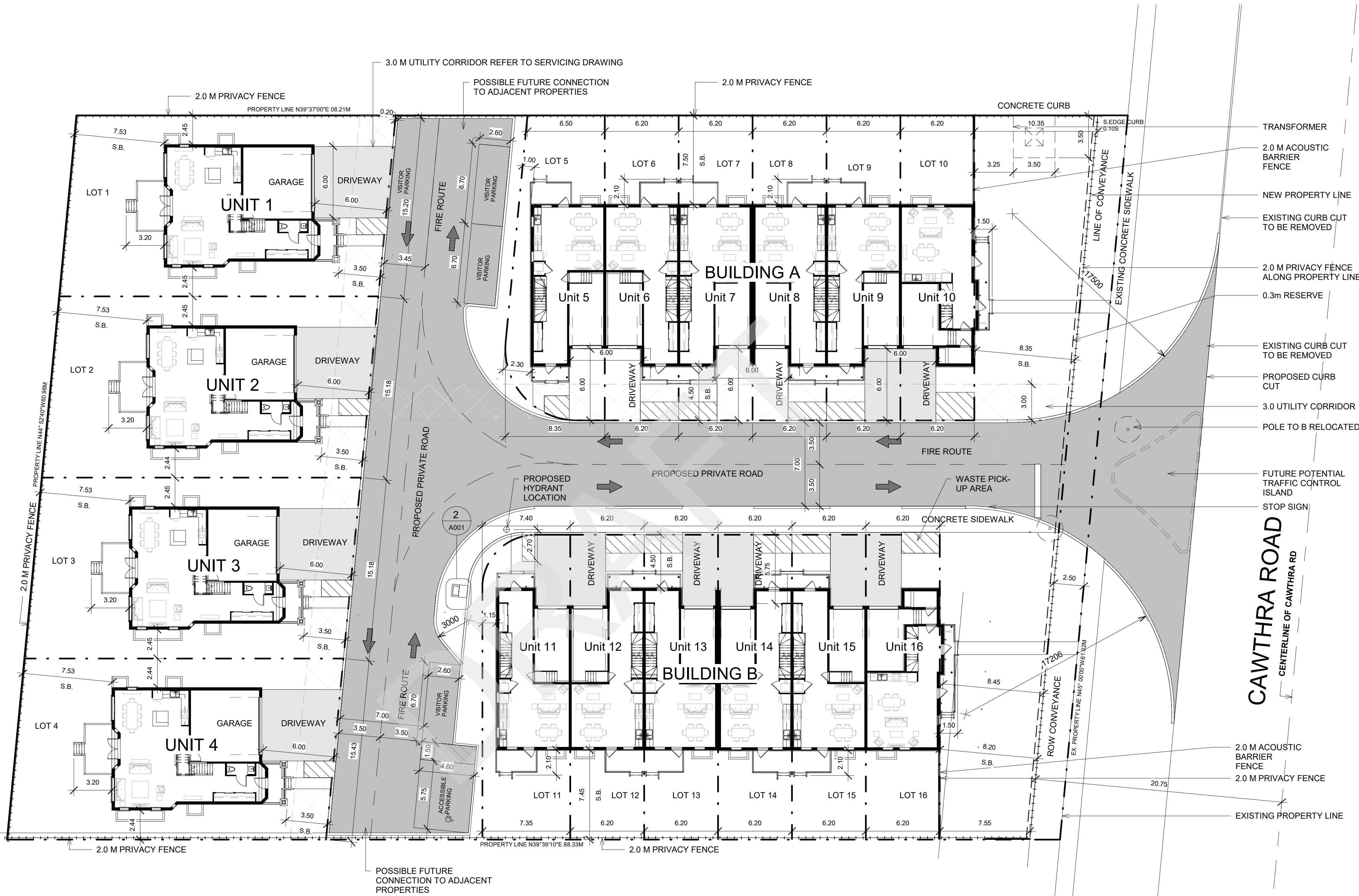
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permission of KFA Architects and Planners Inc. All dimensions to
be checked on site by the contractor. Drawings are not to be
scaled, and any discrepancies are to be reported to the Architect
before proceeding with the work.

1	Issue to Consultants	2018.09.12
2	Issue for OPI/RZ	2018.09.28
3	Issued for Review	2019.08.13

NOTES:

- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MISSISSAUGA ZONING BYLAW NO.
- FOR STORM WATER MANAGEMENT, SITE SERVICING AND GRADING INFORMATION REFER TO DRAWINGS PREPARED BY LITHOS GROUP INC. 150 BERMONDSEY ROAD UNIT #200 TORONTO ON, M4A 1Y1
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY JOHN RUSSO LANDSCAPE ARCHITECT SURVEY CREDIT
- INFORMATION TAKEN FROM PLAN OF PART OF LOTS 188, 189, 190, & 191 REGISTERED PLAN B-19, CITY OF MISSISSAUGA PREPARED BY: TOM A. SENKUS ONTARIO LAND SURVEYOR, 40 BURROWS AVENUE TORONTO (ISLINGTON), ON M9B 4W7
- ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND U/G SERVICES
- ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS ROADS AND STREETS
- ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
- GUARD RAILS IN ACCORDANCE TO THE OBC 2012 SHALL BE PROVIDED WHENEVER GRADE DIFFERENCE EXCEEDS 600MM DETAILS TO BE SUBMITTED AND BUILDING PERMIT STAGE
- BOULEVARD TO BE REINSTATED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER, EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
- EXISTING WATER SERVICE TO BE DISCONNECTED BY THE CITY OF MISSISSAUGA
- SNOW WILL BE REMOVED OFF SITE
- I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES
- ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT
- PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
- GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE
- ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM TO THE ENGINEER CERTIFIED LIGHTING PLAN
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER
- THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
- WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEERING. UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:
 - 15 CM OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOD
 - 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS
 - 15 CM OF DRAINAGE GRAVEL PLUS 90 CM FOR TREES
 - OR
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOD
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES
- * TERRADRAIN 800 OR APPROVED EQUAL
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR PROJECT
- CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOULEVARD AREA

SITE SERVICES DISCLAIMER
BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF THE APPLICATION FOR CONDOMINIUM APPROVAL.



2 Community Mailbox Plan
1:50

Project North

KFA
architects +
planners inc.

Project No:	16071
Scale:	As indicated
Date:	2017/04/05
Drawn by:	R.V.V.
Drawing Title	

Site Plan

Drawing
Number

A001

Appendix D

Land Registry Documents

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1444 Cawthra Road, Mississauga
Legal Part Lot 188 Plan B19
Description: as in TT119827

PIN# 13471-0776 (LT)

Searched at: Brampton
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	03 01 1828	Crown	Kings College
8822	Deed	12 02 1861	David Buchan - trustee of Kings College	William CAVAN
5058	Deed	04 04 1884	William Cavan	Belle CAVAN
5476	Deed	28 11 1885	Belle Cavan	Albert OGDEN
7975	Deed	28 09 1892	Albert Ogden	George E. CAVAN
19001	Deed	21 05 1919	George E. Cavan	Otto W. CAVAN
19019	Deed	31 05 1919	Otto W. Cavan	Edgar T. STEPHENS
19072	Deed	20 06 1919	Edgar T. Stephens	E. T. Stephens Limited
29652	Deed	05 12 1927	E. T. Stephens Limited	Albert ATTREE

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1444 Cawthra Road, Mississauga
Legal Part Lot 188 Plan B19
Description: as in TT119827

PIN# 13471-0776 (LT)

Searched at: Brampton
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
44749	Deed	13 10 1944	Albert Attree	James ADDIE & Matilda ADDIE
48436	Deed	17 09 1946	James Addie & Matilda Addie	The Director, The Veterans' Land Act
108440	Deed	13 06 1958	The Director, The Veterans' Land Act	Herbert F. HITCHCOCK
108441	Deed	13 06 1958	Herbert F. Hitchcock	Herbert HITCHCOCK & Catharine HITCHCOCK
TT119827	Deed	05 06 1959	Herbert Hitchcock & Catharine Hitchcock	Frederick Raymond BARTLETT & Helen Grace BARTLETT
PR1202646	Deed	25 01 2007	Frederick Raymond Bartlett - Estate	Helen Grace BARTLETT
PR3317996	Deed	01 05 2018	Helen Grace Bartlett - Estate	Karen DOWNARD
PR3361235	Deed (Present Owner)	07 08 2018	Karen Downard	2644416 Ontario Limited

PROPERTY DESCRIPTION: PT LT 188, PL B19 , AS IN T1119827 ; MISSISSAUGA

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
2644416 ONTARIO LIMITED

RECENTLY:
RE-ENTRY FROM 13471-1618
CAPACITY SHARE

PIN CREATION DATE:
1998/01/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD	
EFFECTIVE	2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN					
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1998/01/23						
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/01/23 **						
**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: 1998/01/26 **						
T1119827	1998/06/05	TRANSFER	*** DELETED AGAINST THIS PROPERTY ***				
			*** COMPLETELY DELETED ***				
PR1202646	2007/01/25	APL OF SURV-LAND	BARTLETT, FREDERICK RAYMOND				
			BARTLETT, HELEN GRACE				
PR3106686	2017/04/05	CAU AGR PUR & SALE	\$2	BOCCIA, MARIO			
				BIGNEY, DEBRA ANN			
				TILLEY, RICHARD ALPHONSUS			
				BARTLETT, HELEN GRACE			
				QUACH, PETER			
PR3317996	2018/05/01	TRANSMISSION-LAND	*** COMPLETELY DELETED ***				
			2530173 ONTARIO CORPORATION				
				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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3361235	2018/08/07	TRANS PERSONAL REP	\$1,181,500	BARTLETT, HELEN GRACE	DOWNARD, KAREN	
PR3361236	2018/08/07	CHARGE	\$850,000	DOWNARD, KAREN	BARTLETT, HELEN GRACE - ESTATE	
PR3361237	2018/08/07	NO ASSGN RENT GEN		2644416 ONTARIO LIMITED	2644416 ONTARIO LIMITED	C
		REMARKS: PR3361236		2644416 ONTARIO LIMITED	EQUITABLE BANK	C
PR3361445	2018/08/07	CHARGE	\$200,000	2644416 ONTARIO LIMITED	EQUITABLE BANK	C
PR3361446	2018/08/07	NO ASSGN RENT GEN		2644416 ONTARIO LIMITED	BOCCIA, MARIO	C
		REMARKS: PR3361445		2644416 ONTARIO LIMITED	BOCCIA, MARIO	C
PR3463870	2019/04/01	CHARGE	\$500,000	2644416 ONTARIO LIMITED	OSKOOEI, SHEILA	C

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1448 Cawthra Road, Mississauga
Legal Part Lot 189 Plan B19
Description: as in RO1057280

PIN# 13471-0777 (LT)

Searched at: Brampton
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	03 01 1828	Crown	Kings College
8822	Deed	12 02 1861	David Buchan, Trustee for Kings College	William CAVAN
5058	Deed	04 04 1884	William Cavan	Belle CAVAN
5476	Deed	28 11 1885	Belle Cavan	Albert OGDEN
7975	Deed	28 09 1892	Albert Ogden	George E. CAVAN
19001	Deed	21 05 1919	George E. Cavan	Otto W. CAVAN
19019	Deed	31 05 1919	Otto W. Cavan	Edgar T. STEPHENS
19072	Deed	20 06 1919	Edgar T. Stephens	E. T. Stephens Limited
29652	Deed	05 12 1927	E. T. Stephens Limited	Albert ATTREE

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20200415129
 Address: 1448 Cawthra Road, Mississauga
 Legal Part Lot 189 Plan B19
 Description: as in RO10557280
 PIN# 13471-0777 (LT)

Searched at: Brampton
 LRO #: 43

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
44749	Deed	13 10 1944	Albert Attree	James ADDIE & Matilda ADDIE
102654	Deed	01 04 1957	James Addie & Matilda Addie	George RAMM & Carolle RAMM
190906	Deed	24 12 1965	George Ramm & Carolle Ramm	Bailie Pennington SMITH & Eleanor Grace SMITH
854559	Deed	15 07 1988	Bailie Pennington Smith & Eleanor Grace Smith	Milan PEPA & Sofia PEPA
873532	Deed	30 11 1988	Milan Pepa & Sofia Pepa	Jorge Alejandro CARDENAS & Sylvia Fidelina CARDENAS
921499	Mortgage	14 12 1989	Jorge Alejandro Cardenas & Sylvia Fidelina Cardenas	The Municipal Savings & Loan Corporation (Mortgagee)
RO1057280	Deed (Power of Sale)	28 01 1994	The Municipal Savings & Loan Corporation (Jorge Alejandro Cardenas & Syliva F. Cardena Defaulted in Mtg 921499)	Rudy Alfie ROBICHAUD & Christel ROBICHAUD
LT1882741	Deed	02 11 1998	Rudy Alfie Robichaud & Christel Robichaud	Maciej TOKARZ & Richard FEJDASZ

Cont'd on Page 3

Project # 20200415129
Address: 1448 Cawthra Road, Mississauga
Legal Part Lot 189 Plan B19
Description: as in RO10557280

PIN# 13471-0777 (LT)

Searched at: Brampton
LRO #: 43

CHAIN OF TITLE REPORT

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
PR192278	Deed	18 01 2002	Maciej Tokarz & Richard Fejdasz	Mario BOCCIA
PR331652	Deed (Present Owner)	18 07 2018	Mario Boccia	2644249 Ontario Limited



ServiceOntario

LAND
REGISTRY
OFFICE #43

13471-0777 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: PT LT 183, PL B19 , AS IN R01057280 ; MISSISSAUGA

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED
OWNERS' NAMES
2644249 ONTARIO LIMITED

RECENTLY:
RE-ENTRY FROM 13471-1619
CAPACITY SHARE
OWN

PIN CREATION DATE:
1998/01/23

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD				
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN										
WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1998/01/23								
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/01/23 **									
**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: 1998/01/26 **									
R01057280	1994/01/28	TRANS POWER SALE	*** DELETED AGAINST THIS PROPERTY ***							
R01057281	1994/01/28	CHARGE	*** COMPLETELY DELETED ***							
LT1882741	1998/11/02	TRANSFER	*** COMPLETELY DELETED *** ROBICHAUD, RUDY ALFIE ROBICHAUD, CHRISTEL							
REMARKS: PLANNING ACT STATEMENTS.										
LT1882742	1998/11/02	CHARGE	*** COMPLETELY DELETED *** TOKARZ, MACIEJ FEJDASZ, RICHARD NATIONAL BANK OF CANADA							

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT1905566	1999/01/20	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
PR192278	2002/01/18	TRANSFER		*** COMPLETELY DELETED *** FEJDA SZ, RICHARD TOKARZ, MACIEJ	BOCCIA, MARIO	
PR192283	2002/01/18	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO	MAPLE TRUST COMPANY	
PR294687	2002/08/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL BANK OF CANADA		
PR841514	2005/04/29	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO		
PR891077	2005/07/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** MAPLE TRUST COMPANY		
PR1460182	2008/05/13	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO	MERIDIAN CREDIT UNION LIMITED	
PR1668729	2009/07/14	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO	MERIDIAN CREDIT UNION LIMITED	
PR1672679	2009/07/22	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
PR1683539	2009/08/10	POSTPONEMENT		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED	MERIDIAN CREDIT UNION LIMITED	
PR2517343	2014/04/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
PR2518153	2014/04/03	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO	VMS ASSOCIATES INC.	
REMARKS: RE: PR1460182 TO PR1668729						
REMARKS: RE: PR841514						
REMARKS: RE: PR192283						
REMARKS: RE: LT1882742						
REMARKS: RE: RO1057281						

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.



Ontario ServiceOntario

* 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/ CHRD
PR2612502	2014/10/07	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
PR2635579	2014/11/24	LIEN		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
PR2647414	2014/12/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** VMS ASSOCIATES INC.		
PR2923824	2016/06/14	CHARGE		*** COMPLETELY DELETED *** BOCCIA, MARIO	GUS, LAZARAKIS	
PR2932735	2016/06/20	DISCHARGE INTEREST		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
PR2933012	2016/06/20	DISCHARGE INTEREST		*** COMPLETELY DELETED *** HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO AS REPRESENTED BY THE MINISTER OF FINANCE		
PR3106686	2017/04/05	CAU AGR PUR & SALE	\$2	BOCCIA, MARIO BIGNEY, DEBRA ANN TILLEY, RICHARD ALPHONSUS BARTLETT, HELEN GRACE QUACH, PETER	2530173 ONTARIO CORPORATION	C
PR3351652	2018/07/18	TRANSFER	\$1,235,000	BOCCIA, MARIO	2644249 ONTARIO LIMITED	C
PR3351653	2018/07/18	CHARGE	\$792,000	2644249 ONTARIO LIMITED	EQUITABLE BANK	C
PR3351901	2018/07/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** GUS, LAZARAKIS		

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR3361447	2018/08/07	CHARGE	\$200,000	2644249 ONTARIO LIMITED	BOCCIA, MARIO	C
PR3361448	2018/08/07	NO ASSGN RENT GEN REMARKS: PR3361447.		2644249 ONTARIO LIMITED	BOCCIA, MARIO	C
PR3366126	2018/08/17	DISCH OF CHARGE REMARKS: PR1668729.		*** COMPLETELY DELETED *** MERIDIAN CREDIT UNION LIMITED		
PR3463871	2019/04/01	CHARGE	\$500,000	2644249 ONTARIO LIMITED	OSKOEL, SHEILA	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PROPERTY INDEX MAP
PEEL(No. 43)

- LEGEND
- FREEHOLD PROPERTY
 - LEASEHOLD PROPERTY
 - LIMITED INTEREST PROPERTY
 - CONDOMINIUM PROPERTY
 - RETIRED PIN (MAP UPDATE PENDING)
 - PROPERTY NUMBER
 - BLOCK NUMBER
 - GEOGRAPHIC FABRIC
 - EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

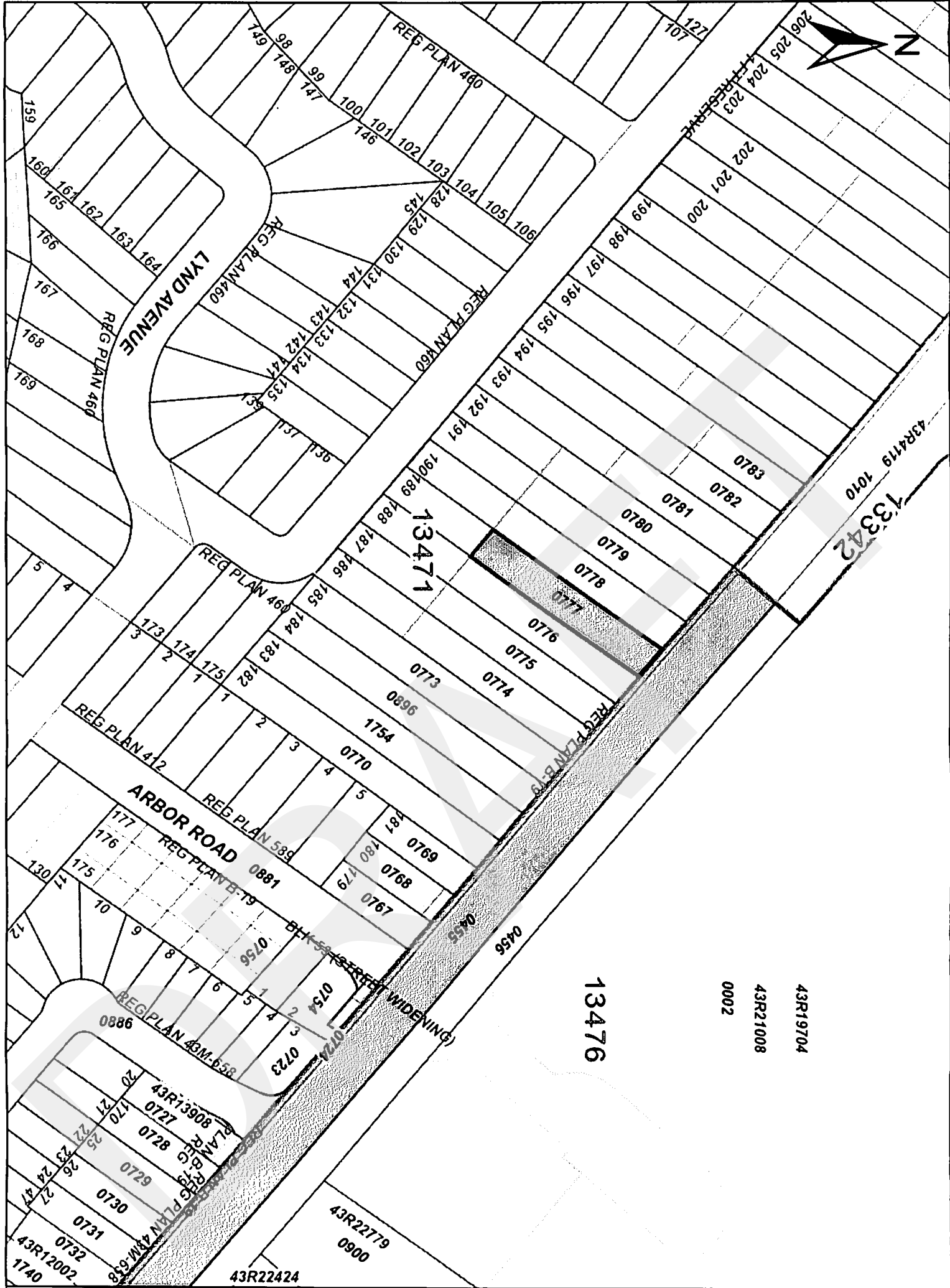
REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1454 Cawthra Road, Mississauga
Legal Part Lot 190 Plan B19
Description: as in VS415545

PIN# 13471-0778 (LT)

Searched at: Brampton
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	03 01 1828	Crown	Kings College
8822	Deed	12 02 1861	David Buchan- Trustee for Kings College	William CAVAN
5058	Deed	04 04 1884	William Cavan	Belle CAVAN
5476	Deed	28 11 1885	Belle Cavan	Albert OGDEN
7975	Deed	28 09 1892	Albert Ogden	George E. CAVAN
19001	Deed	21 05 1919	George E. Cavan	Otto W. CAVAN
19019	Deed	31 05 1919	Otto W. Cavan	Edgar T. STEPHENS
19072	Deed	20 06 1919	Edgar T. Stephens	E. T. Stephens Limited
33725	Deed	06 05 1931	E. T. Stephens Limited	Albert ATTREE

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1454 Cawthra Road, Mississauga
Legal Part Lot 190 Plan B19
Description: as in VS415545

PIN# 13471-0778 (LT)

Searched at: Brampton
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
34349	Deed	15 01 1932	Albert Attree	Albert ATTREE, Jr.
44592	Deed	02 09 1944	Albert Attree, Jr.	Michael F. ALLORE
44778	Deed	21 10 1944	Michael F. Allore	Lawrence C. HOWARD
45608	Deed	01 06 1945	Lawrence C. Howard	Clarence PLEIFFER & Florence PLEIFFER
32298vs	Deed	09 02 1967	Clarence Pleiffer & Florence Pleiffer	Salvatore CIPPARRONE, Amelia CIPPARRONE & Rosetta CIPPARRONE
159465vs	Deed	06 01 1971	Salvatore Cipparrone Amelia Cipparrone & Rosetta Navarra (Cipparrone)	Helga REGU
205604vs	Deed	04 04 1972	Helga Regu	Wayne CAMPBELL & Beverley CAMPBELL
415545vs	Deed	15 12 1976	Wayne Campbell & Beverley Campbell	Anne RASMUSSEN

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1454 Cawthra Road, Mississauga
Legal Part Lot 190 Plan B19
Description: as in VS415545
PIN# 13471-0778 (LT)

Searched at: Brampton
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
PR1877658	Deed	18 08 2010	Anne Rasmussen	Peter QUACH
PR3336571	Deed (Present Owner)	15 06 2018	Peter Quach	2639814 Ontario Limited

PROPERTY DESCRIPTION: PT LT 190, PL B19 , AS IN VS415545 ; ; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

RE-ENTRY FROM 13471-1620

PIN CREATION DATE: 1998/01/23

OWNERS' NAMES

2639814 ONTARIO LIMITED

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
VS415545	1976/12/13	TRANSFER		... DELETED AGAINST THIS PROPERTY ...	RASMUSSEN, ANNE	
PRI877658	2010/08/18	TRANSFER		... COMPLETELY DELETED ...		
PRI877659	2010/08/18	CHARGE		... COMPLETELY DELETED ...	QUACH, PETER	
FR3106686	2017/04/05	CAU AGR PUR & SALE	\$2	BOCCIA, MARIO BIGNY, DEBRA ANN TILLEY, RICHARD ALPHONSUS BARTLETT, HELEN GRACE QUACH, PETER	THE TORONTO-DOMINION BANK 2530173 ONTARIO CORPORATION	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.



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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: EXPIRES 60 DAYS FROM 2018/06/15						
PR3336571	2018/06/15	TRANSFER	\$1,181,500	QUACH, PETER	2639814 ONTARIO LIMITED	C
PR3336596	2018/06/15	CHARGE	\$886,000	2639814 ONTARIO LIMITED	YARISH, CHRISTINE	C
PR3351792	2018/07/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: PR1877659.						
PR3399271	2018/10/26	CHARGE	\$150,000	2639814 ONTARIO LIMITED	RYAN, PAUL	C
PR3399273	2018/10/26	NO ASSGN RENT GEN		2639812 ONTARIO LIMITED	RYAN, PAUL	C
REMARKS: PR3399271						
PR3443067	2019/02/06	NOTICE		2639812 ONTARIO LIMITED	RYAN, PAUL	C
REMARKS: AMENDING PR3399271						
PR3463872	2019/04/01	CHARGE	\$500,000	2639814 ONTARIO LIMITED	OSKOEL, SHEILA	C
PR3559177	2019/10/24	TRANSFER OF CHARGE		RYAN, PAUL	CARVALHO, JOSE CARVALHO, MARILOURDES	C
REMARKS: PR3399271.						
PR3631567	2020/03/25	TRANSFER OF CHARGE		YARISH, CHRISTINE	NIKTASH, SHERWIN	C
REMARKS: PR3336596.						

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CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1458 Cawthra Road, Mississauga
Legal Part Lot 191 Plan B19
Description: as in RO1128545
PIN# 13471-0779 (LT)

Searched at: Brampton
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	03 01 1828	Crown	Kings College
8822	Deed	12 02 1861	David Buchan - Trustee for Kings College	William CAVAN
5058	Deed	04 04 1884	William Cavan	Belle CAVAN
5476	Deed	28 11 1885	Belle Cavan	Albert OGDEN
7975	Deed	28 09 1892	Albert Ogden	George E. CAVAN
19001	Deed	21 05 1919	George E. Cavan	Otto W. CAVAN
19019	Deed	31 05 1919	Otto W. Cavan	Edgar T. STEPHENS
19072	Deed	20 06 1919	Edgar T. Stephens	E. T. Stephens Limited
33725	Deed	06 05 1931	E. T. Stephens Limited	Albert ATTREE

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # 20200415129
Address: 1458 Cawthra Road, Mississauga
Legal Part Lot 191 Plan B19
Description: as in RO1128545

PIN# 13471-0779 (LT)

Searched at: Brampton
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
34349	Deed	15 01 1932	Albert Attree	Albert ATTREE, Jr.
44592	Deed	22 09 1944	Albert Attree, Jr.	Michael F. ALLORE
44778	Deed	21 10 1944	Michael F. Allore	Lawrence C. HOWARD
45608	Deed	01 06 1945	Lawrence C. Howard	Clarence PLEIFFER & Florence PLEIFFER
58605	Deed	11 05 1950	Clarence Pleiffer & Florence Pleiffer	Thomas McFARLANE & Mabel McFARLANE
557173	Deed	29 08 1980	Thomas McFarlane & Mabel McFarlane	Diane SWANSON
67029	Deed	26 01 1984	Diane Swanson	Octavio SANTOS & Anna SANTOS
RO1128545	Deed	15 11 1996	Octavio Santos & Anna Santos	Richard Alphonsus TILLEY & Debra Ann BIGNEY
PR3336543	Deed (Present Owner)	15 06 2018	Richard Alphonsus Tilley & Debra Ann Bigney	2639812 Ontario Limited



ServiceOntario

PROPERTY DESCRIPTION: PT LT 191, PL B19, AS IN R01128545; CITY OF MISSISSAUGA

PROPERTY REMARKS:
ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13471-1621
CAPACITY SHARE
ROWN

PIN CREATION DATE:
1998/01/23

OWNERS' NAMES
2639812 ONTARIO LIMITED

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/01/23						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/01/23 **						
**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: 1998/01/26 **						
R01128545	1996/11/15	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	TILLEY, RICHARD ALPHONSUS BIGNEY, DEBRA ANN	
R01128546	1996/11/15	CHARGE		*** COMPLETELY DELETED ***	THE MUTUAL TRUST COMPANY ING BANK OF CANADA	
PR314665	2002/09/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
PR1861853	2010/07/20	CHARGE		*** COMPLETELY DELETED ***		
PR1913427	2010/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

REMARKS: R01128546.
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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ServiceOntario

LAND
REGISTRY
OFFICE #43

13471-0779 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 2
PREPARED FOR bertucci1
ON 2020/04/27 AT 10:24:57

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3106686	2017/04/05	CAU AGR PUR & SALE	\$2	BOCCIA, MARIO BIGNEY, DEBRA ANN TILLEY, RICHARD ALPHONSUS BARTLETT, HELEN GRACE QUACH, PETER	2530173 ONTARIO CORPORATION	C
PR3336543	2018/06/15	TRANSFER	\$1,181,500	TILLEY, RICHARD ALPHONSUS BIGNEY, DEBRA ANN	2639812 ONTARIO LIMITED	C
PR3336544	2018/06/15	CHARGE	\$886,000	2639812 ONTARIO LIMITED	OSKOEI, SHEILA	C
PR3365144	2018/08/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
PR3370556	2018/08/27	APL (GENERAL)		*** COMPLETELY DELETED *** TILLEY, RICHARD ALPHONSUS BIGNEY, DEBRA ANN		
PR3399272	2018/10/26	CHARGE	\$150,000	2639812 ONTARIO LIMITED	RYAN, PAUL	C
PR3399274	2018/10/26	NO ASSGN RENT GEN		2639812 ONTARIO LIMITED	RYAN, PAUL	C
PR3443066	2019/02/06	NOTICE		2639812 ONTARIO LIMITED	RYAN, PAUL	C
PR3463873	2019/04/01	CHARGE	\$500,000	2639812 ONTARIO LIMITED	OSKOEI, SHEILA	C
PR3559178	2019/10/24	TRANSFER OF CHARGE		RYAN, PAUL	CARVALHO, JOSE CARVALHO, MARILOURDES	C
REMARKS: PR3399272.						

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SCALE



PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- UNITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

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FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



Appendix E

EcoLog ERIS Database Report



DATABASE REPORT

Project Property: *Ph One ESA - 1444-1458 Cawthra Road,
Mississauga
1444-1458 Cawthra Road
Mississauga ON L5G 4L2*

Project No: *2002901*

Report Type: *Standard Report*

Order No: *20200415129*

Requested by: *Palmer Environmental Consulting Group
Inc.*

Date Completed: *April 20, 2020*

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Executive Summary: Site Report Summary - Project Property.....	6
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Executive Summary

Property Information:

Project Property: Ph One ESA - 1444-1458 Cawthra Road, Mississauga
1444-1458 Cawthra Road Mississauga ON L5G 4L2

Project No: 2002901

Coordinates:

Latitude: 43.5780918
Longitude: -79.5786447
UTM Northing: 4,825,995.52
UTM Easting: 614,760.91
UTM Zone: 17T

Elevation: 315 FT
95.92 M

Order Information:

Order No: 20200415129
Date Requested: April 15, 2020
Requested by: Palmer Environmental Consulting Group Inc.
Report Type: Standard Report

Historical/Products:

Insurance Products Fire Insurance Maps/Inspection Reports/Site Plans
Land Title Search Historical Land Title Search

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	1	1
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	1	1
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FED TANKS	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	13	13
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	1	1
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	1	2	3
SPL	Ontario Spills	Y	0	6	6
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	0	0
Total:			1	24	25

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
1	SCT	L R MACHINING	1454 CAWTHRA RD MISSISSAUGA ON L5G 4L2	W/42.0	0.00	17

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	SPL	SUPERMARKET	1462 CAWTHRA ROAD (N.O.S.) MISSISSAUGA CITY ON L5G 4L2	WNW/68.1	0.66	17
3	EHS		1399 Cawthra Road Mississauga ON L5G 4L1	E/148.9	-0.06	17
4	CA	MISSISSAUGA CITY	ARBOR CT./CAWTHRA RD. MISSISSAUGA CITY ON	ESE/151.6	-1.35	18
4	SPL	ELECTRO KLEEN ALLOY POLISHING	CREEK IN BELLWOOD PARK AT CAWTHRA ROAD AND ARBOUR ROAD MISSISSAUGA PLANT 2255 TEDLO ST. UNIT # 7 MISSISSAUGA CITY ON	ESE/151.6	-1.35	18
5	SPL		Dellwood Park - Cawthra Rd. and Arbor Rd.<UNOFFICIAL> Mississauga ON	ESE/152.3	-1.35	18
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E/155.6	-0.14	19
6	GEN	MISSISSAUGA, CITY OF 25-600	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	19
6	SPL	Mississauga Hydro (Enersource)	1399 CAWTHRA RD<UNOFFICIAL> Mississauga ON L5G 4L1	E/155.6	-0.14	20
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E/155.6	-0.14	20
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E/155.6	-0.14	21
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E/155.6	-0.14	21

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	21
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON	E/155.6	-0.14	22
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	22
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	22
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	23
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	23
6	GEN	Mississauga, City of	1399 Cawthra rd. Mississauga ON L5G4L1	E/155.6	-0.14	24
6	GEN	MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E/155.6	-0.14	24
7	PES	CEDARGATE LANDSCAPING	1503 BLANEFIELD ROAD, BOX 52513 MISSISSAUGA ON L5G 4H3	WNW/196.3	1.93	24
8	SPL	PESTICIDE/HERBICIDE APPLICATOR	1507 BLANEFIELD ROAD. [N.O.S.] MISSISSAUGA CITY ON L5G 4H3	WNW/209.8	2.06	25
9	SPL		589 Arbor St. Mississauga ON	SSW/244.5	-4.84	25
10	SCT	A K SLIDE SERVICES LTD.	606 ARBOR RD MISSISSAUGA ON L5G 2J9	SSE/249.1	-5.11	26

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
10	SCT	AK Slide Services Ltd.	606 Arbor Rd Mississauga ON L5G 2J9	SSE/249.1	-5.11	26
11	PES	ILLUSION LANDSCAPING & LAWN MAINTENANCE	1430 RADCLIFFE BLVD MISSISSAUGA ON L5G 4G8	SW/250.0	-3.01	26

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA CITY	ARBOR CT./CAWTHRA RD. MISSISSAUGA CITY ON	ESE	151.61	4

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jan 31, 2020 has found that there are 1 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1399 Cawthra Road Mississauga ON L5G 4L1	E	148.89	3

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jan 31, 2020 has found that there are 13 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E	155.59	6
Mississauga, City of	1399 Cawthra rd. Mississauga ON L5G4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6

MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6
MISSISSAUGA, CITY OF	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6
MISSISSAUGA, CITY OF 25-600	CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	E	155.59	6

PES - Pesticide Register

A search of the PES database, dated 1988 - Mar 2020 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
CEDARGATE LANDSCAPING	1503 BLANEFIELD ROAD, BOX 52513 MISSISSAUGA ON L5G 4H3	WNW	196.26	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ILLUSION LANDSCAPING & LAWN MAINTENANCE	1430 RADCLIFFE BLVD MISSISSAUGA ON L5G 4G8	SW	250.05	11

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 3 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
L R MACHINING	1454 CAWTHRA RD MISSISSAUGA ON L5G 4L2	W	42.04	1

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
AK Slide Services Ltd.	606 Arbor Rd Mississauga ON L5G 2J9	SSE	249.11	10

A K SLIDE SERVICES LTD.	606 ARBOR RD MISSISSAUGA ON L5G 2J9	SSE	249.11	10
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SPL - Ontario Spills

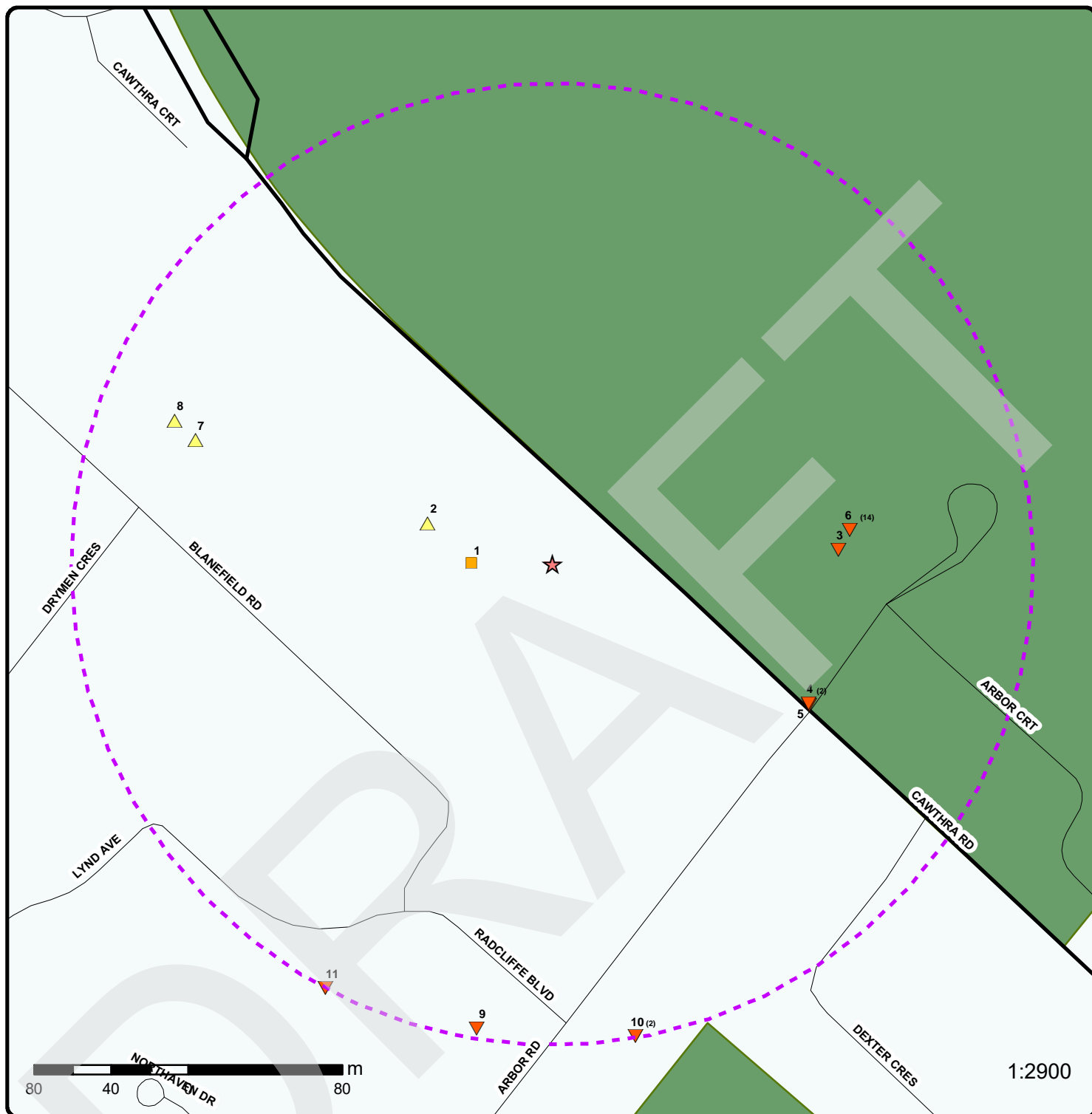
A search of the SPL database, dated 1988-Aug 2019 has found that there are 6 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SUPERMARKET	1462 CAWTHRA ROAD (N.O.S.) MISSISSAUGA CITY ON L5G 4L2	WNW	68.08	2

PESTICIDE/HERBICIDE APPLICATOR	1507 BLANEFIELD ROAD. [N.O.S.] MISSISSAUGA CITY ON L5G 4H3	WNW	209.83	8
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<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ELECTRO KLEEN ALLOY POLISHING	CREEK IN BELLWOOD PARK AT CAWTHRA ROAD AND ARBOUR ROAD MISSISSAUGA PLANT 2255 TEDLO ST. UNIT # 7 MISSISSAUGA CITY ON	ESE	151.61	4

	Dellwood Park - Cawthraw Rd. and Arbor Rd.<UNOFFICIAL> Mississauga ON	ESE	152.32	<u>5</u>
Mississauga Hydro (Enersource)	1399 CAWTHRA RD<UNOFFICIAL> Mississauga ON L5G 4L1	E	155.59	<u>6</u>
	589 Arbor St. Mississauga ON	SSW	244.55	<u>9</u>

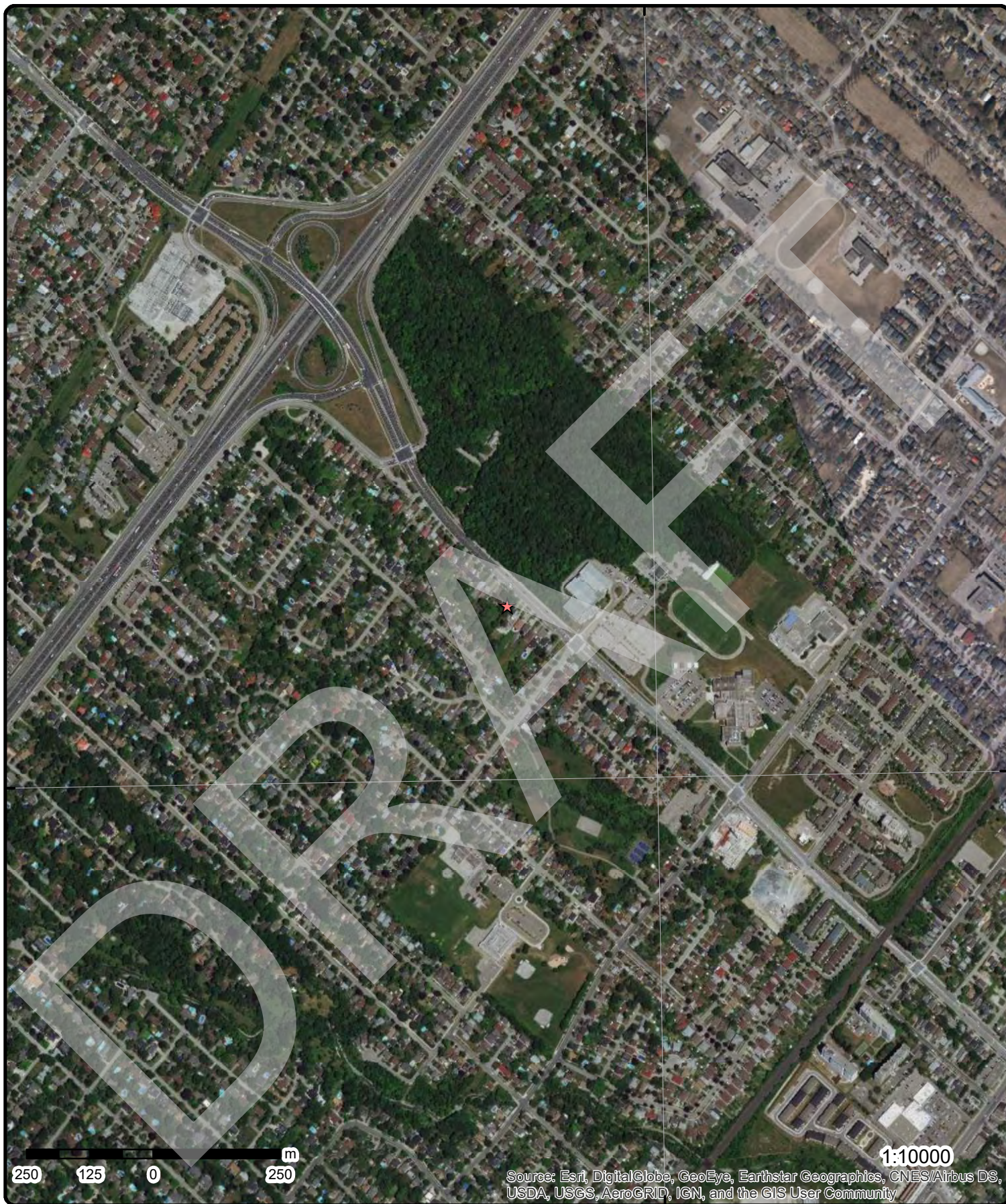


★ Project Property	Expressway	Industrial and Resource - Regions	National Park
⬡ Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
▲ Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
■ Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
▼ Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
○ Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

79°34'30"W

43°34'30"N

43°34'30"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial Year: 2018

Address: 1444-1458 Cawthra Road, Mississauga, ON

Source: ESRI World Imagery

Order Number: 20200415129



© ERIS Information Limited Partnership

79°36'W

79°34'30"W

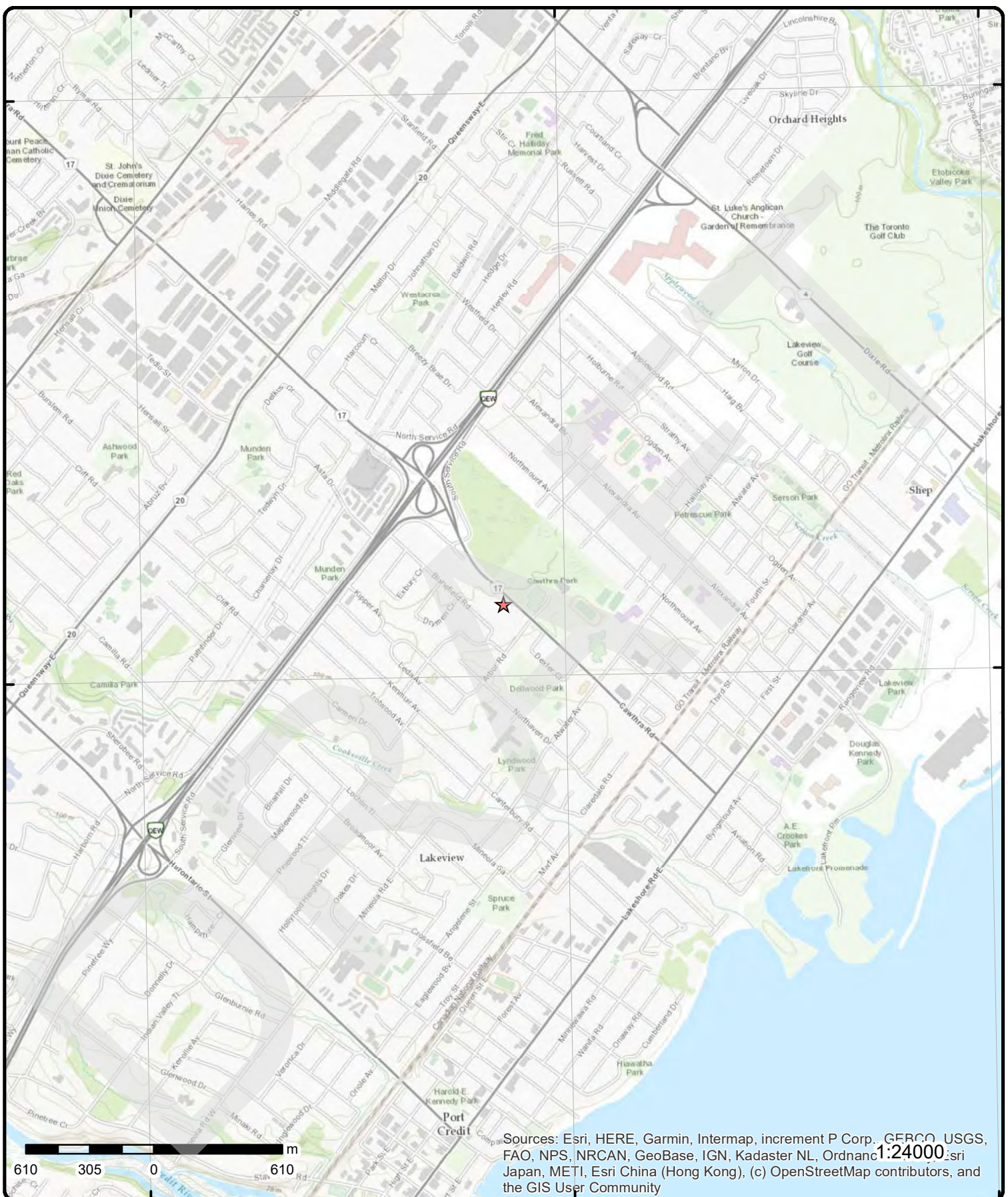
79°33'W

43°36'N

43°36'N

43°34'30"N

43°34'30"N



Topographic Map

Address: 1444-1458 Cawthra Road, ON

Source: ESRI World Topographic Map

Order Number: 20200415129



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	W/42.0	95.9 / 0.00	L R MACHINING 1454 CAWTHRA RD MISSISSAUGA ON L5G 4L2	SCT
Established:		1988			
Plant Size (ft²):		0			
Employment:		1			
--Details--					
Description:		INDUSTRIAL & COMMERCIAL MACHINERY & EQUIPMENT, N.E.C.			
SIC/NAICS Code:		3599			
2	1 of 1	WNW/68.1	96.6 / 0.66	SUPERMARKET 1462 CAWTHRA ROAD (N.O.S.) MISSISSAUGA CITY ON L5G 4L2	SPL
Ref No:		54338	Discharger Report:		
Site No:			Material Group:		
Incident Dt:		7/8/1991	Health/Env Conseq:		
Year:			Client Type:		
Incident Cause:		PIPE/HOSE LEAK	Sector Type:		
Incident Event:			Agency Involved:		
Contaminant Code:			Nearest Watercourse:		
Contaminant Name:			Site Address:		
Contaminant Limit 1:			Site District Office:		
Contam Limit Freq 1:			Site Postal Code:		
Contaminant UN No 1:			Site Region:		
Environment Impact:		POSSIBLE	Site Municipality:		21102
Nature of Impact:		Water course or lake	Site Lot:		
Receiving Medium:		LAND	Site Conc:		
Receiving Env:			Northing:		
MOE Response:			Easting:		REGION OF PEEL
Dt MOE Arvl on Scn:			Site Geo Ref Accu:		
MOE Reported Dt:		7/9/1991	Site Map Datum:		
Dt Document Closed:			SAC Action Class:		
Incident Reason:		EQUIPMENT FAILURE	Source Type:		
Site Name:					
Site County/District:					
Site Geo Ref Meth:			BACKENTRY: CHARLIES PRODUCE - 15 L HYDRAULIC OIL TO GRND & CATCHBASIN.		
Incident Summary:					
Contaminant Qty:					
3	1 of 1	E/148.9	95.9 / -0.06	1399 Cawthra Road Mississauga ON L5G 4L1	EHS
Order No:		20180726160	Nearest Intersection:		
Status:		C	Municipality:		
Report Type:		Standard Report	Client Prov/State:		ON
Report Date:		02-AUG-18	Search Radius (km):		.25
Date Received:		26-JUL-18	X:		-79.576802
Previous Site Name:			Y:		43.578137
Lot/Building Size:					

18 erisinfo.com | Environmental Risk Information Services Order No: 20200415129

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:	Other Discharges DIESEL FUEL Possible Multi-Media Pollution; Surface Water Pollution Water 1/24/2005 Other - Reason not otherwise defined Dellwood Park - Cawthra Rd. and Arbor Rd.<UNOFFICIAL> Dellwood Park,ukn amt DSL to Ck,Reg Peel other - see incident description	Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	Unknown Halton-Peel Mississauga Spill to Inland Watercourses		

6	1 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0225017 89,90,92,93,97,98,99,00,01,02,03,04,05,06,07,08 8364 REC./CULTURE ADMIN.	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:			
Detail(s)					
Waste Class: Waste Class Desc:	145 PAINT/PIGMENT/COATING RESIDUES				
Waste Class: Waste Class Desc:	145 PAINT/PIGMENT/COATING RESIDUES				
Waste Class: Waste Class Desc:	213 PETROLEUM DISTILLATES				
Waste Class: Waste Class Desc:	252 WASTE OILS & LUBRICANTS				

6	2 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF 25-600 CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0225017 94,95,96 8364 REC./CULTURE ADMIN.	PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>6</u>	3 of 14	E/155.6	95.8 / -0.14	Mississauga Hydro (Enersource) 1399 CAWTHRA RD<UNOFFICIAL> Mississauga ON L5G 4L1	SPL
Ref No:	6534-64A5WH			Discharger Report:	
Site No:				Material Group:	Oil
Incident Dt:	8/27/2004			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Cooling System Leak			Sector Type:	
Incident Event:				Agency Involved:	
Contaminant Code:	15			Nearest Watercourse:	
Contaminant Name:	TRANSFORMER OIL (N.O.S.)			Site Address:	
Contaminant Limit 1:				Site District Office:	Halton-Peel
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	Central
Environment Impact:	Possible			Site Municipality:	Mississauga
Nature of Impact:	Other Impact(s)			Site Lot:	
Receiving Medium:	Land			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	8/27/2004			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	Spills
Incident Reason:	Storm/Flood - Resulting from storm/flood/lightening			Source Type:	
Site Name:	1399 CAWTHRA RD<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	Mississ Hydro: 10 gal non-PCB to grd.				
Contaminant Qty:					
<u>6</u>	4 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	GEN
Generator No:	ON0225017			PO Box No:	
Status:				Country:	
Approval Years:	2009			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	713940, 913910				
SIC Description:	Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration				
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
6	5 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	GEN
Generator No:		ON0225017	PO Box No:		
Status:			Country:		
Approval Years:		2010	Choice of Contact:		
Contam. Facility:			Co Admin:		
MHSW Facility:			Phone No Admin:		
SIC Code:		713940, 913910			
SIC Description:		Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration			
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
6	6 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5G 4L1	GEN
Generator No:		ON0225017	PO Box No:		
Status:			Country:		
Approval Years:		2011	Choice of Contact:		
Contam. Facility:			Co Admin:		
MHSW Facility:			Phone No Admin:		
SIC Code:		713940, 913910			
SIC Description:		Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration			
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
6	7 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
Generator No:		ON0225017	PO Box No:		
Status:			Country:		
Approval Years:		2012	Choice of Contact:		
Contam. Facility:			Co Admin:		
MHSW Facility:			Phone No Admin:		
SIC Code:		713940, 913910			
SIC Description:		Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration			
<u>Detail(s)</u>					
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
6	8 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON	GEN
Generator No:		ON0225017		PO Box No:	
Status:				Country:	
Approval Years:		2013		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		713940, 913910			
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		133			
Waste Class Desc:		BRINES, CHLOR-ALKALI WASTES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
6	9 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
Generator No:		ON0225017		PO Box No:	
Status:				Country:	Canada
Approval Years:		2015		Choice of Contact:	CO_OFFICIAL
Contam. Facility:		No		Co Admin:	
MHSW Facility:		No		Phone No Admin:	
SIC Code:		713940, 913910			
SIC Description:		713940, 913910			
<u>Detail(s)</u>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		133			
Waste Class Desc:		BRINES, CHLOR-ALKALI WASTES			
Waste Class:		145			
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
6	10 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> Generator No: ON0225017 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 713940, 913910 SIC Description: 713940, 913910 </div> <div> PO Box No: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
<div> Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES </div>					
<div> Waste Class: 133 Waste Class Desc: BRINES, CHLOR-ALKALI WASTES </div>					
<div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>					
<div> Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES </div>					
<u>6</u>	11 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
<div> <div> Generator No: ON0225017 Status: Approval Years: 2014 Contam. Facility: No MHSW Facility: No SIC Code: 713940, 913910 SIC Description: 713940, 913910 </div> <div> PO Box No: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
<div> Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES </div>					
<div> Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES </div>					
<div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>					
<div> Waste Class: 133 Waste Class Desc: BRINES, CHLOR-ALKALI WASTES </div>					
<u>6</u>	12 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
<div> <div> Generator No: ON0225017 Status: Registered Approval Years: As of Dec 2018 Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> PO Box No: Country: Canada Choice of Contact: Co Admin: Phone No Admin: </div> </div>					
<u>Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		133 T			
Waste Class Desc:		Brine, chlor-alkali sludges			
<u>6</u>	13 of 14	E/155.6	95.8 / -0.14	Mississauga, City of 1399 Cawthra rd. Mississauga ON L5G4L1	GEN
Generator No:		ON4264943		PO Box No:	
Status:		Registered		Country:	Canada
Approval Years:		As of Dec 2018		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		252 L			
Waste Class Desc:		Waste crankcase oils and lubricants			
<u>6</u>	14 of 14	E/155.6	95.8 / -0.14	MISSISSAUGA, CITY OF CAWTHRA ARENA 1399 CAWTHRA ROAD MISSISSAUGA ON L5M 4L1	GEN
Generator No:		ON0225017		PO Box No:	
Status:		Registered		Country:	Canada
Approval Years:		As of Oct 2019		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:					
SIC Description:					
<u>Detail(s)</u>					
Waste Class:		133 T			
Waste Class Desc:		Brine, chlor-alkali sludges			
<u>7</u>	1 of 1	WNW/196.3	97.9 / 1.93	CEDARGATE LANDSCAPING 1503 BLANEFIELD ROAD, BOX 52513 MISSISSAUGA ON L5G 4H3	PES
Detail Licence No:				Operator Box:	
Licence No:				Operator Class:	
Status:				Operator No:	
Approval Date:				Operator Type:	
Report Source:				Oper Area Code:	
Licence Type:		Operator		Oper Phone No:	
Licence Type Code:				Operator Ext:	
Licence Class:				Operator Lot:	
Licence Control:				Oper Concession:	
Latitude:				Operator Region:	
Longitude:				Operator District:	
Lot:				Operator County:	
Concession:				Op Municipality:	
Region:				Post Office Box:	
District:				MOE District:	
County:				SWP Area Name:	
Trade Name:					
PDF Link:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
8	1 of 1	WNW/209.8	98.0 / 2.06	PESTICIDE/HERBICIDE APPLICATOR 1507 BLANEFIELD ROAD. [N.O.S.] MISSISSAUGA CITY ON L5G 4H3	SPL
<div> <div> Ref No: 156380 Site No: Incident Dt: 6/2/1998 Year: Incident Cause: PIPE/HOSE LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: NOT ANTICIPATED Nature of Impact: Receiving Medium: LAND / WATER Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 6/2/1998 Dt Document Closed: Incident Reason: EQUIPMENT FAILURE Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: SEAR'S LAWN CARE-27 L DILUTE TRIKIL TO ROADWAY,SOME TO CB,CLEANED-UP. Contaminant Qty: </div> <div> Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 21102 Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: </div> </div>					
9	1 of 1	SSW/244.5	91.1 / -4.84	589 Arbor St. Mississauga ON	SPL
<div> <div> Ref No: 4205-9HWKBX Site No: NA Incident Dt: 2014/04/06 Year: Incident Cause: Leak/Break Incident Event: Contaminant Code: 43 Contaminant Name: SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Not Anticipated Nature of Impact: Surface Water Pollution Receiving Medium: Receiving Env: MOE Response: No Field Response Dt MOE Arvl on Scn: MOE Reported Dt: 2014/04/06 Dt Document Closed: 2014/06/05 Incident Reason: Unknown / N/A Site Name: Dellwood Creek<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: Complaint of unknown substance in Dellwood Crk. Contaminant Qty: 0 other - see incident description </div> <div> Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Water Supply Agency Involved: Nearest Watercourse: Site Address: 589 Arbor St. Site District Office: Site Postal Code: Site Region: Site Municipality: Mississauga Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Pollution Incident Reports (PIRs) and "Other" calls Source Type: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
10	1 of 2	SSE/249.1	90.8 / -5.11	A K SLIDE SERVICES LTD. 606 ARBOR RD MISSISSAUGA ON L5G 2J9	SCT
Established: 1993 Plant Size (ft²): 0 Employment: 5					
--Details--					
Description:		Other Printing			
SIC/NAICS Code:		323119			
Description:		Photographic Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		414430			
Description:		Data Processing Services			
SIC/NAICS Code:		514210			
10	2 of 2	SSE/249.1	90.8 / -5.11	AK Slide Services Ltd. 606 Arbor Rd Mississauga ON L5G 2J9	SCT
Established: 1992 Plant Size (ft²): Employment: 5					
--Details--					
Description:		Other Printing			
SIC/NAICS Code:		323119			
Description:		Photographic Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		414430			
Description:		Data Processing Services			
SIC/NAICS Code:		514210			
11	1 of 1	SW/250.0	92.9 / -3.01	ILLUSION LANDSCAPING & LAWN MAINTENANCE 1430 RADCLIFFE BLVD MISSISSAUGA ON L5G 4G8	PES
Detail Licence No: 02-01-05421-0 Licence No: 05421 Status: Approval Date: Report Source: Licence Type: Operator Licence Type Code: 02 Licence Class: 01 Licence Control: 0 Latitude: Longitude: Lot: Concession: Region: 3 District: County: 49 Trade Name: PDF Link:					
Operator Box: Operator Class: Operator No: 5421 Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: 3 Operator District: Operator County: 49 Op Municipality: Post Office Box: MOE District: SWP Area Name:					

Unplottable Summary

Total: 17 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Cactus Gate and Crimson King Circle	Part of Lot 11 and 12	Mississauga ON	
CA	Western Skies Way	Pt. Lots 9&10, con. 2	MISSISSAUGA ON	
CA	R.M. OF PEEL	CAWTHRA RD.	MISSISSAUGA CITY ON	
CA	Western Skies Way	Pt. Lots 9&10, con. 2	Mississauga ON	
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	The Regional Municipality of Peel	Cawthra Road	Mississauga ON	
CA	R.M. OF PEEL	CAWTHRA RD.	MISSISSAUGA CITY ON	
CONV	LOBLAWS SUPERMARKETS LIMITED		ON	
CONV	TORONTO SUPERMARKET PRODUCTS L		ON	
NPCB	PEEL BOARD OF EDUCATION	CAWTHRA ROAD SECONDARY SCHOOL CAWTHRA ROAD SECONDARY SCHOOL	MISSISSAUGA ON	
NPCB	PEEL BOARD OF EDUCATION	CAWTHRA ROAD SECONDARY SCHOOL	Mississauga ON	
NPCB	PEEL BOARD OF EDUCATION	CAWTHRA ROAD SECONDARY SCHOOL	MISSISSAUGA ON	
SPL		Cawthra Road on ramp for westbound QEW	Mississauga ON	
SPL		Cawthra Rd south of Burnhamthorpe	Mississauga ON	
WWIS		lot 10 con 2	ON	

Unplottable Report

Site: Cactus Gate and Crimson King Circle
Part of Lot 11 and 12 Mississauga ON

Database:
CA

Certificate #: 1454-575LU4
Application Year: 02
Issue Date: 2/13/02
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Pepperglen Estates Inc.
Client Address: 40 Sheppard Avenue West, Suite 700
Client City: Toronto
Client Postal Code: M2N 6K9
Project Description: This application is for approval to install sanitary and storm sewers and foundation collectors on Cactus Gate and King Circle
Contaminants:
Emission Control:

Site: Western Skies Way
Pt. Lots 9&10, con. 2 MISSISSAUGA ON

Database:
CA

Certificate #: 0466-4FATMV
Application Year: 00
Issue Date: 1/7/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: 968908 Ontario Inc.
Client Address: 100 Strada Dr., Woodbridge
Client City: VAUGHAN
Client Postal Code: L4L 5V7
Project Description: Watermains
Contaminants:
Emission Control:

Site: R.M. OF PEEL
CAWTHRA RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-0704-86-
Application Year: 86
Issue Date: 7/10/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Western Skies Way
Pt. Lots 9&10, con. 2 Mississauga ON

Database:
CA

Certificate #: 3871-4FASNH

Application Year: 00
Issue Date: 1/7/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: 968908 Ontario Inc.
Client Address: 100 Strada Dr., Woodbridge
Client City: Vaughan
Client Postal Code: L4L 5V7
Project Description: Storm & Sanitary Sewers
Contaminants:
Emission Control:

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 7132-4RKRK4
Application Year: 00
Issue Date: 12/1/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Watermains to be constructed in the City of Mississauga.
Contaminants:
Emission Control:

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 0681-4RKR8W
Application Year: 00
Issue Date: 12/1/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Storm, sanitary and FDC sewers to be constructed in the City of Mississauga.
Contaminants:
Emission Control:

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 0772-4WENAL
Application Year: 01
Issue Date: 5/11/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Sanitary and storm sewers, and foundation drain collectors to be constructed on Tenth Line West, Cactus Gate, Watergrove Road and Lowville Heights
Contaminants:
Emission Control:

Site: The Regional Municipality of Peel
Cawthra Road Mississauga ON

Database:
CA

Certificate #: 8941-5FVQSM
Application Year: 2002
Issue Date: 11/15/2002
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF PEEL
CAWTHRA RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0880-86-
Application Year: 86
Issue Date: 7/10/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: LOBLAWS SUPERMARKETS LIMITED
ON

Database:
CONV

File No:
Crown Brief No: 02-0108-0749
Court Location:
Publication City:
Publication Title:
Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description: STORE AND DISPLAY PESTICIDE IN MANNER LIKELY TO BRING IT INTO CONTACT WITH FOOD.
Background:
URL:

Location:
Region: CENTRAL REGION
Ministry District: YORK-DURHAM

Additional Details

Publication Date:
Count: 1
Act: PA
Regulation: 914
Section: 125(C)
Act/Regulation/Section: PA 914 125(C)
Date of Offence:
Date of Conviction:
Date Charged: 3/24/2003

Charge Disposition: FINED
Fine: \$7000
Synopsis:

Site: TORONTO SUPERMARKET PRODUCTS L
ON

Database:
CONV

File No:
Crown Brief No: 95-0251-0056
Court Location:
Publication City:
Publication Title:

Location:
Region: CENTRAL REGION
Ministry District: METRO

Act:
Act(s):
First Matter:
Second Matter:
Investigation 1:
Investigation 2:
Penalty Imposed:
Description:

SPRAY PAINTING SHOPPING CARTS OUTDOORS AND AS A RESULT NEARBY BIKES AND CARS WERE BEING COVERED IN SMALL SILVER SPOTS.

Background:
URL:

Additional Details

Publication Date:
Count: 1
Act: EPA
Regulation:
Section: 14(1)
Act/Regulation/Section: EPA- -14(1)
Date of Offence:
Date of Conviction:
Date Charged: 3/16/98
Charge Disposition: SUSPENDED SENTENCE
Fine: \$2,500.00
Synopsis:

Site: PEEL BOARD OF EDUCATION
CAWTHRA ROAD SECONDARY SCHOOL CAWTHRA ROAD SECONDARY SCHOOL MISSISSAUGA ON

Database:
NPCB

Company Code: 00208B
Industry:
Site Status:
Transaction Date:
Inspection Date:

--Details--

Label:
Serial No.:
PCB Type/Code:
Location:
Item/State:
No. of Items:
Manufacturer:
Status: In-Storage
Contents:

Site: PEEL BOARD OF EDUCATION
CAWTHRA ROAD SECONDARY SCHOOL Mississauga ON

Database:
NPCB

Company Code: 00208B
Industry: School/Care/Facility
Site Status: Stored for Disposal

Transaction Date: 3/21/1990
Inspection Date:

--Details--

Label:
Serial No.:
PCB Type/Code: Askarel/Askarel
Location: IN STORAGE 3214 MAVIS ROAD
Item/State:
No. of Items:
Manufacturer:
Status: Stored for disposal
Contents:

Site: PEEL BOARD OF EDUCATION
CAWTHRA ROAD SECONDARY SCHOOL MISSISSAUGA ON

Database:
NPCB

Company Code: O0208B
Industry: SCHOOL/CARE/FACILITY
Site Status: STORAGE ONLY (NON FEDERAL)
Transaction Date: 8/31/1993
Inspection Date:

--Details--

Label: OR20362
Serial No.: EG145
PCB Type/Code: ASKAREL/ASKAREL
Location:
Item/State: TRANSFORMER/FULL
No. of Items: 1
Manufacturer:
Status: STORED FOR DISPOSAL
Contents: 1965 L

Site: Cawthra Road on ramp for westbound QEW Mississauga ON

Database:
SPL

Ref No: 4252-7YMV29
Site No:
Incident Dt:
Year:
Incident Cause:
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact:
Nature of Impact:
Receiving Medium:
Receiving Env:
MOE Response: No Field Response
Dt MOE Arvl on Scn:
MOE Reported Dt: 12/11/2009
Dt Document Closed:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality:
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:

Pollution Incident Reports (PIRs) and ¿Other¿ calls

Incident Reason:
Site Name: Cawthra Road on ramp for westbound QEW<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: QEW: TT 120L of diesel to ground, cleaned.
Contaminant Qty:

Source Type:

Site:

Cawthra Rd south of Burnhamthorpe Mississauga ON

Database:

SPL

Ref No: 2885-8GHP8Z
Site No:
Incident Dt: 5/3/2011
Year:
Incident Cause: Pipe Or Hose Leak
Incident Event:
Contaminant Code: 15
Contaminant Name: HYDRAULIC OIL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Confirmed
Nature of Impact: Soil Contamination
Receiving Medium:
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 5/3/2011
Dt Document Closed:
Incident Reason:
Site Name: Cawthra Rd<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Cawthra Rd: 40 L hydraulic fluid to curbside, cleaned
Contaminant Qty: 40 L

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type: Motor Vehicle
Agency Involved:
Nearest Watercourse:
Site Address: Cawthra Rd south of Burnhamthorpe
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: Mississauga
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Land Spills
Source Type:

Site:

lot 10 con 2 ON

Database:

WWIS

Well ID: 4906787
Construction Date:
Primary Water Use: Livestock
Sec. Water Use:
Final Well Status: Water Supply
Water Type:
Casing Material:
Audit No: 15493
Tag:
Construction Method:
Elevation (m):
Elevation Reliability:
Depth to Bedrock:
Well Depth:
Overburden/Bedrock:
Pump Rate:
Static Water Level:
Flowing (Y/N):
Flow Rate:
Clear/Cloudy:

Data Entry Status:
Data Src: 1
Date Received: 1/15/1988
Selected Flag: Yes
Abandonment Rec:
Contractor: 4005
Form Version: 1
Owner:
Street Name:
County: PEEL
Municipality: MISSISSAUGA CITY
Site Info:
Lot: 010
Concession: 02
Concession Name: CON
Easting NAD83:
Northing NAD83:
Zone:
UTM Reliability:

Bore Hole Information

Bore Hole ID: 10321348
DP2BR:
Spatial Status:
Code OB: o
Code OB Desc: Overburden
Open Hole:
Cluster Kind:
Date Completed: 1/4/1988
Remarks:
Elevrc Desc:
Location Source Date:
Improvement Location Source:

Elevation:
Elevrc:
Zone: 17
East83:
North83:
Org CS:
UTMRC: 9
UTMRC Desc: unknown UTM
Location Method: na

Improvement Location Method:
Source Revision Comment:
Supplier Comment:

Overburden and Bedrock
Materials Interval

Formation ID: 932055208
Layer: 2
Color: 3
General Color: BLUE
Mat1: 05
Most Common Material: CLAY
Mat2: 77
Other Materials: LOOSE
Mat3:
Other Materials:
Formation Top Depth: 14
Formation End Depth: 98
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932055207
Layer: 1
Color: 6
General Color: BROWN
Mat1: 05
Most Common Material: CLAY
Mat2: 81
Other Materials: SANDY
Mat3: 77
Other Materials: LOOSE
Formation Top Depth: 0
Formation End Depth: 14
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932055210
Layer: 4
Color: 2
General Color: GREY
Mat1: 29
Most Common Material: FINE GRAVEL
Mat2: 79
Other Materials: PACKED
Mat3:
Other Materials:
Formation Top Depth: 108
Formation End Depth: 114
Formation End Depth UOM: ft

Overburden and Bedrock
Materials Interval

Formation ID: 932055209
Layer: 3
Color: 2
General Color: GREY
Mat1: 28
Most Common Material: SAND
Mat2: 11
Other Materials: GRAVEL

Mat3: 79
Other Materials: PACKED
Formation Top Depth: 98
Formation End Depth: 108
Formation End Depth UOM: ft

Method of Construction & Well Use

Method Construction ID:
Method Construction Code: 1
Method Construction: Cable Tool
Other Method Construction:

Pipe Information

Pipe ID: 10869918
Casing No: 1
Comment:
Alt Name:

Construction Record - Casing

Casing ID: 930530232
Layer: 1
Material: 1
Open Hole or Material: STEEL
Depth From:
Depth To: 114
Casing Diameter: 6
Casing Diameter UOM: inch
Casing Depth UOM: ft

Results of Well Yield Testing

Pump Test ID: 994906787
Pump Set At:
Static Level: 6
Final Level After Pumping: 18
Recommended Pump Depth: 105
Pumping Rate: 12
Flowing Rate:
Recommended Pump Rate: 10
Levels UOM: ft
Rate UOM: GPM
Water State After Test Code: 2
Water State After Test: CLOUDY
Pumping Test Method: 2
Pumping Duration HR: 1
Pumping Duration MIN: 0
Flowing: N

Draw Down & Recovery

Pump Test Detail ID: 934255329
Test Type: Recovery
Test Duration: 15
Test Level: 6
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 935049469
Test Type: Recovery
Test Duration: 60

Test Level: 6
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934783973
Test Type: Recovery
Test Duration: 45
Test Level: 6
Test Level UOM: ft

Draw Down & Recovery

Pump Test Detail ID: 934529888
Test Type: Recovery
Test Duration: 30
Test Level: 6
Test Level UOM: ft

Water Details

Water ID: 933794804
Layer: 1
Kind Code: 1
Kind: FRESH
Water Found Depth: 114
Water Found Depth UOM: ft

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Abandoned Aggregate Inventory:

Provincial **AAGR**

The MAAP Program maintains a database of abandoned pits and quarries. Please note that the database is only referenced by lot and concession and city/town location. The database provides information regarding the location, type, size, land use, status and general comments.*

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial **AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. The database provides information regarding the registered owner/operator, location name, operation type, approval type, and maximum annual tonnage.

Government Publication Date: Up to Sep 2019

Abandoned Mine Information System:

Provincial **AMIS**

The Abandoned Mines Information System contains data on known abandoned and inactive mines located on both Crown and privately held lands. The information was provided by the Ministry of Northern Development and Mines (MNDM), with the following disclaimer: "the database provided has been compiled from various sources, and the Ministry of Northern Development and Mines makes no representation and takes no responsibility that such information is accurate, current or complete". Reported information includes official mine name, status, background information, mine start/end date, primary commodity, mine features, hazards and remediation.

Government Publication Date: 1800-Oct 2018

Anderson's Waste Disposal Sites:

Private **ANDR**

The information provided in this database was collected by examining various historical documents which aimed to characterize the likely position of former waste disposal sites from 1860 to present. The research initiative behind the creation of this database was to identify those sites that are missing from the Ontario MOE Waste Disposal Site Inventory, as well as to provide revisions and corrections to the positions and descriptions of sites currently listed in the MOE inventory. In addition to historic waste disposal facilities, the database also identifies certain auto wreckers and scrap yards that have been extrapolated from documentary sources. Please note that the data is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial **AST**

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private **AUWR**

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jan 31, 2020

Borehole:

Provincial **BORE**

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Chemical Register:

Private CHEM

This database includes information from both a one time study conducted in 1992 and private source and is a listing of facilities that manufacture or distribute chemicals. The production of these chemical substances may involve one or more chemical reactions and/or chemical separation processes (i.e. fractionation, solvent extraction, crystallization, etc.).

Government Publication Date: 1999-Jan 31, 2020

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Feb 2020

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Nov 2019

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994-Mar 31, 2020

Drill Hole Database:

Provincial DRL

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2019

Environmental Activity and Sector Registry:

Provincial

EASR

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval). Please see our ECA database.

Government Publication Date: Oct 2011-Mar 31, 2020

Environmental Registry:

Provincial

EBR

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994-Mar 31, 2020

Environmental Compliance Approval:

Provincial

ECA

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011-Mar 31, 2020

Environmental Effects Monitoring:

Federal

EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jan 31, 2020

Environmental Issues Inventory System:

Federal

EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

List of locations of historical occurrences of emergency events, including those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act, as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance. EMHE record details are reproduced by ERIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016

Environmental Penalty Annual Report:

Provincial

EPAR

This database contains data from Ontario's annual environmental penalty report published by the Ministry of the Environment and Climate Change. These reports provide information on environmental penalties for land or water violations issued to companies in one of the nine industrial sectors covered by the Municipal Industrial Strategy for Abatement (MISA) regulations.

Government Publication Date: Jan 1, 2011 - Dec 31, 2019

List of Expired Fuels Safety Facilities:Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Federal Convictions:Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Nov 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):Federal **FED TANKS**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018

Fisheries & Oceans Fuel Tanks:Federal **FOFT**

Fisheries & Oceans Canada maintains an inventory of aboveground & underground fuel storage tanks located on Fisheries & Oceans property or controlled by DFO. Our inventory provides information on the site name, location, tank owner, tank operator, facility type, storage tank location, tank contents & capacity, and date of tank installation.

Government Publication Date: 1964-Sep 2018

Fuel Storage Tank:Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:Provincial **FSTH**

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks. Public records of private fuel storage tanks are only available since the registration became effective in September 1989. This information is now collected by the Technical Standards and Safety Authority.

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:Provincial **GEN**

Regulation 347 of the Ontario EPA defines a waste generation site as any site, equipment and/or operation involved in the production, collection, handling and/or storage of regulated wastes. A generator of regulated waste is required to register the waste generation site and each waste produced, collected, handled, or stored at the site. This database contains the registration number, company name and address of registered generators including the types of hazardous wastes generated. It includes data on waste generating facilities such as: drycleaners, waste treatment and disposal facilities, machine shops, electric power distribution etc. This information is a summary of all years from 1986 including the most currently available data. Some records may contain, within the company name, the phrase "See & Use..." followed by a series of letters and numbers. This occurs when one company is amalgamated with or taken over by another registered company. The number listed as "See & Use", refers to the new ownership and the other identification number refers to the original ownership. This phrase serves as a link between the 2 companies until operations have been fully transferred.

Government Publication Date: 1986-Jan 31, 2020

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2017

TSSA Historic Incidents:

Provincial

HINC

List of historic incidences of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen recorded by the TSSA in their previous incident tracking system. The TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of historical fuel spills and leaks in the province. This listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

In the early 70's, the Ministry of Northern Development and Mines created an inventory of approximately 19,000 mineral occurrences in Ontario, in regard to metallic and industrial minerals, as well as some information on building stones and aggregate deposits. Please note that the "Horizontal Positional Accuracy" is approximately +/- 200 m. Many reference elements for each record were derived from field sketches using pace or chain/tape measurements against claim posts or topographic features in the area. The primary limiting factor for the level of positional accuracy is the scale of the source material. The testing of horizontal accuracy of the source materials was accomplished by comparing the plan metric (X and Y) coordinates of that point with the coordinates of the same point as defined from a source of higher accuracy.

Government Publication Date: 1846-Jan 2020

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2019

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets 'or Trends' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGWE

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-Feb 29, 2020

Ontario Oil and Gas Wells:

Provincial

OOGW

In 1998, the MNR handed over to the Ontario Oil, Gas and Salt Resources Corporation, the responsibility of maintaining a database of oil and gas wells drilled in Ontario. The OGSR Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

Government Publication Date: 1800-Jun 2019

Inventory of PCB Storage Sites:

Provincial

OPCB

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994-Mar 31, 2020

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of the Environment and Climate Change maintains a database of licensed operators and vendors of registered pesticides.

Government Publication Date: 1988 - Mar 2020

Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing in an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

The Fuels Safety Branch of the Ontario Ministry of Consumer and Commercial Relations maintained a database of all registered private fuel storage tanks and licensed retail fuel outlets. This database includes an inventory of locations that have gasoline, oil, waste oil, natural gas and/or propane storage tanks on their property. The MCCR no longer collects this information. This information is now collected by the Technical Standards and Safety Authority (TSSA).

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include all PTTW's on the registry such as OWRA s. 34 - Permit to take water.

Government Publication Date: 1994-Mar 31, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

Part V of the Ontario Environmental Protection Act ("EPA") regulates the disposal of regulated waste through an operating waste management system or a waste disposal site operated or used pursuant to the terms and conditions of a Certificate of Approval or a Provisional Certificate of Approval. Regulation 347 of the Ontario EPA defines a waste receiving site as any site or facility to which waste is transferred by a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents registered receivers of regulated wastes, identified by registration number, company name and address, and includes receivers of waste such as: landfills, incinerators, transfer stations, PCB storage sites, sludge farms and water pollution control plants. This information is a summary of all years from 1986 including the most currently available data.

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental clean-up orders for property owners is contingent upon documentation known as a record of site condition (RSC) being filed in the Environmental Site Registry. In order to file an RSC, the property must have been properly assessed and shown to meet the soil, sediment and groundwater standards appropriate for the use (such as residential) proposed to take place on the property. The Record of Site Condition Regulation (O. Reg. 153/04) details requirements related to site assessment and clean up.

RSCs filed after July 1, 2011 will also be included as part of the new (O.Reg. 511/09).

Government Publication Date: 1997-Sept 2001, Oct 2004-Mar 2020

Retail Fuel Storage Tanks:

Private

RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jan 31, 2020

Scott's Manufacturing Directory:

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Aug 2019

Wastewater Discharger Registration Database:

Provincial

SRDS

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2017

Anderson's Storage Tanks:

Private

TANK

The information provided in this database was collected by examining various historical documents, which identified the location of former storage tanks, containing substances such as fuel, water, gas, oil, and other various types of miscellaneous products. Information is available in regard to business operating at tank site, tank location, permit year, permit & installation type, no. of tanks installed & configuration and tank capacity. Data contained within this database pertains only to the city of Toronto and is not warranted to be complete, exhaustive or authoritative. The information was collected for research purposes only.

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

List of fuel storage tanks currently or previously owned or operated by Transport Canada. This inventory also includes tanks on The Pickering Lands, which refers to 7,530 hectares (18,600 acres) of land in Pickering, Markham, and Uxbridge owned by the Government of Canada since 1972; properties on this land has been leased by the government since 1975, and falls under the Site Management Policy of Transport Canada, but is administered by Public Works and Government Services Canada. This inventory provides information on the site name, location, tank age, capacity and fuel type.

Government Publication Date: 1970-Aug 2018

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of known open (active or inactive) and closed disposal sites in the Province of Ontario. Active sites maintain a Certificate of Approval, are approved to receive and are receiving waste. Inactive sites maintain Certificate(s) of Approval but are not receiving waste. Closed sites are not receiving waste. The data contained within this database was compiled from the MOE's Certificate of Approval database. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number. All new Environmental Compliance Approvals handed out after Oct 31, 2011 for Waste Disposal Sites will still be found in this database.

Government Publication Date: Oct 2011-Mar 31, 2020

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Feb 28, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix F Municipal FOI Correspondence

Access or Correction Request

under the Municipal Freedom of Information
and Protection of Privacy Act

Information about Freedom of Information requests is available on the City's website:
www.mississauga.ca/portal/cityhall/freedomofinformation



Mail or deliver with the \$5
application (payable to City
of Mississauga) to:
Office of the City Clerk
City of Mississauga
300 City Centre Dr., 2nd Floor
Mississauga ON L5B 3C1

The City has 30 days to respond to this request; however the response time for drawing/plan requests is usually 10 working days. If you have any questions, please email privacy.info@mississauga.ca or phone 905-615-3200 ext. 5181 or 5952.

Personal information on this form is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act. The personal information will be used for the processing and administration of your request. Questions about this collection should be directed to the Access and Privacy Officer, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1, Telephone 905-615-3200 ext. 5181.

Requester's Information

<input type="checkbox"/> Mr. <input type="checkbox"/> Miss	<input type="checkbox"/> Mrs. <input checked="" type="checkbox"/> Ms	First Name Chloe	Last Name Stephenson
Company/Organization Name (if applicable) Palmer Environmental Consulting Group			
Mailing Address 74 Berkeley Street, Toronto			
City <input checked="" type="checkbox"/> Mississauga or		Province ON	Postal Code M5A 2W7
Telephone Number (daytime) 289-921-1336		Other Telephone Number	Email Address chloe.stephenson@pecg.ca

Type of Request (check one only)

- ☐ **Architectural drawings/plans only:** Are you the owner of the property? ☐ Yes ☐ No – If no, attach the permission of the owner.
- ☒ **General Records** ☐ **Your Own Personal Information** ☐ **Another's Personal Information by Authorized Party - Attach authorization document.** ☐ **Correction of Personal Information** Attach any supporting documentation.

Preferred method of access to records: ☒ Receive copy of records ☐ Examine original records

Description of Records Requested or Correction to be Made

Property address(es) (if applicable) and detailed description of records or correction.
Include the names of any staff members or offices that may be involved with the records and/or actions related to the subject of the request.

Any environmental records, control orders, violation notices on file with the environmental, building, planning, and/or enforcement departments for 1444, 1448, 1454, and 1458 Cawthra Road, Mississauga.

Time period of the records (if applicable)

From: Last 70 years

To:

Your signature

Date

For Office Use Only

Date received	Request number	Comments
---------------	----------------	----------

Appendix G MECP FOI Correspondence

Ministry of the Environment
 Freedom of Information and Protection of Privacy Office
 40 St. Clair Avenue West, 12th Floor
 Toronto, ON M4V 1M2
 Tel: 416-314-4075
 Fax: 416-314-4285



Use this form to request records that are in the Ministry's files on environmental concerns related to properties.
 Please refer to the guide on the completion and use of this form. Our fax no. is 416- 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Email Address:			FOI Request No.	Date Request Received
			Fee Paid ~ CHQ ~ VISA/MC/AMEX ~ CASH/MONEY ORDER	
Tel: Fax:	Your Project/ Reference No.	Signature of Requester <i>[Signature]</i>	~ CNR ~ ER ~ NOR ~ SWR ~ WCR ~ IEB ~ EAA ~ EMR ~ SCB ~ SDW	
Request Parameters				
Municipal Address/Lot, Concession, Geographic Township (Municipal address mandatory for cities, towns or regions)				
Present Property Owner(s) and Date(s) of Ownership				
Previous Property Owner(s) and Date(s) of Ownership				
Present/Previous Tenant(s) (if applicable)				
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)				
Orders				
Spills				
Investigations/prosecutions ▶ Owner and tenant information must be provided				
Waste Generator number/classes				
Certificates of Approval ▶ Proponent information must be provided and Certificates of Approval number(s) (if known). 1985 and prior records are searched manually. Search fees in excess of \$300.00 may be incurred, depending on the types and years of records to be searched. If supporting documents are also required, mark SD box.				
				SD Specify Year(s) Requested
Air - emissions				
Renewable Energy				
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 discharge				
Waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				
Waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction			

Appendix H TSSA Correspondence and Records



Chloe Stephenson <chloe.stephenson@pecg.ca>

2002901

Public Information Services <publicinformationsservices@tssa.org>
To: Chloe Stephenson <chloe.stephenson@pecg.ca>

Tue, May 19, 2020 at 7:02 AM

No Records Found

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?_mid_=392 and email the completed form to publicinformationsservices@tssa.org or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

Although TSSA believes the information provided pursuant to your request is accurate, please note that TSSA does not warrant this information in any way whatsoever.

Kind regards,

Connie Hill | Public Information Agent

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.orgwww.tssa.org

From: Chloe Stephenson <chloe.stephenson@pecg.ca>
Sent: May 19, 2020 5:46 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: 2002901

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Please conduct a search on the following addresses located in Mississauga, Ontario and inform me if you have any records:

1444 Cawthra Road

1448 Cawthra Road

1454 Cawthra Road

1458 Cawthra Road

1399 Cawthra Road

1462 Cawthra Road

1503 Blanefield Road

606 Arbor Road

All of these addresses are located in Mississauga, Ontario.

Thanks,

Chloe Stephenson
Environmental Scientist

| c (289) 921 1336 | e chloe.stephenson@pecg.ca

Learn More:
www.pecg.ca

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

Appendix I

Proposed Development Plan

1444
1458

1444-1458 CAWTHRA ROAD
MISSISSAUGA, ON

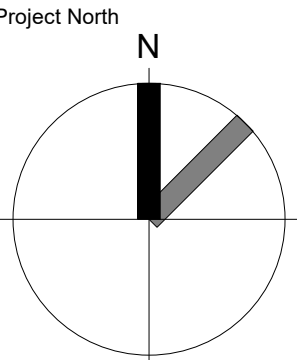
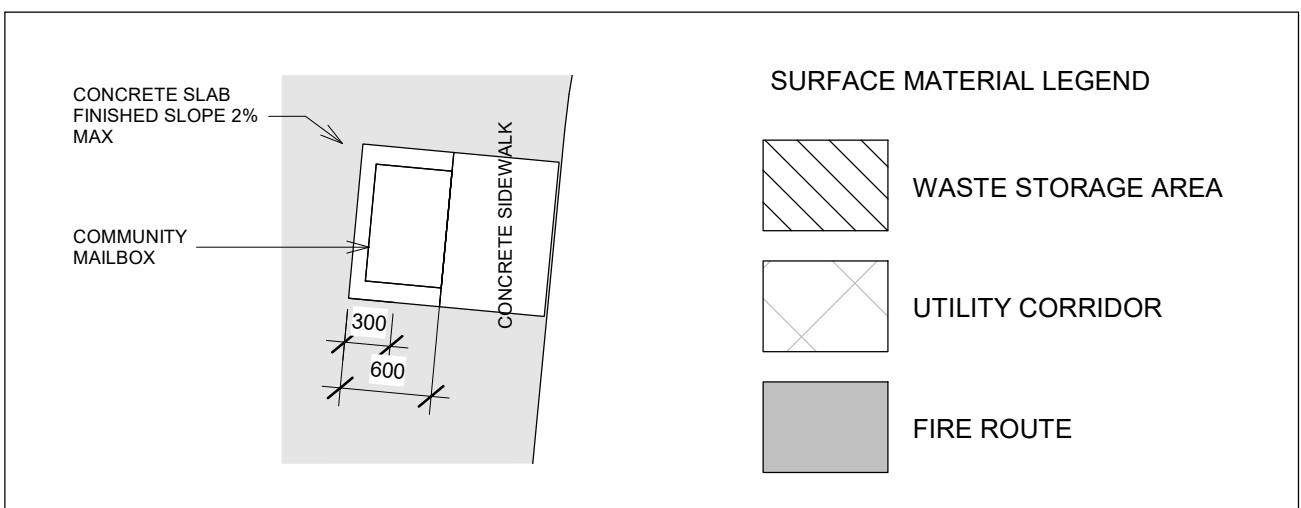
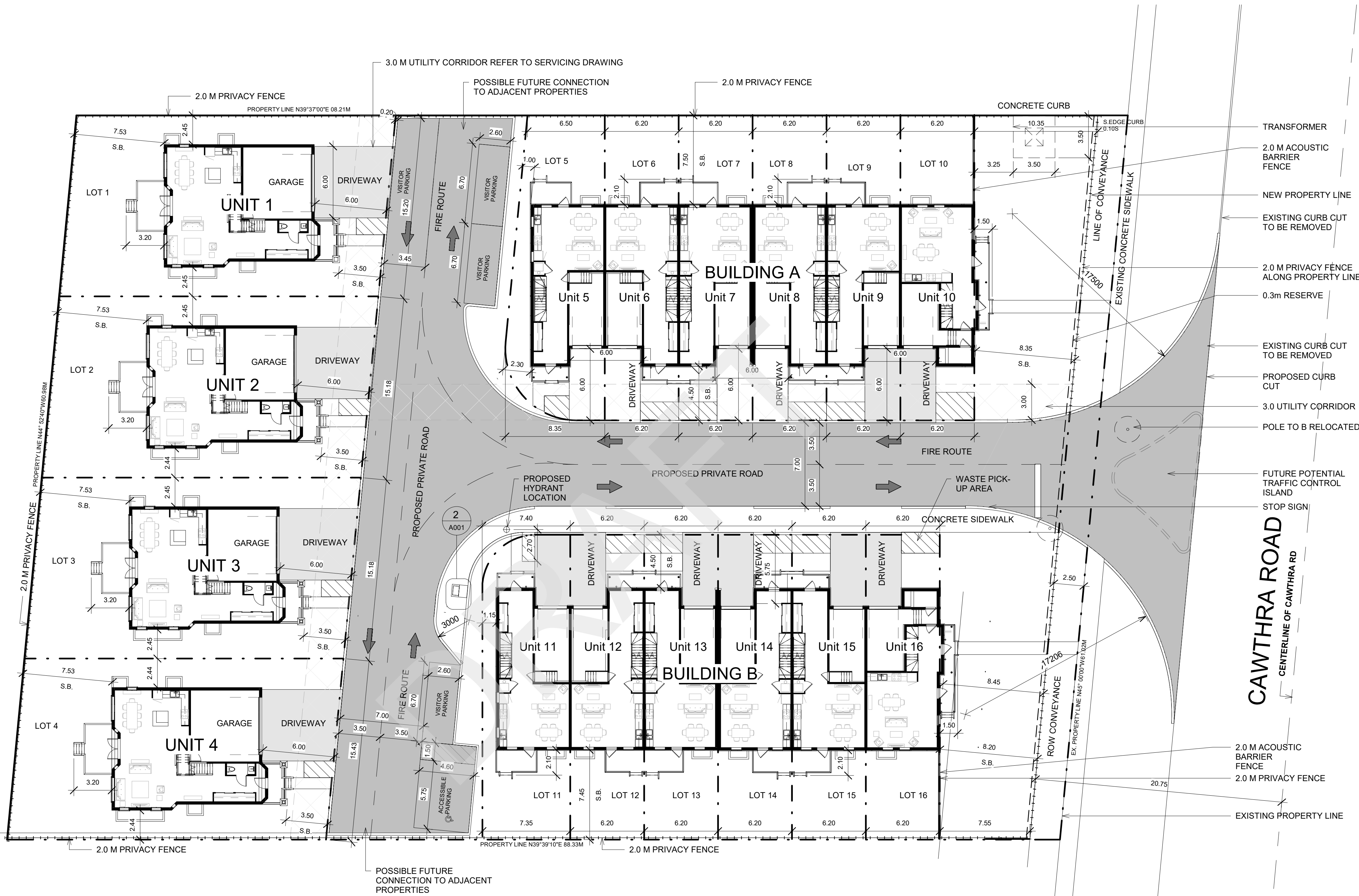
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digital data may be reproduced, stored in a retrieval system or
transmitted in any form or by any means, mechanical
photocopying, recording or otherwise without the prior written
permission of KFA Architects and Planners Inc. All dimensions to
be checked on site by the contractor. Drawings are not to be
scaled, and any discrepancies are to be reported to the Architect
before proceeding with the work.

1	Issue to Consultants	2018.09.12
2	Issue for OPI/RZ	2018.09.28
3	Issued for Review	2019.08.13

NOTES:

- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MISSISSAUGA ZONING BYLAW NO.
- FOR STORM WATER MANAGEMENT, SITE SERVICING AND GRADING INFORMATION REFER TO DRAWINGS PREPARED BY LITHOS GROUP INC. 150 BERMONDSEY ROAD UNIT #200 TORONTO ON, M4A 1Y1
- FOR LANDSCAPE INFORMATION, REFER TO DRAWINGS PREPARED BY JOHN RUSSO LANDSCAPE ARCHITECT SURVEY CREDIT
- INFORMATION TAKEN FROM PLAN OF PART OF LOTS 188, 189, 190, & 191 REGISTERED PLAN B-19, CITY OF MISSISSAUGA PREPARED BY: TOM A. SENKUS ONTARIO LAND SURVEYOR, 40 BURROWS AVENUE TORONTO (ISLINGTON), ON M9B 4W7
- ANY GRADE ELEVATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO GRADING AND SITE SERVICING PLAN FOR GRADING AND U/G SERVICES
- ALL SITE AREA LIGHTING TO BE DIRECTED DOWNWARD AND DEFLECTED AWAY FROM ADJACENT LOTS ROADS AND STREETS
- ALL CURBING AND DRIVEWAY ENTRANCES TO BE DESIGNED IN ACCORDANCE WITH THE CITY'S MATERIALS STANDARDS AND SPECIFICATIONS MANUAL
- GUARD RAILS IN ACCORDANCE TO THE OBC 2012 SHALL BE PROVIDED WHENEVER GRADE DIFFERENCE EXCEEDS 600MM DETAILS TO BE SUBMITTED AND BUILDING PERMIT STAGE
- BOULEVARD TO BE REINSTATED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CHIEF ENGINEER, EXECUTIVE DIRECTOR OF ENGINEERING AND CONSTRUCTION SERVICES
- EXISTING WATER SERVICE TO BE DISCONNECTED BY THE CITY OF MISSISSAUGA
- SNOW WILL BE REMOVED OFF SITE
- I HEREBY CERTIFY THAT THIS DRAWING CONFIRMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS ARCHITECT OR ENGINEER'S SIGNATURE (IF APPLICABLE) AND PROFESSIONAL SEAL THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES
- ALL ROOFTOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT
- PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE BY-LAW REQUIREMENTS AND BUILDING CODE REQUIREMENTS
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
- GRADES WILL BE MET WITH A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION
- ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE
- ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 M (196.8 FT.) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFIRM TO THE ENGINEER CERTIFIED LIGHTING PLAN
- THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER
- THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFIRM TO TRANSPORT CANADA'S RESTRICTIONS
- WHERE PLANTING IS TO BE LOCATED IN LANDSCAPED AREAS ON TOP OF AN UNDERGROUND PARKING STRUCTURE, IT IS THE RESPONSIBILITY OF THE APPLICANT TO ARRANGE THE COORDINATION OF THE DESIGN OF THE UNDERGROUND PARKING STRUCTURE WITH THE LANDSCAPE ARCHITECT AND THE CONSULTING ENGINEERING. UNDERGROUND PARKING STRUCTURES WITH LANDSCAPING AREA TO BE CAPABLE OF SUPPORTING THE FOLLOWING LOADS:
 - 15 CM OF DRAINAGE GRAVEL PLUS 40 CM TOPSOIL FOR SOD
 - 15 CM OF DRAINAGE GRAVEL PLUS 60 CM TOPSOIL FOR SHRUBS
 - 15 CM OF DRAINAGE GRAVEL PLUS 90 CM FOR TREES
 - OR
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 40 CM TOPSOIL FOR SOD
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 60 CM TOPSOIL FOR SHRUBS
 - PREFABRICATED SHEET DRAIN SYSTEM* WITH A COMPRESSIVE STRENGTH OF 1003 KPA PLUS 90 CM TOPSOIL FOR TREES
- * TERRADRAIN 800 OR APPROVED EQUAL
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR PROJECT
- CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE
- ALL UTILITY COMPANIES WILL BE NOTIFIED FOR LOCATES PRIOR TO THE INSTALLATION OF THE HOARDING THAT LIES WITHIN THE SITE AND WITHIN THE LIMITED OF THE CITY BOULEVARD AREA

SITE SERVICES DISCLAIMER
BE ADVISED THAT SHOULD ANY PARTY INCLUDING THE APPLICANT OR ANY SUBSEQUENT OWNER, APPLY FOR MORE THAN ONE CONDOMINIUM CORPORATION ENCOMPASSING ANY OR ALL OF THIS DEVELOPMENT OR MAKE AN APPLICATION THAT RESULTS IN A LAND DIVISION, STAFF MAY REQUIRE LEGAL ASSURANCES, INCLUDING BUT NOT LIMITED TO EASEMENTS WITH RESPECT TO THE APPROVED SERVICES. SUCH ASSURANCES WILL BE DETERMINED AT THE TIME OF THE APPLICATION FOR CONDOMINIUM APPROVAL.



KFA
architects +
planners inc.

Project No: 16071

Scale: As indicated

Date: 2017/04/05

Drawn by: R.V.V.

Drawing Title

Site Plan

Drawing
Number

2 Community Mailbox Plan
1:50

A001

Appendix J
List of PCAs (Schedule D (Table 2), O.Reg 153/04)

Ontario Regulation 153/04
Table 2
Potentially Contaminating Activities

Item	Activity
1	Acid and Alkali Manufacturing, Processing, and Bulk Storage
2	Adhesives and Resins Manufacturing, Processing, and Bulk Storage
3	Airstrips and Hangars Operation
4	Antifreeze and De-icing Manufacturing and Bulk Storage
5	Asphalt and Bitumen Manufacturing
6	Battery Manufacturing, Recycling, and Bulk Storage
7	Boat Manufacturing
8	Chemical Manufacturing, Processing, and Bulk Storage
9	Coal Gasification
10	Commercial Autobody Shops
11	Commercial Trucking and Container Terminals
12	Concrete, Cement, and Lime Manufacturing
13	Cosmetics Manufacturing, Processing and Bulk Storage
14	Crude Oil Refining, Processing, and Bulk Storage
15	Discharge of Brine Related to Oil and Gas Production
16	Drum and Barrel and Tank Reconditioning and Recycling
17	Dye Manufacturing, Processing, and Bulk Storage
18	Electricity Generation, Transformation, and Power Stations
19	Electronic and Computer Equipment Manufacturing
20	Explosives and Ammunition Manufacturing, Production, and Bulk Storage
21	Explosives and Firing Range
22	Fertilizer Manufacturing, Processing, and Bulk Storage
23	Fire Retardant Manufacturing, Processing, and Bulk Storage
24	Fire Training
25	Flocculants Manufacturing, Processing, and Bulk Storage
26	Foam and Expanded Foam Manufacturing and Processing
27	Garages and Maintenance and Repair of Railcars, Marine Vehicles, and Aviation Vehicles
28	Gasoline and Associated Products Storage in Fixed Tanks
29	Glass Manufacturing
30	Importation of Fill Material of Unknown Quality

Item	Activity
31	Ink Manufacturing, Processing, and Bulk Storage
32	Iron and Steel Manufacturing and Processing
33	Metal Treatment, Coating, Plating, and Finishing
34	Metal Fabrication
35	Mining, Smelting, and Refining; Ore Processing; Tailings Storage
36	Oil Production
37	Operation of Dry Cleaning Equipment (where chemicals used)
38	Ordinance Use
39	Paints Manufacturing, Processing, and Bulk Storage
40	Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage, and Large-Scale Applications
41	Petroleum-derived Gas Refining, Manufacturing, Processing, and Bulk Storage
42	Pharmaceutical Manufacturing and Processing
43	Plastics (including Fibreglass) Manufacturing and Processing
44	Port Activities, including Operation and Maintenance of Wharves and Docks
45	Pulp, Paper and Paperboard Manufacturing and Processing
46	Rail yards, Tracks, and Spurs
47	Rubber Manufacturing and Processing
48	Salt Manufacturing, Processing, and Bulk Storage
49	Salvage Yard, including Automobile Wrecking
50	Soap and Detergent Manufacturing, Processing, and Bulk Storage
51	Solvent Manufacturing, Processing, and Bulk Storage
52	Storage, Maintenance, Fuelling, and Repair of Equipment, Vehicles, and Material Used to Maintain Transportation Systems
53	Tannery
54	Textile Manufacturing and Processing
55	Transformer Manufacturing, Processing, and Use
56	Treatment of Sewage Equal to or Greater than 10,000 Litres per Day
57	Vehicles and Associated Parts Manufacturing
58	Waste Disposal and Waste Management, including Thermal Treatment, Landfilling and Transfer of Waste, Other than use of Biosoils as Soil Conditioners
59	Wood Treating and Preservative Facility and Bulk Storage of Treated and Preserved Wood Products