PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

INDUSTRIAL PROPERTY
80 THOMAS STREET
MISSISSAUGA, ONTARIO

WATTERS ENVIRONMENTAL GROUP INC.

CONFIDENTIAL

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

INDUSTRIAL PROPERTY
80 THOMAS STREET
MISSISSAUGA, ONTARIO

Prepared for:

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October 2016
Reference No. 16-0031.04

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1.0 EXECUTIVE SUMMARY

Watters Environmental Group Inc. (Watters Environmental) was retained by Dunpar Developments Inc. (Dunpar) to conduct a Phase One Environmental Site Assessment (Phase One ESA) of an industrial property located at 80 Thomas Street, in Mississauga, Ontario (hereafter the "Phase One Property", or the "Site"). The Phase One ESA was completed in adherence to the requirements set out in Ontario Regulation (O. Reg.) 153/04 (as amended).

The Phase One Property covers an area of 2.47 hectares (6.11 acres), and has been used historically for industrial purposes. The Site was initially developed in 1946, presumed to be in anticipation of the construction of the Site building in 1954. Prior to 1946, the Phase One Property was either undeveloped land or was used for agricultural purposes.

Dunpar is the owner of the Phase One Property and is planning to redevelop the Site into residential townhouses. Given this planned change to a more sensitive land use, a Record of Site Condition (RSC) is required, in accordance with the requirements set out in O. Reg. 153/04 (i.e., Records of Site Condition – Part XV.1 of the Act, made under the Ontario Environmental Protection Act, R.S.O. 1990) (hereafter referred to as the "RSC Regulation"), as amended.

The Property Identification Number (PIN) and legal description of the Phase One Property are as follows:

- PIN 13123-0142 (LT); and
- PT LT 4, CON 5 WHS (TOR TWP) DES PT 4 PLAN 43R28302 MISSISSAUGA, S/T EASIMENT IN GROSS OVER PT 1 PL 43R-29999, AS IN PR876273.

The "Phase One Study Area" is defined to include all properties within a 250-metre radius of the Site.

Based on the Phase One ESA completed, it is Watters Environmental's opinion that there are several Potentially Contaminating Activities (PCAs) on and west (off-Site) of the Phase One Property, which contribute to several Areas of Potential Environmental Concern (APECs) for the Phase One Property.

A summary of the PCAs and resulting APECs is provided in the table below:

APEC	Extent of APEC Coverage	PCA Reference[1,2]	Activity
1	Entire Phase One Property	1A	Electronic and Computer Equipment Manufacturing
	Entire Phase One Property	1B	Vehicle / parts manufacturing
	Entire Phase One Property	1C	Metal treatment
	Entire Phase One Property	1D	Paints manufacturing
2	Entire Phase One Property	2	Fill materials of unknown quality
3	Northwest Corner of the Phase One Property	3A	Solvent / bulk storage
	Northwest Corner of the Phase One Property	3B	Gas / waste oil storage
	Northwest Corner of the Phase One Property	3C	Metals wastes storage
	Northwest Corner of the Phase One Property	3D	Contaminated ditch
4	Southwest Corner of the Phase One Property	4	Acetone Underground Storage Tanks (USTs) (x2)
5	Southwest Corner of the Phase One Property	5	Fuel oil UST
6	Southwest Corner of the Phase One Property	6	Current substation
7	East side of the Site building	7	Former 112 kVA Transformer
8	North end of the Phase One Property	8A	Solvent storage in the current Main Shed
	North end of the Phase One Property	8B	Waste fuel storage in the current Main Shed

APEC	Extent of APEC Coverage	PCA Reference[1,2]	Activity
9	East side of the Site building	9	Former chemical storage shed and Trichloroethylene (TCE) Aboveground Storage Tank
10	Southwest corner of the Phase One Property	10	Former paint shop
11	West side of the Phase One Property	11	Former paint booth
12	Southwest corner of the Site building	12	Boiler room (with oil-fired generator and boilers)
13	Southwest corner of the Site building	13	Plating
14	Central portion of the Site building	14	Elevator shaft (known release of hydraulic fluid)
15	West portion of Site building	15a	Paint Grinding and Blending
	West portion of Site building / Southwest Shed	15b	Southwest Shed / Vacuum Pump Room
16	West of the Phase One Property	16	Infilling of lands west of the Site

[1,2] *See Figures 6a and 6b for the location of the on-Site and off-Site PCAs, respectively.*

As a result of the PCAs and APECs, Watters Environmental recommends that a Phase Two ESA be completed that is compliant with the requirements of O. Reg. 153/04 (as amended), after taking into account the relevant information available from the previous Phase II ESAs completed for the Site.

2.0 INTRODUCTION

2.1 PHASE ONE PROPERTY INFORMATION

The Phase One Property is located at 80 Thomas Street, in Mississauga, Ontario (Figure 1). The Phase One Property is situated in an area of mixed residential and commercial land uses. The Phase One Property covers an area of 2.47 hectares (6.11 acres), and has been used historically for industrial purposes since the Site was initially developed in 1946, prior to the construction of the Site building in 1954. Prior to 1946, the Site was either undeveloped land or was used for agricultural purposes.

The Phase One Property is not aligned with true north. As such, for ease of description, the portion of Joymar Drive that is parallel to the eastern boundary of the Phase One Property is assumed to be aligned in a north-south direction (i.e., relative to project north), although it is in a northwest-to-southeast direction (i.e., relative to true north). Unless otherwise stated, descriptions provided in this report are relative to project north. The Phase One Property is located on the north side of Thomas Street (see Figure 1).

The closest body of water is Mullet Creek, which runs north-south, approximately 110 metres east of the Phase One Property, which connects to the Credit River further south, eventually flowing to the southeast towards Lake Ontario. The lands within the Phase One Study Area also generally slope to the southeast towards Mullet Creek. Based on the general topography of the Site and surrounding area (see Figure 2), Watters Environmental infers that the near-surface groundwater at the Phase One Property flows to the east-southeast (i.e., towards Mullet Creek). Further discussions regarding the groundwater flow direction are provided in Section 4.3.2.

The Phase One Property contains a single two-storey slab-on-grade industrial building (the "Site building"; see Photograph 1) and one single-storey slab-on-grade shed (the "Main Shed"; see Photograph 2), both located on the northern portion of the Phase One Property. There are also three small sheds attached to the Site building, on the southeastern ("Southeast Shed"; see Photograph 3), southwestern ("Southwest Shed"; see Photograph 4), and northwestern portions ("Northwest Shed"; see Photograph 5) of the Site building. The Southeast Shed, with an unknown previous use, was observed to be vacant with an exhaust pipe extending outwards from the side of the shed. The Northwest Shed, with an unknown previous use, was locked at the time of the Site visit and thus was inaccessible. The Southwest Shed was noted to have previously been a Vacuum Pump room, which was primarily vacant at the time of the Site reconnaissance.

During the Site reconnaissance, the Site building was in the process of being demolished. As such, Watters Environmental's observations are limited to those areas of the Site building that were considered safe to access (i.e., most of the ground floor, portions of the second floor, but not the roof).

Watters Environmental observed the Site building to be vacant, with only stockpiles of building materials on the ground surface in various areas (i.e., from the demolition activities). The east wall and some of the north wall of the Site building had been removed at the time of the Site visit. Demolition activities were occurring on the western portion of the Site building.

The northern, southern, and western exterior portions of the Site were vegetated with grasses (see Photograph 6), while some of the southern and northern, and most of the eastern portion of the Site exterior was occupied by an asphalt paved parking lot (see Photograph 7). The asphalt paved area on the northwestern portion of the Site was understood to have been associated with the former waste storage area (see Photograph 8). The Main Shed was observed to be vacant.

A concrete pad was observed adjacent to the north of the Site building protected by steel bollards (likely protecting former equipment from vehicular collision), as well as two post holes adjacent to the north of the Site building.

A Plan of Survey for the Phase One Property is provided in Appendix A.

The Property Identification Number (PIN) and legal description of the Phase One Property are as follows:

- PIN 13123-0142 (LT); and
- PT LT 4, CON 5 WHS (TOR TWP) DES PT 4 PLAN 43R28302 MISSISSAUGA, S/T EASIMENT IN GROSS OVER PT 1 PL 43R-29999, AS IN PR876273.

The geo-referencing coordinates for the approximate centre of the Phase One Property are provided as follows:

- Latitude/Longitude: North 43° 38′ 26.308″, West 79° 25′ 25.966″; and
- NAD 83 (CSRS-1997) Universal Transverse Mercator (UTM) 17 Coordinates: 4833167.761 m N, 627125.048 m E.

Watters Environmental was retained by the current Phase One Property owner, Dunpar, to conduct the Phase One ESA. The contact information for the project sponsor is as follows:

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3.0 SCOPE OF INVESTIGATION

Watters Environmental's scope of work for the Phase One ESA followed the requirements of Ontario Regulation 153/04 (as amended), and involved the following:

- A review of available records pertaining to the current and past uses of the Phase One Property and surrounding properties wholly or partly located within 250 metres from the boundaries of the Phase One Property (i.e., the "Phase One Study Area"; see Figure 3), as well as any properties outside 250 metres, if determined to be part of the Phase One Study Area;

- Interviews with available persons knowledgeable about the current and past activities at the Phase One Property;

- Conducting a walk-through visual reconnaissance of the Phase One Property and making observations of activities on properties within the Phase One Study Area from publicly accessible locations;

- Completing an evaluation of the information gathered from the records review, interviews and reconnaissance of the Phase One Property and Phase One Study Area; and

- Preparing a report summarizing Watters Environmental's findings and recommendations.

The scope of work for the Phase One ESA did not include:

- Conducting any intrusive investigations or preparing detailed cost estimates associated with addressing any environmental issues identified during the Phase One ESA;

- A thorough designated substance survey of any structures on Site;

- An assessment of biological features or related aspects of the natural environment; or

- An assessment of permits or licenses that may be required for re-development of the Site.

Watters Environmental's findings, from a review of available records, are provided in Section 4.0. A summary of interview findings is presented in Section 5.0. Findings from the reconnaissance of the Phase One Property and Phase One Study Area appear in Section 6.0. Watters Environmental's review and evaluation of the information gathered during the Phase One ESA is presented in Section 7.0. The conclusions of the Phase One ESA are provided in Section 8.0. A list of references and other sources of information for the Phase One ESA report is provided in Section 9.0. The qualifications and limitations of the Phase One ESA are provided in Section 10.0.

Figures and photographs illustrating the Site characteristics and environmental issues discussed in the report are provided in the respective figure and photograph sections of the report.

4.0 RECORDS REVIEW

4.1 GENERAL

4.1.1 Determination of the Phase One Study Area

In accordance with O. Reg. 153/04 (as amended), the Phase One Study Area is defined to include the Phase One Property and any property that is located wholly or partly within 250 metres of the Phase One Property. This area roughly extends to include commercial and residential properties along Broadway Street to the east; multiple residential properties along Morgon Avenue to the south; multiple residential properties extending to Vista Boulevard to the west; and multiple residential house, followed by Streetsville Secondary School, and multiple residential properties along the east side of Jocelyn Drive to the north (see Figure 3).

Historically, there was no evidence of any commercial or industrial properties in an inferred hydraulically up-gradient direction (i.e., west-northwest) from the Phase One Property that might represent a potential concern to the environmental condition of the Site. The surrounding area to the west-northwest (i.e., inferred upgradient direction) has historically been vacant, undeveloped land, possibly used for agricultural purposes prior to the development of residential dwellings. Residential properties are located adjacent to the north and west, Thomas Street is adjacent to the south followed by residential dwellings and Joymar Drive is adjacent to the east followed by commercial properties. None of these surrounding properties would represent a potential concern to the environmental condition of the Phase One Property.

Given that no commercial or industrial properties were observed in an inferred hydraulically up-gradient direction from the Phase One Property, no potential concerns to the environmental condition of the Site were identified from surrounding land uses.

Based on a review of historical records for the Phase One Property, Watters Environmental understands that surficial fill material of unknown quality was used during the re-development of the properties to the west of the Site. Based on the historical review completed, this was identified as the only surrounding property that may have had the potential to impact the environmental condition of the Phase One Property.

4.1.2 Determination of First Development

To assist in determining the first year of development, Watters Environmental reviewed a chain-of-title search prepared by the Land Registry Office at Service Ontario, and assessed other available historical records, including aerial photographs, street directories, fire insurance plans (FIPs), and insurance inspection reports (where available).

Based on the information reviewed, the Phase One Property appears to have been first developed on vacant or agricultural land by 1946. Historical records indicate that a building was constructed on the Phase One Property by 1954.

4.1.3 Review of Fire Insurance Plans and Historical Maps

Watters Environmental contacted Opta Information Intelligence (Opta) in Markham, Ontario to request FIPs available from their database showing the Phase One Study Area. Opta provided Watters Environmental with an 1884 FIP, although it did not include the Phase One Property (i.e., only properties east of Mullet Creek, which is 110 metres east of the Site).

Given that the FIP only showed properties east of Mullet Creek, and that the groundwater flow direction is inferred to be towards the east-southeast, Watters Environmental does not consider any of the properties identified on this FIP to be of potential concern to the environmental condition of the Site.

4.1.4 Chain of Title Review

A chain-of-title search was completed by the Land Registry Office at Service Ontario to determine historical ownership of the Phase One Property. The information from the chain-of-title search, and Watters Environmental's assessment of potential environmental concerns for the Site, are summarized in the table below.

Table 1: Chain of Title Review

Date/Year	Listing Type	Description/Details	Potential Environmental Contaminant Issues (Watters Environmental's Assessment)
August 28, 1953	Transfer	Transfer from HM The Crown to C. C. Meredith and Company Limited	Low

Table 1: Chain of Title Review (Continued)

Date/Year	Listing Type	Description/Details	Potential Environmental Contaminant Issues (Watters Environmental's Assessment)
April 8, 1971	Transfer	Transfer to CTS of Canada Limited	Moderate. Based on the industrial operations associated with CTS of Canada Limited
March 27, 2000	Notice	Her Majesty the Queen in right of the Department of Transport Canada due to a Pearson Airport Zoning Regulation	Low
July 14, 2003	Plan Reference	N/A	N/A
January 7, 2004	APL CH Name Owner	CTS of Canada, Limited transfers name to CTS of Canada Co.	Moderate. Based on the industrial operations associated with CTS of Canada Co.
May 28, 2004	Notice	Deleted against this property – Daniels Northtowne Corporation	Low
May 6, 2005	Plan Reference	N/A	N/A
June 28, 2005	Transfer Easement	CTS of Canada Co. to the Corporation of the City of Mississauga	Low
April 7, 2016	Discharge Interest	Completely Deleted – CTS of Canada Co.	Low

4.1.5 Environmental Reports

The following previous environmental reports were provided by Dunpar for Watters Environmental's review:

- "*Preliminary Environmental Assessment of the Undeveloped Property of CTS Canada Limited, 80 Thomas Street, Streetsville, Ontario*", prepared by Clayton Environmental Consultants Inc. (Clayton) for CTS Corporation, dated March 1990 (the "1990 Clayton Preliminary Assessment");

- "*Phase I Environmental Site Assessment, CTS of Canada, Limited. 80 Thomas Street, Mississauga, Ontario, Canada*", prepared by Environmental Resources Management (ERM) for CTS Corporation, dated July 1998 (the "1998 ERM Phase I ESA");

- "*Geotechnical Assessment, 80 Thomas Street Property (CTS Canada Limited), Mississauga, Ontario*", prepared by Earthonics for The Daniels Corporation, dated March 8, 2002 (the "2002 Earthonics Geotechnical Assessment");

- "*Phase I and II Environmental Site Assessment, CTS of Canada, Limited, 80 Thomas Street, Mississauga, Ontario*", prepared by Barenco (in draft) for The Daniels Corporation, dated March 2002, reissued in final in June 2003 (the "2002 Barenco Phase I and II ESA");

- "*Focussed Subsurface Investigation, CTS of Canada, Limited, 80 Thomas Street. Mississauga, Ontario*", prepared by Conestoga-Rovers & Associates (CRA) for Fraser Milner Casgrain LLP, dated July 2002 (the "2002 CRA Subsurface Investigation");

- "*Supplemental Phase II Environmental Assessment, CTS of Canada Limited, Parcel 'B', 80 Thomas Street, Mississauga, Ontario*", prepared by Barenco for The Daniels Corporation, dated March 14, 2003 (the "2003 Barenco Supplemental Phase II ESA");

- "*Hazardous Building Materials Survey Report, 80 Thomas Street, Mississauga, Ontario*", prepared by Terra Firma Plus Inc. (Terra Firma) for National Homes Inc., dated March 24, 2014 (the "2014 Terra Firma Hazardous Materials Survey");

- "*Phase II Environmental Site Assessment, 80 Thomas Street, Mississauga, Ontario*", prepared by Amec Foster Wheeler (AMEC) for National Homes Inc., dated November 2015 (the "2015 AMEC Phase II ESA");

- "*Summary of Historical Environmental Investigations, CTS of Canada Co. Property, 80 Thomas Street, Mississauga, Ontario, Canada*", prepared by Breen GeoScience Management, Inc. (BGM) for CTS Corporation, dated March 3, 2016 (the "2016 BGM Historical Summary");

- "*Pre-Demolition Hazardous Building Materials Survey, Former CTS Building, 80 Thomas Street, Mississauga, Ontario*", prepared by Watters Environmental for Dunpar, dated May 2016 (the "2016 Watters Pre-Demolition Hazardous Building Materials Survey"); and

- "*Environmental Audit and Recommended Actions to Obtain Environmental Approval for the Planned Redevelopment, 80 Thomas Street, Mississauga, Ontario*", prepared by Watters Environmental for Dunpar, dated June 10, 2016 (the "2016 Watters Environmental Audit and Recommended Actions Report").

In addition to the above-listed reports, Watters Environmental is aware of the following reports, which were not available for review:

- "*Phase One Environmental Site Assessment, 80 Thomas Street, Mississauga, Ontario*", prepared by Terra Firma Plus Inc., dated May 27, 2014; and

- "*Supplementary Phase 2 Environmental Report with Recommendations, 80 Thomas Street, Mississauga, Ontario*", prepared by Terra Firma Plus Inc., dated May 8, 2014.

Portions of the reports that were made available for review to Watters Environmental have been referenced or incorporated in this report as necessary. Watters Environmental has not been given authorization to rely on these reports by the firms that prepared them. The information provided below is a summary of their findings. Watters Environmental has provided interpretation within the context of this Phase One ESA, but has not independently verified all of the findings.

1990 Clayton Preliminary Assessment

Based on a review of this report, Watters Environmental notes the following:

- The purpose of this report was to document the findings of a preliminary environmental assessment for [then] undeveloped lands north of the Site building, which were previously owned (and later divested) by CTS Canada. The report focused on whether the industrial operations at the Site (i.e., the southern portion of the former [larger] property) had the potential to affect the environmental condition of the [then] vacant northern lands;

- The Site building was reportedly constructed in 1952, and was a large two-storey building that had been used for electronic automotive manufacturing since its construction;

- A fenced-enclosed Waste Storage Area was noted to be present in the northwest portion of the Site. Chemicals used in production and generated wastes were stored within the Waste Storage Area on a concrete pad. The Site was reported to be a generator of eleven hazardous waste categories, which were registered under Generator Registration Number ON0311600 (dated September 25, 1989). These wastes were waste cutting oil (waste class 253L), spent varsol (waste class 213I); spent 1,1,1-trichloroethane (waste class 241H); waste ferric chloride solution (waste class 112C); spent flux solution (waste class 212I); tin plating bath solution waste (waste class 112C); waste lapping compound containing mineral seal oil and paraffinic hydrocarbons (waste class 253L); waste oil/rust preventative solution (waste class 253T); used hydraulic oil containing varsol, water, and metal particles (waste class 252I); spent acid, tin, nickel, and zinc plating solutions containing sulphuric acid (waste class 112C); and waste solder combination of lead, tin, and silver (waste class 146T). A licensed waste hauler (i.e., Active Mobile) removed hazardous waste from the Site;

- The report noted one current and two former underground storage tanks (USTs):

    - Two USTs containing acetone, with capacities of 4,546 litres (1,000 gallons) and 9,092 litres (2,000 gallons), were formerly located on the southwest portion of the Site. These storage tanks were reportedly removed by Laidlaw Tank Removal in 1989, during which no confirmatory soil sampling was conducted and no related paper work was available from the Ministry of Environment (MOE; presently the Ministry of Environment and Climate Change [MOECC]); and

  - One out-of-use 37,854-litre (10,000 gallon) UST containing fuel oil was present in the southwest portion of the Site, which was scheduled for removal in 1990. The UST had reportedly been installed in 1953.

- Non-contact cooling water was discharged from acetone distillers located at the southwest portion of the Site, directly into a ditch passing through the lands north of the Site, reportedly with permission from the City of Mississauga;

- A transformer substation, owned by CTS Canada, was located on the southwest corner of the Site building. No leaks were reported; and

- Clayton concluded that the CTS Canada plant facilities presented "only a slight liability" to the undeveloped property north of the Site because of a fuel oil UST that was scheduled to be removed later that year.

1998 ERM Phase I ESA

Based on a review of this report, Watters Environmental notes the following:

- The Phase I ESA was completed for the approximately 10-acres of vacant lands located north and west of the Site, which CTS Canada was planning to divest;

- The Site was previously used as a farm;

- Since 1953, the southern portion of the Site was used to manufacture electronic sensors, initially by C.C. Meredith (under license for CTS), and then directly by CTS (who purchased C.C. Meredith in the late 1950s);

- A portion of the undeveloped lands was used for residential purposes. The remainder of the undeveloped lands were vacant;

- A 1967 Property Underwriters Report (PUR) reported the following:

  - The Site building was constructed in 1954, 1956, and 1963, and was an electrical resistor manufacturer with control unit assembly, paint spraying, and paint mixing operations;

  - The Site contained two USTs for acetone, and one UST for fuel oil;

- Combustion devices included two oil-fired, low-pressure steam boilers, an oil-fired steam generator, and one (or more) heat-treating furnaces;
- Solvents used included acetone, naphtha (five, 250-litre drums in total), and gasoline (stored in a 20-litre container);
- Used acetone is distilled for reuse in the paint shop, passed through a water jacket to cool, and then gravity fed back into the 2,300-litre UST;
- One, 200-litre drum of varnish binder and naphtha are stored in the Paint Shop. Paint is also mixed in the Paint Shop;
- Waste acetone and impurities are drained from the bottom of the distiller and burned outside (10-metre distance) after each batch is run through;
- One, 4,500-litre tank had been installed underground in the yard for the storage of acetone, which was noted to have been properly vented. A hand pump had been installed inside the acetone room from the UST;
- The northeast loading area is used for the storage of metal swarf in metal drums;
- The plating area is located in the south section of the Site building;
- An oil-fired steam generator located in the Boiler Room provided steam to heat the cleansing tanks; and
- Four (other) drums and one 20-litre gasoline container are stored in the north section of the Site building.

- A Property Underwriters Plan (PUP) reported the presence of three transformers on the west side of the southwest corner of the Site building, a UST containing fuel oil storage tank on the west side of the Site building, and a 112 KVA transformer in the interior of the extension and the east side of the Site building;
- The 2,300-litre (500 gallon) and 4,500-litre (1,000-gallon) acetone USTs were reportedly removed from the Site in 1989 by Laidlaw Tank Removal. The tanks were apparently installed 20 years before, and there were no soil quality reports when the tanks were removed;

- Prior to 1968, the manufacturing activities on the Site included the burning of waste acetone and paint on the exterior of the property. The location of this activity is not documented in any of the reports reviewed;

- The Site reportedly produced electronic sensors for accelerator pedals, throttles, and clutch slave position sensors, for the automotive industry. The operations included injection moulding of small plastic housings and parts and stamping of small metal parts. Paints were reportedly prepared in the Mill Room, and then applied in "clean rooms";

- Several additions were constructed to the Site building following its initial construction in 1954. The most recent addition was in 1978. The Site building covered an area of approximately 9,290 square metres, consisting of manufacturing (8,400 square metres), office (930 square metres), and warehouse spaces (930 square metres). A Mill Room was a small separate addition on the west side of the Site building, connected to the Site building by a corridor. The Site building was constructed of brick, concrete block with brick facing, metal on metal frame and wood frame;

- A small shed, approximately 145 square metres in size, was located on the north side of the Site building. The shed was constructed of metal siding with a concrete slab-on-grade floor, and was used for the storage of equipment, as well as waste and virgin chemicals, including drums of toluene and lubricating oil;

- The properties surrounding the Site included commercial and light industrial strip plazas east of the Site, beyond Joymar Drive, a school north of the Site (i.e., beyond the undeveloped lands), residential properties south of the Site, beyond Thomas Street, and an undeveloped lot west of the Site;

- The Site reportedly obtained potable water for personnel and manufacturing use from the Region of Peel and discharged wastewater, both domestic and process, to the Region of Peel's municipal sewer system;

- Ditches to collect storm water from the Site were constructed, one lying on the west side of the Site, draining to a storm sewer lying beneath Thomas Street; as well as another ditch circled the parking lot on the northeast corner of the Site, which discharged into a catch basin on the northeast corner of the Site;

- One electrical transformer was reported to have been located near the southwest corner of the Site. An inspection and test report prepared by G.T. Wood, dated 1996, reportedly indicated that it was manufactured in 1978, with an analytical report indicating that it contained less than 2 parts per million ("ppm") of PCBs. According to a Certificate of Decontamination dated November 30, 1991, CTS previously retained PPM Canada Inc. to treat 2,268-litres of transformer oil, which initially contained a concentration of 200 ppm of PCBs. The final PCB concentration was reportedly less than 2 ppm. The PCB concentrations in the three former transformers are not known;

- A report provided by the Regional Municipality of Peel, Public Works indicated that seven items were identified between 1979 and 1995 including: a report indicating that waste oil had leaked from a drum located in the drum storage area in 1980; a notation stating that waste oil was being stored in open 200-litre drums; and that no other spill events were reported for the Site;

- The response from the City of Mississauga, Transportation, and Works Department indicated a release of approximately 200 to 400 litres of hydraulic oil from a corroded elevator "into the soil beneath the factory in January of 1992". Site personnel reportedly indicated that the material did not enter the soil and that the spilled hydraulic oil was cleaned up and shipped off-Site for disposal;

- The Site was registered with 13 classes of waste including acid waste-heavy metals, miscellaneous inorganic solids and sludges, miscellaneous inorganic chemicals, aromatic and aliphatic solvents, petroleum distillates, light fuels, halogenated solvents, oil skimmings and sludges, waste oils and lubricants, emulsified oils, organic chemicals, and graphic art wastes. Hazardous and industrial wastes were reportedly accumulated in 205-litre drums in a staging area located in the machine shop, where when full, are collected by a waste transporter. Flammable wastes were reportedly moved to the shed for storage until collected by the waste transporter;

- The Site's current waste production was reported to be 410-litres per year of degreasing solvent; 90-litre per year of paint solids, and 2000-litres per year of waste oils, removed by Provincial Environmental Services, while solvents used for part washing were provided, collected, and recycled by Safety Kleen;

- A paint booth was located in the maintenance room and was used to paint facility equipment, not for production purposes. The paint booth exhausted through the wall and some staining was noted on the exterior wall beneath the exhaust vent. No staining was observed on nearby grass or ground surface;

- The Site developed an air emission contaminant and source inventory with dispersion modelling and the Site was found to emit toluene, xylene, formaldehyde, acetone, methylene chloride, sulphur dioxide, nitrogen oxides, and carbon monoxide;

- A building layout indicated that one sanitary sewer discharged sanitary wastewater from the Site to the sanitary sewer running beneath Thomas Street, as well as two storm sewer connections exiting the east wall of the Site building and discharging to a storm sewer running beneath Joymar Drive. There were no sewer pipes discharging to the north or west of the Site;

- The utility layout shows the Plating Room Drain exiting from the west side of the southeast corner of the Site building;

- The Region of Peel reportedly periodically analyzed the Site's sanitary wastewater discharge with no notices of violations reported to have been issued to the Site;

- A 45,400-litre fuel oil UST was noted to have been installed in 1953 (approximately 30 metres from the proposed property boundary), and was reportedly removed on October 31, 1990. The tank removal company Smits Tank Maintenance Inc. indicated that they observed no holes in the tank and no signs of contamination in the excavation. The UST initially contained Bunker C oil, supplying fuel to the boilers, and was later switched to contain #2 fuel oil. The boilers were later altered to burn natural gas and the UST was no longer used;

- Two acetone USTs were noted to have been located to the south of the paint milling room, removed from Site around 1989;

- One, unused 950-litre AST was noted to have been located on the east side of the Site building, containing chloroethene;

- Flammable chemicals were reportedly stored in a shed labelled "Explosive Material"; and reportedly contained four drums of toluene and two drums of lubricating oil, with associated dispenser. A small stain was observed in the shed beneath the drum dispensing oil and the concrete floor surface was reported to have several cracks;

- The Site reportedly burned waste acetone and paint outside of the Site building prior to 1968. The location, quantity, and frequency of this activity was not known. Fire insurance plans (FIPs) suggested that the burning area was in the northeast portion of the Site;

- CTS reportedly retained Protera Environmental Services Ltd. (Protera) to excavate and dispose of contaminated asphalt and soil around the drum storage area, north of the Site building, reported to have contained up to 80 drums of waste oily-water. The pad, the down-gradient area where the storm-water run-off accumulated, and the trench which discharge the storm-water, had reportedly been impacted by leakage from the drums:

    - Protera's invoice indicated that 22.68 tonnes of tainted soil and 13.13 tonnes of declassified asphalt were transported for disposal at the Britannia Road Landfill. The trench from the drum storage pad leading to the drainage ditch around the parking for storm-water runoff was also reportedly excavated;

    - Three areas of visible surface contamination on the storage pad was reportedly provided in a sketch map from CTS, while ERM reported a low-lying area on the east side of the Site appearing discoloured (either due to being wet or from oil staining from runoff of the drum storage pad);

    - A white, chrystalline material was also observed on the surface of the low-lying area, reportedly due to large quantities of salt being spread on the pad during the winter to melt snow and ice to facilitate access to the area; and

    - The one sample collected was received at the analytical lab on November 7, 1990, the drawing was dated May 1990, and Protera's invoice was dated April 8, 1992.

- A mound of soil was observed on the undeveloped lands north of the Site, reportedly topsoil excavated from the area around the drum storage pad in 1985; however, an aerial photograph confirmed the mound's presence since at least 1977. ERM recommended that the soil be collected and analyzed, should the specific source not be established;

- Four mounds of soil were observed east of the drum storage area, reportedly consisting of excavated soil from the contaminated soils as well as the installation of a new storm-water drainage line from the Site building. An aerial photograph illustrated that soil accumulation began as early as 1983 (i.e., prior to the excavation of the contaminated soils). ERM recommended that the soil be collected and analyzed, should its specific source not be confirmed; and

- ERM concluded that there were areas of the Site where there was potential for soil and/or groundwater quality impacts as a result of past and present activities on the Site and adjacent properties. ERM recommended a Phase II ESA be conducted to determine the extent of any soil and/or groundwater quality issues.

2002 Earthonics Geotechnical Assessment

Based on a review of this report, Watters Environmental notes the following:

- A geotechnical assessment was completed for potential residential redevelopment of the Site;

- The assessment covered a [then] much larger Site, which was bounded by Thomas Street (south), Gafney Road (west), Joymar Drive (east), and Streetsville Secondary School (north);

- The assessment identified the following:

    - Approximately 1.5 to 2.8 metres of fill material throughout the westerly third of the property (i.e., towards Gafney Road, beyond the current Phase One Property boundary), representing an infilled former swamp with soft organic soils extending approximately 4 metres in depth. Fill material to a similar depth was observed in the southeastern portion of the Site, noted to have been placed for expanding the front parking lot; and

    - The remainder of the Site was noted to contain dense native till subsoil at relatively shallow depth, with water noted to be present within the fills and organic soils; however, the native till was noted to be free of groundwater.

2002 Barenco Phase I and II ESA

Based on a review of this report, Watters Environmental notes the following:

- The assessment was conducted in response to the intent by The Daniels Corporation to purchase the Site from CTS of Canada Limited for residential development;
- At the time of the report, the Site consisted of 15.5 acres of land with a two-storey brick industrial building (930 square meter), located in the southeast corner of the property, while lands to the north and west portions of the Site were vacant and undeveloped;
- CTS reportedly designed and manufactured position sensors for the automotive and electronics industry;
- A review of the EcoLog ERIS report completed for the Site indicated the following:
    - CTS held one Certificate of Approval for industrial air;
    - A spill was reported at the Site of approximately 200 to 400 litres of hydraulic oil to the ground (indoors) from an elevator. The spill occurred on January 30, 1992 and soil contamination was reportedly confirmed;
    - CTS was listed in the Scott's Manufacturing Directory; and
    - CTS was listed as a registered waste generator of thirteen different wastes classes including acid waste – heavy metals, other specified inorganics, inorganic laboratory chemicals, aromatic and aliphatic solvents, petroleum distillates, light fuels, halogenated solvents, oil skimmings and sludges, waste oils and lubricants, emulsified oils, organic laboratory chemicals, and graphic art wastes.
- The following information was obtained from a representative at the Site, at the time of the Site visit:
    - Two steel USTs containing acetone (of unknown size), were located south of the cleaning room, and reportedly removed;
    - One steel UST containing furnace oil was located west of the Site building, reportedly running in a north-south direction below the transformer, and reportedly removed;

- No spills of PCBs were reported to have occurred in the transformer area. CTS indicated that they had supporting documentation indicating that all PCBs had been removed;
- A former domestic well may have been located west of the Site building in the vacant land;
- Black staining located on the soil beneath the air filter on the west side of the Site building was reportedly from the machine shop;
- The area to the northwest of the Site building was reportedly used for drum storage, with all water from the drum storage area running off into a ditch to the east;
- A shed (presumed to be the Main Shed) located to the north of the Site building (i.e., by the drum storage area), was reportedly used for storage, and contained approximately 210-litre drums of acetone, and xylene, containers of oil, pallets, boxed items, and empty drums. No spills were reported to have occurred in the Main Shed;
- The plating area in the Site building was reported to have formerly been located within the southwest corner of the Site building;
- Poor drainage from the northern portion of the Site reportedly caused water to occasionally flow up from under the asphalt; and
- The grass beneath an air vent located along the west side of the Site building was reportedly stained blue-green, from a paint fume hood located on the opposite side of the wall.

- Barenco developed a list of primary potential contaminants based on historic land use of the Site, which included: chlorinated solvents (i.e., from the manufacturing facility), acetone (i.e., from the former USTs), furnace oil (i.e., from the former UST), lead and silver based paints, various metal compounds, hydraulic oil and other oils and light fuels used in the facility, asbestos (i.e., the walls and ceiling were reportedly confirmed to be asbestos-containing), and PCBs (i.e., in the transformer area);

- Based on these issues, Barenco completed a Phase II ESA investigation, which involved:

  - A total of twenty-two test pits were advanced on the property to a depth of 3.7 metres below ground surface (mbgs); four surrounding the buildings and structures in potential areas of environmental concern; three on undeveloped lands west of the Site; and fifteen on undeveloped lands north of the Site (for geotechnical purposes); and

  - Additionally, seven boreholes were advanced, three of which were instrumented with monitoring wells, two of which were used for geotechnical purposes (i.e., drilled on the undeveloped land west of the Site).

- Analytical results were compared to criteria set out by Table B of the MOE's "*Guideline for Use at Contaminated Sites in Ontario*" (the Table B criteria) applicable at the time, for non-potable groundwater use and medium/fine textured soils, and residential/ parkland use (i.e., based on the intended use of the northern undeveloped lands);

- Soil samples collected and submitted for analysis included ten soil samples for volatile organic compounds (VOCs), four soil samples for total petroleum hydrocarbons (TPH; gas/ diesel and heavy oils), ten samples for Metals, and an unknown number of samples for PCBs. Soil exceedances included silver (at a depth of 0.2 metres in TP14), vinyl chloride (at a depth of 2.3 to 2.9 metres in TH101), cis-1,2-dichloroethylene (in TH104), and trichloroethylene (at a depth of 3.1 to 3.7 metres in TH104);

- Groundwater samples were collected from the three monitoring wells, as well as what had seeped into test pit TP3 following the excavation. Groundwater collected from TP3, TH101, TH104, and TH107 were submitted for laboratory analysis of VOCs; samples from TP3 and TH107 were submitted for analysis of Metals; and a sample from TH101 was submitted for analysis of TPH (gas/diesel) and TPH (heavy oils). Groundwater exceedances included vinyl chloride (in TH101), and trichloroethylene (in TH104); and

- Barenco concluded that additional soil and groundwater assessments were recommended to delineate the extent of contamination and determine the cost of remediation. No sampling was completed beneath the Site building or transformer area and it was noted that these areas may have chemically impacted soil and/or groundwater.

2002 CRA Subsurface Investigation

Based on a review of this report, Watters Environmental notes the following:

- The investigation was completed to investigate the source of chlorinated solvents previously identified in soil and groundwater by Barenco, as well as determining the extent of the impacted areas of the Site;

- During their Site visit, CRA interviewed several employees and determined that solvents were used at five degreasing areas, and that plating operations were historically conducted near two of these degreasing areas;

- Degreasing and plating operations were reportedly undertaken in aboveground vessels. Solvents used in degreasing operations were historically stored in drums within the Site buildings, in drums in the storage shed (i.e., the Main Shed), and in a small AST located adjacent to the northern portion of the west exterior wall of the Site building;

- The storage shed was located north of the Site building at the time of the Site visit, but had been historically located adjacent to the east of the Site building, prior to the construction of an addition used for molding operations. According to CTS personnel, waste cutting oil generated from their operation in the past was directed to a sump that was historically located in the area of the former storage shed;

- Waste cutting oil generated from operations of the Site was historically located in the general area of the former storage shed location (i.e., east of the Site building);

- The former outdoor chemical/waste storage area located northwest of the Site building was no longer in operation. The area was historically used to store drums of chemicals and liquid wastes from CTS's operations and was finished with a gravel surface. In 1991, CTS Canada coordinated the removal of oil-stained soils from this area. The stained soils were excavated and removed from the Site and the area was reinstated with 'clean' imported fill and asphalt-pavement;

- CRA advanced 18 shallow boreholes, 15 of which were instrumented with monitoring wells. Three groundwater monitoring wells previously installed by Barenco were also sampled. Soil and groundwater samples were collected and submitted for analyses of Metals (i.e., including free cyanide), VOCs, and TPH (gas/diesel and heavy oils);

- Analytical results were compared to the Ministry of Environment and Energy (MOEE; previously MOE) Table B criteria (as amended in 1996), for medium to fine textured soils and coarse textured soils for a residential as well as industrial/commercial land use in a non-potable groundwater situation, which were applicable at the time;

- The following rationale for borehole locations included the following:

    - BH1 to BH3 and MW 7 were located in the former outdoor chemical / waste storage area;

    - MW1 to MW5, and MW11 were located in the location of former degreasing and plating operations, as well as the former shed location, conducted within the building;

    - MW6 was situated in an inferred upgradient location from the Mill Room;

    - MW8 and MW9 were located on the inferred downgradient side of the Site;

    - MW10 was positioned on the inferred upgradient side of the Site;

    - MW11 was situated on the inferred downgradient of MW4 and in the area of the former chemical storage shed;

    - MW12 to MW14 were located in the area of the former chemical storage shed; and

    - MW15 was situated in the area of the former TCE AST.

- Soil samples exceeded the MOEE Table B criteria for 1,1-dichloroethylene (in BH1 and BH3), cis-1,2-dichloroethylene (in MW1, MW4, and TH104), boron (in MW1), silver (in TP14), vinyl chloride (in TH101), trichloroethylene (in TH104), and TPH (gas/diesel and heavy oils) in MW4. Soil VOC impacts were found at two of the former degreaser/ plating areas inside the Site building, near the storage shed, in the

former drum storage area outside the Site building, and near the southwest corner of the Site building;

- Groundwater exceeded the MOEE Table B criteria for cis-1,2-dichloroethylene (in MW1, MW4, and TH101), copper (in MW1), trichloroethylene (in MW1 and TH104), 1,1,1-trichloroethane (in MW4), and vinyl chloride and 1,1-dichloroethene (in TH101). Two of the locations where VOC parameters were found to exceed criteria were located in the area of former plating and degreasing activities, as well as in the vicinity of the mill room (paint kitchen) and downgradient of the shed;

- Approximately 0.5 metres of oil product was measured in monitoring well MW4 (i.e., located in the area of one of the former degreasing operations on the eastern portion of the Site beneath the Site building). The free product was submitted for analysis and was determined to be a combination of kerosene and TPH (heavy oils). This well was close to a former sump system that was used to collect waste cutting oils generated during Site activities. No significant impact was noted at MW11, located approximate 6 metres downgradient (i.e., southeast) of the impacted well. MW4 was advanced to a depth of 2.13mbgs at which point refusal was encountered; and

- CRA stated that the areas of impacted groundwater appeared to be isolated, given the analytical data generated and the low permeability of native silt and clay till. No impacts were reported in groundwater wells located on the downgradient side of the Site. As such, CRA concluded that there was no off-Site release of impacted groundwater from the Site.

2003 Barenco Supplemental Phase II ESA

Based on a review of this report, Watters Environmental notes the following:

- The supplemental investigation was completed on the undeveloped lands north and west of the Site, which The Daniels Corporation (Daniels) intended to purchase for residential development. The objective of the assessment was to establish whether contaminants had migrated from the Site onto the surrounding undeveloped lands;

- The previous investigations conducted on the portion of the Site occupied by CTS indicated that soil and groundwater impacts greater than the [then] applicable standards with contaminants of concern including VOCs (including trichloroethylene, vinyl chloride, 1,1-Dichloroethene, and cis-1,2-Dichloroethene in soil, and

trichloroethylene, vinyl chloride, cis-1,2-Dichloroethene, and 1,1,1-Trichloroethane in groundwater;

- A total of six test holes (i.e., TH201 to TH206) were advanced on the undeveloped lands north and west of the Site, all of which were instrumented with groundwater monitoring wells;

- Based on previous investigations, two soil samples were collected from test hole TH201 (one sample at depth, and one from the depth of groundwater) and submitted for analysis of VOCs (previously detected in BH1). Both soil samples collected from TH201 were reportedly within the [then] applicable standard;

- Groundwater samples were collected from all groundwater monitoring well locations (with the exception of TH206 due to it being dry), and submitted for analysis of VOCs. All groundwater samples submitted for analysis were reportedly below the then applicable standard;

- Based on the groundwater elevation data determined from groundwater levels obtained from the monitoring wells, the slope of land, and the location of Mullet Creek, Barenco inferred the groundwater flow direction to be to the northeast, across the property; and

- Barenco did not recommend any further work be undertaken on the undeveloped lands north and west of the Site.

2014 Terra Firma Hazardous Materials Survey

Based on a review of this report, Watters Environmental notes the following:

- A Designated Substance Survey (DSS) was completed on the Site building prior to demolition activities;

- Terra Firma collected 23 bulk samples to determine the asbestos content of several suspect asbestos-containing materials (ACMs). Asbestos was confirmed to be present in drywall joint compound in the Loading Dock; in vinyl floor tile in the Server Room, Corridor, and Cleaner Storage; in paper insulation in the Spare Parts room; and in parging cement in the Boiler Room;

- Cement pipe fittings were observed to be in fair condition in the Boiler Room and in good condition throughout the remainder of the Site building, where observed (i.e., the Test Lab, Engine Room, and Second Floor Office Kitchen. Pipe straights and vinyl floor tiles were observed to be in good condition;

- Three paint samples were collected to determine lead content and one was found to be lead containing (i.e., which paint collected from the Second Floor Plant Area); and

- Mercury was observed to be limited to fluorescent light tubes within the Site building.

2015 AMEC Phase II ESA

Based on a review of this report, Watters Environmental notes the following:

- AMECs understanding was that their client (i.e., National Homes) required the Phase II ESA in support of a potential purchase of the Site;

- The Site was similar in size and orientation to the present-day Site layout (i.e., no longer included lands to the north and west of the Site);

- The subsurface conditions encountered at the Site consisted of granular fill, consisting of sand and silt, overlying a native silt to silt with trace clay and gravel till. Grain size analyses completed on the native and fill materials indicated a medium-to-fine grained soil texture;

- The following Areas of Potential Environmental Concern (APECs) were identified during the preliminary review of previous investigations:

  - Fill material across the entire Site;

  - Former operations on the Site and in the Site building; and

  - Known groundwater impacts on the west and east side of the Site.

- AMEC advanced 11 boreholes (i.e., MW1-15 to MW11-15), all of which were instrumented with monitoring wells. Sixteen of the twenty-three existing monitoring wells were also sampled and monitored for water levels and/or FPP as part of the Phase II ESA. Soil and groundwater samples were submitted for analysis for PHCs, VOCs, and polycyclic aromatic hydrocarbons (PAHs);

- Monitoring wells MW2-15, MW5-15, MW7 to MW9, and MW13 to MW14, were not sampled due to either being inaccessible due to snow fall, or observed to be damaged;

- Analytical results were compared to Table 3 of the MOECC's "*Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act*" dated April 2011 for a non-potable groundwater condition, residential/parkland/institutional property use for medium-fine textured soils (the "*2011 Table 3 SCS*");

- All soil samples met the 2011 Table 3 SCS for all parameters, with the exception of the following exceedances:

  - Electrical conductivity in eleven samples collected from MW1-15, MW2-15, MW3-15, MW4-15, MW5-15, MW8-15, and MW11-15, and sodium adsorption ratio in MW1-15, MW2-15, MW4-15, MW5-15, and MW8-15, inferred to be associated with the application of de-icing salt to the parking lot surface;

  - Trichloroethylene in three samples, two of which were collected from MW3-15, and one from MW8-15, and vinyl chloride in MW1-15, reported to have been associated with the use of degreasing solvents at the Site; and

  - Several PAH parameters in MW7-15 associated with the presence of observed asphalt debris in the subsurface.

- All groundwater samples met the 2011 Table 3 SCS for all parameters, with the exception of the following exceedances:

  - Sodium in MW3-15, and chloride in MW3-15, MW5-15, TF-1, TF-6, and TF-11 inferred to be associated with the application of de-icing salt to the parking lot;

  - PHC F1 in MW3-15, and TF-10, in addition to the presence of 0.05 metres of FPP in monitoring well MW4, which was located within the western portion of the Site building; and

  - 1,1-Dichloroethylene in TF-6, and TF-10, cis-1,2-dichloroethane in MW2-15, MW3-15, MW11-15, TF-10, TF-11, MW-1, MW-11, and MW-15, trans-1,2-dichloroethane in TF-10, TF-11, and MW-1, trichloroethylene in MW3-15, TF-2, TF-3, TF-10, TF-11, MW-1, and MW-15, and vinyl chloride in MW1-15, MW2-

15, TF-10, TF-11, and MW-11, reportedly associated with the historical storage and use of degreasing solvents on the Site.

- AMEC concluded that further delineation of VOC and PHC impacts was recommended to fully understand the horizontal and vertical extent of impacts present at the Site.

2016 BGM Historical Summary

Based on a review of this report, Watters Environmental notes the following:

- This report provided a review and summary of findings from the above-listed previous; and

- The facility reportedly ceased in-house plating activities in 1994, and manufacturing operations ceased in 2015.

2016 Watters Pre-Demolition Hazardous Building Materials Survey

Based on a review of this report, Watters Environmental notes the following:

- The purpose of the Survey was to provide Dunpar with information prior to the planned demolition of the Site building and Main Shed, regarding the locations, conditions, and estimated quantities of building materials and equipment within the Site building and Main Shed that may contain Designated Substances, as defined by the *Occupational Health and Safety Act* (OHSA);

- ACMs were identified in the former Tool Room, former Ventilation Room and former Spare Parts Room, the former Boiler Room, former Engine Room, former Test Lab, former Measurement Lab, and beneath the concrete slab in the former Series Room on the ground floor, and the former Backstage Room, former Dark Room, former Blending Office, former First Aid Room, former Analysis Lab, Stairwell/Hallway near the former Backstage Room, former Storage Room and former Computer/Server Room, former Conveyer Belt Enclosure, and an Open Area adjacent to the former Blending Office on the second floor in either air cell pipe insulation or pipe straights, white paper insulation, paring cement pipe insulation, vinyl floor tiles, and/or transite pipe;

- Lead-based paints were identified on the exterior window ledge, the west exterior concrete pad, the walls on the ground floor, the former Assembly Room on the ground floor, and the former Lunchroom on the second floor;

- Mercury was identified throughout the Site building in fluorescent lights (vapour), and mercury switches in thermostats;

- Silica was identified throughout the Site building in concrete, mortar, brick, ceramic, stone;

- Suspect PCB-containing ballasts were observed throughout the Site building, while a pad-mounted transformer containing cooling oil was observed to be located on the southwestern portion of the Site building. Based on the age of the Site, the transformer is suspected to contain PCBs;

- Numerous roof-top mounted heating, ventilation, and air condition ("HVAC") units were observed to contain the ODS hydrochlorofluorocarbon (HCFC) 22 (or commonly known as R-22). Two HVAC units were also present on the ground on the east and west side of the Site building, with labels indicating they also contained R-22. Two window-mounted air condition units were observed in the Site building, but no labels were visible;

- Visual mould and / or water damage was observed at the base of the east wall in the former Maintenance Office adjacent to the former Warehouse on the Ground Floor of the Site building; and

- Silica was identified in the Main Shed, beneath the concrete floor slab.

Watters Environmental recommended that all these materials be removed in accordance with the applicable regulations prior to any demolition activities.

<u>2016 Watters Environmental Audit and Recommended Actions Report</u>

- The report was completed to assess current Site conditions, and to develop a cost-effective plan that will expedite the environmental approvals process to allow for the development of the Site into slab-on-grade residential townhouses;

- The report summarized the previous environmental reports to determine the areas of potential environmental concern, and areas with actual soil and/or groundwater contamination at the Site for preparation of a planned redevelopment of the Site;

- Watters Environmental considered the applicable regulatory standards for comparing soil and groundwater sample results at the Site to be the MOECCs Table 7 Site Condition Standards (SCS) for residential land use in a non-potable ground water condition, as per the Province of Ontario's "Soil, Ground Water, and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act" (as amended on April 15, 2011);

- The report outlined the various options for obtaining an RSC for the redevelopment, with a recommendation to remove "hot spots" that would allow filing of a RSC after completing Phase One and Two ESAs and a Modified Tier III Risk Assessment;

- As part of a review of current information on soil and groundwater quality at the Site, Watters Environmental identified four "hot spots" where contaminant levels exceed the applicable SCS by more than 100 times:

    - Hot Spot 1 (TCE) – Northern portion of the Site (i.e., within MW3-15), located north of the Site building, and east of the Main Shed;

    - Hot Spot 2 (cis-1,2-DCE, TCE, and Vinyl Chloride) – Eastern boundary of the Site (within TF11 and MW2-15), located in the parking area;

    - Hot Spot 3 (TCE) – East of the Site building, within the area of TF3; and

    - Hot Spot 4 (TCE, cis-1,2-DCE, trans-1,2-DCE, and Vinyl Chloride) – Southwest portion of the Site building (within MW1).

- To "fine-tune" the extent of each "hot spot" (with the exception of hot spot 4), additional investigations were carried out, involving the advancement of five boreholes to a maximum depth of six metres [i.e., BH1(MW) to BH5(MW)], all of which were instrumented as groundwater monitoring wells;

- None of the soil or groundwater samples collected reported any parameters of concern greater than 100 times the applicable SCSs, therefore allowing the areal extent of the previously identified "hot spots" to be reduced;

- The noted contamination will be addressed as follows:
    - The soils within the four "hot spots" are planned to be excavated and removed from the Site, as well as the pumping of impacted groundwater from the excavations until parameters of concern are confirmed to be less than 100 times the applicable SCS; and
    - The residual soil and groundwater contamination (i.e., with parameter less than 100 times the applicable SCSs) will be managed in-place by RA.

Summary

Watters Environmental notes the following information with regards to the history of the Site:

- The Site was previously part of a larger property, and included previously undeveloped lands to the north and west of the Site;
- The Site building was initially constructed in 1954 and used for the manufacturing of electronic components for telecommunications;
- In the late 1950s, CTS purchased the Phase One Property;
- Additions to the Site building were completed in 1956, 1964, and 1977, which were constructed of brick, concrete block with brick facing, metal on metal frame, and wood frame;
- In 1980, the facility began manufacturing vehicle emission sensors; and
- CTS Canada had Phase I ESAs completed for the undeveloped parcels of land located north and west of the Site, which were subsequently severed and sold for the construction of residential dwellings.

The previous Phase II ESAs have identified the presence of actual contamination at the Site. The extent of the confirmed soil and groundwater exceedances at the Site are shown in Figures 5a and 5b, respectively.

4.1.6 Street Directories Review

Street directories located at the Library and Archives Canada, in Ottawa, Ontario, and obtained by LGI Copy Service Canada, were reviewed for the years 1962, 1969, 1972/73, 1979, 1984, 1989, 1994, and 2000 for the following addresses within 250 metres from the boundaries of the Phase One Property:

- 55 - 100 Thomas Street (no information available for the year 1962);
- All of Callisto Court (no information available for the years 1962, 1969, 1972/73, 1979, 1984, 1989, 1994, and 2000);
- All of Gafney Drive (no information available for the years 1962, 1969, and 1972/73);
- All of Hammond Road (no information available for the year 1962);
- 250 - 260 Hillside Drive (no information available for the years 1962, 1989, and 1994);
- 65 - 100 Joymar Drive (no information available for the year 1962); and
- 60 - 70 Tannery Street (no information available for the year 1962).

According to the historical street directories reviewed for the Phase One Property, the following information was noted:

Table 2: Historical Street Directories Summary for the Phase One Property

From	To	Site Occupants	Opinion of Environmental Significance to the Site
1962	1969	Address Not Listed	N/A

Table 2: Historical Street Directories Summary for the Phase One Property (Continued)

From	To	Site Occupants	Opinion of Environmental Significance to the Site
1969	1979	CTS of Canada Ltd., & Canadian Telephone Supply Co.	High, since manufacturing operations were conducted at the Phase One Property with known chemical storage and use.
1979	1984	CTS of Canada Ltd., Conduflor, & McFarren FB Ltd. Plant & Ofc	
1984	2000	CTS of Canada Ltd.	

According to the historical street directories reviewed, the following information was noted with respect to occupants of lands within the Phase One Study Area.

Table 3: Historical Street Directories Summary for Lands Within the Phase One Study Area

Address	From	To	Site Occupants	Approximate Distance and Direction from the Site	Opinion of Environmental Significance to the Site
North of the Phase One Property					
61 Tannery Street	1994	2000	Dis Trucking Services	Located 150 metres northeast of the Site and inferred trans/upgradient.	Low, due to the distance from the Site

Table 3: Historical Street Directories Summary for Lands Within the Phase One Study Area (Continued)

Address	From	To	Site Occupants	Approximate Distance and Direction from the Site	Opinion of Environmental Significance to the Site
East of the Phase One Property					
56 Thomas Street	1969	1972/73	Harolds Texaco	Located 120 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
	1972/73	1979	U-Haul Rental Dealers		
	1979	1994	Streetsville Texaco Canada Inc.		
	1994	2000	Streetsville Coin-Op Car Wash		
66 Thomas Street	1969	1972/73	Elder Packing Co. Gordon Elder Co.	Located 15 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
	1972/73	1979	Gordon Elder Leasing Co. Watson Metals Ltd.		
	1979	1984	B&B Auto Collision Mid-Ontario Express Ltd. Mid-Ontario Truck Leasing		
	1984	1989	Mid Ontario Truck Leasing		

Table 3: Historical Street Directories Summary for Lands Within the Phase One Study Area (Continued)

Address	From	To	Site Occupants	Approximate Distance and Direction from the Site	Opinion of Environmental Significance to the Site
66 Thomas Street	1989	1994	Canadian Brassware Canadian Star Aluminum Impact Auto Collision Meadow Mills Pontiac Body Shop Milton Refrigeration Regal Auto Body Restemp Heating & Air Conditioning Services Ltd. Streetsville Auto Body Ltd.	Located 15 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
East of the Phase One Property (continued)					
66 Thomas Street (continued)	1994	2000	Canadian Brassware Streetsville Auto Body Ltd. Canadian Star Aluminum Impact Auto Collision Milton Refrigeration Nutemp Mechanical Systems Ltd. Reliable Tire & Road Service Streetsville Autobody	Located 15 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
	2000	2000	Impact Auto Collision Speed & Custom Auto Collision Streetsville Autobody Vic-Lyn Automotive		

Table 3: Historical Street Directories Summary for Lands Within the Phase One Study Area (Continued)

Address	From	To	Site Occupants	Approximate Distance and Direction from the Site	Opinion of Environmental Significance to the Site
64 Thomas Street	1989	1994	Cedar Grounds Maintenance S&V Motor Cars	Located 50 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
	1994	2000	Sports and Vintage Motors		
	2000	2000	Bristol Inc. S&J Motors		
95 Joymar Drive	1994	2000	AL Powerline Arka Contracting Inc. Cedar Grounds Maintenance Road Badger Equipment Ltd.	Located 55 metres east of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location
	2000	2000	AL Powerline Cedar Grounds Maintenance J Salema & Sons Auto Service Ltd. Jarda Stainless Inc.		
South of the Phase One Property					
78 Hammond Road	1979	2000	Davis Construction Ltd.	Located 115 metres south of the Site and inferred trans / downgradient.	Low, due to the trans / downgradient location

Summary

Additional properties considered to be PCAs reviewed in the Street Directories were not summarized in the above table due to either the distance from the Site, and/or inferred hydraulically downgradient direction from the Site.

Properties reviewed in the street directories and considered to be PCA's that are contributing to an APEC on the Phase One Property are as follows:

- The historical operations of CTS of Canada Ltd. from 1969 to 1979, CTS of Canada Ltd., Conduflor & Mcfarren FB Ltd. Plant & Ofc from 1979 to 1984, and CTS of Canada Ltd., from 1984 to 2000, located on the Phase One Property. The PCAs associated with these operations are *#19 – Electronic and Computer Equipment Manufacturing*, *#57 – Vehicles and Associated Parts Manufacturing, #39 - Paints Manufacturing, Processing, and Bulk Storage, and #33 – Metal Treatment, Coating, Plating, and Finishing*, previously noted to collectively contribute to APEC 1 on the Phase One Property (i.e., the entire Phase One Property).

4.2 ENVIRONMENTAL SOURCE INFORMATION

Watters Environmental contacted EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS), the Technical Standards & Safety Authority (TSSA), the (MOECC's Freedom of Information Office, and the Ministry of Natural Resources and Forestry (MNRF) regarding Areas of Natural & Scientific Interest (ANSI). The EcoLog ERIS report is included in Appendix B, and summarized below. Correspondence from regulatory agencies is provided in Appendix C.

4.2.1 EcoLog Environmental Risk Information Services Ltd. Report

A regulatory database review was completed by EcoLog ERIS, an environmental database and information service company. The EcoLog ERIS report provides information from 62 databases including listings for the National Pollution Release Inventory (NPRI), Inventory of PCB Storage Sites, Certificates-of-Approval, Permits-to-Take-Water (PTTW), Certificates of Property Use (CPU), inventory of coal gasification plants, records of environmental incidents, offices, spills and discharges, waste management records, retail storage tanks maintained by the TSSA, RSC, landfill information, etc. Exact locations of water wells are not known due to uncertainty of Universal Transverse Mercator (UTM) coordinates.

The table below summarizes the findings of the EcoLog ERIS report, as well as Watters Environmental's opinion on whether any of these activities have the potential to impact the environmental condition of the Phase One Property.

Table 4: EcoLog ERIS - Phase One Property Summary

Property Name and Address	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
80 Thomas Street Mississauga, ON	ERIS Historical Searches (1999 – Aug 2014)	Listed as having ERIS reports ordered for the Site on January 22, 2002, and March 5, 2014.	Low. Based on the nature of the listing.
Lot 4 con 5 Mississauga, ON	Water Well Information System (1955 – Mar 2014)	Listed as having an abandoned borehole on the Site on July 14, 2004.	Low. Based on the nature of the listing (i.e., potable water is not collected).
CTS of Canada Limited 80 Thomas Street Streetsville, ON	Certificates of Approval (1985 – Oct 30, 2011)	Listed as receiving a permit to discharge industrial air with VOC contaminant parameters on February 25, 1997.	Low. Based on the nature of the listing (i.e., air).
	Environmental Registry (1994 – Jan 2016)	Listed as having an approval to discharge air into the natural environment in 1996, 1999, and 2003.	Low. Based on the nature of the listing (i.e., air).
CTS of Canada Co. 80 Thomas Street Mississauga, ON	Certificates of Approval (1985 – Oct 30, 2011)	Listed as receiving a permit to discharge air on November 12, 2003.	Low. Based on the nature of the listing (i.e., air).
CTS of Canada Co. 80 Thomas Street Mississauga, ON	Ontario Spills (1988 – Jun 2015)	Listed as having a spill of 4-litres of petro oil to the sanitary sewer in 2008 with no environmental impact anticipated.	Low. Based on the amount of oil released.
CTS of Canada Ltd. 80 Thomas Street Streetsville, ON	Ontario Spills (1988 – Jun 2015)	Listed as having a spill of 200 to 400-litres of hydraulic oil to the ground surface from an elevator, with confirmed soil contamination (in 1992).	Moderate. Based on the confirmed soil impact and the volume of oil released.

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
CTS of Canada Co. 80 Thomas Street Mississauga, ON	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of acid waste – heavy metals, alkaline wastes – other metals, paint/pigment/coating residues, other specified inorganics, inorganic laboratory chemicals, aromatic solvents, aliphatic solvents, petroleum distillates, light fuels, halogenated solvents, oil skimmings and sludges, waste oils and lubricants, emulsified oil, organic laboratory chemicals, and graphic art wastes from 1986 to 1990, 1992 to 2013, and as of May 2015.	Moderate. Based on the usage and generation of halogenated solvent wastes.
CTS of Canada Company 80 Thomas Street Streetsville, ON	National Pollutant Release Inventory (Dec 31, 2014)	Listed as releasing air into the natural environment in 2007.	Low. Based on the nature of the listing (i.e., air).
		Listed as releasing VOCs, HFC-134a Hydrofluorocarbon, Nitrous Oxide, Carbon Dioxide, Carbon Monoxide, MSG#3, Sulphur Dioxide, and Methane into the air in 2004.	Low. Based on the nature of the listing (i.e., air).
CTS Corporation 80 Thomas Street Streetsville, ON	Scott's Manufacturing Directory 1992 – Mar 2011)	Listed as a manufacturer of medical devices, semiconductors, general-purpose machinery, radio and television broadcasting, and electronic components.	Moderate. Based on the nature of the listing (i.e., semiconductors, electrical components).

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Location and Gradient Relative to the Phase One Property	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
(No address specified) Mississauga, ON	Located adjacent to the southwest of the Site, and inferred down / transgradient.	Water Well Information System (1955 – Mar 2014)	Listed as having an observation well installed on February 16, 2010.	Low. Based on the nature of the borehole (i.e., not for potable purposes).
Cor-Tar Industries Limited 66 Thomas Street Unit 12 Mississauga, ON	Located 15 metres east of the Site and inferred trans / downgradient.	Environmental Activity and Sector Registry (February 29, 2016)	Listed as registering with Section 20.21(1)(a) of the *Environmental Protection Act* for Automotive Refinishing at an Automotive Refinishing facility.	Low. Based on the nature of the listing and the fact the property is trans/downgradient.
Trinity Auto Service Inc. 66 Thomas Street Unit 18 Mississauga, ON	Located 15 metres east of the Site and inferred trans / downgradient.	Environmental Activity and Sector Registry (February 29, 2016)	Listed as registering with Section 20. 21(1)(a) of the Environmental Protection Act for Automotive Refinishing at an Automotive Refinishing facility.	Low. Based on the nature of the listing and the fact the property is trans/downgradient.

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Location and Gradient Relative to the Phase One Property	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
D&D Painters Limited 64 Thomas Street Streetsville, ON	Located 50 metres east of the Site and inferred trans / downgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of paint/pigment/coating residues from 2010 to 2014.	Low. Based on fact the property is trans/downgradient.
Mid-Ontario Express Ltd. 66 Thomas Street Mississauga, ON	Located 15 metres east of the Site and inferred trans / downgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator from 1986 to 1994.	Low. Based on the nature of the listing and on the property being located trans/downgradient.
Stampall Washer Ltd. 95 Joymar Drive Unit 4 &5 Mississauga, ON	Located 55 metres east and inferred transgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of emulsified oils from 1999 to 2009, 2013, and as of May 2015.	Low. Based on the nature of the listing and the property being located transgradient.
TPL Construction Ltd. AL Power Lines 95 Joymar Drive Unit 8 Mississauga, ON	Located 55 metres east and inferred transgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of waste crankcase oils and lubricants from 2006 to 2008, 2012 to 2013, and as of May 2015.	Low. Based on the property being located transgradient.

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Location and Gradient Relative to the Phase One Property	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
Turf Lawn Care & Maintenance 95 Joymar Drive Unit 7 Mississauga, ON	Located 55 metres east and inferred transgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of waste oils and lubricants in 2003 to 2013, and as of May 2015.	Low. Based on the property being located transgradient.
AL Power Lines 95 Joymar Drive Unit 8 Mississauga, ON	Located 55 metres east and inferred transgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of aromatic solvents, petroleum distillates, and waste oils and lubricants from 1992 to 2001.	Low. Based on the property being located transgradient.
Cedar Grounds Maintenance 95 Joymar Drive Unit 2 Mississauga, ON	Located 55 metres east and inferred transgradient.	Pesticide Register (1988 – Jun 2013)	Listed as an operator with regards to pesticides usage.	Low. Based on the nature of the listing and the on the property being located transgradient.
		Scott's Manufacturing Directory 1992 – Mar 2011)	Listed as having landscaping services in 1981.	
Major League Graphics Inc. 95 Joymar Drive Unit 7 Mississauga, ON	Located 55 metres east and inferred transgradient.	Scott's Manufacturing Directory 1992 – Mar 2011)	Listed as manufacturer of commercial printing equipment in 1994.	Low. Based on the nature of the listing and that the property is considered transgradient.

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Location and Gradient Relative to the Phase One Property	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
Stampall Washer Ltd. 95 Joymar Drive Unit 4-5 Mississauga, ON	Located 55 metres east and inferred transgradient.	Scott's Manufacturing Directory 1992 – Mar 2011)	Listed as a manufacturer of hardware, metal products, iron and steel pipes and tubes, etc., in 1978.	Low. Based on the property being located transgradient.
S & V Motors 64 Thomas Street Mississauga, ON	Located 50 metres east and inferred transgradient.	Private and Retail Fuel Storage Tanks (1989 – 1996)	Listed as having a private storage tank in 1993.	Low. Based on the property being located transgradient.
Jannock Prope (out of business) 99 Thomas Street Streetsville, ON	Located 110 metres southwest of the Site and inferred trans / downgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as a waste generator of paint/pigment/coating residues, inorganics, light and heavy fuels, and waste oils and lubricants from 1993 to 1998.	Low. Based on the property being located trans / downgradient.
The Regional Municipality of Peel Corner of Joymar and Tannery Street Mississauga, ON	Located 100 metres north of the Site and inferred trans / upgradient.	Ontario Spills (1988 – Jun 2015)	Listed as having a spill of murky water to Mullet Creek from a water main break on April 15, 2015.	Low. Based on the nature of the listing and the location of the incident.
Joymar Drive & Tannery Road Mississauga, ON	Located 100 metres north of the Site and inferred trans / upgradient.	Ontario Spills (1988 – Jun 2015)	Listed as having a spill of murky water to Mullet Creek from a water main break on April 7, 2015.	Low. Based on the nature of the listing and the location of the incident.

Table 4: EcoLog ERIS - Phase One Study Area Summary (Continued)

Property Name and Address	Location and Gradient Relative to the Phase One Property	Database	Listing	Watters Environmental's Opinion of Environmental Significance to the Site
Credit Valley Trenching and Excavating Ltd. 208 Emby Drive Streetsville, ON	Located 150 metres east of the Site and inferred trans / downgradient.	Fuel Storage Tank (2010 – Nov 2015) & Fuel Storage Tank – Historic (pre – Jan 2010)	Listed as having one, active, 4,546-litre single-walled UST containing diesel in 1979. Listed as having one, active, 4,546-litre single-walled UST containing gasoline in 1979.	Low. Based on the property being located trans / downgradient
Peel District School Board 72 Joymar Drive Mississauga, ON	Located 90 metres north of the Site and inferred trans / upgradient.	Ontario Regulation 347 Waste Generators Summary (1986 – May 2015)	Listed as waste generator of inorganic and organic chemicals, photoprocessing wastes, petroleum distillates, and waste crankcase oils and lubricants from 1986 to 1990, 1992 to 2013, and as of May 2015.	Low. Based on the nature of the listing and the fact the property is trans / downgradient.

In addition to the information provided above, the ERIS report identified multiple additional listings in the databases considered PCAs; however, Watters Environmental notes that, based on the nature of the listing and/or type of operations and/or distances and/or directions from the Site relative to the inferred direction of groundwater flow, none of these listings were identified as PCAs that would be contribute to APECs to the Phase One Property. The additional PCAs observed within the EcoLog ERIS report obtained for the Phase One Study Area are displayed on Figure 6.

There were a number of listings in the EcoLog ERIS report that were "unplottable". These records could not be mapped due to various reasons, including limited geographic information, and may or may not have been present within the search radius and were included in the EcoLog ERIS report only for reference. Unless there was information within a specific listing that could be used to infer its location, the "unplottable" listings were not considered to be relevant to the Phase One Property due to the uncertainty.

Summary

None of the surrounding properties reviewed in the EcoLog ERIS report are considered to PCAs that might contribute to an APEC at the Site due to their distance from or their transgradient/downgradient location from the Phase One Property. Some of the nearby listings and as well as some of the listings on the Phase One Property, not considered to be PCAs contributing to an APEC to the Site, are summarized below. PCAs observed within the EcoLog ERIS report obtained for the Phase One Study Area are displayed on Figure 6:

- CTS of Canada Co. located on the Phase One Property and listed as having a spill of 4-litres of petro oil to the sanitary sewer in 2008 with reportedly no environmental impact anticipated. The PCA for this spill would be #28 – Gasoline and Associated Products Storage in Fixed Tanks. Given the year the spill was identified, and that no environmental impact was reportedly anticipated, Watters Environmental does not consider this to be a PCA that would contribute to an APEC on the Phase One Property;

- CTS of Canada Limited / CTS of Canada Co. / CTS of Canada Company located on the Phase One Property and listed as receiving a permit to discharge industrial air (including VOC contaminant parameters) between 1996 and 2004. The discharge of air into the natural environment is not considered to be a PCA given the nature of the listing;

- Cor-Tar Industries Limited (Unit 12), and Trinity Auto Service Inc. (Unit 18), located at 66 Thomas Street (15 metres east of the Site and inferred trans/downgradient), were listed as registering with Section 20.21(1)(a) of the Environmental Protection Act for Automotive Refinishing at an Automotive Refinishing Facility. The PCA associated with these operations is #10 – Commercial Auto Body Shops. The PCA is not considered an APEC to the Site, given its inferred trans/downgradient direction in relation to the Site;

- D&D Painters Limited, located at 64 Thomas Street (50 metres east of the Site and inferred trans/downgradient), was listed as a waste generator of paint/pigment/coating residues from 2010 to 2014. The PCA associated with this operation is *#39 – Paints Manufacturing, Processing, and Bulk Storage*. The PCA is not considered an APEC to the Site given its inferred trans/downgradient direction in relation to the Site; and

- Mid-Ontario Express Ltd., located at 66 Thomas Street (15 metres east of the Site and inferred down/transgradient), was listed as a waste generator from 1986 to 1994. The PCA associated with this operation is *#11 – Commercial Trucking and Container Terminals*. The PCA is not considered an APEC to the Site given its inferred trans/downgradient direction in relation to the Site.

Properties reviewed in the EcoLog ERIS report and considered to be PCA's contributing to an APEC at the Site are as follows. Detailed descriptions of the APECs are provided in Section 7.3:

- CTS of Canada Co. located on the Phase One Property and listed as a waste generator of acid waste – heavy metals, alkaline wastes – other metals, paint/pigment/coating residues, other specified inorganics, inorganic laboratory chemicals, aromatic solvents, aliphatic solvents, petroleum distillates, light fuels, halogenated solvents, oil skimmings and sludges, waste oils and lubricants, emulsified oil, organic laboratory chemicals, and graphic art wastes between 1986 and 2015. The PCAs associated with the generation of these wastes would be *#28 – Gasoline and Associated Products Storage in Fixed Tanks*, and *#51 – Solvent Manufacturing, Processing, and Bulk Storage*. The contaminants of concern associated with the waste generated are VOCs, PHCs, and Metals, noted to contribute to **APEC 1** (i.e., the entire Site);

- CTS Corporation located on the Phase One Property and listed as a manufacturer of medical devices, semiconductors, general-purpose machinery, radio and television broadcasting, and electronic components. The PCAs associated with the manufacturing activities are *#19 - Electronic and Computer Equipment Manufacturing, #57 – Vehicles and Associated Parts Manufacturing*, and *#33 – Metal Treatment, Coating, Plating, and Finishing*. The contaminants of concern associated with the manufacturing operations are VOCs, and Metals, noted to contribute to **APEC 1** (i.e., the entire Site); and

- CTS of Canada Ltd. located on the Phase One Property and listed as having a spill of 200 - 400 litres of hydraulic oil to the ground surface from an elevator with reportedly confirmed soil contamination in 1992. The PCA associated with this spill is *#28 –*

Gasoline and Associated Products Storage in Fixed Tanks. The contaminant of concern associated with this spill are PHCs (including BTEX), noted to contribute to **APEC 14** (i.e., the elevator shaft in the central portion of the Site building).

4.2.2 Technical Standards & Safety Authority

Watters Environmental contacted the TSSA for property-based environmental information concerning the Phase One Property. Their response dated on September 12, 2016 is included in Appendix C of this report. The TSSA reported to Watters Environmental that there are no records of retail facilities or underground storage tanks licensed or registered to the Phase One Property.

Watters Environmental notes that the TSSA Fuels Safety Division did not register private fuel USTs / ASTs prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also, the TSSA Fuels Safety Division does not register aboveground gas or diesel tanks.

4.2.3 Registry Information Search

Watters Environmental conducted an online search of the Ontario Brownfields Environmental Site Registry (http://www.ene.gov.on.ca/environment/en/subject/brownfields.html) on September 21, 2016 for environmental information regarding the Phase One Property and properties within the Phase One Study Area. The records show that RSCs have been filed for the following surrounding property:

- **60 Tannery Street** – The RSC was completed for a property situated 175 metres northeast from the Phase One property (i.e., in an inferred transgradient location). This RSC was completed in support of planned redevelopment of that property from industrial to residential use (i.e., for the construction of a retirement residence). The RSC was filed for Kings Mill Development Inc., through a Risk Assessment with supporting Phase One and Phase Two ESAs.

This property is not considered a potential concern to the environmental condition of the Site due to its distance and inferred transgradient direction from the Phase One Property.

4.2.4 Ministry of the Environment and Climate Change Freedom of Information

A request was submitted to the MOECC-FOIPP office on September 12, 2016. Watters Environmental received a response on September 14, 2016, indicating that a search was being conducted. A formal response of whether there is information on file had not yet been received

at the time that this report was produced. In the unlikely event that additional information received after the reports' completion alters the findings of this report, an addendum will be issued to highlight this information and the implications to the conclusions and recommendations.

4.2.5 Property Underwriters' Report and Plans

Watters Environmental contacted Opta Information Intelligence (Opta), in Markham, Ontario, for any Property Underwriters' Reports (PURs) or Property Underwriters' Plans (PUPs) that were prepared for the Site. Opta provided one PUP (dated 1963), and one undated PUR (the date was not legible on the document).

The 1963 PUP indicated the following:

- The Site was noted to have been occupied by C.T.S. of Canada Limited and consisted of a loading dock, a paint shop, a boiler room, and a plating room, with asbestos noted within the building;
- A 112 KVA transformer was noted to have been in the eastern portion of the Site building;
- A fuel oil tank (likely providing fuel to the boilers) was noted to have been located on the western exterior of the Site building, as well as two propane tanks; and
- A transformer was noted to have been located adjacent to the south of the fuel oil tank.

The undated PUR indicated the following:

- The multi-risk inspection report was completed solely for a staff lunch room located in a portion of a building located at 80 Thomas Street;
- The report indicated that the staff lunch room served only coffee and soup, with no cooking equipment;
- One domestic-type refrigerator, several vending machines, and a microwave were available for use by the staff; and
- No recommendations were offered regarding the operations within the staff lunch room.

Properties reviewed in the PUP and PUR and considered to be PCAs at the Site are as follows:

- The presence of a fuel oil tank noted to have been located on the western exterior of the Site building (PCA 5; see Figure 6a), was considered to contribute to **APEC 5** (see Figure 7, Section 7.3); and

- The former operations of C.T.S. of Canada Limited, which included a Paint Shop previously considered to attribute to **APEC 10**, the Plating Room previously considered to attribute to **APEC 13**, and the former transformer previously considered to attribute to **APEC 7** (see Figure 7, see Section 7.3).

4.2.6 Ontario Ministry of Natural Resources and Forestry

Based on the records reviewed from the documents received in the EcoLog ERIS report, Watters Environmental understands that information on Area of Natural and Scientific Interest (ANSI) that may be located within the Phase One Study Area was obtained by EcoLog ERIS from the Ministry of Natural Resources and Forestry (MNRF) (Source: ANSI April 2014, Ontario Ministry of Natural Resources). Based on a review of the documentation provided, no ANSIs were observed to be located within the Phase One Study Area.

4.3 PHYSICAL SETTING SOURCES

4.3.1 Aerial Photographs

Watters Environmental completed a review of historical aerial photographs showing the Phase One Study Area. The aerial photographs were obtained from the National Air Photo Library in Ottawa, Ontario, or were available in Watters Environmental's in-house library of aerial photographs. Where available, at least one aerial photograph per decade, until a time prior to the first developed use of the Site, were selected for review. An attempt was made to select aerial photographs with smaller scales for review. The aerial images reviewed included:

- Aerial photographs, for the years 1946 (1:20,000), 1960 (1:25,000), 1965 (1:20,000), 1970 (1:25,000), 1974 (1:25,000), 1978 (1:25,000), 1980 (1:25,000), and 1988 (1:25,000); and

- Satellite images obtained from Google Earth for 2004, 2006, 2009, 2013, and 2016.

The earliest available aerial photograph for the Phase One Study Area was 1946. Figure 3 shows an aerial view of the Phase One Property from the 2016 satellite image.

According to the historical aerial photographs reviewed, the following information was noted with respect to the Phase One Property:

Table 6: Aerial Photograph/Satellite Image – Phase One Property Summary

Date of Photograph/ Satellite Image	Comments
1946	The Site appears to be occupied by a cleared portion of land (potentially in preparation for the construction of the Site building), as well as several trees on the southeastern portion of the property.
1960	The Site appears to be occupied by an L-shaped building on the southwestern portion of the Site, with what appears to the Paint Shop/Mill Room and adjoining hallway on the southwestern portion of the Site building, and a rectangular shed attached to the eastern portion of the Site building, on the northeast portion of the Site, extending from the west to the east. The Site was also observed to have a driveway entrance on the southern portion of the Site from present day Thomas Street, and a driveway entrance along the eastern portion of the Site from present day Joymar Drive. Paved areas were noted surrounding the Site, including a larger paved area north of the Site building.
1965	The Site building appears to have had an addition to the southeast portion of the building (i.e., the northeast portion was not yet constructed and was still occupied by the rectangular shed). A parking lot appears to be present northeast of the Site building, while the northwestern paved area appears to be vacant, both of which were followed by grassed areas. A potential storage area also appears to be present east of the Site building. A make-shift roadway appears to be present from the western portion of the Site, possibly leading to a cleared area on the adjoining undeveloped lands to the west. An additional driveway entrance was observed on the eastern portion of the Site from present day Joymar Drive.
1970	The Site appears similar to that observed in the 1965 aerial photograph, with the exception of what appears to be discoloured asphalt adjacent to the south of the rectangular shed as well as discoloured asphalt northeast of the Site building, on the paved area. An additional paved area (possibly for parking), was also observed on some of the eastern portion of the Site.

Table 6: Aerial Photograph/Satellite Image – Phase One Property Summary (Continued)

Date of Photograph/ Satellite Image	Comments
1974	Watters Environmental notes that due to the clarity of the aerial photograph specific Site details were difficult to observe. The Site building appears to have had an addition to the northern portion of the building, while an expansion of the parking lot was observed on the southeastern portion of the Site. Watters Environmental could not confirm whether the former shed on the eastern portion of the Site building was still present due to the quality of the aerial photograph.
1978	The Site building appears to have had an addition to the northeast portion of the Site building (i.e., above the 1965 eastern building addition), while the former shed on the eastern portion of the Site does not appear to be present. A shed appears to be present on the northern portion of the Site (i.e., north of the Site building), and appears similar to that observed during the present-day Site visit (i.e., the Main Shed). In addition, a rectangular paved area appears to be present on the northeast portion of the Site (i.e., north of the Site building and likely the known waste storage area). The Site building in 1978, appears similar in size and orientation as the present-day Site building.
1980	Due to the poor quality of the aerial photograph, the Site building and surrounding lands were difficult to observe. The Site appears to have a cleared paved/unpaved area (possibly for use as a parking lot) on the northeast portion of the Site with a pathway leading to the school property, while the remainder appears similar to that observed in the 1978 aerial photograph.
1988	The Site appears similar to that observed in the 1980 aerial photograph, with the exception of the pathway leading to the school property, which was no longer present.
2004	The Site appears similar to that observed in the 1988 aerial photograph, with the exception of what appears to be the storage of a number of items in the storage area on the northwestern portion of the Site. In addition there also appears to be a trench leading from the waste storage area to the northeast towards the parking area, and four small structures (possibly sheds), attached to the northwestern portion, and western portions of the Site building. Due to the scale of the aerial photographs, it was difficult to observe whether the transformer was present prior to 2004, though it was observed to be present in this satellite image. The Site boundaries in 2004 appear similar to that observed during the present-day Site visit.

Table 6: Aerial Photograph/Satellite Image – Phase One Property Summary (Continued)

Date of Photograph/ Satellite Image	Comments
2006	The Site appears similar to that observed in the 2004 satellite image, with the exception of a trench or cleared pathway on the western portion of the Site, and a small structure on the northwestern portion of the Site in the known waste storage area, as well as one on the southeastern portion of the Site (i.e., the parking lot). Cars were observed to be parked in all designated parking areas.
2009	The Site appears similar to that observed in the 2006 satellite image, with the exception of what appears to be storage in the paved waste storage area, and another small structure (possibly shed/overhang) on the eastern portion of the Site building.
2013	The Site appears similar to that observed in the 2009 satellite image with the exception of what appears to be a trailer and some various items parked on the northwestern asphalt paved portion of the Site (i.e., the known waste storage area).
2016	The Site appears similar to that observed in the 2013 aerial photograph, with the exception of the trailer and various items, which are no longer observed to be present on the northwestern portion of the Site, and the shed/overhang adjacent to the eastern portion of the Site building was no longer present.

According to the historical aerial photographs reviewed, the following was noted with respect to the properties located within the Phase One ESA study area. Properties situated adjacent to the Phase One Property are listed first followed by subsequent properties situated further from the Phase One Property.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
1946	North	Properties located north of the Site appear to be occupied by vacant, undeveloped land, possibly used for agricultural purposes.
	East	Properties located east of the Site appear to be occupied by an L-shaped parking area, followed by vacant, undeveloped land, possibly used for agricultural purposes.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
	South	Properties located south of the Site appear to be occupied by vacant, undeveloped land, possibly used for agricultural purposes.
	West	Properties located west of the Site appear to be occupied by vacant, undeveloped land, possibly used for agricultural purposes, followed by what appears to be a cleared area potentially associated with a farm house further to the west.
1960	North	Properties located north of the Site appear to be vacant, undeveloped land, followed by what appears to the present-day Streetsville Secondary School, and associated portables, as well as a track located on the western portion of the school property. Further to the northeast is what appear to be residential dwellings along the east side of the present-day Joymar Drive and three sparsely separated dwellings further to the east, south of Tannery Street, followed by what appears to be the construction of a commercial development. Properties located to the northwest appear to be vacant, partially developed land (i.e., cleared land).
	East	Properties located east of the Site appear to be occupied by the present-day Joymar Drive, followed by what appear to be multiple commercial buildings, prior to Mullet Creek, and then followed by additional commercial buildings. Properties located to the east-northeast appear to be vacant, undeveloped land. Further east of the commercial buildings are the railway tracks.
	South	Properties located south of the Site appear to be occupied by the present-day Thomas Street, followed by multiple residential dwellings along the south side of Thomas Street, and along what appears to be the present-day Hillside Drive. Further to the southeast is what appears to be a large property with an associated commercial/industrial building.
	West	Properties located west of the Site appear to be occupied by trees and/or shrubbery, with a small driveway entrance located adjacent to the south leading to Thomas Street, followed by vacant, undeveloped land, followed by residential dwellings along what appears to be the present day Vista Drive (i.e., beyond the 250 metre Phase One Study Area).

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
1965	North	Properties located north of the Site appear to be similar to that observed in the 1965 aerial photograph, with the exception of a cleared area located adjacent to the south of the school property. In addition, what appears to be additional residential dwellings were observed south of Tannery Street, and two, large commercial buildings located where the construction activities were previously observed.
	East	Properties located east of the Site appear to be occupied by the present-day Joymar Drive, followed by what appears to be a large commercial building, similar to the present-day multi-tenant commercial building, with the exception of a small portion on the northern portion of the building, and a small commercial building located to the southeast of the aforementioned building, similar to the present-day multi-tenant commercial building. Further to the northeast is what appears to be a large commercial building with the exception of the southern L-shaped portion of the building, followed by an associated parking/storage area along Joymar Drive.
	South	Properties located south of the Site appear similar to that observed in the 1960 aerial photograph, with the exception of the construction of additional residential dwellings along the present day Thomas Street (south side), Hillside Drive, Hammond Road, and Morgon Avenue. The former commercial/industrial property and associated building located southeast of the Site appears to no longer be present (i.e., only cleared land).
	West	Properties located west of the Site appear to be occupied by a residential dwelling surrounded by trees/shrubbery, followed by a cleared portion of land, and the construction of a roadway, similar to the location of the present-day Gafney Drive, followed by the previously observed residential dwellings along the present-day Vista Drive (i.e., beyond the 250 metres Phase One Study Area). A pathway was observed to protrude from the Site to the properties located to the west, potentially leading to a cleared portion of land to the northwest.
1970	North	Properties located north of the Site appear similar to that observed in the 1965 aerial photograph, with the exception of the cleared area adjacent to the south of the school property, which was no longer present.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
	East	Properties located east of the Site appear similar to that observed in the 1970 aerial photograph.
	South	Properties located south of the Site appear to be similar to that observed in the 1965 aerial photograph with the exception of an expansion to Hammond Road to the east.
	West	Properties located west of the Site appear similar to that observed in the 1965 aerial photograph, with the exception of what appears to be the present-day Gafney Drive, which appears completed. The pathway leading from the Site to the west, and cleared portion of land to the west appears less evident (i.e., potentially no longer in use).
1974	North	Properties located to the north of the Site appear similar to that observed in the 1970 aerial photograph.
1974	East	Properties located to the east of the Site appear similar to that observed in the 1970 aerial photograph, with the exception of additional commercial buildings located further to the northeast, beyond the previously observed commercial buildings.
	South	Properties located south of the Site appear similar to that observed in the 1970 aerial photograph with the exception of the construction of additional residential dwellings, and a newly constructed commercial/industrial building on the property to the southeast.
	West	Properties located west of the Site appear similar to that observed in the 1970 aerial photograph with the exception of the cleared area located west of the Site, which appears to no longer be present, and occupied by a developed area (presumably in preparation for the construction of the additional residential dwellings), followed by additional residential dwellings along the west side of the present day Gafney Drive.
1978	North	Properties located to the north of the Site appear similar to that observed in the 1974 aerial photograph.
	East	Properties located to the east of the Site appear similar to that observed in the 1974 aerial photograph, with the exception of additional storage on the paved area to the northeast of the Site (across Joymar Drive)

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
	South	Properties located south of the Site appear similar to that observed in the 1970 aerial photograph, though the aerial photograph was cut off to the south after the present day Hammond Road, and to the southwest before the present-day Hillside Drive.
	West	Properties located west of the Site appear similar to that observed in the 1974 aerial photograph.
1980	North	Properties located to the north of the Site appear similar to that observed in the 1978 aerial photograph, with the exception of what appears to be a pathway leading from the school property to the present day Gafney Drive, and a pathway leading from the northeastern parking area on the Site to the school property, as well as the commercial building to the northeast (i.e., beyond Tannery Drive), which no longer appears to be present.
	East	Properties located to the east of the Site appear similar to that observed in the 1978 aerial photograph, with the exception of an additional commercial building located further to the northeast, on the southeastern corner of the present-day Tannery Street and Joymar Drive.
	South	Properties located to the south of the Site appear similar to that observed in the 1978 aerial photograph, with the exception of the construction of additional residential dwellings to the south and a cleared portion of land to the southeast, potentially in preparation of the construction of additional residential dwellings.
	West	Properties located to the west of the Site appear similar to that observed in the 1978 aerial photograph.
1988	North	Properties located to the north of the Site appear similar to that observed in the 1980 aerial photograph.
	East	Properties located to the east of the Site appear similar to that observed in the 1980 aerial photograph with the exception of what appears to be additional commercial buildings along the present-day Emby Drive.
	South	Properties located to the south of the Site appear similar to that observed in the 1980 aerial photograph.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
	West	Properties located to the west of the Site appear similar to that observed in the 1980 aerial photograph
2004	North	Properties located to the north of the Site appear similar to that observed in the 1988 aerial photograph with the exception of what appears to be multiple additional portables located on the southern portion of the school property, as well as a cleared portion of land adjacent to the north of the Site (presumably in preparation for the construction of the present-day residential/multi-tenant residential dwellings), and a trailer and what appears to be soil piles on the southern portion of the cleared land, adjacent to the north of the Site.
	East	Properties located to the east of the Site appear similar to that observed in the 1988 aerial photograph with the exception of an addition to the northern portion of the commercial building adjacent to the east of Joymar Drive, and an addition to the south of the commercial building located further to the east. Further to the northeast is what appears to be an area for truck and trailer parking, followed by a small commercial building before Tannery Street. Further to the east is what appears to be five large commercial buildings east of Mullet Creek (most of which were previously observed), followed by the present-day railway tracks.
	South	Properties located to the south of the Site appear similar to that observed in the 1988 aerial photograph, with the exception of the construction of additional residential dwellings, and the removal of the commercial building to the southeast, which now appears to be a parking lot(likely associated with the present-day Go Station further to the south).
2004	West	Properties located to the west of the Site appear to consist of cleared land adjacent to the Site to Gafney Drive, from the school property to Thomas Street (presumably in preparation for the construction of the present-day residential dwellings). The residential dwelling adjacent to the southwest of the Site is still present, as well as an additional building in the southeastern portion of the residential property (possibly an associated garage), all of which were observed to be surrounded by trees.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
2006	North	Properties located to the north of the Site appear to be occupied by several multi-tenant residential dwellings adjacent to the northeast of the Site, where the cleared land was previously observed. A paved roadway leading from the southwest portion of the school property to Gafney Drive was also observed.
	East	Properties located to the east of the Site appear similar to that observed in the 2004 satellite image.
	South	Properties located to the south of the Site appear similar to that observed in the 2004 satellite image.
	West	Properties located to the west of the Site appear to be have been constructed with additional residential dwellings located along the present day Callisto Court, and east of Gafney Drive, where the cleared land was previously observed.
2009	North	Properties located to the north of the Site appear similar to that observed in the 2006 satellite image, with the exception of the multiple portables on the southern portion of the school property, which do not appear to be present.
	East	Properties located to the east of the Site appear similar to that observed in the 2006 satellite image.
	South	Properties located to the south of the Site appear similar to that observed in the 2006 satellite image, with the exception of the residential dwelling and associated building to the southeast, which appears to have now been removed.
	West	Properties located to the west of the Site appear similar to that observed in the 2006 satellite image.

Table 7: Aerial Photograph/Satellite Image – Phase One Study Area Summary (Continued)

Date of Photograph/ Aerial Image	Direction from Phase One Property	Comments
2013	North	Properties located to the north of the Site appear similar to that observed in the 2009 satellite image.
	East	Properties located to the east of the Site appear similar to that observed in the 2009 satellite image, with the exception of two additional semi-permanent structures to the northeast of the Site beyond Joymar Drive, and south of the aforementioned commercial building on the southeast corner of Tannery Street and Joymar Drive, and what appears to be ongoing construction on the commercial property to the northeast (i.e., beyond Tannery Drive), with what appears to be a trailer on the property.
	South	Properties located to the south of the Site appear similar to that observed in the 2009 satellite image.
	West	Properties located to the west of the Site appear similar to that observed in the 2009 satellite image.
2016	North	Properties located to the north of the Site appear similar to that observed in the 2013 satellite image.
	East	Properties located to the east of the Site appear similar to that observed in the 2013 satellite image.
	South	Properties located to the south of the Site appear similar to that observed in the 2013 satellite image.
	West	Properties located to the west of the Site appear similar to that observed in the 2013 satellite image.

4.3.2 Topography, Hydrology, Geology, Physiography

Watters Environmental conducted a review of the following topographic, geological, and physiographic maps showing the Phase One Study Area:

- A topographic map available online from Natural Resources Canada (NRC) – National Topographic System (http://atlas.gc.ca/toporama/en/index.html) (see Figure 2);

- Ministry of Northern Development and Mines (MNDM), Quaternary Geology on Google Earth Database, 2012;
- MNDM, Bedrock Geology on Google Earth Database, 2012;
- MOECC Water Well Records website (http://www.ontario.ca/environment-and-energy/well-records); and
- Surficial Geology of Southern Ontario, Area of Natural & Scientific Interest (ANSI), Bedrock Geology of Ontario, Ontario Base Mapping (OBM) Data, Physiography of Southern Ontario; and Soil Survey Complex (ON Soils), provided by EcoLog ERIS.

Based on a review of the online topographic map from NRC, the Phase One Property is situated at an elevation of approximately 165 metres above mean sea level. The Site itself is relatively flat on the western portion of the Site, with a gradual slope to the east towards Joymar Drive on the eastern portion of the Site.

The closest body of water is Mullet Creek, which runs north-south, approximately 110 metres east of the Phase One Property, which connects to the Credit River further south, eventually flowing to the southeast towards Lake Ontario. The Phase One Study Area generally slopes to the southeast towards Mullet Creek. Based on the general topography of the Site and surrounding area, Watters Environmental infers that the near-surface groundwater at the Phase One Property flows to the east-southeast.

A review of the MNDM Quaternary Geology map on the Google Earth Database indicates that the overburden in the area of the Phase One Property consists of the Halton Till, which is comprised predominantly of a silt to silty clay matrix, high in matrix carbonate content and clast poor Pleistocene. Bedrock in the vicinity of the Phase One Property is expected to be shale, limestone, dolostone, and siltstone of the Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member; and Queenston Formation.

4.3.3 Fill Materials

Observations made by Watters Environmental suggest that surficial fill may have been brought to the Phase One Property during the construction of the Site building for grading purposes due to the visual gradual slope to the east towards Joymar Drive, though it is not anticipated that significant amounts would have been used. Based on a historical review of the Site, and as documented in previous reports, Watters Environmental understands that fill material was used on the southeastern portion of the Site for the expansion of the parking lot.

4.3.4 Water Bodies and Areas of Natural Significance

Watters Environmental did not observe any water bodies or creeks on the Phase One Property. As noted in Section 4.2.6, the EcoLog ERIS report indicated that there are no ANSIs within 250 m of the Phase One Property (i.e., within the Phase One Study Area). In addition, Watters Environmental completed a review of the City of Mississauga's Official Plan (2015, as amended), for information on areas of natural significance designated by the City that may be located within the Phase One Study Area. Based on a review of the City's Official Plan, there appears to be some green lands/special waterfront space located east of the Site, adjacent to Mullet Creek, which is not considered a concern due to the distance from the Phase One Property.

4.3.5 Well Records

The EcoLog ERIS report provided several water well records that were within the Phase One Study Area. A search was also conducted of the MOECC Water Well Records website (http://www.ontario.ca/environment-and-energy/well-records). None of the well records reviewed were noted to be water supply wells (i.e., these wells were observation or test wells). Well records observed on the MOECC Water Well Records website indicated that four wells were advanced on the Phase One Property, for various purposes (none for the collection of potable water). There were no records of potable water supply wells currently in use at the Phase One Property. Well records observed in the MOECC Water Well Records website for the Site have been summarized in the table below:

Table 8: Water Well Records for the Phase One Property

Well ID Number, Location and distance/direction from Phase One Property	Construction Date	Final Well Status	Stratigraphy and Approximate Depth to Bedrock	Watters Environmental's Opinion of Environmental Significance to the Site
Well IDs: A176995 Located on the Site.	January 5-8, 2015	Monitoring Wells	Eight boreholes (with monitoring wells) were advanced by Profile Drilling with similar stratigraphy's including, 0 - 2.44 metres fill; 2.44 to 3.66 metres brown, silty clay; 3.66 to 6.10 metres grey silty clay. Water encountered at 9.75 metres.	Low, based on the fact that the wells were not used for potable purposes, and likely for a Phase II ESA.
Well IDs: 4909511 Located on the Site.	July 14, 2004	Monitoring Wells	Eight boreholes (with monitoring wells) were advanced by Geo-Environmental Drilling to a depth of 1.82 metres below ground surface.	Low, based on the fact the wells were not understood to be for potable purposes, and that they were abandoned.
Well ID: 7239356 Located on the Site.	January 7, 2015	N/A	N/A	Low, based on the lack of information regarding the usage of the well. Given the date (i.e., January 2015), it is not excepted to have been used for potable purposes.
Well ID: 7217882 Located on the Site.	March 19, 2014	N/A	N/A	Low, based on the lack of information regarding the usage of the well. Given the date (i.e., March 2014), it is not excepted to have been used for potable purposes.

Watters Environmental also observed multiple well records for the Phase One Study Area obtained from the MOECC Water Well Records website and the EcoLog ERIS Report indicating soil stratigraphy and when water was encountered. Select well records obtained have been summarized in the table below:

Table 9: Water Well Records for the Phase One Study Area

Well ID Number, Location and distance/direction from Phase One Property	Construction Date	Final Well Status	Stratigraphy and Approximate Depth to Bedrock	Watters Environmental's Opinion of Environmental Significance to the Site
Well ID: 7162891 86 Thomas Street. Located adjacent to the southwest of the Site.	April 28, 2011	Observation /Monitoring Well	One borehole drilled by Strong Soil Search Inc., consisting of brown sandy silt fill with organics, cobbles, and roots, from 0 to 3.05 metres, and sandy silt with clay from 3.05 to 6.10 metres.	Low, based on the fact that the monitoring well was not noted to have been used for potable purposes.
Well ID: 7234423 Located 90 metres north of the Site.	December 15, 2014	N/A	N/A	Low, based on the lack of information regarding the usage of the well. Given the date (i.e., December 2014), it is not excepted to have been used for potable purposes.
Well ID: 7218669 Located 90 metres north of the Site.	December 23, 2013	N/A	N/A	Low, based on the lack of information regarding the usage of the well. Given the date (i.e., December 2013), it is not excepted to have been used for potable purposes.

Table 9: Water Well Records for the Phase One Study Area (Continued)

Well ID Number, Location and distance/direction from Phase One Property	Construction Date	Final Well Status	Stratigraphy and Approximate Depth to Bedrock	Watters Environmental's Opinion of Environmental Significance to the Site
Well ID: 4909697	March 21, 2005	Monitoring Well	One borehole (completed as a monitoring well), drilled by DBW Drilling Ltd., consisting of brown fill from 0.0 – 0.18 metres; brown silt with clay and sand from 0.18 to 0.82 metres; grey silt with sand and gravel from 0.82 to 1.43 metres; and grey shale from 1.43 to 1.49 metres.	Low, based on the nature of the well (i.e., for monitoring purposes).

There were no active records of potable water supply wells currently in use at the Phase One Property or within the Phase One Study Area.

4.4 SITE OPERATING RECORDS

The Phase One Property is no longer in operation, and the current Site building (previously occupied by CTS of Canada Co.) is undergoing demolition. Watters Environmental was not provided with any Site operating records for the former activities.

4.4.1 Regulatory Permits and Records

Based on the Site visit completed and discussions with the Site representative, Watters Environmental understands that the following regulatory permits were previously issued to CTS Canada Co., but are no longer applicable to the Site (as the Site building is undergoing demolition). These permits are:

- Certificates of Approval – Listed as receiving a permit to discharge industrial air with VOC contaminant parameters (on February 25, 1997);
- Environmental Registry – Listed as having an approval to discharge air into the natural environment (in 1996, 1999, and 2003); and

- Certificates of Approval – Listed as receiving a permit to discharge air (on November 12, 2003).

Watters Environmental does not have any environmental concerns with respect to the regulatory permits and records reviewed for the Site based on the nature of the listings (i.e., approvals to discharge air).

4.4.2 Material Safety Data Sheets

Although a minor amount of chemicals were observed to be stored on the property (i.e., associated with the demolition activities), no material safety data sheets (MSDSs) were present for these chemicals.

4.4.3 Underground Utility Drawings

The Site representative indicated that the following underground utilities are present at the Phase One Property:

- Electrical cables associated with the transformer on the Phase One Property;
- Storm sewer and sanitary sewer and associated pipework;
- Water intake service pipework; and
- High-pressure natural gas line.

Watters Environmental understands from the Site representative that all of the underground utilities (with the exception of the electrical cables), extend from Thomas Street. Watters Environmental was not provided with any drawings detailing and confirming underground utilities at the Site. The Site representative provided Watters Environmental with a Site plan indicating the locations of the drains in the Site building, but not where they discharged (i.e., no drain pipes/water pipes were observed on the exterior of the Site building).

4.4.4 Chemical Inventories

Watters Environmental observed multiple small containers of chemicals, most of which were associated with the equipment for the demolition activities including:

- Two, 5-litre jerry cans containing gasoline located outside, adjacent to equipment owned by the demolition contractor. No staining was observed surrounding the jerry cans at the time of the Site visit;

- Two, 5-litre containers of Vacuum Pump Oil located in the Southwest Shed / Vacuum Pump Room at the time of the Site visit, related to the former operations, and one, 25-litre container of Vacuum Pump Oil (with a funnel) located on the floor surface of the Southwest Shed. The shed appeared to have staining on the ground surface. The ground surface in the Southwest Shed was wooden panels with insulation material on top;

- One, approximately 200-litre hydraulic oil reservoir located in the central portion of the Site building associated with fuelling the hydraulic freight/passenger elevator. Some staining was observed on the ground surface surrounding the hydraulic reservoir and the associated equipment (see Photograph 9); and

- Two, 5-litre jerry cans containing gasoline located on the second floor of the Site building (i.e., southern portion), as well as one, 18.9-litre container of hydraulic fluid, all of which appear to be associated with equipment owned by the demolition contractor. No staining was observed surrounding the jerry cans and/or hydraulic oil container at the time of the Site visit.

The Site representative was not aware of any additional historical and/or current chemical storage at the Site.

4.4.5 Inventory of Storage Tanks

Watters Environmental did not observe any indicators to suggest that underground or aboveground storage tanks were present on the Phase One Property, though it is understood that multiple USTs and ASTs were present historically on the southwestern, northwestern, and northeastern portions of the Site. The Site representative advised Watters Environmental that he was not aware of any current and/or former fuel dispensing and/or maintenance operations at the Site.

Watters Environmental did observe an approximately 200-litre reservoir of hydraulic oil associated with the hydraulic elevator in the central portion of the Site building. Some staining was observed surrounding the hydraulic reservoir at the time of the Site visit. A spill was also previously noted to have occurred from corrosion of the elevator and has already been considered **APEC 14** (see Figure 7, and Section 7.3). Watters Environmental understands that a fuel oil UST was previously noted to have been located on the southwest portion of the Site (historically providing fuel to the two boilers), as well as two acetone USTs located on the southwest portion of the Site (associated with the Paint Shop/Mill Room). Watters Environmental has already considered the fuel oil UST to be **APEC 5** on the Site, while the two acetone USTs are considered to be **APEC 4** (see Figure 7, and Section 7.3).

4.4.6 Environmental Monitoring Data

Watters Environmental is not aware of any environmental monitoring data for the Phase One Property. The Site representative indicated to Watters Environmental that he was unaware of any mandated environmental monitoring requirements from the MOECC or the City of Mississauga.

4.4.7 Waste Management Records

Specific to the Phase One Property, no waste management records were available as activities are no longer conducted on the Site. The wastes (including halogenated solvents), are believed to have been generated as part of the former industrial operations. The facility's former MOECC waste generator number allowed it to dispose of the following liquid wastes:

- Acid Waste – Heavy Metals (112);
- Alkaline Wastes – Other Metals (122);
- Paint/Pigment/Coating Residues (145);
- Other Specified Inorganics (146);
- Inorganic Laboratory Chemicals (148);
- Aromatic Solvents (211);
- Aliphatic Solvents (212);
- Petroleum Distillates (213);

- Light Fuels (221);
- Halogenated Solvents (241);
- Oil Skimmings and Sludges (251);
- Waste Oils and Lubricants (252);
- Emulsified Oil (253);
- Organic Laboratory Chemicals (263); and
- Graphic Art Wastes (265).

The Site representative did not provide Watters Environmental with any waste manifest forms. The Site representative also indicated that garbage, liquid wastes, recyclable materials, and hazardous wastes are no longer collected from the Site (as it is no longer in-use).

4.4.8 Process, Production and Maintenance Documents

As activities within the Site building are no longer ongoing, the Site representative advised Watters Environmental that there are currently no process, production, and/or maintenance documents for the Phase One Property.

4.4.9 Spill Records

The Site representative indicated to Watters Environmental that he was not aware of any spills at the Phase One Property; however, the EcoLog ERIS Report contained the following information:

- A 2008 release of 4-litres of petroleum oil to the sanitary sewer, with no environmental impact anticipated; and
- A 1992 spill of 200 to 400 litres of hydraulic oil to the ground surface from an elevator, with confirmed soil contamination.

The 2008 release of petroleum oil to the sanitary sewer is not considered a PCA that might contribute to an APEC given the amount that was spilled (i.e., 4 litres). However, the spill of hydraulic oil to the ground surface from the elevator is PCA 14 (see Figure 6a), contributing to **APEC 14** (see Figure 7, and Section 7.3).

4.4.10 Emergency Response Plans

The Site representative advised Watters Environmental that there are no operations at the Site that would require an Emergency Response Plan.

4.4.11 Environmental Audit Reports

The Site representative provided Watters Environmental with several previous Phase I and II ESA reports. The findings from these reports have been summarized in Section 4.1.5.

4.4.12 Phase One Property Plans

The Site representative provided Watters Environmental with a legal survey plan, which indicated key features of the Phase One Property (e.g., property boundaries, location/configuration of building structures, extent of paved areas, etc.). Watters Environmental did not identify any PCAs or APECs specifically on the survey plan. However, as noted in other sections of this report, several PCAs and associated APECs on the Phase One Property were identified from the review of historical information and reports, and reconnaissance of the Phase One Property.

5.0 INTERVIEWS

Mr. Jonathan Watters, of Watters Environmental, visited the Phase One Property on October 6, 2016. An interview was conducted on October 12, 2016 with Mr. Mauro Russo (Development Project Manager, and associated with the Site for 14 months). Mr. Russo was interviewed as he is currently the most familiar with the Phase One Property. Mr. Russo is hereafter referred to in this Phase One ESA report as the "Site representative".

Information regarding specific issues is provided in the relevant sections throughout this report. Other general information provided by the Site representative is summarized below.

The Site representative indicated that the Phase One Property and Site building were previously occupied by CTS of Canada Co., and is no longer in-use. The Site representative indicated that the Site building is currently being demolished as part of the redevelopment of the Phase One Property.

The Site representative indicated that all utilities had been disconnected from the Site building prior to the commencement of demolition activities.

Based on the information obtained from the interview, there were no additional former or current operations on the Phase One Property that were considered as PCAs that may contribute to an APEC to Phase One Property not already summarized in the review of previous reports and/or available from the historical review.

6.0 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

Mr. Jonathan Watters, of Watters Environmental, visited the Phase One Property on October 6, 2016 to conduct a walk-through reconnaissance of the Phase One Property, and a walk-by of properties within the Phase One Study Area, to evaluate potential on-Site issues, and identify whether any surrounding land uses could impact the environmental condition of the Phase One Property. The Site reconnaissance commenced at approximately 10:00 am and terminated at approximately 1:00 pm. The weather conditions were mostly clear skies, with an average temperature during the visit of approximately 18 degrees Celsius.

The Phase One ESA, including the Site reconnaissance, was conducted by Mr. Jonathan Watters, who has been an environmental consultant for over 4 years. Mr. Watters worked under the supervision of Ms. Fatema Tawawala, Senior Consultant with Watters Environmental, who has been an environmental consultant for 12 years and is the Qualified Person for this Phase One ESA. Qualifications of these team members are provided in Appendix D.

During the Site reconnaissance, photographs of the Phase One Property were collected, including photographs of potential environmental contaminant issues located at the Phase One Property. Where referenced, the photographs are provided in the photographic section of this report.

Watters Environmental notes that this Phase One Property is considered an enhanced investigation property, as defined in Ontario Regulation 153/04, as the property has been used for industrial purposes.

Physical Impediments

Watters Environmental was unable to access all portions of the Site (i.e., some of the main floor and second floor locations, and the roof), since the Site building is currently being demolished for redevelopment purposes.

6.2 SPECIFIC OBSERVATIONS AT THE PHASE ONE PROPERTY

6.2.1 General Description of Structures

The Phase One Property is approximately 2.47 hectares (6.11 acres) in size and contains two buildings (i.e., the Site building and the Main Shed), and three small sheds adjacent to the Site building (i.e., the Southeast Shed, Northwest Shed, and Southwest Shed). The Site building is located on the central portion of the Site and is approximately 6,100 square metres in size,

reported to have been constructed with a slab-on-grade concrete floor, a steel frame, and brick, and concrete block with brick facing, while the roof is a mix of asphalt roll and built-up tar. Watters Environmental understands that the Site building was constructed in four sections; an L-shaped southeastern portion, which was constructed in 1954, a southeastern portion, which was constructed between 1960 and 1965 (potentially 1964), and northern and eastern portions, which were constructed between 1974 and 1978 (potentially 1977).

A Main Shed located on the northern portion of the Site is approximately 175 square metres in size and is constructed of metal siding and sloped roof, with a concrete slab-on-grade floor. A shed was formerly present on the eastern portion of the Site building between 1960 and 1974.

The Southeast Shed was constructed with wood and a sloped shingled roof. The Northwest Shed was constructed with metal siding, and a sloped metal roof. The Southwest Shed was constructed with wood panel flooring, vinyl siding, and a sloped shingled roof. The Southeast, Northwest, and Southwest Shed(s) were all observed to be attached to the Site building.

The layout of the Phase One Property (both current and historical), and the location of the Site building and sheds (including the former shed) is shown in Figure 4.

6.2.2 Below Grade Structures

There are no below-grade structures at the Phase One Property.

6.2.3 Above and Underground Storage Tanks

Aboveground Storage Tanks

Watters Environmental understands that one, unused 950-litre AST containing chloroethene was noted to have been located on the east side of the Site building, one trichloroethylene (TCE) AST located on the northeastern portion of the Site building, as well as one unknown capacity AST containing solvents on the northwestern portion of the Site building. Watters Environmental did not review any documentation to confirm the exact location of these tanks.

Watters Environmental did not observe any evidence of aboveground storage tanks at the Phase One Property during the recent Site reconnaissance. Watters Environmental considers the former 950-litre AST, TCA AST, and the solvent AST to contribute to **APEC 1** (i.e., the entire Site), given the uncertainty of their former locations.

Underground Storage Tanks

As noted in Section 5.0, Watters Environmental understands that three USTs were formerly present on the southwestern portion of the Site. Watters Environmental considers the two former acetone USTs to be **PCA 4** contributing to **APEC 4**, and the former fuel oil UST to be **PCA 5** contributing to **APEC 5** (see Section 7.3).

6.2.4 Potable and Non-Potable Water Sources

The Phase One Property is currently serviced by the Region of Peel (City) municipal water supply system, which obtains water from Lake Ontario. There are no water supply wells noted to have been located on the Phase One Property (with the exception of a previous report indicating so, which could not be confirmed). All municipal water connections are currently disabled at the Phase One Property.

6.2.5 Utilities and Mechanical Systems

Water

The Phase One Property is currently connected to the municipal storm and sanitary sewer as the Site building is still partially present, although Watters Environmental understands that the sanitary sewer is no longer used as there is no discharge (i.e., washrooms are not used), and that the storm water discharge is strictly for discharging rain water from the roof through internal pipes and/or via sumps located on the ground floor of the Site building. Watters Environmental reviewed the MOECC's Water Well Records website (http://www.ontario.ca/environment-and-energy/well-records), and confirmed that there are no water supply wells on the Phase One Property.

Wastewater

As the Site building is currently being demolished as part of redevelopment activities, there is no active sanitary sewer discharge (i.e., the washrooms are not in-use). Watters Environmental did not observe any oil/water separators on the Phase One Property. There are no current or historical septic systems on the Phase One Property.

Storm Water

Precipitation landing on the Site building formerly discharged to the municipal storm sewer via a sump that collected water from the roof from internal drain pipes. Precipitation landing on the ground surface of the parking area and/or driveway entrance into the Site, flows overland to

municipal sewer catch basins located in the parking lot, or onto ground surfaces. Precipitation landing on the paved waste storage area in the northwestern portion of the Site, reportedly flowed overland to the east-northeast via a trench/ditch.

Electricity

Electrical service is supplied to the Phase One Property by Enersource via one Site-owned, pad-mounted transformer installed in 1978, and located on the southwestern portion of the property (see Photograph 10). Prior to 1978, Watters Environmental understands that electrical service was supplied to the Site by three transformers that were present in the location of the current transformer, and a 112 KVA transformer on the east side of the Site building. Discussions regarding the known PCB-content of the current and former transformers is included in Section 6.2.17.

Natural Gas

Natural gas is not currently supplied to the Phase One Property, but was previously used to supply heat to the boilers located in the Mechanical Room of the Site building, as well as unknown former machinery. The Site representative confirmed that the natural gas supply to the Site has been shut-off and is currently not servicing the Site building.

Hydraulic Equipment

There is one hydraulic freight elevator located in the central portion of the Site building with an associated approximately 200-litre hydraulic oil reservoir located on the ground floor in the central portion of the Site building. The elevator serviced the ground floor to the second floor.

Watters Environmental observed staining surrounding the elevator at the time of the Site visit and understands that a spill of 200 to 400 litres of hydraulic fluid to the ground surface occurred in 1992, with confirmed soil contamination. Watters Environmental considers the spill of hydraulic fluid and the operations of the hydraulic elevator to be **APEC 14** (see Section 7.3).

6.2.6 Phase One Property Building Observations

Exit and Entry Points

The Site is currently occupied by one large industrial building (i.e., the Site building), one large shed (i.e., the Main Shed), and three small sheds (i.e., the Northwest Shed, the Southwest Shed, and the Southeast Shed) attached to the Site building. The Phase One Property can be accessed via the southern and eastern portions of the Site.

Heating and Cooling

The Site building is currently undergoing a demolition and is not currently heated or cooled (i.e., the natural gas and electricity has been shut off).

Watters Environmental understands that the Site was previously heated by boilers, which were once supplied fuel by a fuel oil tank located on the southwestern portion of the Site, prior to converting to natural gas. Watters Environmental considered the presence of the fuel oil tank to be **APEC 5**, while the Boiler Room is considered to be **APEC 12**, given the presence of oil-fired boilers, and an oil-fired steam generator. Watters Environmental understands that the Site was previously cooled by HVAC units located adjacent to the west and east of the Site building, as well as on the roof.

Drains, Pits, and Sumps

Watters Environmental observed one sump located on the northeastern portion of the Site building at the time of the Site visit. Watters Environmental observed a small amount of oil at the base of the sump at the time of the Site visit (see Photograph 11). In addition, Watters Environmental suspects there is a pit located at the base of the elevator shaft in the central portion of the Site building but was unable to access it at the time of the Site visit. Multiple drains were observed to be located within the Site building, though the ones observed did not have any visual evidence of staining. The Site representative was unaware of any additional sumps, oil water, separators, and/or pits located in the Site building.

Unidentified Substances

Watters Environmental did not observe any unidentified substances on the Phase One Property during the Site visit.

Stains or Corrosion

Watters Environmental observed staining in various locations across the Site, including: (i) on a concrete pad (adjacent to the north of the Site building protected by two steel bollards), (ii) on the floor of the Southwest Shed, and (iii) on the ground surface surrounding the hydraulic oil reservoir. Some staining and oil accumulation was also observed in a sump located in the northeastern portion of the Site building. Watters Environmental has already considered all staining observed during the Site visit as PCAs contributing to APECs at the Site.

In addition, multiple locations of staining and/or corrosion were observed in the Site building, likely associated with water infiltration from previous (and current) leaks in the roof.

Housekeeping

As the Site building is currently undergoing demolition, Watters Environmental observed a considerable amount of stockpiled building materials within and surrounding the Site building. Given that these materials are being removed in conjunction with the demolition activities, Watters Environmental does not have any concerns with respect to housekeeping.

6.2.7 Chemical Storage and Handling

Liquid Chemicals

As mentioned in Section 4.4.2, a minor amount of chemicals were observed to have been stored on the Phase One Property, mostly associated with equipment owned and operated by the demolition contractor. No environmental concerns were identified from the storage of these chemicals, with the exception of the staining identified in the Southwest Shed / Vacuum Pump Room.

Compressed Gas Storage

Watters Environmental did not observe any compressed gases at the time of the Site visit.

6.2.8 Current and Former Wells

As noted in Section 4.3.5, Watters Environmental obtained water well information provided in the EcoLog ERIS report and conducted a search of the MOE Well Records database to determine the presence of current or former supply wells on the Phase One Property.

The records indicated that multiple wells were advanced on the Site between 2004 and 2015 (likely associated with Phase II ESA drilling programs); however, none of which were observed to be for potable (i.e., drinking water) purposes. Further, Watters Environmental did not observe any water supply wells on the Phase One Property during the Site reconnaissance.

A 1998 Phase I ESA completed by ERM indicated that a well may have been located on formerly owned [previously] vacant lands north and west of the current Phase One Property, but there was no documentation to confirm this information. In addition, a 2002 Phase I ESA completed by Barenco indicated that a former domestic well may have been located west of the Site building (on the vacant, undeveloped lands), but there was no documentation to confirm this information.

6.2.9 Sewage Works

The Phase One Property is currently connected to the municipal sanitary and storm sewer systems. There is no evidence of any wastewater discharge from the Phase One Property.

6.2.10 Ground Surface

The ground surface of the Site is shown schematically in Figure 4. The Site building occupies the central portion of the Site. Paved areas are located south, east, and north of the Site building. A transformer substation is present at the southwest corner of the Site, and the Main Shed is present north of the Site building. Grassed, landscaped areas are located along the north, south, and west sides of the Phase One Property.

6.2.11 Railway Lines

There is a railway corridor approximately 230 metres to the east of the Phase One Property. Given the distance of the railway corridor and the inferred downgradient direction from the Site, this railway is not considered a PCA that would contribute to an APEC for the Phase One Property.

6.2.12 Spills and Releases (Areas of Stained Soil, Vegetation or Pavement)

As mentioned in Section 6.2.6, Watters Environmental observed several locations of staining across the Site and within the Site building.

6.2.13 Stressed Vegetation

Watters Environmental observed stressed vegetation on the western portion of the Site (likely related to either a former ditch or a walking path), and minor amounts surrounding the former waste storage area and Main Shed.

6.2.14 Fill and Debris Materials

As noted in Section 4.3.3, the Site representative was not aware of any significant amounts of fill material used on the Site. Based on a review of previous reports, Watters Environmental understands that fill material of unknown quality was used on the southeastern portion of the Site. This infilling represents a PCA contributing to **APEC 2** (see Figure 7, Section 7.3).

6.2.15 Potentially Contaminating Activities

Based on observations made during the Site reconnaissance, information obtained from the Site representative, on a review of historical records and previous reports, Watters Environmental has identified several PCAs at the Phase One Property. The PCAs were as defined in Table 2 of Schedule D of the RSC Regulation. The table below provides the list of PCAs for the Phase One Property. These are shown schematically on Figures 6a and 6b.

Table 9: PCAs at the Phase One Property

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #1a	On-Site (Entire Site)	#19 – Electronic and Computer Equipment Manufacturing	The Site was reportedly used for the manufacturing of electronic components for telecommunications since the initial construction of the Site building (i.e., 1954), prior to being used for electronic automotive and resistor manufacturing in 1980.
PCA #1b	On-Site (Entire Site)	#57 – Vehicles and Associated Parts Manufacturing	The Site was reported to have been used for electronic automotive and resistor manufacturing, which included the production of electronic sensors for accelerator pedals, throttles, and clutch slave position sensors, and control unit assembly for the automotive industry in 1980.
PCA #1c	On-Site (Entire Site)	#33 – Metal Treatment, Coating, Plating, and Finishing	A portion of the Site (i.e., the warehouse area) was reported to have been occupied by Conduflor (a subsidiary of CTS), for the manufacturing of metal ducts with processes including bending, cutting, and painting sheet metal between 1975 and 1985. The Site was also listed as a waste generator of metal wastes.
PCA #1d	On-Site (Entire Site)	#39 – Paints Manufacturing, Processing, and Bulk Storage	The Site was reported to have included various painting operations (such as paint spraying and paint mixing for the automotive industry) in 1980. The Site was also listed as a waste generator of paints and solvents.

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #2	On-Site (Entire Site)	#30 – Importation of Fill Material of Unknown Quality	The Site was reported to have used fill material on the southeastern portion of the Site, evidently placed for expanding the front parking lot (according to Earthonics Engineering Services Ltd., in 2002). Earthonics also noted that fill materials appeared to be present to infill a former swamp area along the western portion of lands formerly part of the Site.
PCA #3a	On-Site (Northwest Corner)	#51 – Solvent Manufacturing, Processing, and Bulk Storage	The Site was reported to have had a waste storage area on the northwestern portion of the Site, reported to have been on either a concrete pad, asphalt pavement, and/or a gravel surface (unknown due to varying accounts of information), which was noted to have been fenced off. The waste storage area included the storage of waste solvents, oils, and metal wastes, prior to pickup for disposal. Stained soils from the waste storage area, and adjacent storm water trench to the east were reportedly excavated from the Site in 1990/1991, and reinstated with 'clean' imported fill and asphalt pavement.
PCA #3b	On-Site (Northwest Corner)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	
PCA #3c	On-Site (Northwest Corner)	#33 – Metal Treatment, Coating, Plating, and Finishing	

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #3d	On-Site (Northwest Corner)	No associated PCA number.	The Site was reported to have had a waste storage area in the northwestern portion of the Site on a concrete pad, asphalt paved area, and/or gravel surface, that was enclosed by fencing. The area contained drums of waste solvents, oils, and metal wastes, which were stored prior to pick-up for off-Site disposal. A company named Protera was retained in 1990/1991 to excavate and dispose of contaminated asphalt and stained soils around a drum storage area (i.e., the waste storage area), north of the Site building (noted to have contained up to 80 drums of waste oily-water). Following cleanup, the area was reportedly reinstated with 'clean' imported fill and asphalt pavement. The concrete pad/asphalt-pavement/gravel surface, the down-gradient area where the storm-water run-off accumulated, and the trench that discharged the storm water (both suspected to be to the east), had reportedly been impacted by leakage from the drums. Protera's invoice indicated that 22.68 tonnes of "tainted" soil and 13.13 tonnes of declassified asphalt and soils from a trench from the drum storage pad leading to a drainage ditch around the parking lot for storm-water runoff were reportedly excavated and transported off-Site for disposal. Three areas of visible surface contamination on the storage pad were reported to have been provided in a sketch map to CTS, while ERM (a previous consultant) indicated that a low-lying area to the east appeared discoloured. A white, chrystalline material was also observed on the surface of the low-lying area, reportedly from the usage of large quantities of salt.
PCA #4	On-Site (Southwest Corner)	#51 – Solvent Manufacturing, Processing, and Bulk Storage	One UST with a capacity of 4,546-litres and one UST with a capacity of 9,092-litres of Acetone were reported to have formerly been located on the southwest portion of the Site (i.e., south of the former Paint Shop/Mill Room), and reportedly removed from the Site in 1989. A 1967 PUR attached to the ERM Phase I ESA report indicated that used acetone was distilled for reuse in the paint shop, and then passed through a water jacket to cool prior to being gravity fed back into a 1,892-litre UST.

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #5	On-Site (Southwest Corner)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	One UST with a capacity of either 37,854-litres or 45,500-litres (discrepancy) was noted to have been located on the southwest portion of the Site, and originally contained Bunker C oil, prior to using #2 fuel oil to supply fuel to the boilers located in the Boiler Room. The UST was reportedly installed in 1953 and was scheduled for removal in 1990.
PCA #6	On-Site (Southwest Corner)	#55 – Transformer Manufacturing, Processing, and Use	Watters Environmental understands a pad-mounted transformer substation is located on the southwestern portion of the Site. Based on a review of an inspection and test report, prepared by G.T. Wood, dated 1996, information indicated that the transformer was manufactured in 1978 (also observed on the transformer faceplate), with an analytical report indicating that it contained less than 2 ppm of PCBs. According to a Certificate of Decontamination dated November 30, 1991, CTS retained PPM Canada Inc. to treat 2,268-litres of transformer oil, which contained a concentration of 200 ppm of PCBs. Watters Environmental understands that Dunpar had the transformer sampled by Rondar Inc., which indicated that the transformer was constructed by Westinghouse, and contained 11 ppm of PCBs. Prior to 1978, Watters Environmental understands that electrical service was supplied to the Site by three transformers situated in a similar location as the current transformer. The PCB content of the former transformers is unknown.
PCA #7	On-Site (East Portion of Site Building)	#55 – Transformer Manufacturing, Processing, and Use	A 1956 PUP for the Site indicated the presence of a 112 KVA transformer located in the interior of the east side of the Site building, with unknown concentrations of PCBs. Watters Environmental understands that this transformer may have been used in conjunction with the three former transformers located where the current transformer is situated, prior to 1978.

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #8a	On-Site (North Central Portion of the Site)	#51 – Solvent Manufacturing, Processing, and Bulk Storage	The Main Shed located on the northern portion of the Site (i.e., north of the Site building), was constructed between 1974 and 1978 and was noted to have been used for the storage of equipment, as well as drums of solvents used in degreasing operations, waste virgin chemicals (including drums of toluene and lubricating oil), as well as drums of new chemicals. Previous reports indicated cracking in the concrete surface of the Shed, which was observed during the Site visit.
PCA #8b	On-Site (North Central Portion of the Site)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	
PCA #9	On-Site (East Portion of Site building)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	Prior to the construction of the Main Shed and the addition to the eastern portion of the Site building, Watters Environmental understands that a shed was formerly located adjacent to the eastern portion of the Site building (i.e., currently in the area of the eastern portion of the Site building). According to CTS personnel interviewed in the 1998 ERM Phase I Report, waste cutting oil generated from their operations in the past were directed to a sump that was historically located in the area of the former storage shed. Waste cutting oil generated from operations of the Site was also historically located in the area of the former storage shed.
PCA #10	On-Site (Southwest Portion of the Site)	#39 – Paints Manufacturing, Processing, and Bulk Storage	The Paint Shop / Mill Room was noted to have been located on the southwest portion of the Site and included the storage and treatment of various chemicals (i.e., acetone, varnish, etc.), and was associated with the two former acetone USTs located on the property.

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #11	On-Site (West Side of the Site building)	#39 – Paints Manufacturing, Processing, and Bulk Storage	A Paint Booth was historically located in the maintenance room on the west side of the Site building, and used to paint facility equipment (i.e., not for production purposes), and exhausted through the west exterior wall. Some staining was noted by previous consultants on the west exterior wall beneath the exhaust vent.
PCA #12	On-Site (Southwest Portion of the Site building)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	An oil-fired steam generator providing steam to heat the cleansing tanks and two oil-fired boilers were noted to have been located in the Boiler Room, in the southwest portion of the Site building. Watters Environmental understands that the two, oil-fired boilers have since been retrofitted for natural-gas supply. Watters Environmental understands that the fuel oil was supplied by the former fuel oil UST located to the southwest of the Site building.
PCA #13	On-Site (Southwest Portion of the Site building)	#33 – Metal Treatment, Coating, Plating, and Finishing	A Plating Area was historically located in the southwestern portion of the Site building (as reviewed in Site plans attached to previous reports completed for the Site).
PCA #14	On-Site (Central Portion of the Site building)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	A hydraulic freight/passenger elevator was in the central portion of the Site building (unknown installation date). An EcoLog ERIS report completed for the Site, as well as multiple previous reports, indicated that a release of 200 to 400-litres of hydraulic oil occurred from a corroded elevator into the soil beneath the Site building in January of 1992, causing soil contamination.

Table 9: PCAs at the Phase One Property (Continued)

PCA #	Location of Activity	MOECC PCA No. & Description	Approximate Timeline that PCA occurred and Contribution to APEC at the Site
PCA #15a	On-Site (West-Southwest Portion of the Site building)	#39 – Paints Manufacturing, Processing, and Bulk Storage	A Paint Grinding and Blending Area and a Vacuum Pump Room was noted to have been formerly located on the west-southwest side of the Site building (based on a review of a Site plan included in a AMEC Phase II ESA report).
PCA #15b	On-Site (West-Southwest Portion of Site building in Southwest Shed)	#28 – Gasoline and Associated Products Storage in Fixed Tanks	A Vacuum Pump Room (i.e., the Southwest Shed) was located on the southwestern portion of the Site, attached to the Site building, and was observed to contain vacuum pump oil and staining on the ground surface.

6.2.16 Unidentified Substances

Watters Environmental did not observe any unidentified substances at the Phase One Property.

6.2.17 Building-related Environmental Issues

Asbestos

Watters Environmental completed a Pre-Demolition Hazardous Building Materials Survey to identify asbestos-containing materials (ACMs) prior to the demolition of the Site building. The survey identified ACMs in air cell pipe insulation on pipe straights, white paper insulation, paring cement pipe insulation, vinyl floor tiles, transite pipe, and drywall joint compound in various areas in the Site building. Prior to the demolition of the Site building, Watters Environmental understands from the Site representative that all ACMs were removed for proper off-Site disposal, in accordance with O. Reg. 278/05. Based on observations made during the Site visit, Watters Environmental did not observe any ACMs within the Site building (as they had already been removed).

Polychlorinated Biphenyl (PCB) - Containing Equipment

As mentioned in Section 6.2.5., electrical service was supplied to the Phase One Property by Enersource via a Site-owned, pad-mounted transformer located on the southwestern portion of the Phase One Property. Based on a review of previous reports, Watters Environmental understands that an inspection and test report, prepared by G.T. Wood, dated 1996, indicated that the transformer was manufactured in 1978 (also observed on the transformer faceplate), with an analytical report indicating that it contained less than 2 parts per million (ppm) of PCBs. According to a Certificate of Decontamination dated November 30, 1991, CTS retained PPM Canada Inc. to treat 2,268-litres of transformer oil, which contained a concentration of 200 ppm of PCBs. Watters Environmental understands that Dunpar had the transformer sampled by Rondar Inc., which indicated that the transformer was constructed by Westinghouse, and contained 11 ppm of PCBs (see Appendix D).

Prior to 1978, Watters Environmental understands that electrical service was supplied to the Site by three transformers situated in a similar location as the current transformer, as well as a 112KVA transformer on the eastern portion of the Site building. The PCB content of the former transformers is unknown.

Watters Environmental has previously considered the current and former transformer on the southwest portion of the Site to be **APEC 6** (given the known previous PCB concentrations), while the former transformer in the eastern portion of the Site building are considered to contribute to **APEC 7** (given the unknown PCB concentration)**.**

Watters Environmental previously completed a Pre-Demolition Hazardous Building Materials Survey to identify PCBs in the Site building, and indicated the presence of fluorescent light ballasts. Watters Environmental from the Site representative that the light ballasts noted to contain PCBs were removed in accordance with *SOR/2008-273, September 5, 2008 under the Canadian Environmental Protection Act, R.R.O., Regulation 347 General – Waste Management and R.R.O. Regulation 362 Waste Management – PCBs*. Watters Environmental observed some fluorescent light ballasts still present in the Site building at the time of the Site visit.

Lead in Paints

Given the age of the Site building (i.e., 1954), Watters Environmental anticipated that lead-based paints may be present within the Site building. Watters Environmental completed a Pre-Demolition Hazardous Building Materials Survey to identify lead-based paints within the Site building and identified that 5 out of the 14 paint samples collected indicated the presence of lead. Watters Environmental understands from the Site representative that the lead-based paints were

abated according to the *Ministry of Labour (MOL) Guideline – Lead on Construction Projects, 2004 (updated in 2011)*.

Urea Formaldehyde Foam Insulation

Watters Environmental was advised by the Site representative that he was not aware of the presence of urea formaldehyde foam insulation (UFFI) at the Site. Watters Environmental did not observe any visual indicators (such as drill holes in building surfaces) for the possible presence of UFFI at the Site.

Ozone-Depleting Substances

Based on observations made during the Site reconnaissance, Watters Environmental understands that the Site building contains several heating, ventilation, and air conditioning ("HVAC") units on the ground and on the rooftop, which contained refrigerants that are known ozone depleting substances (ODS). Watters Environmental understands from the Site representative that a licensed contractor will be retained to remove all ODS in accordance with the *Code of Practice for the Reduction of CFC Emissions from Refrigeration and Air Conditioning Systems* (1989), and all applicable provincial and federal regulations.

Watters Environmental was unable to observe the specification plates on the HVAC units on the roof as it was inaccessible at the time of the Site visit, but observed the specification plates on the HVAC units on the exterior of the Site building, indicating that they contained R-22 (a known ODS).

Radon

According to a document entitled, "*Guide for Radon Measurements in Residential Dwellings (Homes)*", prepared by Health Canada and dated 2008, Health Canada has recommended that the average annual concentration of radon in a home should not exceed 200 Becquerels per cubic metre (Bq/m^3). It is difficult to determine with any degree of certainty the radon levels in a home or other building without testing. However, radon testing is not a regulatory requirement.

Pesticides

Watters Environmental notes that there are landscaped areas on the Site. Although pesticides may have been applied on Site, it is Watters Environmental's opinion that the quantities potentially applied would not likely cause a significant environmental contaminant issue to the Site. Watters Environmental did not observe the storage of pesticides at the Site.

Mould

Given that the Site building is currently undergoing demolition activities, there is no concern for mould in the Site building.

6.2.18 Enhanced Investigation Property

Watters Environmental notes that this Phase One Property is considered an enhanced investigation property, as defined in RSC Regulation, since it was historically used for industrial purposes.

6.2.19 Observations of the Phase One Study Area

Watters Environmental reviewed the current land uses of properties within the Phase One Study Area from publicly accessible locations to assess potential environmental contaminant impacts to the Phase One Property that may arise from off-Site operations. Properties within the Phase One Study Area are summarized as follows (see Figure 3):

North of the Site (Inferred to be upgradient/transgradient)

A wooden fence borders the Site to the north, followed by multiple residential dwellings with a paved entrance way located west of Joymar Drive (unnamed). Further to the north (beyond the residential dwellings) is Streetsville Secondary School with multiple portables located on the southern portion of the property and a track/soccer field located on the western portion. The school itself is located on the eastern portion of the property, closer to Joymar Drive. Further to the northwest of the Site are more residential dwellings located along Bonham Boulevard. Further to the northeast of the Site are two semi-permanent storage overhangs, observed to be associated with Turf Lawn Care & Maintenance located east of the Site, followed by Aussie Auto Inc., observed to have one, 1,000-litre tote of likely waste oil.

Although a PCA number is associated with the 200-litre drum of (likely) waste oil, (*#28 – Gasoline and Associated Products Storage in Fixed Tanks* as well as *#10 – Commercial Autobody Shops)*, it is not considered a PCA that would represent an APEC on the Phase One Property.

Watters Environmental does not consider any of the other surrounding properties to the north to be PCAs that may contribute to APECs to the Phase One Property. There are no water bodies or environmentally-sensitive areas to the north of the Phase One Property.

East of the Site (Inferred to be downgradient/transgradient)

Joymar Drive is adjacent to the east of the Site, followed by multiple commercial properties consisting of a multi-tenant commercial complexes consisting of: Quality Professional Piercing; Malefic Tattoos; Ternion Mind & Body; CMB; Jorge's Auto; Ontario Alternator Ltd.; Fix Auto Collisions; Kumono Tires; L.A. Auto Repairs; Meadowvale Collision Centre; ACG; Trinity Collision; and Richards Auto Repair, a multi-tenant commercial building consisting of Goodyear Tire; Transmission Design; Correct Auto; and Streetsville Custom Upholstery, followed by a multi-tenant commercial building consisting of Cedar Grounds Maintenance Inc.; Turf Lawn Care & Maintenance; J. Salema & Sons Auto Service; and Power Lines Ltd. (see Photograph 12).

Further to the east of the Site beyond Mullet Creek, are additional commercial properties consisting of a Self-Serve Car & Pet Wash and a vacant commercial building, followed by TLK Towing, Hertz Truck & Car Rental, Krown Rust Protection Centre & Mississauga Engines, Superior Vault Co., and Schindler Auto Service and Upright Door & Dock Systems.

Beyond the commercial properties to the east are the railway tracks followed by a parking lot and residential houses, as well as one commercial property occupied by Thomas Street Auto & Tire. Further to the northeast of the Site was a residential dwelling with one, 900-litre AST, a vacant garage, and the Credit River Retirement Home with an associated trailer as it is was undergoing construction (almost completed) at the time of the Site visit.

Although none were observed, Watters Environmental suspects that the autobody shops likely contained ASTs for either fuel storage, or waste oil, as well as hydraulic lifts.

The PCAs associated with the aforementioned surrounding properties are *#28 – Gasoline and Associated products in Fixed Tanks*, *#10 – Commercial Auto Body Shops*, and *#46 – Rail Yards, Tracks, and Spurs*.

Given that the PCAs are all located trans/downgradient of the Site, Watters Environmental does not anticipate that any of the PCAs would represent an APEC on the Phase One Property. Mullet Creek was located approximately 110 metres to the east of the Site, beyond the multi-tenant commercial building containing Goodyear Tire. There are no other water bodies or environmentally-sensitive areas to the east of the Phase One Property.

South of the Site (Inferred to be downgradient/transgradient)

Thomas Street is located adjacent to the south of the Site, followed by multiple residential dwellings along Hillside Drive, Hammond Road, Morgan Avenue, Bremen Lane, and McFarren Boulevard. Further to the southeast of the Site is the Streetsville Go Station Parking lot.

Watters Environmental does not consider any of these surrounding properties to the south to be PCAs that may contribute to an APEC at the Phase One Property. Mullet Creek is located 110 metres east, and 150 metres southeast of the Site, just before the aforementioned parking lot. There are no other water bodies or environmentally-sensitive areas to the south of the Phase One Property.

West of the Site (Inferred to be upgradient/transgradient)

A wooden fence is present adjacent to the west of the Site, followed by multiple residential dwellings located along Callisto Court, Gafney Drive, Bonham Boulevard, and Vista Drive. A small unnamed creek was noted to have been located on the east side of McFarren Boulevard but did not appear to connect to any water bodies and was only observable in Google Maps. Watters Environmental does not consider any of these surrounding properties to the west to be PCAs that may contribute to APECs at the Phase One Property. There are no other water bodies or environmentally-sensitive areas to the west of the Phase One Property.

Summary

Based on observations of the surrounding properties operations from publicly accessible locations, it is Watters Environmental's opinion that there are no operations associated with current surrounding land use activities that represent APECs to the Phase One Property.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

Watters Environmental conducted a Site visit on October 6, 2016, to conduct a walkthrough reconnaissance of the Phase One Property, and properties surrounding the Phase One Property, to evaluate potential on-Site issues, and to identify whether any surrounding land uses could impact the environmental condition of the Phase One Property. Interviews were performed with a Site representative, following the Phase One Site visit, via a phone call on October 12, 2016. In addition, historical documents were obtained, where available, and reviewed to determine the historical use of the Phase One Property and Phase One Study area. Several previous environmental reports, dating back to 1990 for the Site and surrounding lands previously owned by the Site (i.e., to the north and west), were reviewed to understand the history and

environmental conditions of the Phase One Property. Information from regulatory databases was also reviewed to determine if there were any possible concerns on the Phase One Property or within the Phase One Study Area.

Based on an evaluation of these sources of information, the Phase One Property was determined to have been historically used for industrial purposes since its first redevelopment prior to 1946 (i.e., the most recent observation of the Phase One Property) and since the initial construction of the Site building (i.e., 1954). Several types of businesses (i.e., electrical components for telecommunications manufacturer, metal ducts manufacturer, and electronic automotive and resistor manufacturer), all of which appeared to be associated with CTS, occupied the Phase One Property since development. A number of PCAs from historical on-Site operations were identified and considered to be APECs on the Phase One Property. These were outlined in Section 6.2.15, and shown graphically on Figure 6a.

PCAs observed from surrounding properties are outlined in Section 7.2. Note that a number of PCAs were identified on surrounding properties, within the Phase One Study Area, but they were not considered to be APECs on the Phase One Property, due to their operations and/or distances and/or were inferred hydraulically trans/downgradient from the Phase One Property (see Figure 6b).

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

In accordance with O. Reg. 153/04 (as amended), a table of current and past uses of the Phase One Property is required. The Phase One Property was formerly associated with undeveloped lands to the north and west of the Site, which were severed and sold for residential development.

Based on the data collected from the Phase One Property, interviews and historical records review, the current and historical uses of the Phase One Property are summarized as follows:

Table 10: Current and Historical Property Uses of the Phase One Property

Date	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
August 28, 1953	C.C. Meredith and Company Limited	None indicated but presumed to be transferred prior to the construction of the Site building.	Industrial	The chain-of-title indicated that the property was transferred from HM The Crown to C.C. Meredith and Company Limited.
April 8, 1971	CTS of Canada Limited	Electronic Automotive and Resistor Manufacturing	Industrial	The property was transferred from C.C. Meredith and Company Limited to CTS of Canada Limited.
March 27, 2000	CTS of Canada Limited	Electronic Automotive and Resistor Manufacturing	Industrial	A notice of intent was provided by Her Majesty the Queen in right of the Department of Transport Canada due to a Pearson Airport Zoning Regulation. No additional information was provided regarding this notice.
January 7, 2004	CTS of Canada Co.	Electronic Automotive and Resistor Manufacturing	Industrial	CTS of Canada Limited changed its name to CTS of Canada Co.

Table 10: Current and Historical Property Uses of the Phase One Property (Continued)

Date	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
May 28, 2004	CTS of Canada Co.	Electronic Automotive and Resistor Manufacturing	Industrial	A notice of intent to purchase was given by Daniels Northtowne Corporation, which was further deleted against the property. Watters Environmental understands through a review of previous reports that they had initially intended to purchase the Site, but decided to pursue the undeveloped lands to the north and west (i.e., previously owned by the Site).
June 28, 2005	CTS of Canada Co.	Electronic Automotive and Resistor Manufacturing	Industrial	A transfer easement was put on the property by the City of Mississauga in 2005, though no additional information was reviewed to indicate the reason/result.
April 7, 2016	CTS of Canada Co.	N/A	Industrial	A discharge interest was noted to have occurred on the property indicating that CTS of Canada Co. was deleted from the property.

7.2 POTENTIALLY CONTAMINATING ACTIVITY

Based on the Phase One ESA completed, Watters Environmental has identified the following PCAs, as noted in Section 6.2.15, that have taken place at the Phase One Property and within the Phase One Study Area. Note that a number of PCAs were identified on surrounding properties, within the Phase One Study Area, but they were not considered to be APECs on the Phase One Property, due to their distances and/or inferred hydraulically downgradient/transgradient direction from the Phase One Property (see Figure 6b).

Table 11: Potentially Contaminating Activities within the Phase One Study Area

PCA No. on Site/ Area*	Address	Location of Activity	MOECC PCA No. & Description	Activity/ies
16	Previously undeveloped lands to the west of the Site	Off-Site (west)	#30 – Importation of Fill Material of Unknown Quality	Lands to the west of the Site reportedly utilized fill material prior to the construction of the residential dwellings. A geotechnical report completed in 2002 by Earthonics indicated that the westerly third of the Site (i.e., no longer part of the Site), was an infilled former swamp with soft organic soils.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

As shown on the appended Figure 7, and summarized in the table below, the following APECs were identified at the Phase One Property, in association with specific PCAs, as described in Section 7.2

Table 12: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC 1	Entire Site	PCA 1a – #19 – Electronic and Computer Equipment Manufacturing PCA 1b - #57 – Vehicles and Associated Parts Manufacturing PCA 1b – #33 - Metal Treatment, Coating, Plating, and Finishing PCA 1c - #39 – Paints Manufacturing, Processing, and Bulk Storage	On-Site	VOCs, and Metals	Soil and/or Groundwater
APEC 2	Entire Site	PCA 2 - #30 – Importation of Fill Material of Unknown Quality	On-Site	Metals and Inorganics PAHs PHCs	Soil and/or Groundwater
APEC 3	Northwest Corner	PCA 3a - #51 – Solvent Manufacturing, Processing, and Bulk Storage PCA 3b - #28 – Gasoline and Associated Products Storage in Fixed Tanks PCA 3c - #33 – Metal Treatment, Coating, Plating, and Finishing PCA 3d – Remedial Activities completed.	On-Site	VOCs, Metals, and PHCs (including BTEX)	Soil and/or Groundwater

Table 12: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC 4	Southwest Corner	PCA 4 - #51 - Solvent Manufacturing, Processing, and Bulk Storage	On-Site	VOCs	Soil and/or Groundwater
APEC 5	Southwest Corner	PCA 5 - #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs (including BTEX)	Soil and/or Groundwater
APEC 6	Southwest Corner	PCA 6 – #55 – Transformer Manufacturing, Processing, and Use	On-Site	PCBs, and PHCs (including BTEX)	Soil and/or Groundwater
APEC 7	East side of Site building	PCA 7 - #55 – Transformer Manufacturing, Processing, and Use	On-Site	PCBs, and PHCs (including BTEX)	Soil and/or Groundwater
APEC 8	North portion of Site	PCA 8a - #51 - Solvent Manufacturing, Processing, and Bulk Storage PCA 8b - #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	VOCs, and PHCs	Soil and/or Groundwater
APEC 9	East side of Site building	PCA 9 - #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	VOCs, and PHCs	Soil and/or Groundwater

Table 12: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC 10	Southwest Corner	PCA 10 - #39 – Paints Manufacturing, Processing, and Bulk Storage	On-Site	VOCs	Soil and/or Groundwater
APEC 11	West side of Site building	PCA 11 - #39 – Paints Manufacturing, Processing, and Bulk Storage	On-Site	VOCs	Soil and/or Groundwater
APEC 12	Southwest corner of Site building	PCA 12 - #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs (including BTEX)	Soil and/or Groundwater
APEC 13	Southwest corner of Site building	PCA 13 - #33 - Metal Treatment, Coating, Plating, and Finishing	On-Site	Metals and VOCs	Soil and/or Groundwater
APEC 14	Central portion of the Site building	PCA 14 - #28 - Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs (including BTEX)	Soil and/or Groundwater
APEC 15	West-Southwest portion of Site building / Southwest Shed	PCA 15a - #39 – Paints Manufacturing, Processing, and Bulk Storage PCA 15b - #28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	VOCs and PHCs	Soil and/or Groundwater

Table 12: Areas of Potential Environmental Concern

Area of Potential Environmental Concern (APEC)	Location of APEC	Potentially Contaminating Activity (PCA)	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Ground Water, Soil and/or Sediment)
APEC 16	West of the Site	PCA 16 - #30 – Importation of Fill Material of Unknown Quality	Off-Site	Metals and Inorganics PAHs PHCs	Groundwater

7.4 PHASE ONE CONCEPTUAL SITE MODEL

The Phase One Property covers an area of approximately 2.47 hectares (6.11 acres), and has been used historically for industrial purposes since the Site buildings initial constructed in 1954. Prior to development, the Phase One Property was expected to have been used for agricultural purposes or was vacant land.

Dunpar is planning to redevelop the Site into residential townhouses. Given this planned change to a more sensitive land use, a Record of Site Condition (RSC) is required, in accordance with the requirements set out in O. Reg. 153/04 (i.e., Records of Site Condition – Part XV.1 of the Act, made under the Ontario Environmental Protection Act, R.S.O. 1990), as amended.

Watters Environmental was retained to complete a Phase One ESA and to provide Dunpar with an evaluation of known and potential environmental contaminant issues at the Phase One Property resulting from current and/or historical activities conducted at the Phase One Property and/or neighbouring properties. The following PCAs and APECs were identified

The Phase One Conceptual Site Model (CSM) is presented in the following table and shown graphically in Figure 7.

Table 13: Phase One Conceptual Site Model Description and Assessment

CSM Requirements	Phase One Property
Any existing buildings and structure;	At the time of assessment, the Site contained two buildings (i.e., the Site building, and the Main Shed), and three small sheds attached to the Site building (i.e., the Northwest, Southwest, and Southeast Sheds). The Site building is located on the central portion of the Site and is approximately 6,100 square meters in size, reported to have been constructed with a slab-on-grade concrete floor, a steel frame, and brick, and concrete block with brick facing, while the roof is a mix of asphalt roll and built-up tar. Watters Environmental understands that the Site building was constructed in four sections: the L-shaped southeastern portion (constructed in 1954), the southeastern portion (constructed between 1960 and 1965 [potentially 1964]), and the northern and eastern portions (constructed between 1974 and 1978 [potentially 1977], respectively). The Main Shed is located on the northern portion of the Site and is approximately 175 square metres in size. The shed is constructed of metal siding and sloped roof, with a concrete slab-on-grade floor. A previous shed was formerly located on the eastern portion of the Site building between 1970 and 1974. The Southeast Shed was constructed with wood and a sloped shingled roof. The Northwest Shed was constructed with metal siding, and a sloped metal roof. The Southwest Shed was constructed with wood panel flooring, vinyl siding, and a sloped shingled roof. The Southeast, Northwest, and Southwest Shed(s) were all observed to be attached to the Site building.
Water bodies located in whole or in part of the Phase One Study Area;	Mullet Creek is located 110 metres east of the Phase One Property.
Areas of Natural Significance;	Based on a review of the City of Mississauga's Official Plan, there appears to be some green lands/special waterfront space located 100 metres east of the Site, adjacent to both sides of Mullet Creek.
Drinking water wells at the Phase One Study Area;	At the time of the Phase One ESA, no active drinking water wells were identified within the Phase One Study Area.
Roads, including names, within the Phase One Study Area;	Roads within the Phase One Study Area are shown in Figures 3 and 4.

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Property uses adjacent to the Phase One Property;	The Phase One Property is bounded by multi-tenant residential dwellings to the north, Joymar Drive to the east, Thomas Street to the south, and residential dwellings to the west.
Potentially Contaminating Activities (PCA);	PCAs for the Phase One Property include the following: • #19: Electronic and Computer Equipment Manufacturing; • #28: Gasoline and Associated Products Storage in Fixed Tanks; • #30: Importation of Fill Material of Unknown Quality; • #33: Metal Treatment, Coating, Plating, and Finishing; • #39: Paints Manufacturing, Processing, and Bulk Storage; • #51: Solvent Manufacturing, Processing, and Bulk Storage; • #55: Transformer Manufacturing, Processing, and Use; and • #57: Vehicles and Associated Parts Manufacturing. The locations of all PCAs on and off the Phase One Property are shown in Figures 6a and 6b, respectively.
Areas of Potential Environmental Concern (APEC);	• APEC-1: Entire Site; • APEC 2: Entire Site; • APEC 3: Northwest portion of the Phase One Property; • APEC 4: Southwest portion of the Phase One Property; • APEC 5: Southwest portion of the Phase One Property; • APEC 6: Southwest portion of the Phase One Property; • APEC 7: East side of the Site building on the Phase One Property; • APEC 8: Northern portion of the Phase One Property; • APEC 9: East side of the Site building on the Phase One Property; • APEC 10: Southwest portion of the Phase One Property; • APEC 11: West side of the Site building on the Phase One Property;

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Areas of Potential Environmental Concern (APEC) (continued);	• APEC 12: Southwest portion of the Site building on the Phase One Property; • APEC 13: Southwest portion of the Site building on the Phase One Property; • APEC 14: Central portion of the Site building on the Phase One Property; • APEC 15: West-Southwest portion of the Site building / Southwest Shed on the Phase One Property; and • APEC 16: Off-Site to the west of the Phase One Property.
Areas where potentially contaminating activity on or potentially affecting the phase one property has occurred;	According to a historical review completed for the Site, as well as information provided in previous environmental reports prepared for the Site, Watters Environmental understands that the Site was formerly used for manufacturing of electronic components for telecommunications in 1954, and by a company named Conduflor for the manufacturing of metal ducts, prior to being used for electronic automotive and resistor manufacturing (including producing electronic sensors for accelerator pedals, throttles, and clutch slave position sensors, control unit assembly, paint spraying and paint mixing), for the automotive industry in 1980. Information obtained from EcoLog ERIS indicated that the Site was listed as a waste generator of solvents, fuels, and metal wastes stored in various chemical storage areas across the Site. Previous reports indicated the reported burning of waste acetone and paint outside of the Site building prior to 1968 (potentially on the northeast portion of the Site, but not confirmed). Watters Environmental also understands that the Site building has had various additions between 1960 and 1978, expanding the operations of the Site. These on-Site PCAs contribute to APEC 1. The Site was reported to have utilized fill material on the southeastern portion of the Site, evidently placed for expanding the front parking lot by Earthonics Engineering Services Ltd., in 2002. This on-Site PCA contributes to APEC 2.

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Areas where potentially contaminating activity on or potentially affecting the phase one property has occurred;	The Site was reported to have had a waste storage area in the northwestern portion of the Site on a concrete pad/asphalt pavement/gravel surface that was enclosed by fencing. The area contained drums of waste solvents, oils, and metal wastes, which were stored prior to pick-up for off-Site disposal. A company named Protera was retained in 1990/1991 to excavate and dispose of contaminated asphalt and stained soils around a drum storage area (i.e., the waste storage area), north of the Site building (noted to have contained up to 80 drums of waste oily-water). Following cleanup, the areas was reportedly reinstated with 'clean' imported fill and asphalt pavement. The concrete pad/asphalt pavement/gravel surface, the down-gradient area where the storm-water run-off accumulated (suspected to the east), and the trench that discharged the storm water (suspected to the east), had reportedly been impacted by leakage from the drums. Protera's invoice indicated that 22.68 tonnes of "tainted" soil and 13.13 tonnes of declassified asphalt and soils from a trench from the drum storage pad leading to a drainage ditch around the parking lot for storm-water runoff was reportedly excavated and transported off-Site for disposal. Three areas of visible surface contamination on the storage pad were reported to have been provided in a sketch map to CTS, while ERM (a previous consultant) indicated that a low-lying area to the east appeared discoloured. A white, chrystalline material was also observed on the surface of the low-lying area, reportedly from the usage of large quantities of salt**.** These on-Site PCAs contribute to APEC 3 (see Figure 7). One UST with a capacity of 4,546-litres and one UST with a capacity of 9,092-litres were reported to both contain acetone and formerly located on the southwest portion of the Site (i.e., south of the former Paint Shop/Mill Room). Both tanks were reportedly removed from the Site in 1989. A 1967 PUR attached to the ERM Phase I ESA report indicated that used acetone was distilled for reuse in the paint shop, and then passed through a water jacket to cool prior to being gravity fed back into the 2,300-litre UST. The former use of the two USTS contribute to APEC 4 (see Figure 7).

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Areas where potentially contaminating activity on or potentially affecting the phase one property has occurred;	One UST with a capacity of either 37,854-litres or 45,500-litres (discrepancy) was noted to have been located on the southwest portion of the Site, originally containing Bunker C oil, prior to using #2 fuel oil to supply fuel to the boilers located in the Boiler Room. The UST was reportedly installed in 1953 and was scheduled for removal in 1990. This on-Site PCA is contributing to APEC 5. Watters Environmental understands a pad-mounted transformer substation is located on the southwestern portion of the Site. Based on a review of an inspection and test report, prepared by G.T. Wood, dated 1996, information indicated that the transformer was manufactured in 1978 (also observed on the transformer faceplate), with an analytical report indicating that it contained less than 2 ppm of PCBs. According to a Certificate of Decontamination dated November 30, 1991, CTS retained PPM Canada Inc. to treat 2,268-litres of transformer oil, which contained a concentration of 200 ppm of PCBs. Watters Environmental understands that Dunpar had the transformer sampled by Rondar Inc., which indicated that the transformer was constructed by Westinghouse, and contained 11 ppm of PCBs. Prior to 1978, Watters Environmental understands that electrical service was supplied to the Site by three transformers situated in a similar location as the current transformer. The PCB content of the former transformers is unknown. This on-Site PCA is contributing to APEC 6. A 1956 PUP for the Site indicated the presence of a 112 KVA transformer located in the interior of the east side of the Site building, with unknown concentrations of PCBs. Watters Environmental understands that this transformer may have been used in conjunction with the three former transformers located where the current transformer is prior to 1978. This on-Site PCA is contributing to APEC 7. The Main Shed located on the northern portion of the Site (i.e., north of the Site building), was constructed between 1974 and 1978 and was noted to have been used for the storage of equipment, as well as drums of solvents used in degreasing operations, waste virgin chemicals (including drums of toluene and lubricating oil), as well as drums of new chemicals. Previous reports indicated cracking in the concrete surface of the Shed, which was observed during the Site visit. These on-Site PCAs are contributing to APEC 8.

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Areas where potentially contaminating activity on or potentially affecting the phase one property has occurred;	Prior to the construction of the Main Shed and the addition to the eastern portion of the Site building, Watters Environmental understands that a former shed was located adjacent to the eastern portion of the Site building. According to CTS personnel interviewed in the 1998 ERM Phase I Report, waste cutting oil generated from their operations in the past were directed to a sump that was historically located in the area of the former storage shed. Waste cutting oil generated from operations of the Site was also historically located in the area of the former storage shed. This on-Site PCA is contributing to APEC 9. The Paint Shop / Mill Room was noted to have been located on the southwest portion of the Site and included the storage and treatment of various chemicals (i.e., acetone, varnish, etc.), and was associated with the two former acetone USTs located on the property. This on-Site PCA is contributing to APEC 10. A Paint Booth was historically located in the maintenance room on the west side of the Site building, and used to paint facility equipment (i.e., not for production purposes), and exhausted through the west exterior wall. Some staining was noted by previous consultants on the west exterior wall beneath the exhaust vent. This on-Site PCA is contributing to APEC 11. An oil-fired steam generator providing steam to heat the cleansing tanks and two oil-fired boilers were noted to have been located in the Boiler Room, in the southwest portion of the Site building. Watters Environmental understands that the two, oil-fired boilers had since been retrofitted for natural-gas supply. Watters Environmental understands that the fuel oil was supplied by the former fuel oil UST located to the southwest of the Site building. This on-Site PCA is contributing to APEC 12. A Plating Area was historically located in the southwestern portion of the Site building as reviewed in Site plans attached to previous reports completed for the Site. This on-Site PCA is contributing to APEC 13. A hydraulic freight/passenger elevator was observed to be located in the central portion of the Site building (no installation date observed). An EcoLog ERIS report completed for the Site as well as multiple previous reports have indicated that a release of 200 - 400 litres of hydraulic oil occurred from a corroded elevator into the soil beneath the factory in January of 1992. This on-Site PCA is contributing to APEC 14.

CSM Requirements	Phase One Property
Areas where potentially contaminating activity on or potentially affecting the phase one property has occurred;	A former Paint Grinding and Blending Area as well as the adjacent Vacuum Pump Room were noted to have been located on the west-southwest side of the Site building (based on a review of a Site plan included in a AMEC Phase II ESA report, and present-day observations). Minor chemical storage and staining was observed on the ground surface of the Southwest Shed / Vacuum Pump Room at the time of the Site visit. These on-Site PCAs are contributing to APEC 15. Lands to the west of the Site reportedly utilized fill material prior to the construction of the residential dwellings. A geotechnical report completed in 2002 by Earthonics indicated that the westerly third of the Site (i.e., no longer part of the Site), was an infilled former swamp with soft organic soils. This off-Site PCA is contributing to APEC 16.
Contaminants of potential concern;	The contaminants of concern associated with the PCAs and/or APECs noted above are the following: Soil: Metals and Inorganics, Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), Petroleum Hydrocarbons (PHCs) and/or Volatile Organic Compounds (VOCs). Groundwater: Metals and Inorganics, PAHs, PHCs and/or VOCs.
Potential for underground utilities, if any present, to affect contaminant distribution and transport;	The presence of several underground utilities have been identified, including natural gas, sanitary sewer, storm sewer, water, cable and hydro. Should these utilities be located below the water table, there is the potential for contaminants in groundwater to migrate to or from the Phase One Property via these preferential pathways.

Table 13: Phase One Conceptual Site Model Description and Assessment (Continued)

CSM Requirements	Phase One Property
Available regional or site specific geological and hydrogeological information;	Based on elevations observed during the Phase One Site visit, and through a review of the topography on online databases, Watters Environmental understands that the land surrounding the Site generally slopes to the southeast. Given the location of Mullet Creek (i.e., 110 metres east of the Site), and the slope of the surrounding properties, Watters Environmental anticipates that the groundwater flows to the east-southeast of the Site. Multiple previous Phase II ESA reports completed for the Site indicated groundwater flow generally to the east, southeast, and/or south. A review of the MNDM Quaternary Geology map on the Google Earth Database indicates that the overburden in the area of the Phase One Property consists of the Halton Till, which is comprised predominantly of a silt to silty clay matrix, high in matrix carbonate content and clast poor Pleistocene. Bedrock in the vicinity of the Phase One Property is expected to be shale, limestone, dolostone, and siltstone of the Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member; and Queenston Formation. Based on the general topography of the Site and surrounding area, Watters Environmental infers that the near-surface groundwater at the Phase One Property flows to the east-southeast (towards Mullet Creek).
Available regional or site specific geological and hydrogeological information (Continued); and	Based on the general topography of the Site and surrounding area, Watters Environmental anticipates that locally, the near-surface groundwater flows to the east-southeast, following the local topographic gradient.
Any uncertainty or absence of information obtained in each of the components of the phase one environmental site assessment could affect the validity of the model.	There is no uncertainty or absence of information in the completion of this Phase One Environmental Site Assessment that could affect the validity of the Phase One CSM.

8.0 CONCLUSIONS

8.1 Requirement for a Phase Two ESA

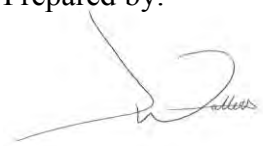
Based on the PCAs identified from current and historical activities at and west of the Phase One Property, and the APECs they represent, Watters Environmental recommends that a Phase Two ESA be completed that is compliant with the requirements of O. Reg 153/04 (as amended), after taking into account the relevant information available from the previous Phase II ESAs.

8.2 Filing of a RSC with a Phase One ESA Alone

As noted in Section 8.1 above, the filing of a Record of Site Condition will require completion of a RSC-compliant Phase Two ESA.

8.3 Signatures

Prepared by:



Jonathan Watters
Environmental Site Assessor

&

Reviewed and accepted by:

Fatema Tawawala, P. Eng., QP_{ESA}
Senior Consultant

9.0 REFERENCES AND OTHER SOURCES OF INFORMATION

1. Ministry of the Environment and Climate Change (MOECC), Brownfields Environmental Site Registry (http://www.ene.gov.on.ca/environment/en/subject/brownfields.html).

2. MOECC, Water Well Records (http://www.ontario.ca/environment-and-energy/well-records).

3. Ministry of Northern Development and Mines (MNDM), Quaternary Geology on Google Earth Database, 2012.

4. MNDM, Bedrock Geology on Google Earth Database, 2012.

5. Natural Resources Canada, 2014. Toporama – Topographic Maps, The Atlas of Canada, (http://atlas.gc.ca/toporama/en/index.html).

6. Ontario, 2012a. *Environmental Protection Act*, R.S.O. 1990.

7. Ontario, 2012b. Ontario Regulation 153/04, *Records of Site Condition – Part XV.1 of the Act.*

8. Clayton Environmental Consultants Inc. (Clayton), "*Preliminary Environmental Assessment of the Undeveloped Property of CTS Canada Limited, 80 Thomas Street, Streetsville, Ontario",* March 1990.

9. Environmental Resources Management (ERM), "*Phase I Environmental Site Assessment. CTS of Canada, Limited. 80 Thomas Street, Mississauga, Ontario, Canada*", dated July 1998.

10. Earthonics, "*Geotechnical Assessment, 80 Thomas Street Property (CTS Canada Limited), Mississauga, Ontario"*, dated March 2002.

11. Barenco, "*Draft Phase I and II Environmental Site Assessment, CTS of Canada, Limited, 80 Thomas Street, Mississauga, Ontario"*, dated June 2003.

12. Conestoga-Rovers & Associated (CRA), "*Focussed Subsurface Investigation, CTS of Canada, Limited, 80 Thomas Street, Mississauga, Ontario"*, dated July 2002.

13. Barenco, "*Supplemental Phase II Environmental Assessment, CTS of Canada Limited, Parcel 'B', 80 Thomas Street, Mississauga, Ontario"*, dated March 2003.

14. Terra Firma Plus Inc. (Terra Firma), "*Hazardous Building Materials Survey Report, 80 Thomas Street, Mississauga, Ontario",* dated March 2014.

15. Amec Foster Wheeler (AMEC), "*Phase II Environmental Site Assessment, 80 Thomas Street, Mississauga, Ontario",* dated November 2015.

16. Breen GeoScience Management, Inc. (BGM) "*Summary of Historical Environmental Investigations, CTS of Canada Co. Property, 80 Thomas Street, Mississauga, Ontario, Canada"* dated March 2016.

17. Watters Environmental Group Inc. (Watters Environmental) "*Pre-Demolition Hazardous Building Materials Survey, Former CTS Building, 80 Thomas Street, Mississauga, Ontario"* dated May 2016.

18. Watters Environmental, "*Environmental Audit and Recommended Actions to Obtain Environmental Approval for the Planned Redevelopment, 80 Thomas Street, Mississauga, Ontario"* dated June 2016.

19. City of Mississauga Official Plan.

10.0 QUALIFICATIONS AND LIMITATIONS

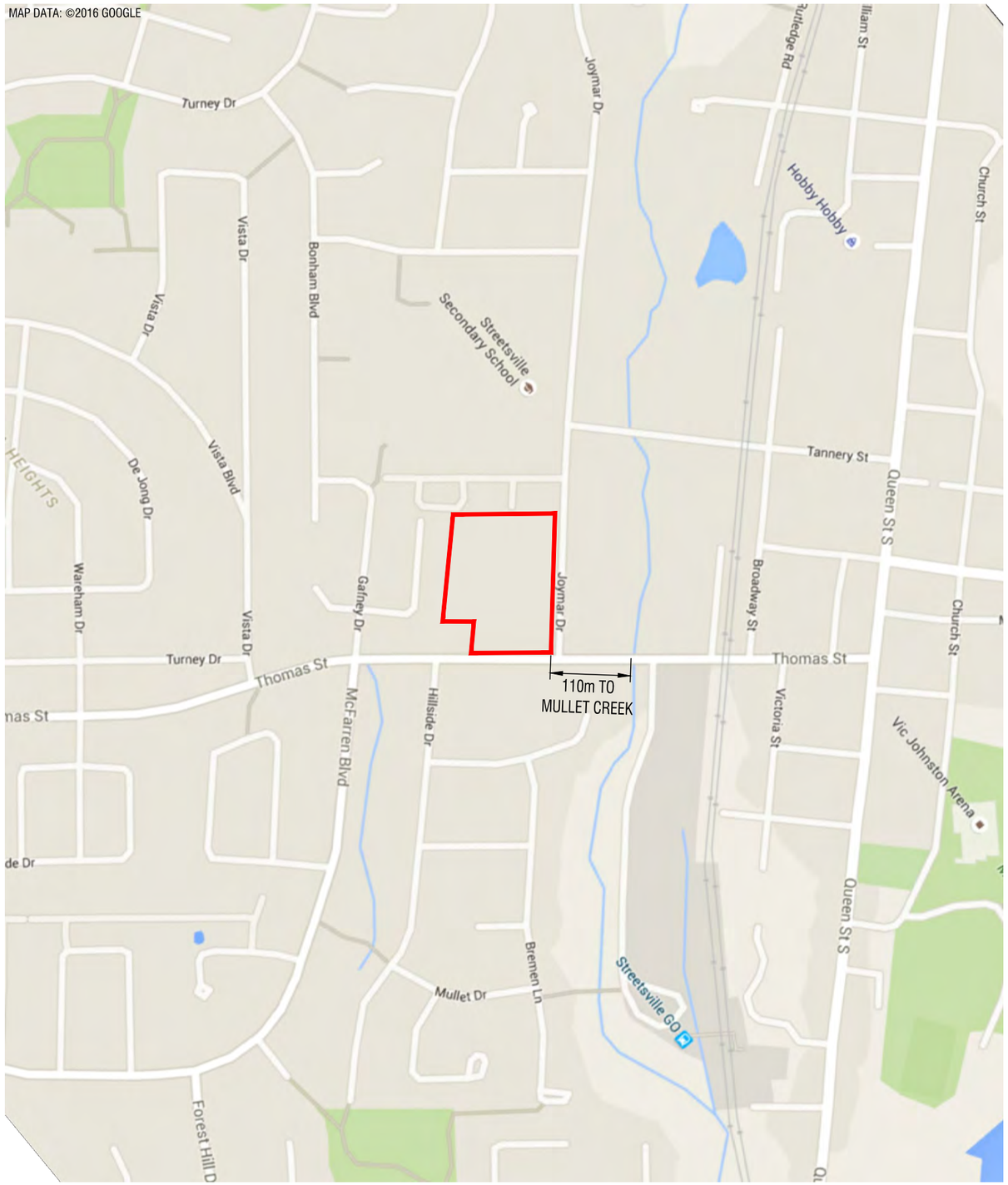
Watters Environmental has prepared this report for the exclusive use of Dunpar in evaluating the environmental condition of the Site at the time of the Site reconnaissance. Watters Environmental will not be responsible for the use of this report by any other party, or reliance on or any decision to be made based on it without the prior written consent of Watters Environmental. Watters Environmental accepts no responsibility for damages, if any, by any other party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting Watters Environmental's professional judgment using information reasonably available at the Site at the time of the Site reconnaissance. Watters Environmental has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Watters Environmental at the time of the Site reconnaissance. The scope of work completed by Watters Environmental did not involve a review or evaluation of health and safety issues at the Site.

In completing the scope of work, Watters Environmental did not conduct any intrusive investigations including sampling, testing or monitoring. Detailed cost estimates associated with environmental issues discussed in this report or activities required to bring the Site into environmental compliance were not required for this report to meet its objectives or agreed upon scope of work.

Any discussions regarding mould are based solely on obvious visual and olfactory observations from a non-intrusive assessment. The assessment was conducted in readily accessible areas and did not involve intrusive or destructive activities, such as peeling back intact vinyl wallpaper or cutting holes in drywall walls or ceilings to inspect conditions in concealed areas. Watters Environmental also did not pull back any wall coverings as to not further damage any pre-existing issues. The comments regarding mould were based on the observations made at the time of the Site visit. Mould growth conditions can change with time. No assurance is made regarding changes in conditions subsequent to the time of the Site visit. It is important to note that conducting a Phase One ESA does not eliminate the possibility that negative environmental conditions and/or variations of conditions not described in this report are present on the Site. This report is complete only as an entire document, and no section is intended to be used separately.

FIGURES



LEGEND:

APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY

PROJECT NORTH

TRUE NORTH

CONFIDENTIAL

0m 100m 200m

APPROXIMATE SCALE

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

WATTERS ENVIRONMENTAL GROUP INC®
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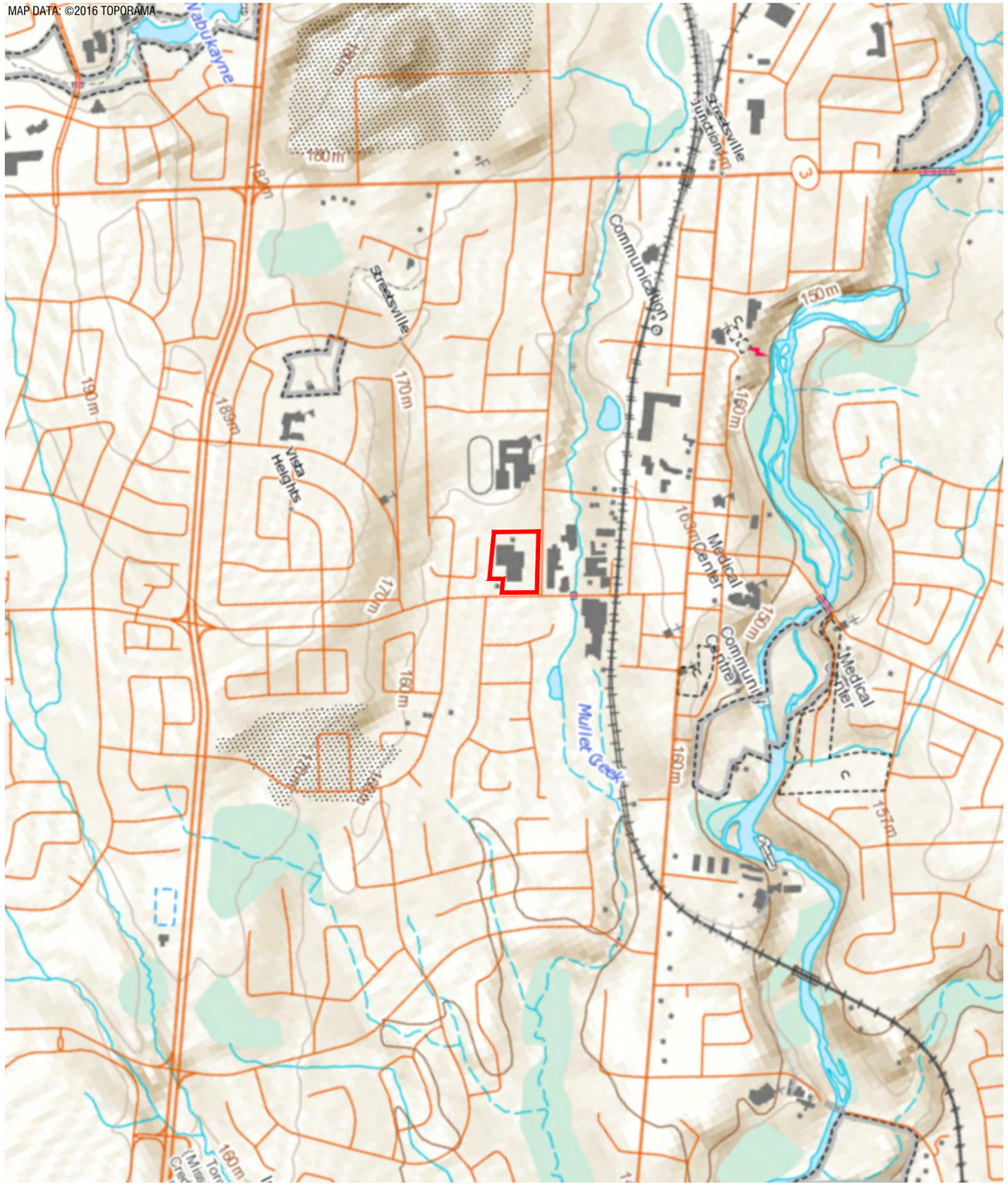
DRAWN: B. CALDERONE
CHECKED: J. WATTERS
DATE: OCTOBER 2016

CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: PHASE ONE PROPERTY LOCATION MAP
PROJECT No: 16-0031.04
FIGURE No: 1



LEGEND:

APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

CONFIDENTIAL

0m 400m

APPROXIMATE SCALE

WATTERS ENVIRONMENTAL GROUP INC®
8800 Dufferin St. Suite 303
Concord, ON. L4K 0C5
T 416 361 2407
F 416 361 2410

DRAWN: B. CALDERONE
CHECKED: J. WATTERS
DATE: OCTOBER 2016

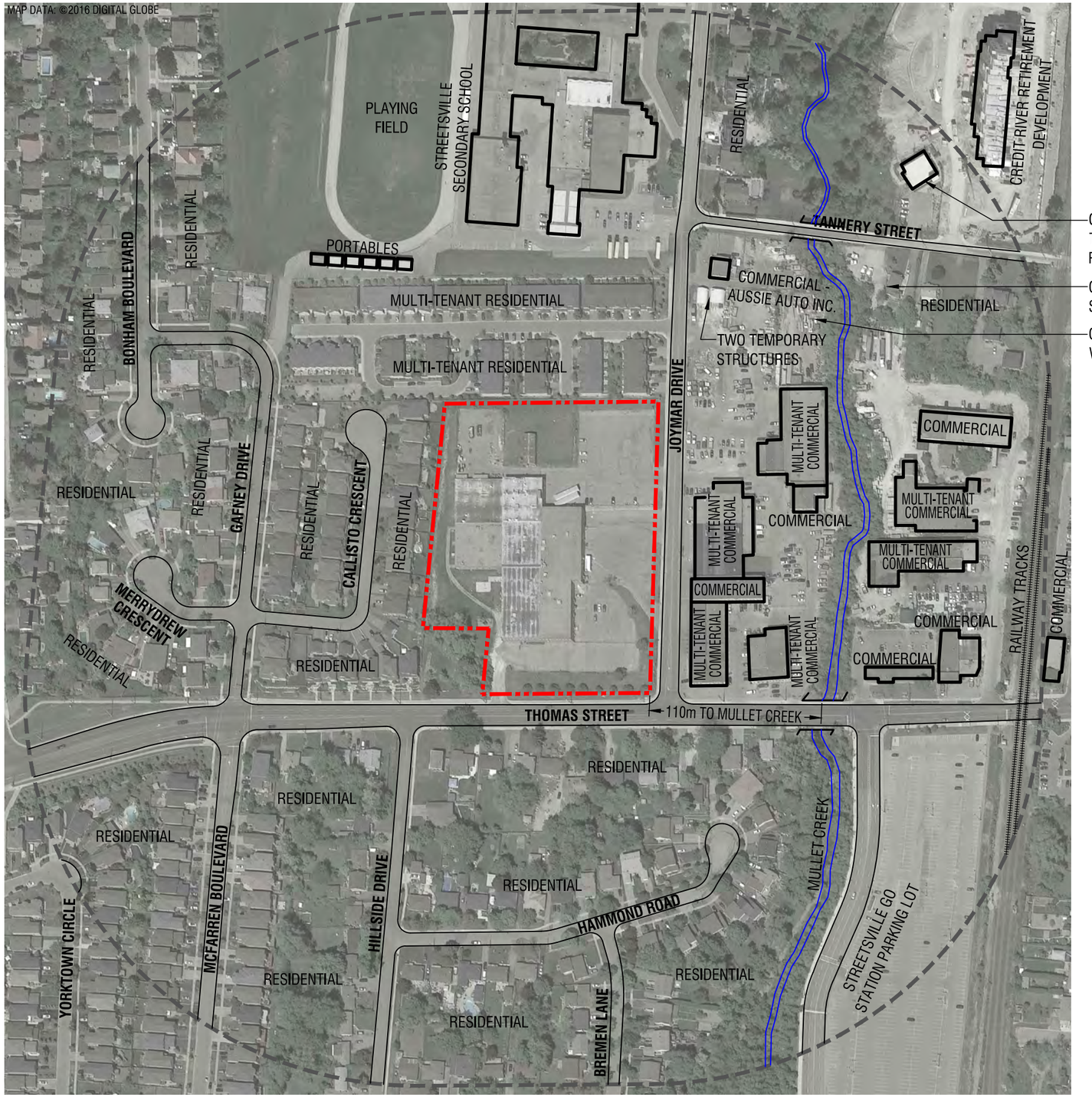
CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: TOPOGRAPHICAL MAP OF THE PHASE ONE PROPERTY

PROJECT No: 16-0031.04

FIGURE No: 2



LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- 250m AREA OF ASSESSMENT

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

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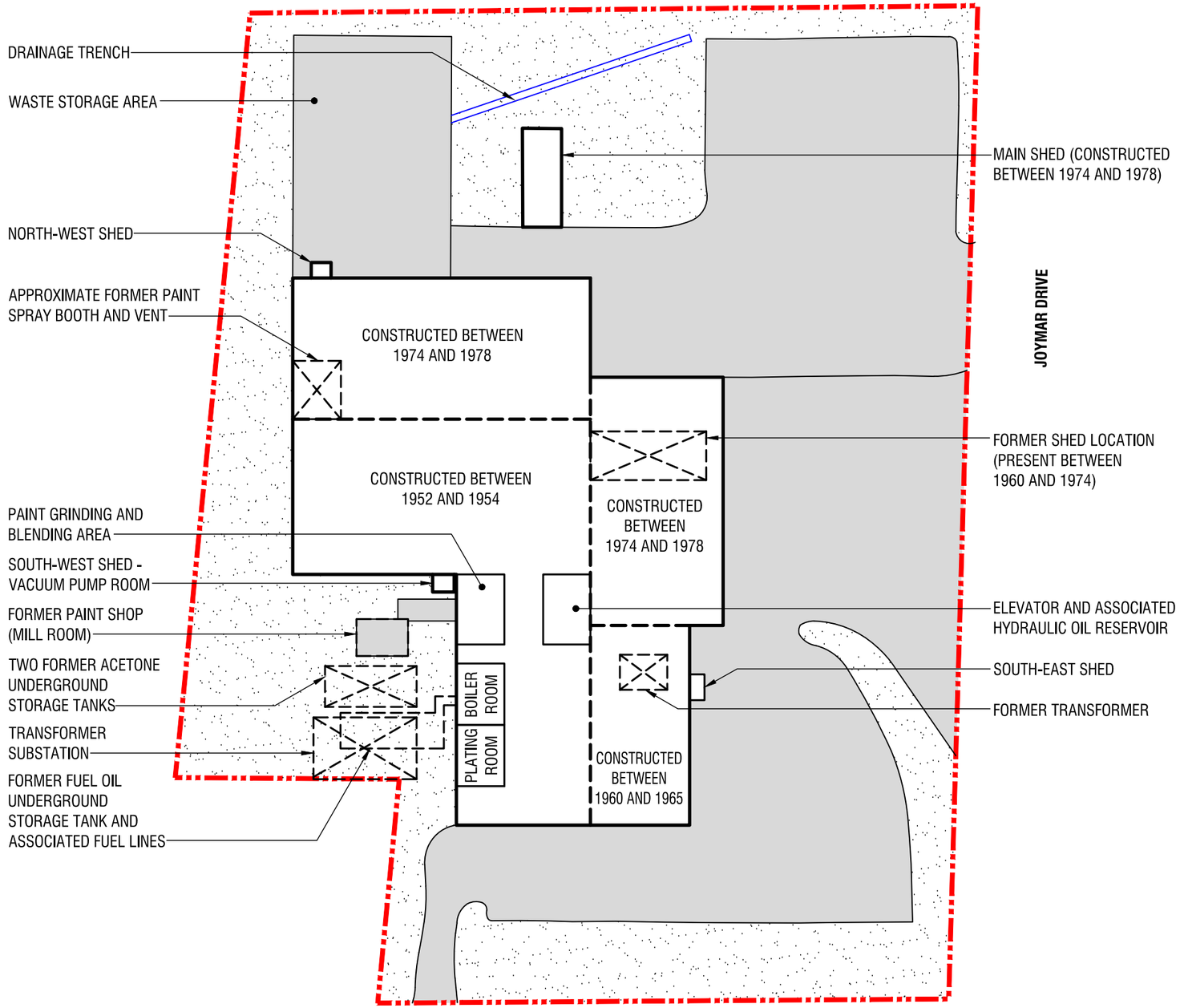
0m 50m 100m

APPROXIMATE SCALE

WATTERS ENVIRONMENTAL GROUP INC®
8800 Dufferin St. Suite 303
Concord, ON. L4K 0C5
T 416 361 2407
F 416 361 2410

DRAWN: B. CALDERONE CHECKED: J. WATTERS DATE: OCTOBER 2016	CLIENT: DUNPAR DEVELOPMENTS INC. SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO	REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT	FIGURE NAME: PHASE ONE STUDY AREA LAND USE MAP PROJECT No: 16-0031.04 FIGURE No: 3	



LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- LANDSCAPED AREA
- PAVED AREA

CONFIDENTIAL

0m 20m 40m

APPROXIMATE SCALE

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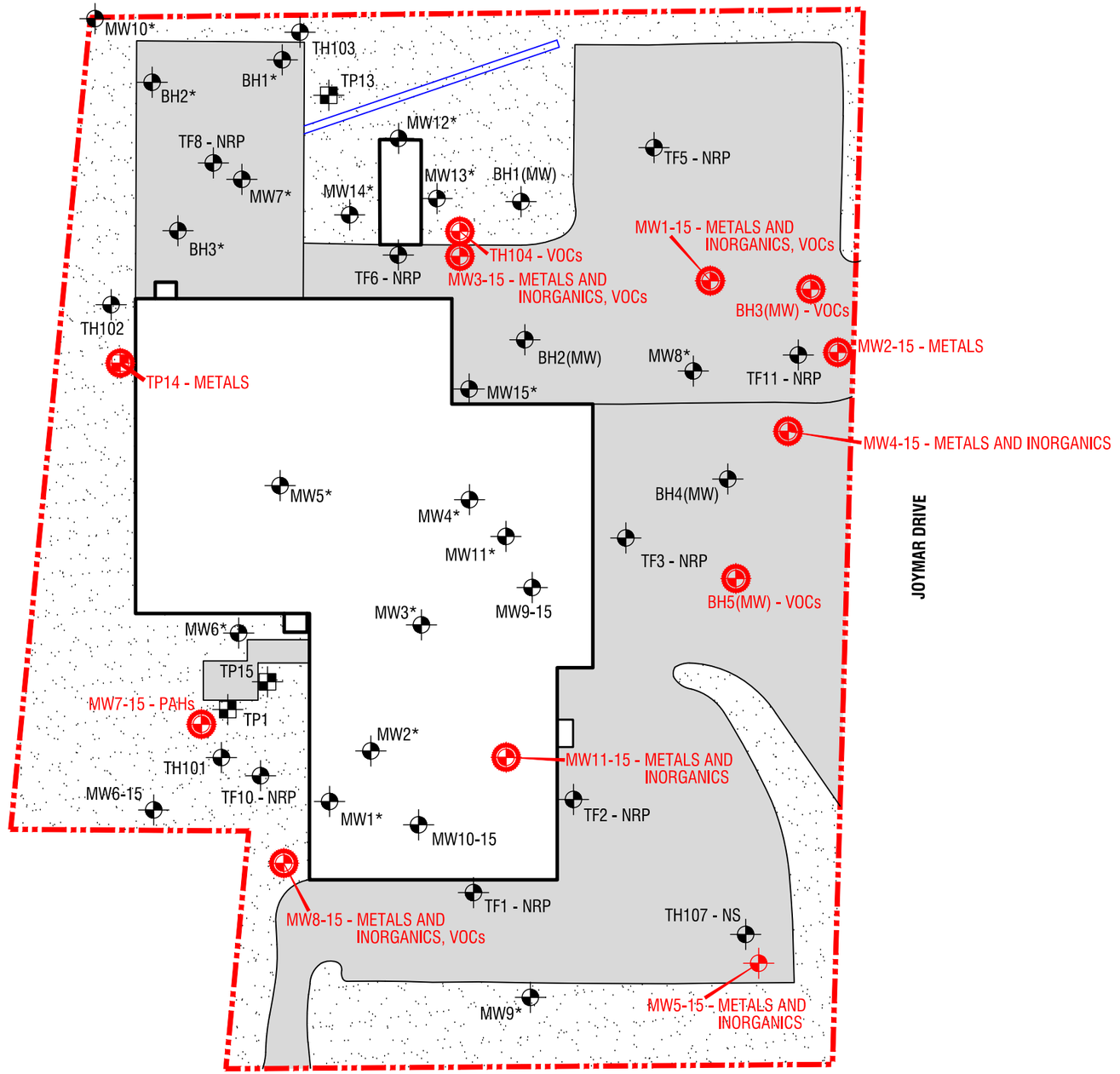
T 416 361 2407
F 416 361 2410

DRAWN: B. CALDERONE CHECKED: J. WATTERS DATE: OCTOBER 2016	CLIENT: DUNPAR DEVELOPMENTS INC. SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO	REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT	FIGURE NAME: PHASE ONE PROPERTY SITE FEATURES (CURRENT AND HISTORICAL) PROJECT No: 16-0031.04 FIGURE No: 4



LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- LANDSCAPED AREA
- PAVED AREA
- EXISTING BOREHOLE / MONITORING WELL LOCATIONS
- TEST PIT LOCATIONS
- REPORTED HISTORICAL SOIL EXCEEDANCE LOCATIONS
- * 2002 CRA REPORT DID NOT PROVIDE FULL ANALYTICAL RESULTS
- **NRP** NO REPORT PROVIDED
- **NS** NOT SAMPLED

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

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0m 20m 40m

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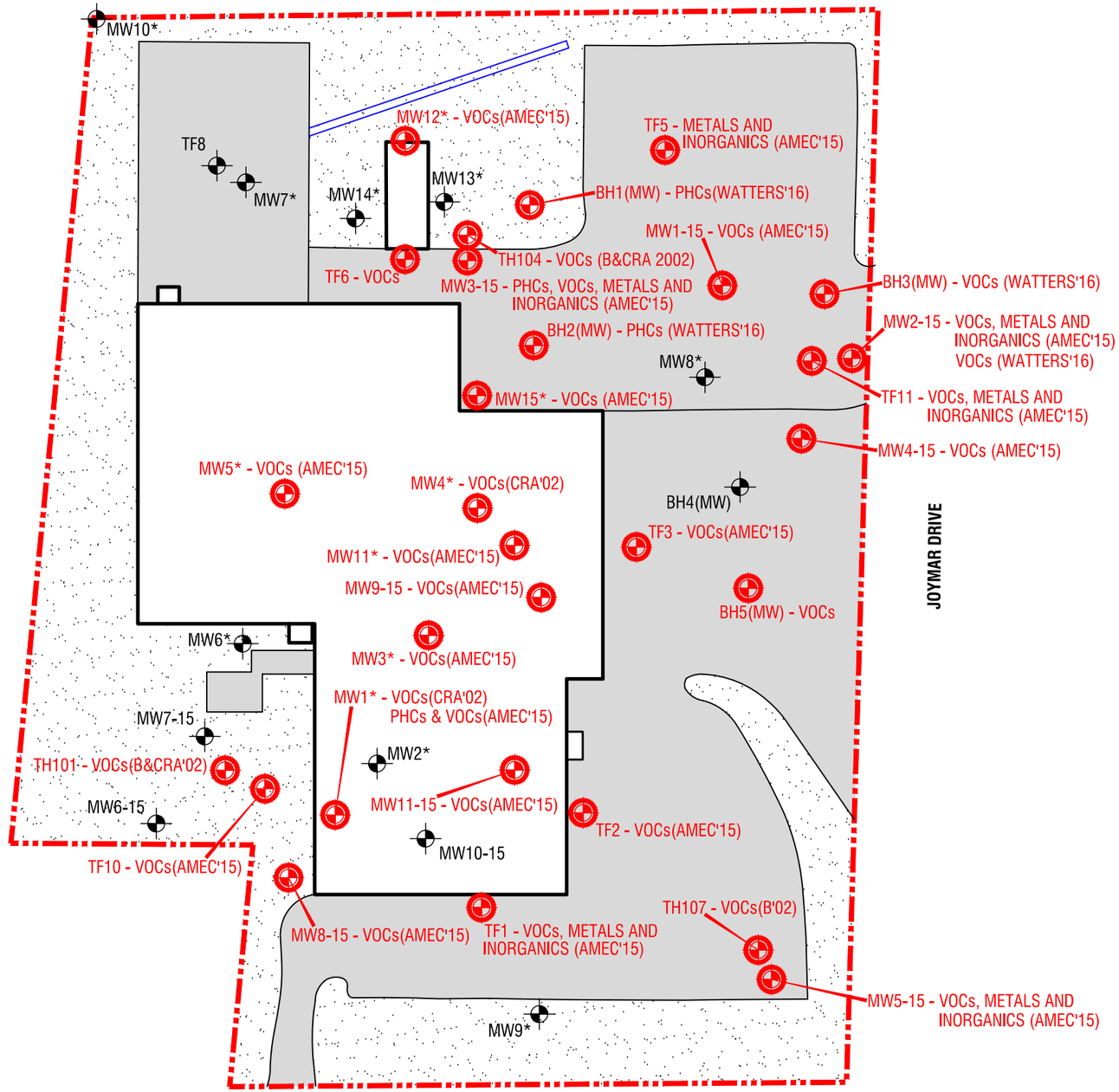
CHECKED: J. WATTERS
DATE: OCTOBER 2016

CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: REPORTED HISTORICAL SOIL EXCEEDANCES AT THE PHASE ONE PROPERTY
PROJECT No: 16-0031.04
FIGURE No: 5A

REFERENCE	REPORT
B'02	"Phase I and II Environmental Site Assessment. CTS of Canada, Limited. 80 Thomas Street. Mississauga, Ontario", prepared by Barenco (in draft) for The Daniels Corporation, dated March 2002 (rev. June 2003)
CRA'02	"Focussed Subsurface Investigation. CTS of Canada, Limited. 80 Thomas Street. Mississauga, Ontario", prepared by Conestoga-Rovers & Associates (CRA) for Fraser Milner Casgrain LLP, dated July 2002
AMEC'15	"Phase II Environmental Site Assessment. 80 Thomas Street. Mississauga, Ontario", prepared by Amec Foster Wheeler (AMEC) for National Homes Inc., dated November 2015
WATTERS'16	"Environmental Audit and Recommended Actions to Obtain Environmental Approval for the Planned Redevelopment, 80 Thomas Street, Mississauga, Ontario", prepared by Watters Environmental for Dunpar, dated June 10, 2016



LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- LANDSCAPED AREA
- PAVED AREA
- EXISTING MONITORING WELL LOCATIONS
- HISTORICAL GROUNDWATER EXCEEDANCE LOCATIONS
- * 2002 CRA REPORT DID NOT PROVIDE FULL ANALYTICAL RESULTS

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

CONFIDENTIAL

0m 20m 40m

APPROXIMATE SCALE

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DRAWN: B. CALDERONE
CHECKED: J. WATTERS
DATE: OCTOBER 2016

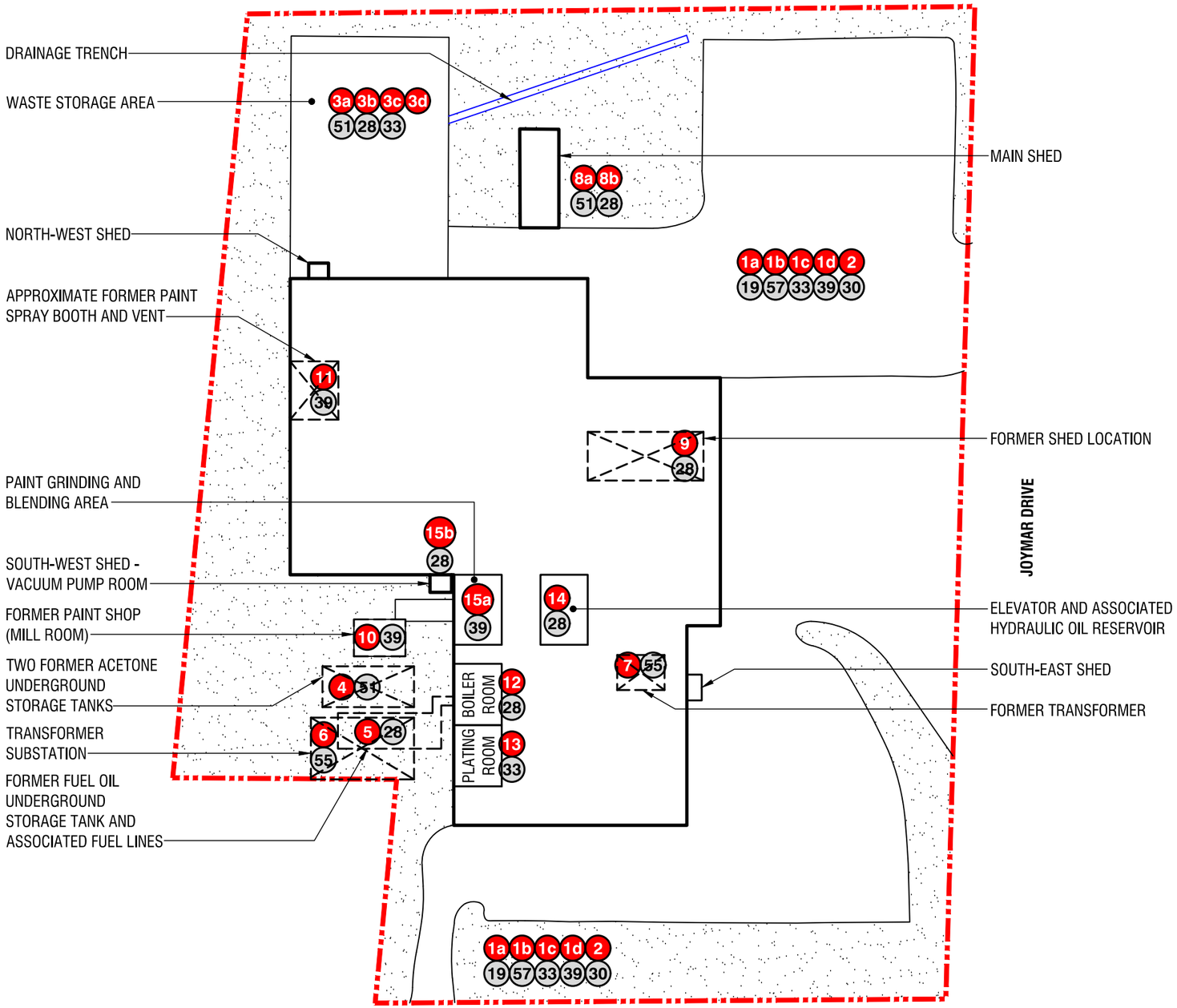
CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: REPORTED HISTORICAL GROUNDWATER EXCEEDANCES AT THE PHASE ONE PROPERTY

PROJECT No: 16-0031.04

FIGURE No: 5B



POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

- **19** - ELECTRONIC AND COMPUTER EQUIPMENT MANUFACTURING
- **28** - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
- **30** - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
- **33** - METAL TREATMENT, COATING, PLATING AND FINISHING
- **39** - PAINTS MANUFACTURING, PROCESSING AND BULK STORAGE
- **51** - SOLVENT MANUFACTURING, PROCESSING AND BULK STORAGE
- **55** - TRANSFORMER MANUFACTURING, PROCESSING AND USE
- **57** - VEHICLES AND ASSOCIATED PARTS MANUFACTURING

LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- 250m AREA OF ASSESSMENT
- 15 IDENTIFIED PCAs CONTRIBUTING TO AN APEC AT THE PHASE ONE PROPERTY

CONFIDENTIAL

0m 20m 40m

APPROXIMATE SCALE

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DRAWN: B. CALDERONE CHECKED: J. WATTERS DATE: OCTOBER 2016	CLIENT: DUNPAR DEVELOPMENTS INC. SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO	REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT	FIGURE NAME: ON-SITE PCAs PROJECT No: 16-0031.04	FIGURE No: 6A

PROJECT NORTH

TRUE NORTH

INFERRED NEAR-SURFACE GROUNDWATER FLOW DIRECTION

POTENTIALLY CONTAMINATING ACTIVITIES (PCAs)

- **10** - COMMERCIAL AUTOBODY SHOP
- **11** - COMMERCIAL TRUCKING AND CONTAINER TERMINALS
- **28** - GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
- **30** - IMPORTATION OF FILL MATERIAL OF UNKNOWN QUALITY
- **33** - METAL TREATMENT, COATING, PLATING AND FINISHING
- **39** - PAINTS MANUFACTURING, PROCESSING AND BULK STORAGE
- **46** - RAIL YARDS, TRACKS AND SPURS
- **51** - SOLVENT MANUFACTURING, PROCESSING AND BULK STORAGE
- **55** - TRANSFORMER MANUFACTURING, PROCESSING AND USE
- **57** - VEHICLES AND ASSOCIATED PARTS MANUFACTURING

LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- 250m AREA OF ASSESSMENT
- 10 IDENTIFIED PCAs CONTRIBUTING TO AN APEC AT THE PHASE ONE PROPERTY
- 39 OTHER IDENTIFIED PCAs WITHIN THE STUDY AREA, WHICH WERE NOT ANTICIPATED TO POSE AN APEC AT THE PHASE ONE PROPERTY

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CONFIDENTIAL

0m 50m 100m

APPROXIMATE SCALE

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DATE: OCTOBER 2016

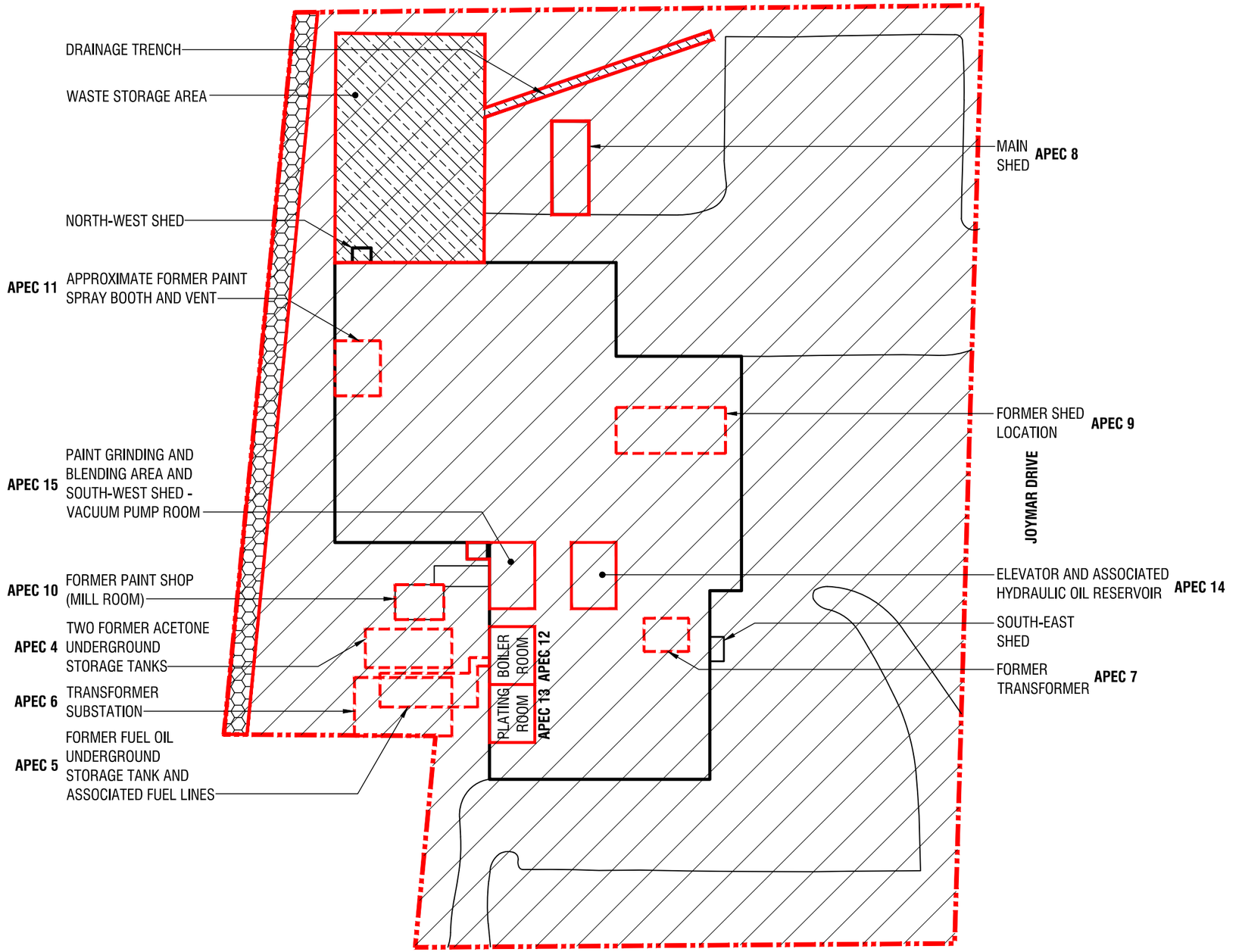
CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: OFF-SITE PCAs

PROJECT No: 16-0031.04

FIGURE No: 6B



LEGEND:

- APPROXIMATE EXTENT OF THE PHASE ONE PROPERTY
- APEC 1 AND APEC 2
- APEC 3
- APEC 16

P:\WEGI PROJECTS\16-XXXX\16-0031 DUNPAR 80 THOMAS ST MISSISSAUGA ON\TASK 4 PH I\IMAGES\FIGURES\CAD FILES

CONFIDENTIAL

0m 20m 40m

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CHECKED: J. WATTERS
DATE: OCTOBER 2016

CLIENT: DUNPAR DEVELOPMENTS INC.
SITE ADDRESS: 80 THOMAS STREET, MISSISSAUGA, ONTARIO

REPORT NAME: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

FIGURE NAME: APECs ON THE PHASE ONE PROPERTY
PROJECT No: 16-0031.04
FIGURE No: 7

PHOTOGRAPHS

PHOTOGRAPHS

Photograph No. 1 Date Taken: October 6, 2016 Description: The Site building located on the central portion of the Phase One Property. Looking Towards: Northwest	

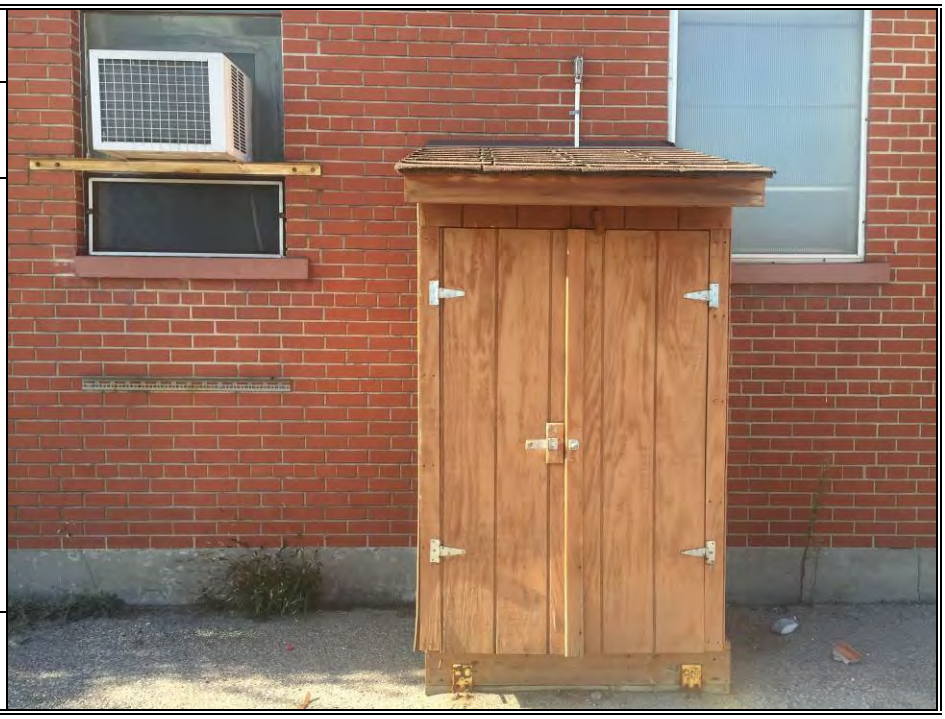
Photograph No. 2 Date Taken: October 6, 2016 Description: The Main Shed located on the northern portion of the Phase One Property. Looking Towards: Northwest	

Site Name: Industrial Property

Site Address: 80 Thomas Street, Mississauga, ON

Project No.: 16-0031.04

PHOTOGRAPHS

Photograph No. 3	
Date Taken: October 6, 2016	
Description: The Southeast Shed located adjacent to the southeastern portion of the Site building.	
Looking Towards: West	

Photograph No. 4	
Date Taken: October 6, 2016	
Description: The Southwest Shed located adjacent to the southwestern portion of the Site building.	
Looking Towards: East	

Site Name: Industrial Property

Site Address: 80 Thomas Street, Mississauga, ON

Project No.: 16-0031.04

PHOTOGRAPHS

Photograph No. 5	
Date Taken: October 6, 2016	
Description: The Northwest Shed located adjacent to the northwestern portion of the Site building.	
Looking Towards: West	

Photograph No. 6	
Date Taken: October 6, 2016	
Description: Grassed areas located on the western portion of the Site, adjacent to the west of the Site building.	
Looking Towards: South	

Site Name: Industrial Property
Site Address: 80 Thomas Street, Mississauga, ON
Project No.: 16-0031.04

PHOTOGRAPHS

Photograph No. 7	
Date Taken: October 6, 2016	
Description: Asphalt paved parking area located on the eastern portion of the Phase One Property.	
Looking Towards: North	

Photograph No. 8	
Date Taken: October 6, 2016	
Description: Asphalt paved area located on the northern portion of the Phase One Property (previously the waste storage area).	
Looking Towards: North	

Site Name: Industrial Property

Site Address: 80 Thomas Street, Mississauga, ON

Project No.: 16-0031.04

PHOTOGRAPHS

Photograph No. 9 Date Taken: October 6, 2016 Description: The hydraulic oil reservoir associated with the hydraulic elevator in the central portion of the Site building with notable staining. Looking Towards: N/A	

Photograph No. 10 Date Taken: October 6, 2016 Description: The Transformer Substation located on the southwest portion of the Phase One Property. Looking Towards: Northwest	

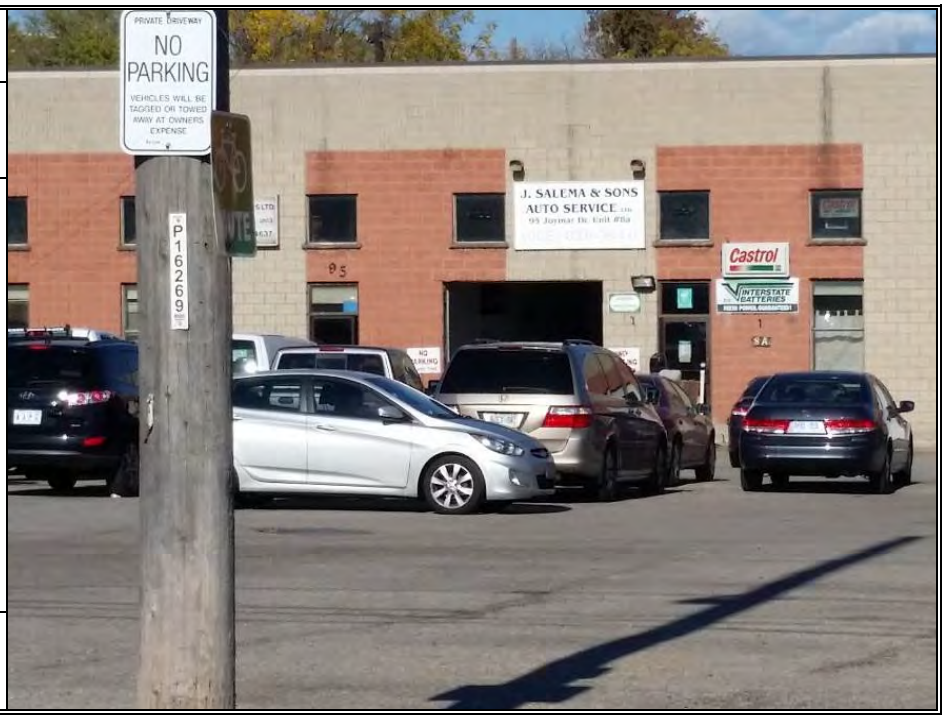
Site Name: Industrial Property

Site Address: 80 Thomas Street, Mississauga, ON

Project No.: 16-0031.04

PHOTOGRAPHS

Photograph No. 11	
Date Taken: October 6, 2016	
Description: The sump located in the northeastern portion of the Site building, observed to contain a small amount of oily water.	
Looking Towards: N/A	

Photograph No. 12	
Date Taken: October 6, 2016	
Description: One of the commercial properties located to the east of the Phase One Property, across Joymar Drive (i.e., most of the commercial properties had similar operations).	
Looking Towards: East	

Site Name: Industrial Property

Site Address: 80 Thomas Street, Mississauga, ON

Project No.: 16-0031.04

APPENDIX A

EcoLog Environmental Risk Information Services Ltd. (EcoLog ERIS) Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*16-0031.04* *80 Thomas St Mississauga On* *Mississauga ON*
Project No:	*16-0031.04*
Report Type:	*RSC Report (Urban)*
Order No:	*20160912042*
Requested by:	*Watters Environmental Group Inc.*
Date Completed:	*September 16, 2016*

Environmental Risk Information Services
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Executive Summary

Property Information:

Project Property:	*16-0031.04* *80 Thomas St Mississauga On Mississauga ON*
Project No:	*16-0031.04*

Order Information:

Order No:	*20160912042*
Date Requested:	*September 12, 2016*
Requested by:	*Watters Environmental Group Inc.*
Report Type:	*RSC Report (Urban)*

Additional Products:

Topographic Map	*Ontario Base Map (OBM)*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
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
AUWR	Automobile Wrecking & Supplies	Y	0	2	2
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	2	6	8
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	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	2	2
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	3	3
EBR	Environmental Registry	Y	3	2	5
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	2	9	11
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	1	1
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	2	2
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	11	46	57
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	1	1
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	1	1
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

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
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
NEBW	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	2	0	2
OGW	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	4	4
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	2
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	2	2
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	4	13	17
SPL	Ontario Spills	Y	2	5	7
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	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	1	1
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	1	6	7
	Total:		27	111	138

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
1	EHS		80 Thomas Street Mississauga ON	-/0.0	-1.97	25
2	WWIS		lot 4 con 5 Mississauga ON	-/0.0	0.70	25
3	CA	CTS OF CANADA LIMITED	80 THOMAS ST., STREETSVILLE MISSISSAUGA CITY ON L5M 1Y9	-/0.0	-1.97	25
3	CA	CTS of Canada Co.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	25
3	EBR	CTS of Canada Limited	80 Thomas St Streetsville ON	-/0.0	-1.97	26
3	EBR	CTS of Canada Limited	80 Thomas Street City of Mississauga ON L5M 1Y9	-/0.0	-1.97	26
3	EBR	CTS of Canada Limited	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	26
3	EHS		80 Thomas St. Mississauga ON L5M 1Y9	-/0.0	-1.97	26
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	27
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	27
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	28
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	29
3	GEN	CTS OF CANADA LIMITED	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	-/0.0	-1.97	30
3	GEN	C.T.S. OF CANADA	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	-/0.0	-1.97	31
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	31
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	-/0.0	-1.97	32

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
3	GEN	CTS OF CANADA LIMITED 07-043	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	-/0.0	-1.97	32
3	GEN	C.T.S. OF CANADA LIMITED	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	-/0.0	-1.97	33
3	GEN	CTS OF CANADA CO.	80 Thomas Street Mississauga ON	-/0.0	-1.97	34
3	NPRI	CTS OF CANADA COMPANY	80 THOMAS Street STREETSVILLE ON L5M1Y9	-/0.0	-1.97	34
3	NPRI	CTS OF CANADA COMPANY	80 THOMAS Street STREETSVILLE ON L5M1Y9	-/0.0	-1.97	35
3	SCT	CTS Corporation	80 Thomas St Streetsville ON L5M 1Y9	-/0.0	-1.97	36
3	SCT	C.T.S. OF CANADA LTD.	80 THOMAS ST MISSISSAUGA ON L5M 1Y9	-/0.0	-1.97	36
3	SCT	CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	-/0.0	-1.97	37
3	SCT	CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	-/0.0	-1.97	37
3	SPL	CTS OF CANADA LTD.	AT 80 THOMAS ST. IN STREETSVILLE MISSISSAUGA PLANT 80 THOMAS STREET MISSISSAUGA CITY ON L5M 1Y9	-/0.0	-1.97	37
3	SPL	CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	-/0.0	-1.97	38

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	WWIS		MISSISSAUGA ON	SSE/18.9	-1.00	38
5	EASR	COR-TAR INDUSTRIES LIMITED	ON	ENE/38.9	-3.81	39
6	EHS		86 Thomas Street Mississauga ON L5M 1Y8	S/44.9	-0.17	39
7	CA	MISSISSAUGA CITY	JOYMAR DR/THOMAS ST/TANNERY ST MISSISSAUGA CITY ON	E/11.5	-3.00	39
8	EASR	TRINITY AUTO SERVICE INC	ON	ENE/61.8	-4.00	39
9	GEN	D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON	NNE/63.8	-3.89	39
10	EASR	TRINITY AUTO SERVICE INC	66 Thomas Mississauga ON	ENE/57.1	-4.09	40
10	GEN	MID-ONTARIO EXPRESS LTD.	66 THOMAS ST. MISSISSAUGA ON L5M 2P3	ENE/57.1	-4.09	40
11	GEN	STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	40
11	GEN	TPL Construction Ltd. AL Power Lines Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	NNE/67.7	-4.00	40
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	40
11	GEN	TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON	NNE/67.7	-4.00	41
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	41
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	41
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	41
11	GEN	TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	NNE/67.7	-4.00	41
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	42
11	GEN	STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON	NNE/67.7	-4.00	42
11	GEN	AL POWER LINES 02-721	95 JOYMAR DRIVE, UNIT #8 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	42
11	GEN	AL POWER LINES	95 JOYMAR DRIVE, UNIT 8 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	42
11	GEN	TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	NNE/67.7	-4.00	43
11	GEN	STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON	NNE/67.7	-4.00	43
11	GEN	STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	43

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	NNE/67.7	-4.00	43
11	GEN	Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON	NNE/67.7	-4.00	44
11	GEN	TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	NNE/67.7	-4.00	44
11	PES	CEDAR GROUNDS MAINTENANCE	95 JOYMAR DR UNIT 2 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	44
11	PES	CEDAR GROUNDS MAINTENANCE	95 JOYMAR DRIVE, UNIT 2 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	4
11	PES	CLINTAR GROUNDSKEEPING	95 JOYMAR DRIVE MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	44
11	SCT	MAJOR LEAGUE GRAPHICS INC.	95 JOYMAR DR UNIT 7 MISSISSAUGA ON L5M 3S8	NNE/67.7	-4.00	44
11	SCT	Stampall Washer Ltd.	95 Joymar Dr Unit 4-5 Mississauga ON L5M 3S8	NNE/67.7	-4.00	45
11	SCT	Cedar Grounds Maintenance Inc.	95 Joymar Dr Unit 2 Mississauga ON L5M 3S8	NNE/67.7	-4.00	45
12	EHS		64 Thomas Street Mississauga ON	ENE/76.2	-4.97	45
12	GEN	D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	ENE/76.2	-4.97	46
12	GEN	D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	ENE/76.2	-4.97	46
12	GEN	D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	ENE/76.2	-4.97	46
12	GEN	D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	ENE/76.2	-4.97	46
12	PRT	S & V MOTORS	64 THOMAS ST MISSISSAUGA ON L5M 1Y7	ENE/76.2	-4.97	46
13	EXP	LEONARD WILLIAM RHODES	66 HAMMOND RD MISSISSAUGA ON	ESE/96.3	-3.00	47
14	SPL		Mullet Creek at Thomas Street<UNOFFICIAL> Mississauga ON	ENE/108.0	-4.53	47
15	GEN	JANNOCK PROPE(OUT OF BUSINESS) 22-559	99 THOMAS STREET C/O BRITANNIA ROAD STREETSVILLE ON L5H 3S1	S/120.0	1.00	47
16	WWIS		MISSISSAUGA ON	NNW/100.0	-2.72	47
17	SPL	The Regional Municipality of Peel	Corner of Joymar and Tannery Street Mississauga ON	NNW/116.8	0.00	48
17	SPL		Joymar Drive & Tannery Rd (at intersection) Mississauga ON	NNW/116.8	0.00	48
18	SPL		56 Thomas Street Mississauga ON L5M 1Y7	ENE/154.4	-2.00	49
19	EHS		100 Emby Drive Mississauga ON L5M 1H6	NE/166.1	-1.40	49
19	GEN	Mississauga Engines Inc	100 Emby Drive Unit A Mississauga ON	NE/166.1	-1.40	49
19	PES	DETAILED LANDSCAPE SERVICES INC O/A SHADES OF GREEN	100 EMBY DR, UNIT F MISSISSAUGA ON L5M 1H6	NE/166.1	-1.40	49

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
19	SCT	Mississauga Engines Inc.	100 Emby Dr Unit A Mississauga ON L5M 1H6	NE/166.1	-1.40	50
19	SCT	Mississauga Engines Inc.	A-100 Emby Dr Mississauga ON L5M 1H6	NE/166.1	-1.40	50
20	AUWR	STREETSVILLE BUSH WRECKERS	208 EMBY DR STREETSVILLE ON L5M1H6	NNE/167.6	-0.48	50
20	FST	CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	NNE/167.6	-0.48	50
20	FST	CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	NNE/167.6	-0.48	51
21	AUWR	STREETSVILLE BUSH AUTO WRECKERS & PARTS INC	208 EMBY DR MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	51
21	FSTH	CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	51
21	FSTH	CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	52
21	GEN	NO DIP FURNITURE STRIPPING LTD. 28-644	208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	NNE/178.5	-0.09	52
21	GEN	NO DIP FURNITURE STRIPPING LTD.	208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	NNE/178.5	-0.09	52
21	GEN	NO DIP FURNITURE STRIPPING LTD.	208 EMBY DRIVE, UNIT 3 STREETSVILLE ON L5M 1H6	NNE/178.5	-0.09	52
21	PRT	CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	53
21	SCT	SUPERIOR VAULT CO LTD	208 EMBY DR UNIT 1 MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	53
21	SCT	SUPERIOR VAULT CO LTD	208 EMBY ST UNIT 1 MISSISSAUGA ON L5M 1H6	NNE/178.5	-0.09	53
21	SCT	4 Most Chemical Co. Ltd.	208 Emby Dr Mississauga ON L5M 1H6	NNE/178.5	-0.09	53
21	SCT	Superior Vault Co. Ltd.	208 Emby Dr Unit 1 Mississauga ON L5M 1H6	NNE/178.5	-0.09	53
22	EBR	Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	54
22	EHS		72 Joymar Dr Mississauga ON L5M1G3	NW/168.2	3.23	54
22	GEN	Peel District School Board Human Resources Support Services	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	54
22	GEN	Peel District School Board	72 Joymar Drive Mississauga ON	NW/168.2	3.23	54
22	GEN	PEEL BOARD OF EDUCATION	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	NW/168.2	3.23	55
22	GEN	Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	55
22	GEN	PEEL DISTRICT SCHOOL BOARD	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	NW/168.2	3.23	56
22	GEN	Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	56
22	GEN	Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	57
22	GEN	Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	NW/168.2	3.23	57

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
22	GEN	PEEL BOARD OF EDUCATION 30-190	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	NW/168.2	3.23	58
22	GEN	PEEL DISTRICT SCHOOL BOARD	STREETSVILLE SECONDARY SCHOOL 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	NW/168.2	3.23	58
22	GEN	PEEL DISTRICT SCHOOL BOARD	72 Joymar Drive MISSISSAUGA ON L5M 1G3	NW/168.2	3.23	58
22	INC		72 JOYMAR DRIVE, MISSISSAUGA ON	NW/168.2	3.23	59
22	SPL		72 Joymar Drive Mississauga ON	NW/168.2	3.23	60
23	ECA	Kings Mill Development Inc.	Rutledge Road Lot 4, Concession 5 West of Hurontario Street City of Mississauga ON	W/153.9	4.00	60
24	GEN	PLASTIC COMPONENTS (1987) DIV.OF	CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7	ENE/189.5	-0.61	60
24	GEN	PLASTIC COMPONENTS (1987) DIV.OF 30-630	CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7	ENE/189.5	-0.61	60
24	GEN	PLASTIC COMPONENTS (1987)	44 THOMAS STREET MISSISSAUGA ON L5M 1Y7	ENE/189.5	-0.61	61
24	SCT	PLASTIC COMPONENTS (1987)	44 THOMAS ST MISSISSAUGA ON L5M 1Y7	ENE/189.5	-0.61	61
24	SCT	PLASTIC COMPONENTS (1987) (DIV	44 THOMAS ST MISSISSAUGA ON L5M 1Y7	ENE/189.5	-0.61	61
24	SCT	Plastic Components (1987) - Div. of Carousel Plastics Ltd.	44 Thomas St Mississauga ON L5M 1Y7	ENE/189.5	-0.61	61
25	CA	R.M. OF PEEL	EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	ENE/209.2	0.40	61
25	CA	R.M. OF PEEL	EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	ENE/209.2	0.40	62
26	RSC	Kings Mill Development Inc.	52, 60 Tannery and 0 Bellvue Street, Mississauga ON	N/200.4	1.35	62
27	RSC		0 Bellvue St Known as 52 Tannery St. Mississauga ON	N/223.4	3.34	62
28	EHS		215 Broadway Street Mississauga ON	NE/275.5	3.27	63
29	CA	R.M. OF PEEL	VISTA BLVD/VISTA DR./TURNEY DR MISSISSAUGA CITY ON	SW/263.0	8.90	63
29	CA	R.M. OF PEEL	VISTA DR./VISTA BLVD/TURNEY DR MISSISSAUGA CITY ON	SW/263.0	8.90	63
30	CPU	Kings Mill Development Inc.	52 Tannery Street, 60 Tannery Street and 0 Bellvue Street MISSISSAUGA ON	N/245.2	4.00	64
30	CPU	Kings Mill Development Inc.	52 Tannery Street MISSISSAUGA ON	N/245.2	4.00	64
30	EBR	Kings Mill Development Inc.	52 Tannery Street MISSISSAUGA ON	N/245.2	4.00	64
30	EHS		52 Tannery Street Mississauga ON	N/245.2	4.00	64
30	GEN	275057 ONTARIO LIMITED	52 TANNERY COURT MISSISSAUGA ON L5M 1V4	N/245.2	4.00	64
30	GEN	275057 ONTARIO LIMITED 43-363	PT. LOT 4 CONC 5, WHS MISSISSAUGA 52 TANNERY COURT STREETSVILLE ON L5M 1V4	N/245.2	4.00	65

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
30	WDS		52 TANNERY STREET, MISSISSAUGA MISSISSAUGA, CITY OF ON	N/245.2	4.00	65
31	GEN	Kerhoulas Dental	35 Thomas Street Mississauga ON	ENE/267.6	2.74	66
31	SCT	bodyFood	35 Thomas St Mississauga ON L5M 1Y6	ENE/267.6	2.74	66
32	EHS		225 Broadway Street Mississauga ON L5M 1J1	NE/290.6	4.00	66
33	WWIS		ON	N/247.2	3.97	66
34	EHS		34 Pearl Street Mississauga ON L5M 1X2	NNE/292.3	4.00	67
34	EHS		34 Pearl Street Mississauga ON L5M 1X2	NNE/292.3	4.00	67
35	CA	GARTLEY KIDS INC. E.K. BIRCH HILL PROP.	TURNEY DR. THOMAS ST. SUBD. MISSISSAUGA CITY ON	SSW/275.0	7.29	67
36	WWIS		ON	N/273.1	4.00	67
37	WWIS		ON	N/288.1	4.00	68
38	HINC		71 MORGON AVE MISSISSAUGA ON L5M 2A4	SE/292.3	-3.00	68
39	WWIS		ON	N/282.1	3.83	69

Executive Summary: Summary By Data Source

AUWR - Automobile Wrecking & Supplies

A search of the AUWR database, dated 2001-Jul 2014 has found that there are 2 AUWR site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
STREETSVILLE BUSH WRECKERS	208 EMBY DR STREETSVILLE ON L5M1H6	167.6	20
STREETSVILLE BUSH AUTO WRECKERS & PARTS INC	208 EMBY DR MISSISSAUGA ON L5M 1H6	178.5	21

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 8 CA site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS of Canada Co.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA LIMITED	80 THOMAS ST., STREETSVILLE MISSISSAUGA CITY ON L5M 1Y9	0.0	3
MISSISSAUGA CITY	JOYMAR DR/THOMAS ST/TANNERY ST MISSISSAUGA CITY ON	11.5	7
R.M. OF PEEL	EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	209.2	25
R.M. OF PEEL	EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	209.2	25
R.M. OF PEEL	VISTA DR./VISTA BLVD/TURNEY DR MISSISSAUGA CITY ON	263.0	29
R.M. OF PEEL	VISTA BLVD/VISTA DR./TURNEY DR MISSISSAUGA CITY ON	263.0	29
GARTLEY KIDS INC. E.K. BIRCH HILL PROP.	TURNEY DR. THOMAS ST. SUBD. MISSISSAUGA CITY ON	275.0	35

CPU - Certificates of Property Use

A search of the CPU database, dated 1994-Jan 2016 has found that there are 2 CPU site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Kings Mill Development Inc.	52 Tannery Street MISSISSAUGA ON	245.2	30

Site	Address	Distance (m)	Map Key
Kings Mill Development Inc.	52 Tannery Street, 60 Tannery Street and 0 Bellvue Street MISSISSAUGA ON	245.2	30

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Feb 29, 2016 has found that there are 3 EASR site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
COR-TAR INDUSTRIES LIMITED	ON	38.9	5
TRINITY AUTO SERVICE INC	ON	61.8	8
TRINITY AUTO SERVICE INC	66 Thomas Mississauga ON	57.1	10

EBR - Environmental Registry

A search of the EBR database, dated 1994-Jan 2016 has found that there are 5 EBR site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS of Canada Limited	80 Thomas St Streetsville ON	0.0	3
CTS of Canada Limited	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS of Canada Limited	80 Thomas Street City of Mississauga ON L5M 1Y9	0.0	3
Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
Kings Mill Development Inc.	52 Tannery Street MISSISSAUGA ON	245.2	30

ECA - Environmental Compliance Approval

A search of the ECA database, dated Feb 29, 2016 has found that there are 1 ECA site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Kings Mill Development Inc.	Rutledge Road Lot 4, Concession 5 West of Hurontario Street City of Mississauga ON	153.9	23

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 11 EHS site(s) within approximately 0.30 kilometers of

the project property.

Site	Address	Distance (m)	Map Key
	80 Thomas Street Mississauga ON	0.0	1
	80 Thomas St. Mississauga ON L5M 1Y9	0.0	3
	86 Thomas Street Mississauga ON L5M 1Y8	44.9	6
	64 Thomas Street Mississauga ON	76.2	12
	100 Emby Drive Mississauga ON L5M 1H6	166.1	19
	72 Joymar Dr Mississauga ON L5M1G3	168.2	22
	215 Broadway Street Mississauga ON	275.5	28
	52 Tannery Street Mississauga ON	245.2	30
	225 Broadway Street Mississauga ON L5M 1J1	290.6	32
	34 Pearl Street Mississauga ON L5M 1X2	292.3	34
	34 Pearl Street Mississauga ON L5M 1X2	292.3	34

EXP - List of TSSA Expired Facilities

A search of the EXP database, dated Current to Nov 2015 has found that there are 1 EXP site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
LEONARD WILLIAM RHODES	66 HAMMOND RD MISSISSAUGA ON	96.3	13

FST - Fuel Storage Tank

A search of the FST database, dated 2010-Nov 2015 has found that there are 2 FST site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	167.6	20
CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	167.6	20

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	178.5	21
CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	178.5	21

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 57 GEN site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA LIMITED	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	0.0	3
C.T.S. OF CANADA	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA LIMITED 07-043	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	0.0	3
C.T.S. OF CANADA LIMITED	80 THOMAS STREET STREETSVILLE ON L5M 1Y9	0.0	3
CTS OF CANADA CO.	80 Thomas Street Mississauga ON	0.0	3
D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON	63.8	9
MID-ONTARIO EXPRESS LTD.	66 THOMAS ST. MISSISSAUGA ON L5M 2P3	57.1	10
STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON L5M 3S8	67.7	11
TPL Construction Ltd. AL Power Lines Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	67.7	11

Site	Address	Distance (m)	Map Key
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON	67.7	11
AL POWER LINES 02-721	95 JOYMAR DRIVE, UNIT #8 MISSISSAUGA ON L5M 3S8	67.7	11
AL POWER LINES	95 JOYMAR DRIVE, UNIT 8 MISSISSAUGA ON L5M 3S8	67.7	11
TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	67.7	11
STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON	67.7	11
STAMPALL WASHER LTD.	95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON L5M 3S8	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON L5M 3S8	67.7	11
Turf Lawn Care & Maintenance Inc.	95 Joymar unit #7 Mississauga ON	67.7	11
TPL Construction Ltd.	95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	67.7	11
D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	76.2	12
D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	76.2	12
D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	76.2	12
D&D PAINTERS LIMTIED	64 THOMAS STREET STREETSVILLE ON L5M 1Y7	76.2	12
JANNOCK PROPE(OUT OF BUSINESS) 22-559	99 THOMAS STREET C/O BRITANNIA ROAD STREETSVILLE ON L5H 3S1	120.0	15
Mississauga Engines Inc	100 Emby Drive Unit A Mississauga ON	166.1	19
NO DIP FURNITURE STRIPPING LTD. 28-644	208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	178.5	21

Site	Address	Distance (m)	Map Key
NO DIP FURNITURE STRIPPING LTD.	208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	178.5	21
NO DIP FURNITURE STRIPPING LTD.	208 EMBY DRIVE, UNIT 3 STREETSVILLE ON L5M 1H6	178.5	21
Peel District School Board Human Resources Support Services	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
Peel District School Board	72 Joymar Drive Mississauga ON	168.2	22
PEEL BOARD OF EDUCATION	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	168.2	22
Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
PEEL DISTRICT SCHOOL BOARD	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	168.2	22
Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
Peel District School Board	72 Joymar Drive Mississauga ON L5M 1G3	168.2	22
PEEL BOARD OF EDUCATION 30-190	STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	168.2	22
PEEL DISTRICT SCHOOL BOARD	STREETSVILLE SECONDARY SCHOOL 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	168.2	22
PEEL DISTRICT SCHOOL BOARD	72 Joymar Drive MISSISSAUGA ON L5M 1G3	168.2	22
PLASTIC COMPONENTS (1987) DIV.OF	CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7	189.5	24
PLASTIC COMPONENTS (1987) DIV.OF 30-630	CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7	189.5	24
PLASTIC COMPONENTS (1987)	44 THOMAS STREET MISSISSAUGA ON L5M 1Y7	189.5	24
275057 ONTARIO LIMITED	52 TANNERY COURT MISSISSAUGA ON L5M 1V4	245.2	30
275057 ONTARIO LIMITED 43-363	PT. LOT 4 CONC 5, WHS MISSISSAUGA 52 TANNERY COURT STREETSVILLE ON L5M 1V4	245.2	30
Kerhoulas Dental	35 Thomas Street Mississauga ON	267.6	31

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	71 MORGON AVE MISSISSAUGA ON L5M 2A4	292.3	38

INC - TSSA Incidents

A search of the INC database, dated June 2009 - Nov 2015 has found that there are 1 INC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	72 JOYMAR DRIVE, MISSISSAUGA ON	168.2	22

NPRI - National Pollutant Release Inventory

A search of the NPRI database, dated Dec 31, 2014 has found that there are 2 NPRI site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS OF CANADA COMPANY	80 THOMAS Street STREETSVILLE ON L5M1Y9	0.0	3
CTS OF CANADA COMPANY	80 THOMAS Street STREETSVILLE ON L5M1Y9	0.0	3

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 4 PES site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CLINTAR GROUNDSKEEPING	95 JOYMAR DRIVE MISSISSAUGA ON L5M 3S8	67.7	11
CEDAR GROUNDS MAINTENANCE	95 JOYMAR DR UNIT 2 MISSISSAUGA ON L5M 3S8	67.7	11
CEDAR GROUNDS MAINTENANCE	95 JOYMAR DRIVE, UNIT 2 MISSISSAUGA ON L5M 3S8	67.7	11
DETAILED LANDSCAPE SERVICES INC O/A SHADES OF GREEN	100 EMBY DR, UNIT F MISSISSAUGA ON L5M 1H6	166.1	19

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 2 PRT site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
S & V MOTORS	64 THOMAS ST MISSISSAUGA ON L5M 1Y7	76.2	12

Site	Address	Distance (m)	Map Key
CREDIT VALLEY TRENCHING AND EXCAVATING LTD	208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	178.5	21

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2016 has found that there are 2 RSC site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
Kings Mill Development Inc.	52, 60 Tannery and 0 Bellvue Street, Mississauga ON	200.4	26
	0 Bellvue St Known as 52 Tannery St. Mississauga ON	223.4	27

SCT - Scott's Manufacturing Directory

A search of the SCT database, dated 1992-Mar 2011* has found that there are 17 SCT site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	0.0	3
CTS Corporation	80 Thomas St Streetsville ON L5M 1Y9	0.0	3
C.T.S. OF CANADA LTD.	80 THOMAS ST MISSISSAUGA ON L5M 1Y9	0.0	3
CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	0.0	3
Cedar Grounds Maintenance Inc.	95 Joymar Dr Unit 2 Mississauga ON L5M 3S8	67.7	11
Stampall Washer Ltd.	95 Joymar Dr Unit 4-5 Mississauga ON L5M 3S8	67.7	11
MAJOR LEAGUE GRAPHICS INC.	95 JOYMAR DR UNIT 7 MISSISSAUGA ON L5M 3S8	67.7	11
Mississauga Engines Inc.	A-100 Emby Dr Mississauga ON L5M 1H6	166.1	19
Mississauga Engines Inc.	100 Emby Dr Unit A Mississauga ON L5M 1H6	166.1	19
Superior Vault Co. Ltd.	208 Emby Dr Unit 1 Mississauga ON L5M 1H6	178.5	21
4 Most Chemical Co. Ltd.	208 Emby Dr Mississauga ON L5M 1H6	178.5	21
SUPERIOR VAULT CO LTD	208 EMBY ST UNIT 1 MISSISSAUGA ON L5M 1H6	178.5	21
SUPERIOR VAULT CO LTD	208 EMBY DR UNIT 1 MISSISSAUGA ON L5M 1H6	178.5	21

Site	Address	Distance (m)	Map Key
PLASTIC COMPONENTS (1987)	44 THOMAS ST MISSISSAUGA ON L5M 1Y7	189.5	24
Plastic Components (1987) - Div. of Carousel Plastics Ltd.	44 Thomas St Mississauga ON L5M 1Y7	189.5	24
PLASTIC COMPONENTS (1987) (DIV	44 THOMAS ST MISSISSAUGA ON L5M 1Y7	189.5	24
bodyFood	35 Thomas St Mississauga ON L5M 1Y6	267.6	31

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2015 has found that there are 7 SPL site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
CTS of Canada Co.	80 Thomas St Mississauga ON L5M 1Y9	0.0	3
CTS OF CANADA LTD.	AT 80 THOMAS ST. IN STREETSVILLE MISSISSAUGA PLANT 80 THOMAS STREET MISSISSAUGA CITY ON L5M 1Y9	0.0	3
	Mullet Creek at Thomas Street<UNOFFICIAL> Mississauga ON	108.0	14
The Regional Municipality of Peel	Corner of Joymar and Tannery Street Mississauga ON	116.8	17
	Joymar Drive & Tannery Rd (at intersection) Mississauga ON	116.8	17
	56 Thomas Street Mississauga ON L5M 1Y7	154.4	18
	72 Joymar Drive Mississauga ON	168.2	22

WDS - Waste Disposal Sites - MOE CA Inventory

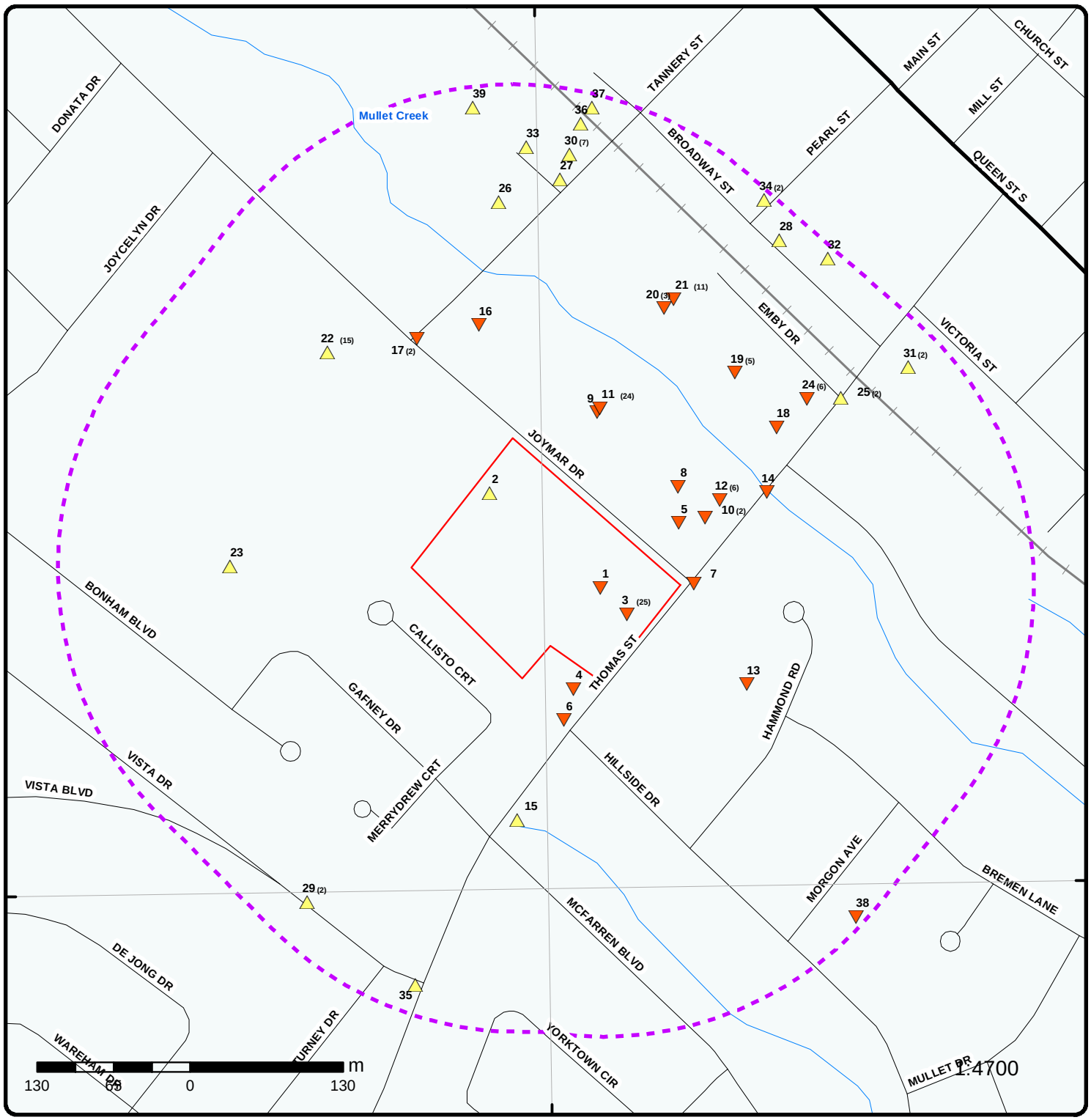
A search of the WDS database, dated Feb 29, 2016 has found that there are 1 WDS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	52 TANNERY STREET, MISSISSAUGA MISSISSAUGA, CITY OF ON	245.2	30

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 7 WWIS site(s) within approximately 0.30 kilometers of the project property.

Site	Address	Distance (m)	Map Key
	lot 4 con 5 Mississauga ON	0.0	2
	MISSISSAUGA ON	18.9	4
	MISSISSAUGA ON	100.0	16
	ON	247.2	33
	ON	273.1	36
	ON	288.1	37
	ON	282.1	39



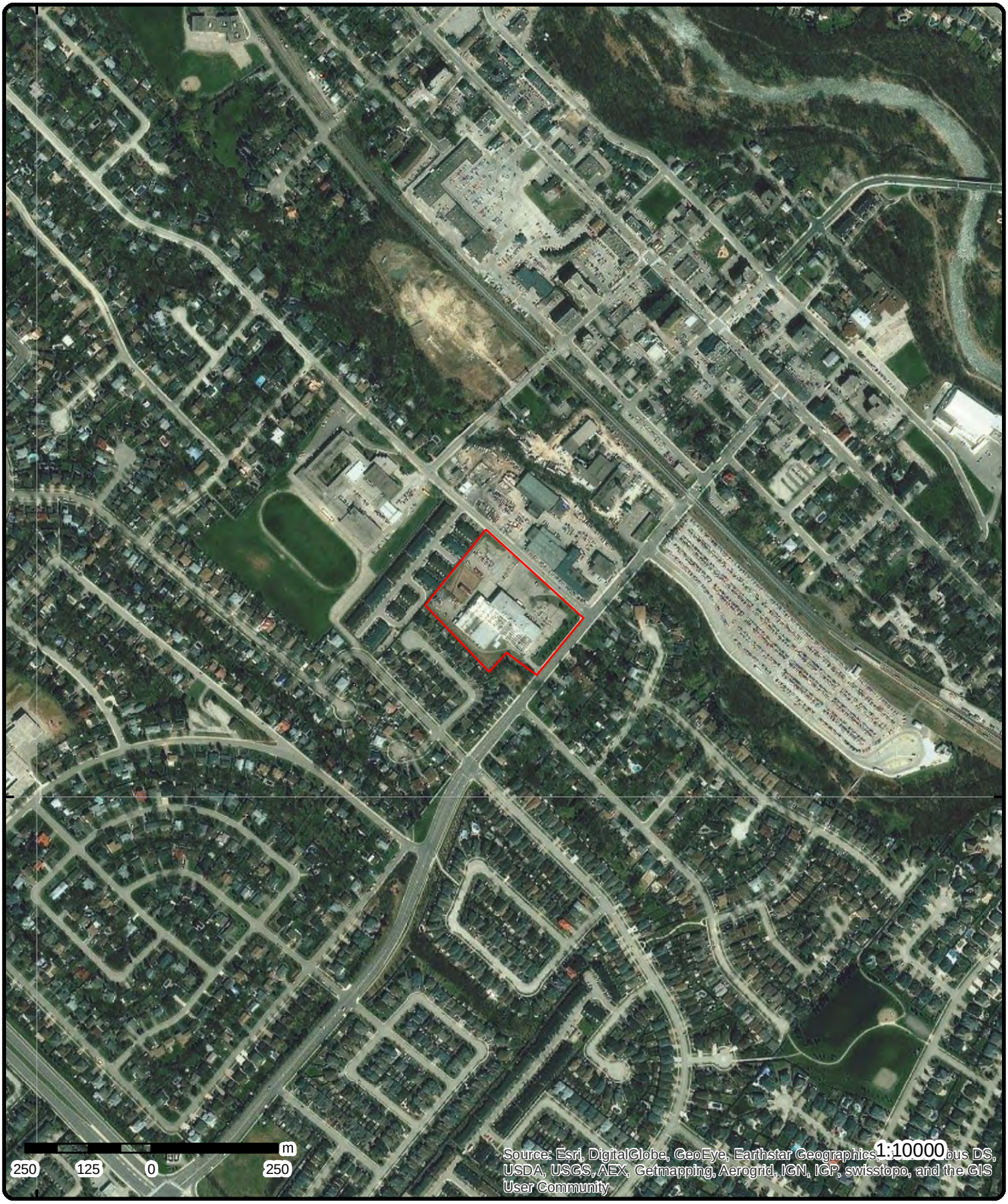
Map

Address: 80 Thomas St Mississauga On, Mississauga, ON
Order No: 20160912042

ERIS ENVIRONMENTAL RISK INFORMATION SERVICES

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

79°43'30"W



Aerial

Order No: 20160912042

Address: 80 Thomas St Mississauga On, Mississauga, ON

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Source: ESRI World Imagery

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 1	-/0.0	154.0	80 Thomas Street Mississauga ON	EHS

Addit. Info Ordered: Fire Insur. Maps and/or Site Plans; Topographic Maps; City Directory; Aerial Photos
Order No.: 20140225001
Report Date: 05-MAR-14
Report Type: Standard Report
Search Radius (km): .25

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	1 of 1	-/0.0	156.7	lot 4 con 5 Mississauga ON	WWIS

Well ID:	4909511	**Lot:**	004
Concession:	05	**Concession Name:**	HS W
County:	PEEL	**Municipality:**	MISSISSAUGA CITY
Easting Nad83:	603569	**Northing Nad83:**	4825806
Zone:	17	**Utm Reliability:**	margin of error : 10 - 30 m
Primary Water Use:		**Construction Date:**	14-JUL-04
Sec. Water Use:		**Well Depth:**	
Pump Rate:		**Static Water Level:**	
Flow Rate:		**Clear/Cloudy:**	
Specific Capacity:		**Final Well Status:**	Abandoned-Other
Construction Method:	Boring	**Flowing (y/n):**	
Elevation (m):	156.58	**Elevation Reliability:**	
Depth to Bedrock:		**Overburden/Bedrock:**	No formation data
Water Type:		**Casing Material:**	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	1 of 25	-/0.0	154.0	CTS OF CANADA LIMITED 80 THOMAS ST., STREETSVILLE MISSISSAUGA CITY ON L5M 1Y9	CA

Certificate #: 8-3437-96-
Application Year: 96
Issue Date: 2/25/1997
Approval Type: Industrial air
Status: Underwent 1st revision in 97
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: MFG. OF AUTOMOTIVE ELECTRONIC PARTS
Contaminants: Toluene(Pentyl Methane)(Methyl Benzene), Xylene, Acetone, Formaldehyde, Benzotriazol Substituted(Toyota), Isopropyl Alcohol, Nitrogen Oxides, Methylene Chloride, Other Organic Compounds
Emission Control: No Controls

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	2 of 25	-/0.0	154.0	CTS of Canada Co. 80 Thomas Street Mississauga ON L5M 1Y9	CA

Certificate #: 8531-5T6R84

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Application Year:		2003			
Issue Date:		11/12/2003			
Approval Type:		Air			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					

3	3 of 25	-/0.0	154.0	**CTS of Canada Limited** **80 Thomas St** **Streetsville ON**	EBR

Year:	1999
EBR Registry No.:	IA9E0497
Ministry Ref. No.:	8343796988RE1
Type:	Instrument Decision
Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9
Proposal Date:	4/20/99
Location:	80 Thomas Street, Streetsville
Proponent Address:	80 Thomas Street Streetsville Ontario L5M 1Y9

3	4 of 25	-/0.0	154.0	**CTS of Canada Limited** **80 Thomas Street** **City of Mississauga ON L5M 1Y9**	EBR

Year:	1996
EBR Registry No.:	IA6E1467
Ministry Ref. No.:	
Type:	Instrument
Instrument Type:	EPA s. 9 - Approval for discharge into the natural environment other than water (i.e. Air)
Proposal Date:	10/2/96
Location:	City of Mississauga
Proponent Address:	CTS of Canada Limited80 Thomas Street,Streetsville, Ontario, L5M 1Y9

3	5 of 25	-/0.0	154.0	**CTS of Canada Limited** **80 Thomas Street** **Mississauga ON L5M 1Y9**	EBR

Year:	2003
EBR Registry No.:	IA03E0689
Ministry Ref. No.:	6767-5MAKSM
Type:	Instrument Decision
Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9
Proposal Date:	5/21/03
Location:	80 Thomas Street Mississauga Ontario L5M 1Y9
Proponent Address:	80 Thomas Street Mississauga Ontario L5M 1Y9

3	6 of 25	-/0.0	154.0	**80 Thomas St.** **Mississauga ON L5M 1Y9**	EHS

Addit. Info Ordered:	Fire Insur. Maps and/or Site Plans and/or Inspection Reports
Order No.:	20020114004
Report Date:	1/22/02
Report Type:	Complete Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Search Radius (km):	0.35				

3	7 of 25	-/0.0	154.0	**CTS OF CANADA CO.** **80 Thomas Street** **Mississauga ON L5M 1Y9**	GEN

Generator #: ON0311600
Approval Yrs: 2009
SIC Code: 336320
SIC Description: Motor Vehicle Electrical and Electronic Equipment Manufacturing

--- Details ---

Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES

3	8 of 25	-/0.0	154.0	**CTS OF CANADA CO.** **80 Thomas Street** **Mississauga ON L5M 1Y9**	GEN

Generator #: ON0311600
Approval Yrs: 2010

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

SIC Code: 336320
SIC Description: Motor Vehicle Electrical and Electronic Equipment Manufacturing

--- Details ---
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	9 of 25	-/0.0	154.0	***CTS OF CANADA CO.*** ***80 Thomas Street*** ***Mississauga ON L5M 1Y9***	GEN

Generator #: ON0311600
Approval Yrs: 2011
SIC Code: 336320
SIC Description: Motor Vehicle Electrical and Electronic Equipment Manufacturing

--- Details ---
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS

3	*10 of 25*	*-/0.0*	*154.0*	***CTS OF CANADA CO.*** ***80 Thomas Street*** ***Mississauga ON L5M 1Y9***	***GEN***

Generator #: ON0311600
Approval Yrs: 03,04,05,06,07,08
SIC Code: 336320
SIC Description: MV Electrical & Electronic Equipment Mfg.

--- Details ---
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 212

Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS

3	11 of 25	-/0.0	154.0	CTS OF CANADA LIMITED 80 THOMAS STREET STREETSVILLE ON L5M 1Y9	GEN

Generator #: ON0311600
Approval Yrs: 90,92,93,95,96,97,98,99,00,01,02
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.

--- Details ---
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	12 of 25	-/0.0	154.0	***C.T.S. OF CANADA*** ***80 THOMAS STREET*** ***STREETSVILLE ON L5M 1Y9***	***GEN***

Generator #: ON0311600
Approval Yrs: 86,87,88
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.

--- Details ---
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	13 of 25	-/0.0	154.0	***CTS OF CANADA CO.*** ***80 Thomas Street*** ***Mississauga ON L5M 1Y9***	***GEN***

Generator #: ON0311600
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 145
Waste Description: Wastes from the use of pigments, coatings and paints
+
Waste Code: 252
Waste Description: Waste crankcase oils and lubricants
+
Waste Code: 213
Waste Description: Petroleum distillates
+
Waste Code: 253
Waste Description: Emulsified oils
+
Waste Code: 212
Waste Description: Aliphatic solvents and residues
+
Waste Code: 122

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site		DB
Waste Description:	Alkaline slutions - containing other metals and non-metals (not cyanide)					

3	14 of 25	-/0.0	154.0	**CTS OF CANADA CO.** **80 Thomas Street** **Mississauga ON L5M 1Y9**		GEN

Generator #: ON0311600
Approval Yrs: 2012
SIC Code: 336320
SIC Description: Motor Vehicle Electrical and Electronic Equipment Manufacturing

--- Details ---

Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

3	15 of 25	-/0.0	154.0	**CTS OF CANADA LIMITED** **80 THOMAS STREET** **STREETSVILLE ON L5M 1Y9**	07-043	GEN

Generator #: ON0311600
Approval Yrs: 94
SIC Code: 3352

SIC Description: ELECT. PARTS & COMP.

--- Details ---

Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	16 of 25	-/0.0	154.0	C.T.S. OF CANADA LIMITED 80 THOMAS STREET STREETSVILLE ON L5M 1Y9	GEN

Generator #: ON0311600
Approval Yrs: 89
SIC Code: 3352
SIC Description: ELECT. PARTS & COMP.

--- Details ---

Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 212

Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

---

3 | ***17 of 25*** | ***-/0.0*** | ***154.0*** | ***CTS OF CANADA CO.***
80 Thomas Street
Mississauga ON | ***GEN***

Generator #: ON0311600
Approval Yrs: 2013
SIC Code: 336320
SIC Description: MOTOR VEHICLE ELECTRICAL AND ELECTRONIC EQUIPMENT MANUFACTURING

--- Details ---
Waste Code: 253
Waste Description: EMULSIFIED OILS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 212
Waste Description: ALIPHATIC SOLVENTS
+
Waste Code: 265
Waste Description: GRAPHIC ART WASTES
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 241
Waste Description: HALOGENATED SOLVENTS
+
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 221
Waste Description: LIGHT FUELS

---

3 | ***18 of 25*** | ***-/0.0*** | ***154.0*** | ***CTS OF CANADA COMPANY***
80 THOMAS Street
STREETSVILLE ON L5M1Y9 | ***NPRI***

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Longitude:
NPRI #: 8800000164
Year: 2007
Latitude:

--- Details ---
Units: tonnes
Air:
Water:
Substances Released: PM - Total Particulate Matter
Land:
+
Units: tonnes
Air:
Water:
Substances Released: PM10 - Particulate Matter <= 10 Microns
Land:
+
Units: tonnes
Air:
Water:
Substances Released: PM2.5 - Particulate Matter <= 2.5 Microns
Land:

3	*19 of 25*	*-/0.0*	*154.0*	***CTS OF CANADA COMPANY*** ***80 THOMAS Street*** ***STREETSVILLE ON L5M1Y9***	***NPRI***

Longitude:
NPRI #: 8800000910
Year: 2004
Latitude:

--- Details ---
Units: tonnes
Air:
Water:
Substances Released: HFC-134a Hydrofluorocarbon
Land:
+
Units: tonnes
Air:
Water:
Substances Released: PM - Total Particulate Matter
Land:
+
Units: tonnes
Air:
Water:
Substances Released: PM10 - Particulate Matter <= 10 Microns
Land:
+
Units: tonnes
Air:
Water:
Substances Released: PM2.5 - Particulate Matter <= 2.5 Microns
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Volatile Organic Compounds (VOCs)
Land:
+
Units: tonnes

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Air:
Water:
Substances Released: Nitrous oxide
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Nitrogen oxides (expressed as NO2)
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Carbon dioxide
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Carbon monoxide
Land:
+
Units: tonnes
Air: .675
Water:
Substances Released: MSG#3 - Solvent refined heavy paraffinic distillate
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Sulphur dioxide
Land:
+
Units: tonnes
Air:
Water:
Substances Released: Methane
Land:

3	***20 of 25***	***-/0.0***	***154.0***	***CTS Corporation*** ***80 Thomas St*** ***Streetsville ON L5M 1Y9***	***SCT***

Established:
Plant Size (ft²):
Employment:

--- Details ---
Description: Measuring, Medical and Controlling Devices Manufacturing
SIC/NAICS Code: 334512
+
Description: Semiconductor and Other Electronic Component Manufacturing
SIC/NAICS Code: 334410
+
Description: All Other General-Purpose Machinery Manufacturing
SIC/NAICS Code: 333990

3	***21 of 25***	***-/0.0***	***154.0***	***C.T.S. OF CANADA LTD.*** ***80 THOMAS ST*** ***MISSISSAUGA ON L5M 1Y9***	***SCT***

Established: 1932

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Plant Size (ft²): 100000
Employment: 235

--- Details ---
Description: RADIO AND TELEVISION BROADCASTING AND COMMUNICATIONS EQUIPMENT
SIC/NAICS Code: 3663
+
Description: ELECTRONIC COMPONENTS, NOT ELSEWHERE CLASSIFIED
SIC/NAICS Code: 3679
+
Description: MEASURING AND CONTROLLING DEVICES, NOT ELSEWHERE CLASSIFIED
SIC/NAICS Code: 3829
+
Description: Radio and Television Broadcasting and Wireless Communications Equipment Manufacturing
SIC/NAICS Code: 334220
+
Description: Semiconductor and Other Electronic Component Manufacturing
SIC/NAICS Code: 334410
+
Description: Measuring, Medical and Controlling Devices Manufacturing
SIC/NAICS Code: 334512

3	***22 of 25***	***-/0.0***	***154.0***	***CTS of Canada Co.*** ***80 Thomas St*** ***Mississauga ON L5M 1Y9***	***SCT***

Established: 1954
Plant Size (ft²): 112000
Employment:

--- Details ---
Description: All Other General-Purpose Machinery Manufacturing
SIC/NAICS Code: 333990
+
Description: Measuring, Medical and Controlling Devices Manufacturing
SIC/NAICS Code: 334512
+
Description: All Other Electrical Equipment and Component Manufacturing
SIC/NAICS Code: 335990

3	***23 of 25***	***-/0.0***	***154.0***	***CTS of Canada Co.*** ***80 Thomas St*** ***Mississauga ON L5M 1Y9***	***SCT***

Established:
Plant Size (ft²):
Employment:

--- Details ---
Description: Semiconductor and Other Electronic Component Manufacturing
SIC/NAICS Code: 334410
+
Description: Measuring, Medical and Controlling Devices Manufacturing
SIC/NAICS Code: 334512
+
Description: All Other General-Purpose Machinery Manufacturing
SIC/NAICS Code: 333990

3	***24 of 25***	***-/0.0***	***154.0***	***CTS OF CANADA LTD.*** ***AT 80 THOMAS ST. IN STREETSVILLE*** ***MISSISSAUGA PLANT 80 THOMAS STREET*** ***MISSISSAUGA CITY ON L5M 1Y9***	***SPL***

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Ref NO:	66596
Contaminant Code:	
Contaminant Name:	
Contaminant Quantity:	
Incident Cause:	OTHER CONTAINER LEAK
Incident Dt:	1/30/1992
Incident Reason:	UNKNOWN
Incident Summary:	CTS OF CANADA LTD. - 200 TO 400 L OF HYDRAULIC OILTO GROUND FROM ELEVATOR.
MOE Reported Dt:	1/30/1992
Environmental Impact:	CONFIRMED
Nature of Impact:	Soil Contamination
Receiving Medium:	LAND
SAC Action Class:	
Sector Source Type:	
Site Municipality:	21102

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3 | ***25 of 25*** | ***-/0.0*** | ***154.0*** | ***CTS of Canada Co.***
80 Thomas St
Mississauga ON L5M 1Y9 | ***SPL***

Ref NO:	2425-7BBLZX
Contaminant Code:	15
Contaminant Name:	OIL (PETROLEUM BASED, NOT SPECIFIED)
Contaminant Quantity:	4 L
Incident Cause:	Other Discharges
Incident Dt:	
Incident Reason:	Spill
Incident Summary:	CTS Canada - 4L of petro oil to sanitary sewer
MOE Reported Dt:	1/29/2008
Environmental Impact:	Not Anticipated
Nature of Impact:	Other Impact(s); Surface Water Pollution
Receiving Medium:	
SAC Action Class:	Notifications
Sector Source Type:	Other
Site Municipality:	Mississauga

---

4 | ***1 of 1*** | ***SSE/18.9*** | ***155.0*** | ***MISSISSAUGA ON*** | ***WWIS***

Well ID:	7162891	**Lot:**	
Concession:		**Concession Name:**	
County:	PEEL	**Municipality:**	MISSISSAUGA CITY (STREETSVILLE)
Easting Nad83:	603640	**Northing Nad83:**	4825640
Zone:	17	**Utm Reliability:**	margin of error : 10 - 30 m
Primary Water Use:	Monitoring	**Construction Date:**	16-FEB-10
Sec. Water Use:		**Well Depth:**	20 ft
Pump Rate:		**Static Water Level:**	
Flow Rate:		**Clear/Cloudy:**	
Specific Capacity:		**Final Well Status:**	Observation Wells
Construction Method:	Boring	**Flowing (y/n):**	
Elevation (m):		**Elevation Reliability:**	
Depth to Bedrock:		**Overburden/Bedrock:**	
Water Type:		**Casing Material:**	Not stated

--- Details ---

Thickness:	10 ft	**Original Depth:**	10 ft
Material Colour:	BROWN	**Material:**	SILT, FILL, SANDY
+			
Thickness:	10 ft	**Original Depth:**	20 ft
Material Colour:	BROWN	**Material:**	SILT, CLAY, DENSE

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
5	1 of 1	ENE/38.9	152.2	COR-TAR INDUSTRIES LIMITED ON	EASR

Longitude:	-79.715277777777785672697064001113176345825195312 5
Latitude:	43.577777777777782830526120960712432861328125
Record Type:	EASR
PDF URL:	http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2018193
CofA Number:	R-001-9546726137
Date:	2015-11-28
Status:	Registered
Project Type:	Automotive Refinishing Facility

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
6	1 of 1	S/44.9	155.8	86 Thomas Street Mississauga ON L5M 1Y8	EHS

Addit. Info Ordered:	City Directory
Order No.:	20091221018
Report Date:	12/31/2009
Report Type:	Standard Report
Search Radius (km):	0.25

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
7	1 of 1	E/11.5	153.0	MISSISSAUGA CITY JOYMAR DR/THOMAS ST/TANNERY ST MISSISSAUGA CITY ON	CA

Certificate #:	3-0607-95-
Application Year:	95
Issue Date:	6/19/1995
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
8	1 of 1	ENE/61.8	152.0	TRINITY AUTO SERVICE INC ON	EASR

Longitude:	-79.715277777777785672697064001113176345825195312 5
Latitude:	43.578055555555557987190695712342858314514160156 25
Record Type:	EASR
PDF URL:	http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2017289
CofA Number:	R-001-3530756019
Date:	2015-10-15
Status:	Registered
Project Type:	Automotive Refinishing Facility

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
9	1 of 1	NNE/63.8	152.1	D&D PAINTERS LIMTIED 64 THOMAS STREET STREETSVILLE ON	GEN

Generator #:	ON7196871

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Approval Yrs: 2013
SIC Code: 238320
SIC Description: PAINTING AND WALL COVERING CONTRACTORS

--- Details ---
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

10	1 of 2	ENE/57.1	151.9	**TRINITY AUTO SERVICE INC** **66 Thomas Mississauga** **ON**	EASR

Longitude:
Latitude:
Record Type:
PDF URL:
CofA Number: R-001-3530756019
Date: 10/15/15
Status: Registered
Project Type: Automotive Refinishing Facility

10	2 of 2	ENE/57.1	151.9	**MID-ONTARIO EXPRESS LTD.** **66 THOMAS ST.** **MISSISSAUGA ON L5M 2P3**	GEN

Generator #: ON0122600
Approval Yrs: 86,87,88,89,90,92,93,94
SIC Code: 0000
SIC Description: *** NOT DEFINED ***

11	1 of 24	NNE/67.7	152.0	**STAMPALL WASHER LTD.** **95 JOYMAR DRIVE, UNIT 4 & 5** **MISSISSAUGA ON L5M 3S8**	GEN

Generator #: ON1589701
Approval Yrs: 99,00,01,02,03,04,05,06,07,08
SIC Code: 3049
SIC Description: OTHER STAMPED METAL

--- Details ---
Waste Code: 253
Waste Description: EMULSIFIED OILS

11	2 of 24	NNE/67.7	152.0	**TPL Construction Ltd. AL Power Lines Ltd.** **95 Joymar Drive,Unit 8** **Mississauga ON L5M 3S8**	GEN

Generator #: ON4492834
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 252
Waste Description: Waste crankcase oils and lubricants

11	3 of 24	NNE/67.7	152.0	**Turf Lawn Care & Maintenance Inc.** **95 Joymar unit #7** **Mississauga ON L5M 3S8**	GEN

Generator #: ON9787842

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Approval Yrs: 2011
SIC Code: 561730
SIC Description: Landscaping Services

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

11 | ***4 of 24*** | ***NNE/67.7*** | ***152.0*** | ***TPL Construction Ltd.***
95 Joymar Drive,Unit 8
Mississauga ON | ***GEN***

Generator #: ON4492834
Approval Yrs: 2013
SIC Code: 238299
SIC Description: ALL OTHER BUILDING EQUIPMENT CONTRACTORS

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

11 | ***5 of 24*** | ***NNE/67.7*** | ***152.0*** | ***Turf Lawn Care & Maintenance Inc.***
95 Joymar unit #7
Mississauga ON L5M 3S8 | ***GEN***

Generator #: ON9787842
Approval Yrs: 2010
SIC Code: 561730
SIC Description: Landscaping Services

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

11 | ***6 of 24*** | ***NNE/67.7*** | ***152.0*** | ***Turf Lawn Care & Maintenance Inc.***
95 Joymar unit #7
Mississauga ON L5M 3S8 | ***GEN***

Generator #: ON9787842
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 252
Waste Description: Waste crankcase oils and lubricants

---

11 | ***7 of 24*** | ***NNE/67.7*** | ***152.0*** | ***Turf Lawn Care & Maintenance Inc.***
95 Joymar unit #7
Mississauga ON L5M 3S8 | ***GEN***

Generator #: ON9787842
Approval Yrs: 03,04,05,06,07,08
SIC Code: 561730
SIC Description: Landscaping Services

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

11 | ***8 of 24*** | ***NNE/67.7*** | ***152.0*** | ***TPL Construction Ltd.***
95 Joymar Drive,Unit 8
Mississauga ON L5M 3S8 | ***GEN***

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Generator #: ON4492834
Approval Yrs: 2010
SIC Code: 238299
SIC Description: All Other Building Equipment Contractors

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

11	9 of 24	NNE/67.7	152.0	**Turf Lawn Care & Maintenance Inc.** **95 Joymar unit #7** **Mississauga ON L5M 3S8**	GEN

Generator #: ON9787842
Approval Yrs: 2009
SIC Code: 561730
SIC Description: Landscaping Services

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

11	10 of 24	NNE/67.7	152.0	**STAMPALL WASHER LTD.** **95 JOYMAR DRIVE, UNIT 4 & 5** **MISSISSAUGA ON**	GEN

Generator #: ON1589701
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 253
Waste Description: Emulsified oils

11	11 of 24	NNE/67.7	152.0	**AL POWER LINES** 02-721 **95 JOYMAR DRIVE, UNIT #8** **MISSISSAUGA ON L5M 3S8**	GEN

Generator #: ON1660600
Approval Yrs: 92,93,94,95,96,97,98
SIC Code: 4911
SIC Description: ELECT. POWER SYS.

--- Details ---
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

11	12 of 24	NNE/67.7	152.0	**AL POWER LINES** **95 JOYMAR DRIVE, UNIT 8** **MISSISSAUGA ON L5M 3S8**	GEN

Generator #: ON1660600
Approval Yrs: 99,00,01
SIC Code: 4911
SIC Description: ELECT. POWER SYS.

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--- Details ---					
Waste Code:	211				
Waste Description:	AROMATIC SOLVENTS				
+					
Waste Code:	213				
Waste Description:	PETROLEUM DISTILLATES				
+					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
11	13 of 24	NNE/67.7	152.0	TPL Construction Ltd. 95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	GEN
Generator #:	ON4492834				
Approval Yrs:	06,07,08				
SIC Code:	238299				
SIC Description:	All Other Building Equipment Contractors				
--- Details ---					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				
11	14 of 24	NNE/67.7	152.0	STAMPALL WASHER LTD. 95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON	GEN
Generator #:	ON1589701				
Approval Yrs:	2013				
SIC Code:	332118				
SIC Description:	STAMPING				
--- Details ---					
Waste Code:	253				
Waste Description:	EMULSIFIED OILS				
11	15 of 24	NNE/67.7	152.0	STAMPALL WASHER LTD. 95 JOYMAR DRIVE, UNIT 4 & 5 MISSISSAUGA ON L5M 3S8	GEN
Generator #:	ON1589701				
Approval Yrs:	2009				
SIC Code:	332118				
SIC Description:	Stamping				
--- Details ---					
Waste Code:	253				
Waste Description:	EMULSIFIED OILS				
11	16 of 24	NNE/67.7	152.0	Turf Lawn Care & Maintenance Inc. 95 Joymar unit #7 Mississauga ON L5M 3S8	GEN
Generator #:	ON9787842				
Approval Yrs:	2012				
SIC Code:	561730				
SIC Description:	Landscaping Services				
--- Details ---					
Waste Code:	252				
Waste Description:	WASTE OILS & LUBRICANTS				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	17 of 24	NNE/67.7	152.0	Turf Lawn Care & Maintenance Inc. 95 Joymar unit #7 Mississauga ON	GEN

Generator #: ON9787842
Approval Yrs: 2013
SIC Code: 561730
SIC Description: LANDSCAPING SERVICES

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	18 of 24	NNE/67.7	152.0	TPL Construction Ltd. 95 Joymar Drive,Unit 8 Mississauga ON L5M 3S8	GEN

Generator #: ON4492834
Approval Yrs: 2012
SIC Code: 238299
SIC Description: All Other Building Equipment Contractors

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	19 of 24	NNE/67.7	152.0	CEDAR GROUNDS MAINTENANCE 95 JOYMAR DR UNIT 2 MISSISSAUGA ON L5M 3S8	PES

Licence No.: 02-01-02264-0
Licence Type: Operator

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	20 of 24	NNE/67.7	152.0	CEDAR GROUNDS MAINTENANCE 95 JOYMAR DRIVE, UNIT 2 MISSISSAUGA ON L5M 3S8	PES

Licence No.:
Licence Type:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	21 of 24	NNE/67.7	152.0	CLINTAR GROUNDSKEEPING 95 JOYMAR DRIVE MISSISSAUGA ON L5M 3S8	PES

Licence No.:
Licence Type: Operator

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	22 of 24	NNE/67.7	152.0	MAJOR LEAGUE GRAPHICS INC. 95 JOYMAR DR UNIT 7 MISSISSAUGA ON L5M 3S8	SCT

Established: 1994
Plant Size (ft²): 4000
Employment: 2

--- Details ---
Description: COMMERCIAL PRINTING, LITHOGRAPHIC
SIC/NAICS Code: 2752
+
Description: COMMERCIAL PRINTING, NOT ELSEWHERE CLASSIFIED

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
SIC/NAICS Code:		2759			
11	23 of 24	NNE/67.7	152.0	Stampall Washer Ltd. 95 Joymar Dr Unit 4-5 Mississauga ON L5M 3S8	SCT

Established: 01-JUL-78
Plant Size (ft²): 11000
Employment:

--- Details ---
Description: All Other Miscellaneous Manufacturing
SIC/NAICS Code: 339990
+
Description: Hardware Manufacturing
SIC/NAICS Code: 332510
+
Description: All Other Miscellaneous Fabricated Metal Product Manufacturing
SIC/NAICS Code: 332999
+
Description: Iron and Steel Pipes and Tubes Manufacturing from Purchased Steel
SIC/NAICS Code: 331210
+
Description: Turned Product and Screw, Nut and Bolt Manufacturing
SIC/NAICS Code: 332720
+
Description: Other Metalworking Machinery Manufacturing
SIC/NAICS Code: 333519
+
Description: Stamping
SIC/NAICS Code: 332118

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
11	24 of 24	NNE/67.7	152.0	Cedar Grounds Maintenance Inc. 95 Joymar Dr Unit 2 Mississauga ON L5M 3S8	SCT

Established: 01-JAN-81
Plant Size (ft²):
Employment:

--- Details ---
Description: All Other Specialty Trade Contractors
SIC/NAICS Code: 238990
+
Description: Landscaping Services
SIC/NAICS Code: 561730
+
Description: All Other Services to Buildings and Dwellings
SIC/NAICS Code: 561799
+
Description: Landscaping Services
SIC/NAICS Code: 561730

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	1 of 6	ENE/76.2	151.0	64 Thomas Street Mississauga ON	EHS

Addit. Info Ordered:
Order No.: 20110131026
Report Date: 2/9/2011
Report Type: Standard Select Report
Search Radius (km): 0.25

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	2 of 6	ENE/76.2	151.0	D&D PAINTERS LIMTIED 64 THOMAS STREET STREETSVILLE ON L5M 1Y7	GEN

Generator #: ON7196871
Approval Yrs: As of April 2014
SIC Code:
SIC Description:

--- Details ---
Waste Code: 145
Waste Description: Wastes from the use of pigments, coatings and paints

---

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	3 of 6	ENE/76.2	151.0	D&D PAINTERS LIMTIED 64 THOMAS STREET STREETSVILLE ON L5M 1Y7	GEN

Generator #: ON7196871
Approval Yrs: 2011
SIC Code: 238320
SIC Description: Painting and Wall Covering Contractors

--- Details ---
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	4 of 6	ENE/76.2	151.0	D&D PAINTERS LIMTIED 64 THOMAS STREET STREETSVILLE ON L5M 1Y7	GEN

Generator #: ON7196871
Approval Yrs: 2010
SIC Code: 238320
SIC Description: Painting and Wall Covering Contractors

--- Details ---
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	5 of 6	ENE/76.2	151.0	D&D PAINTERS LIMTIED 64 THOMAS STREET STREETSVILLE ON L5M 1Y7	GEN

Generator #: ON7196871
Approval Yrs: 2012
SIC Code: 238320
SIC Description: Painting and Wall Covering Contractors

--- Details ---
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	6 of 6	ENE/76.2	151.0	S & V MOTORS 64 THOMAS ST MISSISSAUGA ON L5M 1Y7	PRT

Location ID: 9264
Type: private
Expiry Date: 1993-06-30
Capacity (L): 0.00
Licence #: 0037043001

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
13	1 of 1	ESE/96.3	153.0	LEONARD WILLIAM RHODES 66 HAMMOND RD MISSISSAUGA ON	EXP

Instance ID: 18669
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10450865
Instance Type: FS Highway Tank - Gas/Diesel
Status: EXPIRED
Description: FS HIGHWAY TANK - GASOLINE/DIESEL

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
14	1 of 1	ENE/108.0	151.5	Mullet Creek at Thomas Street<UNOFFICIAL> Mississauga ON	SPL

Ref NO: 3556-6EXSWW
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: Discharge Or Bypass To A Watercourse
Incident Dt: 8/4/2005
Incident Reason:
Incident Summary: Mullet Creek: White substance in creek from unknown source
MOE Reported Dt: 8/4/2005
Environmental Impact: Possible
Nature of Impact: Surface Water Pollution
Receiving Medium: Water
SAC Action Class: Spills to Watercourses
Sector Source Type:
Site Municipality: Mississauga

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
15	1 of 1	S/120.0	157.0	JANNOCK PROPE(OUT OF BUSINESS) 22-559 99 THOMAS STREET C/O BRITANNIA ROAD STREETSVILLE ON L5H 3S1	GEN

Generator #: ON1719600
Approval Yrs: 93,94,95,96,97,98
SIC Code: 7512
SIC Description: NON-RES. BLDG. OPER.

--- Details ---
Waste Code: 145
Waste Description: PAINT/PIGMENT/COATING RESIDUES
+
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 222
Waste Description: HEAVY FUELS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
16	1 of 1	NNW/100.0	153.3	MISSISSAUGA ON	WWIS

Well ID: 4909697 **Lot:**

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Concession:		**Concession Name:**	
County:	PEEL	**Municipality:**	MISSISSAUGA CITY (STREETSVILLE)
Easting Nad83:	603560	**Northing Nad83:**	4825949
Zone:	17	**Utm Reliability:**	
Primary Water Use:	Not Used	**Construction Date:**	28-FEB-05
Sec. Water Use:		**Well Depth:**	4.9 m
Pump Rate:		**Static Water Level:**	
Flow Rate:		**Clear/Cloudy:**	
Specific Capacity:		**Final Well Status:**	Test Hole
Construction Method:	Boring	**Flowing (y/n):**	
Elevation (m):	156.32	**Elevation Reliability:**	
Depth to Bedrock:	15	**Overburden/Bedrock:**	Bedrock
Water Type:		**Casing Material:**	Not stated

--- Details ---

Thickness:	.6 m	**Original Depth:**	.6 m
Material Colour:	BROWN	**Material:**	FILL
+			
Thickness:	2.1 m	**Original Depth:**	2.7 m
Material Colour:	BROWN	**Material:**	SILT, CLAY, SAND
+			
Thickness:	2 m	**Original Depth:**	4.7 m
Material Colour:	GREY	**Material:**	SILT, SAND, GRAVEL
+			
Thickness:	.2 m	**Original Depth:**	4.9 m
Material Colour:	GREY	**Material:**	SHALE, HARD

17	1 of 2	NNW/116.8	156.0	**The Regional Municipality of Peel** **Corner of Joymar and Tannery Street** **Mississauga ON**	SPL

Ref NO:	8470-9VLRCX
Contaminant Code:	99
Contaminant Name:	SILT
Contaminant Quantity:	other - see incident description
Incident Cause:	Leak/Break
Incident Dt:	4/15/2015
Incident Reason:	Unknown / N/A
Incident Summary:	Peel- Watermain Break-Murky Water to Mullet Creek
MOE Reported Dt:	4/15/2015
Environmental Impact:	
Nature of Impact:	Surface Water
Receiving Medium:	
SAC Action Class:	Watercourse Spills
Sector Source Type:	
Site Municipality:	Mississauga

17	2 of 2	NNW/116.8	156.0	**Joymar Drive & Tannery Rd (at intersection)** **Mississauga ON**	SPL

Ref NO:	3280-9VCBRP
Contaminant Code:	99
Contaminant Name:	SILT
Contaminant Quantity:	0 other - see incident description
Incident Cause:	Unknown / N/A
Incident Dt:	4/7/2015
Incident Reason:	Unknown / N/A
Incident Summary:	Region of Peel: Watermain break, silt impacts
MOE Reported Dt:	4/7/2015

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Environmental Impact:
Nature of Impact: Surface Water
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type:
Site Municipality: Mississauga

---

18 | ***1 of 1*** | ***ENE/154.4*** | ***154.0*** | ***56 Thomas Street Mississauga ON L5M 1Y7*** | ***SPL***

Ref NO: 4245-8PJTHD
Contaminant Code: 27
Contaminant Name: WAX, LIQUID
Contaminant Quantity: 125 mL
Incident Cause: Discharge Or Bypass To A Watercourse
Incident Dt: 12/14/2011
Incident Reason: Unknown - Reason not determined
Incident Summary: 1/2 cup car wax to Mullet Crk. Unrecoverable
MOE Reported Dt: 12/14/2011
Environmental Impact: Confirmed
Nature of Impact: Surface Water Pollution
Receiving Medium: Sewage - Municipal/Private and Commercial
SAC Action Class: Watercourse Spills
Sector Source Type: Unknown
Site Municipality: Mississauga

---

19 | ***1 of 5*** | ***NE/166.1*** | ***154.6*** | ***100 Emby Drive Mississauga ON L5M 1H6*** | ***EHS***

Addit. Info Ordered:
Order No.: 20000419003
Report Date: 5/3/00
Report Type: Basic Report
Search Radius (km): 0.25

---

19 | ***2 of 5*** | ***NE/166.1*** | ***154.6*** | ***Mississauga Engines Inc 100 Emby Drive Unit A Mississauga ON*** | ***GEN***

Generator #: ON6138075
Approval Yrs: 2009
SIC Code: 811119
SIC Description: Other Automotive Mechanical and Electrical Repair and Maintenance

--- Details ---
Waste Code: 122
Waste Description: ALKALINE WASTES - OTHER METALS
+
Waste Code: 211
Waste Description: AROMATIC SOLVENTS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

---

19 | ***3 of 5*** | ***NE/166.1*** | ***154.6*** | ***DETAILED LANDSCAPE SERVICES INC O/A SHADES OF GREEN 100 EMBY DR, UNIT F MISSISSAUGA ON L5M 1H6*** | ***PES***

Licence No.: 02-01-05094-0

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Licence Type:		Operator			
19	4 of 5	NE/166.1	154.6	Mississauga Engines Inc. 100 Emby Dr Unit A Mississauga ON L5M 1H6	SCT
Established:		01-SEP-91			
Plant Size (ft²):					
Employment:					
--- Details ---					
Description:		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417230			
+					
Description:		Other New Motor Vehicle Parts and Accessories Wholesaler-Distributors			
SIC/NAICS Code:		415290			
+					
Description:		Machine Shops			
SIC/NAICS Code:		332710			
+					
Description:		Motor Vehicle Gasoline Engine and Engine Parts Manufacturing			
SIC/NAICS Code:		336310			
+					
Description:		Other Motor Vehicle Parts Manufacturing			
SIC/NAICS Code:		336390			
19	5 of 5	NE/166.1	154.6	Mississauga Engines Inc. A-100 Emby Dr Mississauga ON L5M 1H6	SCT
Established:					
Plant Size (ft²):					
Employment:		2			
--- Details ---					
Description:		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417230			
+					
Description:		Machine Shops			
SIC/NAICS Code:		332710			
+					
Description:		Motor Vehicle Gasoline Engine and Engine Parts Manufacturing			
SIC/NAICS Code:		336310			
+					
Description:		Other Motor Vehicle Parts Manufacturing			
SIC/NAICS Code:		336390			
+					
Description:		Other New Motor Vehicle Parts and Accessories Wholesaler-Distributors			
SIC/NAICS Code:		415290			
20	1 of 3	NNE/167.6	155.5	STREETSVILLE BUSH WRECKERS 208 EMBY DR STREETSVILLE ON L5M1H6	AUWR
Facility:		AUTOMOBILE PARTS & SUPPLIES USED & REBU			
Description:					
20	2 of 3	NNE/167.6	155.5	CREDIT VALLEY TRENCHING AND EXCAVATING LTD 208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	FST

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Instance Number: 10986221
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Diesel
Status: Active
Capacity: 4546
Tank Material: Steel
Corrosion Protection: Impressed Current
Tank Type: Single Wall UST
Install Year: 1979
Parent Facility Type: Fuels Safety Private Fuel Outlet - Self Serve
Facility Type: FS Liquid Fuel Tank

20	3 of 3	NNE/167.6	155.5	CREDIT VALLEY TRENCHING AND EXCAVATING LTD 208 EMBY DRSTREETSVILLE MISSISSAUGA ON L5M 1H6	FST

Instance Number: 10986205
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Gasoline
Status: Active
Capacity: 4546
Tank Material: Steel
Corrosion Protection: Impressed Current
Tank Type: Single Wall UST
Install Year: 1979
Parent Facility Type: Fuels Safety Private Fuel Outlet - Self Serve
Facility Type: FS Liquid Fuel Tank

21	1 of 11	NNE/178.5	155.9	STREETSVILLE BUSH AUTO WRECKERS & PARTS INC 208 EMBY DR MISSISSAUGA ON L5M 1H6	AUWR

Facility: AUTOMOBILE PARTS & SUPPLIES-USED & REBUILT
Description:

21	2 of 11	NNE/178.5	155.9	CREDIT VALLEY TRENCHING AND EXCAVATING LTD 208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	FSTH

License Issue Date: 6/4/1990
Tank Status: Licensed
Tank Status As Of: August 2007
Operation Type: Private Fuel Outlet
Facility Type: Gasoline Station - Self Serve

--- Details ---
Status: Active
Capacity: 4546
Year of Installation: 1979
Corrosion Protection:
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline
+
Status: Active
Capacity: 4546
Year of Installation: 1979

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
21	3 of 11	NNE/178.5	155.9	CREDIT VALLEY TRENCHING AND EXCAVATING LTD 208 EMBY DR STREETSVILLE MISSISSAUGA ON L5M 1H6	FSTH
License Issue Date:		6/4/1990			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Private Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
--- Details ---					
Status:		Active			
Capacity:		4546			
Year of Installation:		1979			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		4546			
Year of Installation:		1979			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Single Wall UST - Diesel			
21	4 of 11	NNE/178.5	155.9	NO DIP FURNITURE STRIPPING LTD. 28-644 208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	GEN
Generator #:		ON1236900			
Approval Yrs:		92,93,94,95,96,97,98			
SIC Code:		6213			
SIC Description:		FURN. REFINISHING			
--- Details ---					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
21	5 of 11	NNE/178.5	155.9	NO DIP FURNITURE STRIPPING LTD. 208 EMBY DR. UNIT 3 STREETSVILLE ON L5M 1H6	GEN
Generator #:		ON1236900			
Approval Yrs:		89			
SIC Code:		6213			
SIC Description:		FURN. REFINISHING			
--- Details ---					
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
21	6 of 11	NNE/178.5	155.9	NO DIP FURNITURE STRIPPING LTD. 208 EMBY DRIVE, UNIT 3 STREETSVILLE ON L5M 1H6	GEN
Generator #:		ON1236900			
Approval Yrs:		99,00,01			
SIC Code:		6213			
SIC Description:		FURN. REFINISHING			
--- Details ---					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		145			
Waste Description:		PAINT/PIGMENT/COATING RESIDUES			
21	7 of 11	NNE/178.5	155.9	**CREDIT VALLEY TRENCHING AND EXCAVATING LTD** **208 EMBY DR STREETSVILLE** **MISSISSAUGA ON L5M 1H6**	PRT
Location ID:		14288			
Type:		private			
Expiry Date:					
Capacity (L):		9092.00			
Licence #:		0001002227			
21	8 of 11	NNE/178.5	155.9	**SUPERIOR VAULT CO LTD** **208 EMBY DR UNIT 1** **MISSISSAUGA ON L5M 1H6**	SCT
Established:		1922			
Plant Size (ft²):		12500			
Employment:		14			
--- Details ---					
Description:		CONCRETE PRODUCTS, EXCEPT BRICK AND BLOCK			
SIC/NAICS Code:		3272			
21	9 of 11	NNE/178.5	155.9	**SUPERIOR VAULT CO LTD** **208 EMBY ST UNIT 1** **MISSISSAUGA ON L5M 1H6**	SCT
Established:		1922			
Plant Size (ft²):		0			
Employment:		14			
--- Details ---					
Description:		CONCRETE PRODUCTS, EXCEPT BRICK & BLOCK			
SIC/NAICS Code:		3272			
21	10 of 11	NNE/178.5	155.9	**4 Most Chemical Co. Ltd.** **208 Emby Dr** **Mississauga ON L5M 1H6**	SCT
Established:		1974			
Plant Size (ft²):					
Employment:		6			
--- Details ---					
Description:		All Other Basic Inorganic Chemical Manufacturing			
SIC/NAICS Code:		325189			
+					
Description:		All Other Miscellaneous Chemical Product Manufacturing			
SIC/NAICS Code:		325999			
21	11 of 11	NNE/178.5	155.9	**Superior Vault Co. Ltd.** **208 Emby Dr Unit 1** **Mississauga ON L5M 1H6**	SCT
Established:		01-AUG-54			
Plant Size (ft²):		20000			
Employment:					
--- Details ---					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Description:		Other Concrete Product Manufacturing			
SIC/NAICS Code:		327390			

22	1 of 15	NW/168.2	159.2	**Peel District School Board** **72 Joymar Drive** **Mississauga ON L5M 1G3**	EBR

Year:	2006
EBR Registry No.:	IA06E0932
Ministry Ref. No.:	3948-6RFKH4
Type:	Instrument Proposal
Instrument Type:	Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9
Proposal Date:	
Location:	72 Joymar Drive Mississauga Ontario L5M 1G3
Proponent Address:	933 Central Parkway Mississauga Ontario L5C 2T9

22	2 of 15	NW/168.2	159.2	**72 Joymar Dr** **Mississauga ON L5M1G3**	EHS

Addit. Info Ordered:	
Order No.:	20130819040
Report Date:	28-AUG-13
Report Type:	Standard Report
Search Radius (km):	.25

22	3 of 15	NW/168.2	159.2	**Peel District School Board Human Resources Support Services** **72 Joymar Drive** **Mississauga ON L5M 1G3**	GEN

Generator #:	ON0359808
Approval Yrs:	As of May 2015
SIC Code:	
SIC Description:	
--- Details ---	
Waste Code:	263
Waste Description:	Misc. waste organic chemicals
+	
Waste Code:	264
Waste Description:	Photoprocessing wastes
+	
Waste Code:	148
Waste Description:	Misc. wastes and inorganic chemicals
+	
Waste Code:	252
Waste Description:	Waste crankcase oils and lubricants

22	4 of 15	NW/168.2	159.2	**Peel District School Board** **72 Joymar Drive** **Mississauga ON**	GEN

Generator #:	ON0359808
Approval Yrs:	2013
SIC Code:	611710
SIC Description:	EDUCATIONAL SUPPORT SERVICES
--- Details ---	
Waste Code:	264
Waste Description:	PHOTOPROCESSING WASTES
+	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES

---

22 | **5 of 15** | **NW/168.2** | **159.2** | **PEEL BOARD OF EDUCATION**
STREETSVILLE S.S. 72 JOYMAR DRIVE
MISSISSAUGA ON L5M 1G3 | **GEN**

Generator #: ON0359808
Approval Yrs: 86,87,88,89,90
SIC Code: 8511
SIC Description: ELEMT./SECON. EDUC.

--- Details ---
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

---

22 | **6 of 15** | **NW/168.2** | **159.2** | **Peel District School Board**
72 Joymar Drive
Mississauga ON L5M 1G3 | **GEN**

Generator #: ON0359808
Approval Yrs: 2012
SIC Code: 611710
SIC Description: Educational Support Services

--- Details ---
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES

---

22 | ***7 of 15*** | ***NW/168.2*** | ***159.2*** | ***PEEL DISTRICT SCHOOL BOARD STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3*** | ***GEN***

Generator #: ON0359808
Approval Yrs: 97
SIC Code: 8511
SIC Description: ELEMT./SECON. EDUC.

--- Details ---
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES

---

22 | ***8 of 15*** | ***NW/168.2*** | ***159.2*** | ***Peel District School Board 72 Joymar Drive Mississauga ON L5M 1G3*** | ***GEN***

Generator #: ON0359808
Approval Yrs: 2010
SIC Code: 611710
SIC Description: Educational Support Services

--- Details ---
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES
+

Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	9 of 15	NW/168.2	159.2	Peel District School Board 72 Joymar Drive Mississauga ON L5M 1G3	GEN

Generator #: ON0359808
Approval Yrs: 2011
SIC Code: 611710
SIC Description: Educational Support Services

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	10 of 15	NW/168.2	159.2	Peel District School Board 72 Joymar Drive Mississauga ON L5M 1G3	GEN

Generator #: ON0359808
Approval Yrs: 2009
SIC Code: 611710
SIC Description: Educational Support Services

--- Details ---
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	11 of 15	NW/168.2	159.2	PEEL BOARD OF EDUCATION 30-190 STREETSVILLE S.S. 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	GEN

Generator #: ON0359808
Approval Yrs: 92,93,94,95,96
SIC Code: 8511
SIC Description: ELEMT./SECON. EDUC.

--- Details ---
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	12 of 15	NW/168.2	159.2	PEEL DISTRICT SCHOOL BOARD STREETSVILLE SECONDARY SCHOOL 72 JOYMAR DRIVE MISSISSAUGA ON L5M 1G3	GEN

Generator #: ON0359808
Approval Yrs: 98,99,00,01,02,03,04
SIC Code: 8511
SIC Description: ELEMT./SECON. EDUC.

--- Details ---
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
22	13 of 15	NW/168.2	159.2	PEEL DISTRICT SCHOOL BOARD 72 Joymar Drive MISSISSAUGA ON L5M 1G3	GEN

Generator #: ON0359808
Approval Yrs: 05,06,07,08
SIC Code: 611710

SIC Description: Educational Support Services

--- Details ---

Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 213
Waste Description: PETROLEUM DISTILLATES
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 263
Waste Description: ORGANIC LABORATORY CHEMICALS
+
Waste Code: 264
Waste Description: PHOTOPROCESSING WASTES
+
Waste Code: 331
Waste Description: WASTE COMPRESSED GASES

22	14 of 15	NW/168.2	159.2	72 JOYMAR DRIVE, MISSISSAUGA ON	INC

Incident ID:
Incident Number: 1560916
SR Type: FS-Perform L1 Incident Insp
Status Code:
Summary: 72 JOYMAR DRIVE, MISSISSAUGA - VAPOUR RELEASE
Drainage System:
Sub Surface Contam.:
Aff. Prop. Use Water:
Contam. Migrated:
Contact Natural Env.:
Near Body of Water:
Approx. Quant. Rel.:
Equipment Model:
Serial No:
Residential App. Type:
Commercial App. Type:
Industrial App. Type:
Institutional App. Type:
Venting Type:
Vent Connector Mater.:
Vent Chimney Mater.:
Notes:
Pipeline Type:
Pipeline Involved:
Pipe Material:
Depth Ground Cover:
Regulator Location:
Regulator Type:
Operation Pressure:
Pipeline Notes:
Liquid Prop Make:
Liquid Prop Model:
Liquid Prop Serial No:
Equipment Type:
Cylinder Capacity:
Cylinder Capac. Units:
Cylinder Material Type:
Tank Capacity:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Tank Material Type:
Tank Storage Type:
Tank Location Type:
Pump Flow Rate Capac.:
Liquid Prop Notes:

---

22 | **15 of 15** | **NW/168.2** | **159.2** | **72 Joymar Drive Mississauga ON** | **SPL**

Ref NO: 2325-9SZHUQ
Contaminant Code: 35
Contaminant Name: NATURAL GAS (METHANE)
Contaminant Quantity: 0 other - see incident description
Incident Cause: Operator/Human error
Incident Dt: 1/22/2015
Incident Reason: Operator/Human Error
Incident Summary: TSSA/FSB: Car Through School- Gas Service Dmgd- Made Safe.
MOE Reported Dt: 1/22/2015
Environmental Impact:
Nature of Impact: Air
Receiving Medium:
SAC Action Class: Air Spills - Gases and Vapours
Sector Source Type:
Site Municipality: Mississauga

---

23 | **1 of 1** | **W/153.9** | **160.0** | **Kings Mill Development Inc. Rutledge Road Lot 4, Concession 5 West of Hurontario Street City of Mississauga ON** | **ECA**

Record Type:
PDF URL:
CofA Number: 6880-9HXRSJ
Date: 4/22/14
Status: Approved
Project Type: Municipal and Private Sewage

---

24 | **1 of 6** | **ENE/189.5** | **155.4** | **PLASTIC COMPONENTS (1987) DIV.OF CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7** | **GEN**

Generator #: ON1331000
Approval Yrs: 90
SIC Code: 1699
SIC Description: OTHER PLASTIC PROD.

--- Details ---
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

---

24 | **2 of 6** | **ENE/189.5** | **155.4** | **PLASTIC COMPONENTS (1987) DIV.OF 30-630 CAROUSEL PLASTICS LTD. 44 THOMAS ST. MISSISSAUGA ON L5M 1Y7** | **GEN**

Generator #: ON1331000
Approval Yrs: 92,93,94,95,96,97,98
SIC Code: 1699
SIC Description: OTHER PLASTIC PROD.

--- Details ---

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
24	3 of 6	ENE/189.5	155.4	PLASTIC COMPONENTS (1987) 44 THOMAS STREET MISSISSAUGA ON L5M 1Y7	GEN
Generator #:		ON1331000			
Approval Yrs:		99,00,01			
SIC Code:		1699			
SIC Description:		OTHER PLASTIC PROD.			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
24	4 of 6	ENE/189.5	155.4	PLASTIC COMPONENTS (1987) 44 THOMAS ST MISSISSAUGA ON L5M 1Y7	SCT
Established:		1964			
Plant Size (ft²):		8000			
Employment:		22			
--- Details ---					
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
24	5 of 6	ENE/189.5	155.4	PLASTIC COMPONENTS (1987) (DIV 44 THOMAS ST MISSISSAUGA ON L5M 1Y7	SCT
Established:		1964			
Plant Size (ft²):		8000			
Employment:		22			
--- Details ---					
Description:		PLASTICS PRODUCTS, NOT ELSEWHERE CLASSIFIED			
SIC/NAICS Code:		3089			
24	6 of 6	ENE/189.5	155.4	Plastic Components (1987) - Div. of Carousel Plastics Ltd. 44 Thomas St Mississauga ON L5M 1Y7	SCT
Established:		1964			
Plant Size (ft²):		8000			
Employment:		22			
25	1 of 2	ENE/209.2	156.4	R.M. OF PEEL EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	CA
Certificate #:		3-0530-94-			
Application Year:		94			
Issue Date:		5/20/1994			
Approval Type:		Municipal sewage			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					

25	2 of 2	ENE/209.2	156.4	R.M. OF PEEL EMBY DR./THOMAS ST. MISSISSAUGA CITY ON	CA

Certificate #:	7-0397-94-
Application Year:	94
Issue Date:	5/19/1994
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

26	1 of 1	N/200.4	157.3	Kings Mill Development Inc. 52, 60 Tannery and 0 Bellvue Street, Mississauga ON	RSC

Date Submitted:	2013-10-29
Date Acknowledg.:	
Date Returned:	
Certification Date:	
Soil Type:	
Restoration Type:	
Registration #:	210848
Stratified (Y/N):	
Criteria:	
Consultant:	
District Office:	Mississauga
Intended Prop Use:	Residential
Current Property Use:	
Certificate Prop Use #:	
Applicable Standards:	
Legal Description:	
Prop. Identification #:	
Entire legal prop. (y/n):	
UTM Coordinates:	
Latitude & Longitude:	
Accuracy Estimate:	
Measurement Method:	
CPU Issued Sect 1686:	

27	1 of 1	N/223.4	159.3	0 Bellvue St Known as 52 Tannery St. Mississauga ON	RSC

Date Submitted:	05/09/00
Date Acknowledg.:	12/12/00
Date Returned:	
Certification Date:	
Soil Type:	Medium/fine
Restoration Type:	Generic
Registration #:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Stratified (Y/N):		N			
Criteria:		Res/parkland + Nonpotable			
Consultant:		Rubicon Env'l Inc.			
District Office:		Halton Peel			
Intended Prop Use:					
Current Property Use:					
Certificate Prop Use #:					
Applicable Standards:					
Legal Description:					
Prop. Identification #:					
Entire legal prop. (y/n):					
UTM Coordinates:					
Latitude & Longitude:					
Accuracy Estimate:					
Measurement Method:					
CPU Issued Sect 1686:					
28	***1 of 1***	***NE/275.5***	***159.3***	***215 Broadway Street Mississauga ON***	***EHS***
Addit. Info Ordered:					
Order No.:		20130527027			
Report Date:		05-JUN-13			
Report Type:		Standard Report			
Search Radius (km):		.25			
29	***1 of 2***	***SW/263.0***	***164.9***	***R.M. OF PEEL VISTA BLVD/VISTA DR./TURNEY DR MISSISSAUGA CITY ON***	***CA***
Certificate #:		7-0534-97-			
Application Year:		97			
Issue Date:		6/23/1997			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
29	***2 of 2***	***SW/263.0***	***164.9***	***R.M. OF PEEL VISTA DR./VISTA BLVD/TURNEY DR MISSISSAUGA CITY ON***	***CA***
Certificate #:		3-0702-97-			
Application Year:		97			
Issue Date:		6/23/1997			
Approval Type:		Municipal sewage			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	1 of 7	N/245.2	160.0	**Kings Mill Development Inc.** **52 Tannery Street, 60 Tannery Street and 0 Bellvue Street** **MISSISSAUGA ON**	CPU

Year: 2013
EBR Registry No.: 012-0074
Ministry Ref. No.: 6580-9A4GLE
Type: Instrument Decision
Instrument Type: (EPA s. 168.6) - Certificate of Property Use
Proposal Date: September 19, 2013
Location: 52 Tannery Street, 60 Tannery Street and 0 Bellvue Street CITY OF MISSISSAUGA
Proponent Address: 5332 - 7 Highway , Floor 2nd, Woodbridge Ontario, Canada L4L 1T3

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	2 of 7	N/245.2	160.0	**Kings Mill Development Inc.** **52 Tannery Street** **MISSISSAUGA ON**	CPU

Year: 2013
EBR Registry No.: 012-0074
Ministry Ref. No.: 6580-9A4GLE
Type: Instrument Proposal
Instrument Type: (EPA s. 168.6) - Certificate of Property Use
Proposal Date: September 19, 2013
Location: 52 Tannery Street, 60 Tannery Street and 0 Bellvue Street CITY OF MISSISSAUGA
Proponent Address: 5332 - 7 Highway , Floor 2nd, Woodbridge Ontario, Canada L4L 1T3

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	3 of 7	N/245.2	160.0	**Kings Mill Development Inc.** **52 Tannery Street** **MISSISSAUGA ON**	EBR

Year: 2013
EBR Registry No.: 012-0074
Ministry Ref. No.: 6580-9A4GLE
Type: Instrument Proposal
Instrument Type: (EPA s. 168.6) - Certificate of Property Use
Proposal Date: September 19, 2013
Location: 52 Tannery Street, 60 Tannery Street and 0 Bellvue Street CITY OF MISSISSAUGA
Proponent Address: 5332 - 7 Highway , Floor 2nd, Woodbridge Ontario, Canada L4L 1T3

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	4 of 7	N/245.2	160.0	**52 Tannery Street** **Mississauga ON**	EHS

Addit. Info Ordered: Fire Insur. Maps and/or Site Plans; Title Searches; Topographic Maps; City Directory; Aerial Photos
Order No.: 20130130036
Report Date: 08-FEB-13
Report Type: RSC Report (Urban)
Search Radius (km): .3

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	5 of 7	N/245.2	160.0	**275057 ONTARIO LIMITED** **52 TANNERY COURT** **MISSISSAUGA ON L5M 1V4**	GEN

Generator #: ON1296900
Approval Yrs: 92,93,97,98,99,00,01
SIC Code: 2699
SIC Description: OTHER FURN. & FIXT.

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

--- Details ---
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	6 of 7	N/245.2	160.0	275057 ONTARIO LIMITED 43-363 PT. LOT 4 CONC 5, WHS MISSISSAUGA 52 TANNERY COURT STREETSVILLE ON L5M 1V4	GEN

Generator #: ON1296900
Approval Yrs: 94,95,96
SIC Code: 2699
SIC Description: OTHER FURN. & FIXT.

--- Details ---
Waste Code: 146
Waste Description: OTHER SPECIFIED INORGANICS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
30	7 of 7	N/245.2	160.0	52 TANNERY STREET, MISSISSAUGA MISSISSAUGA, CITY OF ON	WDS

Certificate No.: A680348
Issue Date: 12/31/1999
Status: Application In Progress
Application Status:
Concession: 5
Lot: PART OF EAST HALF OF LOT 4
Region/County: HALTON-PEEL
Proponent: 275057 ONTARIO LIMITED
Address: 5332 HIGHWAY NO. 7, 2ND FLOOR
City: WOODBRIDGE, ONTARIO
Facility Type: Processing
District Office: York-Durham
Municipalities Served:
Total Area (ha): 0
Landfill Capacity (m^3): 0
Landfill Monitoring:
Landfill Control Type:
Est. Closure Date:
Transfer Area (ha): 0
Transfer Capacity (m^3): 0
Transfer Sites Certificate No.:
Incinerator Area (ha): 0
Incinerator Capacity (t): 0
Processing Area (m^3): 0
Processing Capacity (m^3/d): 0
Processing Volume (m^3): 0
Processing Feed (m^3): 0
Mobile Units:
Mobile Description:
Mobile Capacity: 0
Mobile Unit Certificate No.:
Waste Type:
Waste Type Other: No
Waste Class:
Other Approvals/Permits:
Approval Description:
Waste Description:
Site Closing Description:
PDF URL:
Record Type:
Project Type:

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
31	1 of 2	ENE/267.6	158.7	Kerhoulas Dental 35 Thomas Street Mississauga ON	GEN

Generator #: ON5417878
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 312
Waste Description: Pathological wastes

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
31	2 of 2	ENE/267.6	158.7	bodyFood 35 Thomas St Mississauga ON L5M 1Y6	SCT

Established:
Plant Size (ft²):
Employment:

--- Details ---
Description: Toilet Preparation Manufacturing
SIC/NAICS Code: 325620
+
Description: Soap and Cleaning Compound Manufacturing
SIC/NAICS Code: 325610
+
Description: Toilet Preparation Manufacturing
SIC/NAICS Code: 325620

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
32	1 of 1	NE/290.6	160.0	225 Broadway Street Mississauga ON L5M 1J1	EHS

Addit. Info Ordered:
Order No.: 20110428027
Report Date: 4/29/2011
Report Type: Site Report
Search Radius (km): 0.25

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
33	1 of 1	N/247.2	160.0	ON	WWIS

Well ID: 7174623
Concession:
County: PEEL
Easting Nad83: 603600
Zone: 17
Primary Water Use: Monitoring and Test Hole
Sec. Water Use:
Pump Rate:
Flow Rate:
Specific Capacity:
Construction Method: Driving
Elevation (m):
Depth to Bedrock:
Water Type:

Lot:
Concession Name:
Municipality: MISSISSAUGA CITY (STREETSVILLE)
Northing Nad83: 4826100
Utm Reliability: margin of error : 30 m - 100 m
Construction Date: 01-DEC-11
Well Depth: 6 ft
Static Water Level:
Clear/Cloudy:
Final Well Status: Monitoring and Test Hole
Flowing (y/n):
Elevation Reliability:
Overburden/Bedrock:
Casing Material: Not stated

--- Details ---
Thickness: .5 ft
Material Colour: GREY
Original Depth: .5 ft
Material: GRAVEL

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

+

Thickness:	5.5 ft	**Original Depth:**	6 ft
Material Colour:	BROWN	**Material:**	CLAY, SILT

---

34 **1 of 2** **NNE/292.3** **160.0** **34 Pearl Street Mississauga ON L5M 1X2** **EHS**

Addit. Info Ordered:	Fire Insur. Maps And /or Site Plans
Order No.:	20070503019
Report Date:	5/11/2007
Report Type:	CAN - Complete Report
Search Radius (km):	0.25

---

34 **2 of 2** **NNE/292.3** **160.0** **34 Pearl Street Mississauga ON L5M 1X2** **EHS**

Addit. Info Ordered:	City Directory
Order No.:	20120517008
Report Date:	28-MAY-12
Report Type:	Standard Report
Search Radius (km):	.25

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35 **1 of 1** **SSW/275.0** **163.3** **GARTLEY KIDS INC. E.K. BIRCH HILL PROP. TURNEY DR. THOMAS ST. SUBD. MISSISSAUGA CITY ON** **CA**

Certificate #:	3-0005-88-
Application Year:	88
Issue Date:	1/6/1988
Approval Type:	Municipal sewage
Status:	Cancelled
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

---

36 **1 of 1** **N/273.1** **160.0** **ON** **WWIS**

Well ID:	7174624	**Lot:**	
Concession:		**Concession Name:**	
County:	PEEL	**Municipality:**	MISSISSAUGA CITY (STREETSVILLE)
Easting Nad83:	603646	**Northing Nad83:**	4826120
Zone:	17	**Utm Reliability:**	margin of error : 30 m - 100 m
Primary Water Use:	Monitoring and Test Hole	**Construction Date:**	01-DEC-11
Sec. Water Use:		**Well Depth:**	6 ft
Pump Rate:		**Static Water Level:**	
Flow Rate:		**Clear/Cloudy:**	
Specific Capacity:		**Final Well Status:**	Monitoring and Test Hole
Construction Method:	Driving	**Flowing (y/n):**	
Elevation (m):		**Elevation Reliability:**	
Depth to Bedrock:		**Overburden/Bedrock:**	
Water Type:		**Casing Material:**	Not stated

--- Details ---

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB

Thickness:	.5 ft	***Original Depth:***	.5 ft
Material Colour:	GREY	***Material:***	GRAVEL
+			
Thickness:	5.5 ft	***Original Depth:***	6 ft
Material Colour:	BROWN	***Material:***	CLAY, SILT

---

37 ***1 of 1*** ***N/288.1*** ***160.0*** ***ON*** ***WWIS***

Well ID:	7174622	***Lot:***	
Concession:		***Concession Name:***	
County:	PEEL	***Municipality:***	MISSISSAUGA CITY (STREETSVILLE)
Easting Nad83:	603656	***Northing Nad83:***	4826133
Zone:	17	***Utm Reliability:***	margin of error : 30 m - 100 m
Primary Water Use:	Monitoring and Test Hole	***Construction Date:***	01-DEC-11
Sec. Water Use:		***Well Depth:***	15 ft
Pump Rate:		***Static Water Level:***	
Flow Rate:		***Clear/Cloudy:***	
Specific Capacity:		***Final Well Status:***	Monitoring and Test Hole
Construction Method:	Driving	***Flowing (y/n):***	
Elevation (m):		***Elevation Reliability:***	
Depth to Bedrock:		***Overburden/Bedrock:***	
Water Type:		***Casing Material:***	Not stated

--- Details ---

Thickness:	5 ft	***Original Depth:***	5 ft
Material Colour:	BROWN	***Material:***	FILL, TOPSOIL
+			
Thickness:	5 ft	***Original Depth:***	10 ft
Material Colour:	BROWN	***Material:***	CLAY, SILT
+			
Thickness:	5 ft	***Original Depth:***	15 ft
Material Colour:	GREY	***Material:***	CLAY, SILT

---

38 ***1 of 1*** ***SE/292.3*** ***153.0*** ***71 MORGON AVE MISSISSAUGA ON L5M 2A4*** ***HINC***

External File Num:	FS INC 0705-02278
Date of Occurrence:	
Fuel Occurrence Type:	
Fuel Type Involved:	
Status Desc:	Complete
Job Type Desc:	Incident/Near-Miss Occurrence (FS)
Oper. Type Involved:	
Service Interruptions:	
Property Damage:	
Fuel Life Cycle Stage:	
Root Cause:	
Reported Details:	
Fuel Category:	Gaseous Fuel
Occurrence Type:	Incident
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)
County Name:	Peel
Approx. Quant. Rel:	
Nearby body of water:	
Enter Drainage Syst.:	
Approx. Quant. Unit:	
Environmental Impact:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
39	1 of 1	N/282.1	159.8	ON	WWIS

Well ID:	4902143	**Lot:**	
Concession:		**Concession Name:**	
County:	PEEL	**Municipality:**	MISSISSAUGA CITY (STREETSVILLE)
Easting Nad83:	603554.6	**Northing Nad83:**	4826133
Zone:	17	**Utm Reliability:**	margin of error : 100 m - 300 m
Primary Water Use:	Commerical	**Construction Date:**	18-SEP-63
Sec. Water Use:		**Well Depth:**	125 ft
Pump Rate:	2 GPM	**Static Water Level:**	18 ft
Flow Rate:		**Clear/Cloudy:**	CLEAR
Specific Capacity:		**Final Well Status:**	Water Supply
Construction Method:	Cable Tool	**Flowing (y/n):**	N
Elevation (m):	159.96	**Elevation Reliability:**	
Depth to Bedrock:	35	**Overburden/Bedrock:**	Bedrock
Water Type:	SALTY	**Casing Material:**	FRESH, MINERIAL

--- Details ---

Thickness:	1 ft	**Original Depth:**	1 ft
Material Colour:		**Material:**	TOPSOIL
+			
Thickness:	34 ft	**Original Depth:**	35 ft
Material Colour:		**Material:**	CLAY, STONES
+			
Thickness:	90 ft	**Original Depth:**	125 ft
Material Colour:	BLUE	**Material:**	SHALE

Unplottable Summary

Total: 37 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	MISSISSAUGA CITY	JOYCELYN DR.	MISSISSAUGA CITY ON	
CA	MICHEAL STUART GROUP LTD.	STREET A HAMMOND RD.	MISSISSAUGA CITY ON	
CA	GARNET LANE DEVELOPMENTS LTD. PHASE III	HAMMOND RD. SHERWOOD HILL	MISSISSAUGA CITY ON	
CA	GARTLEY KIDS INC. & E.K. BIRCH HILL PROP	TURNEY DRIVE T78059	MISSISSAUGA CITY ON	
CA	MISSISSAUGA CITY	GAFNEY DR.	MISSISSAUGA CITY ON	
CA	GARTLEY KIDS INC. AND E.K. BIRCH PROP.	TURNEY DR.	MISSISSAUGA CITY ON	
CA	The Corporation of the City of Mississauga	Vista Drive	Mississauga ON	
CA	R.M. OF PEEL Z-30	JOYCELYN DRIVE	MISSISSAUGA CITY ON	
CA	JANNOCK LIMITED	MCFARREN BLVD.,PT.LOT 3/CON.5	MISSISSAUGA CITY ON	
CA	275057 ONTARIO LIMITED	TANNERY ST., STREETSVILLE	MISSISSAUGA CITY ON	
CA	MICHAEL STUART GROUP LTD.	STREETA HAMMOND RD.	MISSISSAUGA CITY ON	
CA	ERIN MILLS DEVELOPMENT CORP.	NGHB. 206A/207 THOMAS ST.	MISSISSAUGA CITY ON	
ECA	Kings Mill Development Inc.	Mississauga	ON	
ECA	215 Broadway Holdings Inc.	Broadway Street Lot 4, Concession 5 WH S	City of Mississauga ON	
ECA	The Corporation of the City of Mississauga	Tannery Street	Mississauga ON	
FST	WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX	PRT LOT 4 CON 5WHS	MISSISSAUGA ON	

FSTH	WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX	PRT LOT 4 CON 5WHS	MISSISSAUGA ON	
FSTH	WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX	PRT LOT 4 CON 5WHS	MISSISSAUGA ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	M5J 1E5
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
GEN	Canadian Pacific Railway	S&C Shop	Streetsville ON	
INC			ON	
NATE	CPR		MISSISSAUGA ON	
NATE	CPR		MISSISSAUGA ON	
NEES	CPR		MISSISSAUGA ON	
NEES	CPR		MISSISSAUGA ON	
NPCB	PEEL BOARD OF EDUCATION	GLENFOREST SECONDARY SCHOOL	Mississauga ON	
NPCB	PEEL BOARD OF EDUCATION	GLENFOREST SECONDARY SCHOOL	MISSISSAUGA ON	
NPCB	PEEL BOARD OF EDUCATION	GLENFOREST SECONDARY SCHOOL GLENFOREST SECONDARY SCHOOL	MISSISSAUGA ON	
PRT	WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX	PRT LOT 4 CON 5WHS	MISSISSAUGA ON	
SPL	Peel Waste Management Inc.	between Erin Mills Parkway and McFarren Rd EASTBOUND LANES OF THOMAS STREET<UNOFFICIAL>	Mississauga ON	
SPL	CANADIAN PACIFIC RAILWAYS	11.8 GALT SUBDIVISION BESIDE THE ETOBICOKE CREEK TRAIN	MISSISSAUGA CITY ON	
WWIS		lot 4	ON	

Unplottable Report

Site: ***MISSISSAUGA CITY***
JOYCELYN DR. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #:	3-1854-88-
Application Year:	88
Issue Date:	10/14/1988
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***MICHEAL STUART GROUP LTD.***
STREET A HAMMOND RD. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #:	3-0231-87-
Application Year:	87
Issue Date:	3/13/1987
Approval Type:	Municipal sewage
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***GARNET LANE DEVELOPMENTS LTD. PHASE III***
HAMMOND RD. SHERWOOD HILL MISSISSAUGA CITY ON

Database: ***CA***

Certificate #:	7-1058-87-
Application Year:	87
Issue Date:	8/4/1987
Approval Type:	Municipal water
Status:	Approved
Application Type:	
Client Name:	
Client Address:	
Client City:	
Client Postal Code:	
Project Description:	
Contaminants:	
Emission Control:	

Site: ***GARTLEY KIDS INC. & E.K. BIRCH HILL PROP***
TURNEY DRIVE T78059 MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-2027-87-
Application Year: 87
Issue Date: 1/12/1987
Approval Type: Municipal sewage
Status: Underwent 1st revision in 1988
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***MISSISSAUGA CITY***
GAFNEY DR. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-0238-89-
Application Year: 89
Issue Date: 2/24/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***GARTLEY KIDS INC. AND E.K. BIRCH PROP.***
TURNEY DR. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-2027-87-
Application Year: 87
Issue Date: 1/12/1988
Approval Type: Municipal sewage
Status: Revised
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***The Corporation of the City of Mississauga***
Vista Drive Mississauga ON

Database: ***CA***

Certificate #: 7419-629KLU
Application Year: 2004
Issue Date: 6/25/2004
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 Z-30***
JOYCELYN DRIVE MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-1822-88-
Application Year: 88
Issue Date: 10/5/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***JANNOCK LIMITED***
MCFARREN BLVD.,PT.LOT 3/CON.5 MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-1064-94-
Application Year: 94
Issue Date: 8/18/1994
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***275057 ONTARIO LIMITED***
TANNERY ST., STREETSVILLE MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 4-0099-93-
Application Year: 93
Issue Date: 5/31/1994
Approval Type: Industrial wastewater
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: WATER DISCHARGE TO MULLETT CREEK
Contaminants:
Emission Control:

Site: ***MICHAEL STUART GROUP LTD.***
STREETA HAMMOND RD. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 7-0186-87-
Application Year: 87
Issue Date: 3/13/1987
Approval Type: Municipal water

Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***ERIN MILLS DEVELOPMENT CORP.***
NGHB. 206A/207 THOMAS ST. MISSISSAUGA CITY ON

Database: ***CA***

Certificate #: 3-2010-89-
Application Year: 89
Issue Date: 11/1/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ***Kings Mill Development Inc.***
Mississauga ON

Database: ***ECA***

Record Type:
PDF URL:
CofA Number: 8200-92RQGT
Date: 12/11/2012
Status: Approved
Project Type: Municipal and Private Sewage

Site: ***215 Broadway Holdings Inc.***
Broadway Street Lot 4, Concession 5 WH S City of Mississauga ON

Database: ***ECA***

Record Type:
PDF URL:
CofA Number: 7987-9GFKNX
Date: 25-FEB-14
Status: Approved
Project Type: Municipal and Private Sewage

Site: ***The Corporation of the City of Mississauga***
Tannery Street Mississauga ON

Database: ***ECA***

Record Type:
PDF URL:
CofA Number: 7791-936MEZ
Date: 12/21/2012
Status: Approved
Project Type: Municipal and Private Sewage

Site: ***WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX***
PRT LOT 4 CON 5WHS MISSISSAUGA ON

Database: ***FST***

Instance Number: 10853378
Cont Name:
Instance Type: FS Liquid Fuel Tank
Fuel Type: Gasoline
Status: Active
Capacity: 4546
Tank Material: Steel
Corrosion Protection: Impressed Current
Tank Type: Single Wall UST
Install Year: 1991
Parent Facility Type: Fuels Safety Private Fuel Outlet - Self Serve
Facility Type: FS Liquid Fuel Tank

Site: ***WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX***
PRT LOT 4 CON 5WHS MISSISSAUGA ON

Database: ***FSTH***

License Issue Date: 11/21/1991
Tank Status: Licensed
Tank Status As Of: December 2008
Operation Type: Private Fuel Outlet
Facility Type: Gasoline Station - Self Serve

--- Details ---
Status: Active
Capacity: 4546
Year of Installation: 1991
Corrosion Protection:
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Site: ***WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX***
PRT LOT 4 CON 5WHS MISSISSAUGA ON

Database: ***FSTH***

License Issue Date: 11/21/1991
Tank Status: Licensed
Tank Status As Of: August 2007
Operation Type: Private Fuel Outlet
Facility Type: Gasoline Station - Self Serve

--- Details ---
Status: Active
Capacity: 4546
Year of Installation: 1991
Corrosion Protection:
Tank Fuel Type: Liquid Fuel Single Wall UST - Gasoline

Site: ***Canadian Pacific Railway***
S&C Shop Streetsville ON

Database: ***GEN***

Generator #: ON8260254
Approval Yrs: 2009
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation

--- Details ---
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES
+
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 221

Waste Description: LIGHT FUELS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 267
Waste Description: ORGANIC ACIDS

Site: ***Canadian Pacific Railway***
S&C Shop Streetsville ON

Database: ***GEN***

Generator #: ON8260254
Approval Yrs: 2010
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation

--- Details ---
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES
+
Waste Code: 267
Waste Description: ORGANIC ACIDS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

Site: ***Canadian Pacific Railway***
S&C Shop Streetsville ON

Database: ***GEN***

Generator #: ON8260254
Approval Yrs: 2012
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation

--- Details ---
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 267
Waste Description: ORGANIC ACIDS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS

+
Waste Code: 221
Waste Description: LIGHT FUELS

Site: **Canadian Pacific Railway**
S&C Shop Streetsville ON

Database: **GEN**

Generator #: ON8260254
Approval Yrs: 06,07,08
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation

--- Details ---
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES
+
Waste Code: 148
Waste Description: INORGANIC LABORATORY CHEMICALS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 267
Waste Description: ORGANIC ACIDS

Site: **Canadian Pacific Railway**
S&C Shop Streetsville ON M5J 1E5

Database: **GEN**

Generator #: ON8260254
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---
Waste Code: 252
Waste Description: Waste crankcase oils and lubricants
+
Waste Code: 221
Waste Description: Light fuels
+
Waste Code: 112
Waste Description: Acid solutions - containing heavy metals
+
Waste Code: 251
Waste Description: Waste oils/sludges (petroleum based)
+
Waste Code: 121
Waste Description: Alkaline slutions - containing heavy metals

---

Site: **Canadian Pacific Railway**
S&C Shop Streetsville ON

Database: **GEN**

Generator #: ON8260254
Approval Yrs: 2013

SIC Code: 482113
SIC Description: MAINLINE FREIGHT RAIL TRANSPORTATION

--- Details ---
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 267
Waste Description: ORGANIC ACIDS
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES

Site: ***Canadian Pacific Railway***
S&C Shop Streetsville ON

Database: ***GEN***

Generator #: ON8260254
Approval Yrs: 2011
SIC Code: 482113
SIC Description: Mainline Freight Rail Transportation

--- Details ---
Waste Code: 221
Waste Description: LIGHT FUELS
+
Waste Code: 114
Waste Description: OTHER INORGANIC ACID WASTES
+
Waste Code: 121
Waste Description: ALKALINE WASTES - HEAVY METALS
+
Waste Code: 112
Waste Description: ACID WASTE - HEAVY METALS
+
Waste Code: 267
Waste Description: ORGANIC ACIDS
+
Waste Code: 252
Waste Description: WASTE OILS & LUBRICANTS
+
Waste Code: 251
Waste Description: OIL SKIMMINGS & SLUDGES

Site:
ON

Database: ***INC***

Incident ID:
Incident Number: 1155922
SR Type: FS-Perform L1 Near Miss Insp
Status Code:
Summary: TANNERY ST & BELLEVUE, MISSISSAUGA - NEAR MISS
Drainage System:
Sub Surface Contam.:
Aff. Prop. Use Water:
Contam. Migrated:

Contact Natural Env.:
Near Body of Water:
Approx. Quant. Rel.:
Equipment Model:
Serial No:
Residential App. Type:
Commercial App. Type:
Industrial App. Type:
Institutional App. Type:
Venting Type:
Vent Connector Mater.:
Vent Chimney Mater.:
Notes:
Pipeline Type:
Pipeline Involved:
Pipe Material:
Depth Ground Cover:
Regulator Location:
Regulator Type:
Operation Pressure:
Pipeline Notes:
Liquid Prop Make:
Liquid Prop Model:
Liquid Prop Serial No:
Equipment Type:
Cylinder Capacity:
Cylinder Capac. Units:
Cylinder Material Type:
Tank Capacity:
Tank Material Type:
Tank Storage Type:
Tank Location Type:
Pump Flow Rate Capac.:
Liquid Prop Notes:

Site: ***CPR***
MISSISSAUGA ON

Database: ***NATE***

File No.:	44622M
Reported By:	Province
Material Reaction:	
Spill Date:	791110
Lead Agency:	
Basin:	St. Lawrence River Drainage
Air:	
DOE on Scene:	
Land:	
Fresh Water:	
Ground Water:	
Salt Water:	
Other Environment:	
Waterbody:	WOLFDALE CREEK
Cause:	Derailment
Reason:	Material Failure
Source:	Train
Sector:	Transportation
Ship No.:	
Ship Name:	
Clean Up By:	polluter
Disposal Method:	recycle
Recovery %:	20.00
Act Invoked:	None
Enforcement Resp:	
Fish Kill:	
Oiled Birds:	
Other Kill:	
Vegetation Damage:	

Property Damage:	
Drinking Water:	
Income Loss:	
Other Consequences:	
No. of Injuries:	
No. of Evacuations:	
Fine:	0.00
No. of Dead:	
Cleanup Cost:	
Material:	liquified petroleum gas
Amount (ton):	742.00
Volume (L):	57733.00
Concentration:	100.00A
Phase:	
Additional Info:	

Site: ***CPR***
MISSISSAUGA ON

Database: ***NATE***

File No.:	44622M
Reported By:	Province
Material Reaction:	
Spill Date:	791110
Lead Agency:	
Basin:	St. Lawrence River Drainage
Air:	
DOE on Scene:	
Land:	
Fresh Water:	
Ground Water:	
Salt Water:	
Other Environment:	
Waterbody:	WOLFDALE CREEK
Cause:	Derailment
Reason:	Material Failure
Source:	Train
Sector:	Transportation
Ship No.:	
Ship Name:	
Clean Up By:	polluter
Disposal Method:	recycle
Recovery %:	20.00
Act Invoked:	None
Enforcement Resp:	
Fish Kill:	
Oiled Birds:	
Other Kill:	
Vegetation Damage:	
Property Damage:	
Drinking Water:	
Income Loss:	
Other Consequences:	
No. of Injuries:	
No. of Evacuations:	
Fine:	0.00
No. of Dead:	
Cleanup Cost:	
Material:	chlorine
Amount (ton):	90.00
Volume (L):	57733.00
Concentration:	
Phase:	
Additional Info:	

Site: ***CPR***

Database:

MISSISSAUGA ON

NEES

Incident Date: 11/10/79
Contaminant: liquified petroleum gas
Amount: 742
Units: Tonnes (Metric)
Quantity:
Cause: Derailment
Source: Train
Reason: Material Failure
Sector: Transportation

Site: ***CPR***
MISSISSAUGA ON

Database: ***NEES***

Incident Date: 11/10/79
Contaminant: chlorine
Amount: 90
Units: Tonnes (Metric)
Quantity:
Cause: Derailment
Source: Train
Reason: Material Failure
Sector: Transportation

Site: ***PEEL BOARD OF EDUCATION***
GLENFOREST SECONDARY SCHOOL Mississauga ON

Database: ***NPCB***

Company Code: O0208A
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***
GLENFOREST SECONDARY SCHOOL MISSISSAUGA ON

Database: ***NPCB***

Company Code: O0208A
Industry: SCHOOL/CARE/FACILITY
Site Status: STORAGE ONLY (NON FEDERAL)
Transaction Date: 8/31/1993
Inspection Date:

--- Details ---
Label: OR22570
Serial No.:
PCB Type/Code: ASKAREL/ASKAREL
Location:
Item/State: TRANSFORMER/FULL
No. of Items: 1
Manufacturer:
Status: STORED FOR DISPOSAL
Contents: 2321 L

Site: ***PEEL BOARD OF EDUCATION***
GLENFOREST SECONDARY SCHOOL GLENFOREST SECONDARY SCHOOL MISSISSAUGA ON

Database: ***NPCB***

Company Code: O0208A
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: ***WILCOX TRUCK RENTALS LTD ATTN: D A WILCOX***
PRT LOT 4 CON 5WHS MISSISSAUGA ON

Database: ***PRT***

Location ID: 9007
Type: private
Expiry Date:
Capacity (L): 4546.00
Licence #: 0001067595

Site: ***Peel Waste Management Inc.***
between Erin Mills Parkway and McFarren Rd EASTBOUND LANES OF THOMAS STREET<UNOFFICIAL>
Mississauga ON

Database: ***SPL***

Ref NO: 3360-6MPRDF
Contaminant Code: 15
Contaminant Name: HYDRAULIC OIL
Contaminant Quantity: 182 L
Incident Cause: Other Transport Accident
Incident Dt: 3/8/2006
Incident Reason: Unknown - Reason not determined
Incident Summary: Peel Waste Management:
MOE Reported Dt: 3/8/2006
Environmental Impact: Possible
Nature of Impact: Soil Contamination
Receiving Medium: Land
SAC Action Class:
Sector Source Type: Other Motor Vehicle
Site Municipality: Mississauga

Site: ***CANADIAN PACIFIC RAILWAYS***
11.8 GALT SUBDIVISION BESIDE THE ETOBICOKE CREEK TRAIN MISSISSAUGA CITY ON

Database: ***SPL***

Ref NO: 197294
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: VALVE/FITTING LEAK OR FAILURE
Incident Dt: 3/29/2001
Incident Reason: UNKNOWN
Incident Summary: CP RAILWAY:LEAK OF 1350L DIESEL FUEL TO RAILBED OVER 2 KM,CONTAINED.
MOE Reported Dt: 3/29/2001
Environmental Impact: Confirmed

Nature of Impact:	Soil contamination
Receiving Medium:	Land
SAC Action Class:	
Sector Source Type:	
Site Municipality:	21102

Site:
lot 4 ON

Database:
WWIS

Well ID:	6714583	***Lot:***	004
Concession:		***Concession Name:***	
County:	WELLINGTON	***Municipality:***	PEEL TOWNSHIP
Easting Nad83:		***Northing Nad83:***	
Zone:	17	***Utm Reliability:***	unknown UTM
Primary Water Use:	Domestic	***Construction Date:***	20-AUG-03
Sec. Water Use:		***Well Depth:***	182 ft
Pump Rate:	30 GPM	***Static Water Level:***	20 ft
Flow Rate:		***Clear/Cloudy:***	CLEAR
Specific Capacity:		***Final Well Status:***	Water Supply
Construction Method:	Rotary (Air)	***Flowing (y/n):***	N
Elevation (m):		***Elevation Reliability:***	
Depth to Bedrock:		***Overburden/Bedrock:***	Overburden
Water Type:	FRESH	***Casing Material:***	FRESH

--- Details ---

Thickness:	95 ft	***Original Depth:***	95 ft
Material Colour:	BROWN	***Material:***	CLAY, STONES
+			
Thickness:	9 ft	***Original Depth:***	104 ft
Material Colour:	BROWN	***Material:***	SAND
+			
Thickness:	76 ft	***Original Depth:***	180 ft
Material Colour:	BROWN	***Material:***	CLAY, STONES
+			
Thickness:	2 ft	***Original Depth:***	182 ft
Material Colour:		***Material:***	GRAVEL

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 Mar 2015

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 2014

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

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: 2001-Jul 2014

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 2014

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*

Commercial Fuel Oil Tanks: Provincial CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: 1948-Dec 2015

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: 1992, 1999-Jul 2014

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-Feb 2014

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-Jan 2016

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-Jun 2014

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: Feb 29, 2016

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-Jan 2016

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: Feb 29, 2016

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-Aug 2014

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

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include 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.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities: Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Current to Nov 2015

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.

Government Publication Date: June 2000-Oct 2015

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-Sept 2003

Fuel Storage Tank: Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: 2010-Nov 2015

Fuel Storage Tank - Historic: Provincial FSTH

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

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-May 2015

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: Dec 31, 2013

TSSA Historic Incidents: Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. 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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

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*

TSSA Incidents: Provincial INC

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: June 2009 - Nov 2015

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: 2012

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-Apr 2013

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: 1994-2013

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-Aug 2010

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 Wells: Federal NEBW

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: Dec 31, 2014

Oil and Gas Wells: Private OGW

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: 1988-2015

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-Aug 2015

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-Jan 2016

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

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 Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents: Provincial PINC

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, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: Nov 30, 2015

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-Jan 2016

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: 1986-2013

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 cleanup 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-Jan 2016

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-Jul 2014

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-Jun 2015

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: 1990-2013

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-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks: Provincial VAR

The TSSA, under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Current to Nov 2015

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: Feb 29, 2016

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: 1955-Mar 2014

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.

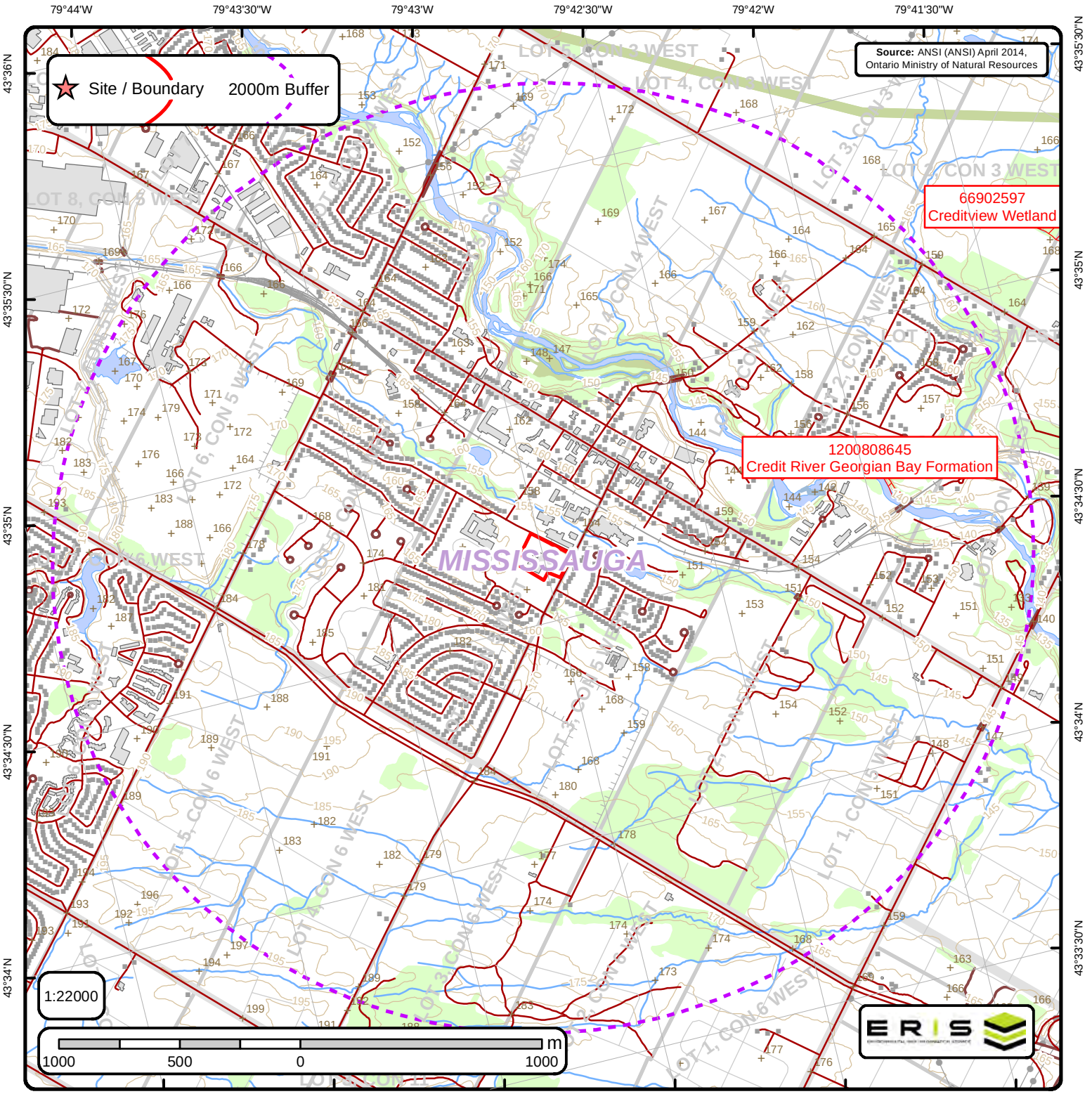
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'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.



Area of Natural & Scientific Interest (ANSI) Order No. 20160912042

Spot Height	Transportation Structure	Contour Line	Wooded Area
Building Point	Utility Line	Pit or Quarry	Conservation Authority
Towers	Water Structure	Waterbody	Conservation Area
Utility Site Point	Drainage Line Feature	Wetlands	Municipal Park
Misc. Line	River or Stream	Concession	Provincial Park
Railroads	Airports	Lots	National Park
Roads	Tanks	Municipalitiy	Nature Reserve
Trail	Building to Scale	Land Ownership	ANSI Area

ANSI Report

ANSI Units Found within 2000 m of

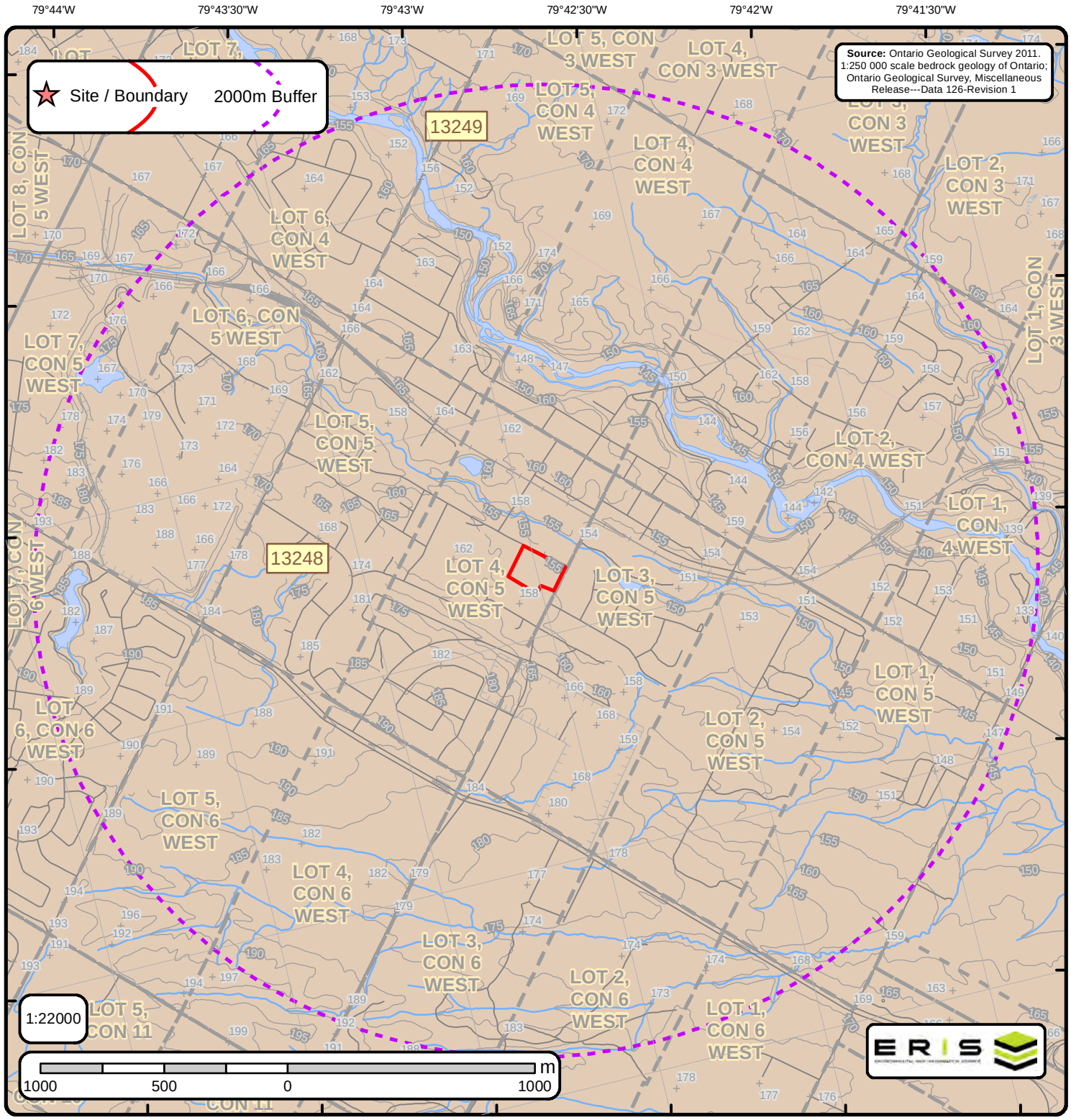
80 Thomas St Mississauga On, Mississauga, ON

Order ID: 20160912042

ANSI Name: Credit River Georgian Bay Formation |

ID: 1200808645 | **Type:** ANSI, Earth Science | **Significance:** Provincial | **Management Plan:** Yes | **Area (sqm):** 14048.927 |

Comments: This mapping is outside boundaries of the ANSI's only. For individual inventories of the ANSI's reference should be made to the individual ANSI Files in the Planning Section MNR Aurora. Less accurate Mapping is available at 1:50 000 scale on white prin



Bedrock Geology of Ontario

Order No. 20160912042

Spot Height
Roads
Contour Lines
Streams
Railroads
Lots
Pit or Quarry
Airports
Waterbody
Wetlands

Bedrock Geology Lines

- CONTACT, GEOPHYSICAL, TREND, INTERPRETED
- CONTACT, SHARP, TREND, INTERPRETED
- CONTACT, SHARP, TREND, OBSERVED
- FAULT, DEXTRAL HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION
- FAULT, PROJECTED FAULT, INTERPRETED, UNKNOWN GENERATION
- FAULT, SINISTRAL HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION
- FAULT, SINISTRAL HORIZONTAL COMPONENT, TREND, OBSERVED, UNKNOWN GENERATION
- FAULT, UNKNOWN HORIZONTAL COMPONENT, INCLINED-REVERSE, INTERPRETED, UNKNOWN GENERATION
- FAULT, UNKNOWN HORIZONTAL COMPONENT, INCLINED-REVERSE, OBSERVED, UNKNOWN GENERATION
- FAULT, UNKNOWN HORIZONTAL COMPONENT, TREND, INTERPRETED, UNKNOWN GENERATION
- FAULT, UNKNOWN HORIZONTAL COMPONENT, TREND, OBSERVED, UNKNOWN GENERATION
- NEATLINE
- ONTARIO BORDER
- Marble, chert, iron formation, minor metavolcanic rocks

Dikes

- Abitibi mafic dike
- Biscotasing mafic dike
- Empey Lake mafic dike
- Felsic to intermediate intrusive rocks
- Fort Frances mafic dike
- Frontenac mafic dike
- Grenville mafic dike
- Logan and Nipigon mafic sills
- Mackenzie mafic dike
- Mafic dikes of uncertain age
- Mafic sills and dikes
- Marathon mafic dike
- Marathon, Kapuskasing or Biscotasing mafic dike
- Matachewan mafic dike
- Mine Centre mafic dike
- Molson mafic dike
- North Channel mafic dike
- Pickle Crow mafic dike (Molson swarm) normal
- Pickle Crow mafic dike (Molson swarm) reverse
- Rideau mafic dike
- Sudbury mafic dike
- Ultramafic, gabbroic and granophyric intrusions
- Unsubdivided mafic dike
- Unsubdivided mafic dike (Keweenawan age)
- unknown

C Lines

- FOLD, ANTICLINE, INTERPRETED, UNKNOWN GENERATION
- FOLD, ANTICLINE, OBSERVED, UNKNOWN GENERATION
- FOLD, ANTICLINE, SYNFORMAL, INTERPRETED, SECOND GENERATION
- FOLD, ANTIFORM, INTERPRETED, UNKNOWN GENERATION
- FOLD, SYNCLINE, INTERPRETED, UNKNOWN GENERATION
- FOLD, SYNCLINE, OBSERVED, UNKNOWN GENERATION
- FOLD, SYNFORM, INTERPRETED, UNKNOWN GENERATION

Kimberlite

Bedrock Geology Report

Bedrock Geology units found within 2000 m of

80 Thomas St Mississauga On, Mississauga, ON

Order ID:
20160912042

ID: 13249 | **Unit Name:** |
Type (All): 55b | **Type (Primary):** 55b | **Type (Secondary):** | **Type (Tertiary):** | **Rock Type (Primary):** Shale, limestone, dolostone, siltstone | **Stratus (Primary):** Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member | **Super Eon (Primary):** | **Eon (Primary):** PHANEROZOIC (Present to 542.0 Ma) | **Era (Primary):** PALEOZOIC (251.0 Ma to 542.0 Ma) | **Period (Primary):** ORDOVICIAN (443.7 Ma to 488.3 Ma) | **Epoch (Primary):** UPPER ORDOVICIAN | **Province (Primary):**

ID: 13248 | **Unit Name:** |
Type (All): 55a | **Type (Primary):** 55a | **Type (Secondary):** | **Type (Tertiary):** | **Rock Type (Primary):** Shale, limestone, dolostone, siltstone | **Stratus (Primary):** Queenston Formation | **Super Eon (Primary):** | **Eon (Primary):** PHANEROZOIC (Present to 542.0 Ma) | **Era (Primary):** PALEOZOIC (251.0 Ma to 542.0 Ma) | **Period (Primary):** ORDOVICIAN (443.7 Ma to 488.3 Ma) | **Epoch (Primary):** UPPER ORDOVICIAN | **Province (Primary):**

Bedrock Geology Report Metadata

Ontario Geological Survey 2011. 1:250 000 scale bedrock geology of Ontario; Ontario Geological Survey, Miscellaneous Release-Data 126 Revision1

ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY

ID - Unit ID **Unit Name** - Generalized geological unit classification

Type (All) - The geological unit number(s) or code(s) for all rock types present in an individual polygon.

Type (Primary) - The primary geological unit number or code for the primary rock type in an individual polygon

Type (Secondary) - The secondary geological unit number or code for the secondary rock type, if present, in an individual polygon

Type (Tertiary) - The tertiary geological unit number or code for the tertiary rock type, if present, in an individual polygon

Rock Type (Primary) - Rock type or sub-unit description

Status (Primary) - The Stratigraphic unit. Divided into:

```
Supergroup (two or more groups and lone formations)
Group (two or more formations)
Formation (primary unit of lithostratigraphy)
Member (named lithologic subdivision of a formation)
Bed (named distinctive layer in a member or formation)
```

Super Eon (Primary) - A name given to the largest defined unit of geological time, divided into Eons. Unique values which this field may contain (Domains) are:

```
PRECAMBRIAN (0.542 Ga to <3.85 Ga)
```

Eon (Primary) - A name given to a defined unit of geological time, divided into Eras. Unique values which this field may contain (Domains) are:

```
ARCHEAN (2.5 Ga to <3.85 Ga)
PROTEROZOIC (0.542 Ga to 2.50 Ga)
PHANEROZOIC (Present to 542.0 Ma)
```

Era (Primary) - A name given to a defined unit of geological time, divided into Periods. Each era on the scale is separated from the next by a major event or change. Unique values which this field may contain (Domains) are:

```
MESOARCHEAN (2.8 Ga to 3.2 Ga)                MESOPROTEROZOIC (1.0 Ga to 1.6 Ga)
NEO-TO MESOARCHEAN (2.5 Ga to 3.2 Ga)         EARLY PALEOZOIC TO NEOPROTEROZOIC (443.7 Ma to 1.0 Ga)
NEOARCHEAN (2.5 Ga to 2.8 Ga)                 NEO-TO MESOPROTEROZOIC (0.542 Ga to 1.6 Ga)
PALEOPROTEROZOIC (1.6 Ga to 2.5 Ga)           PALEOZOIC (251.0 Ma to 542.0 Ma)
MESO-TO PALEOPROTEROZOIC (1.0 Ga to 2.5 Ga)   MESOZOIC (65.5 Ma to 251.0 Ma)
```

Period (Primary) - A name given to a defined unit of geological time, divided into Epochs. Unique values which this field may contain (Domains) are:

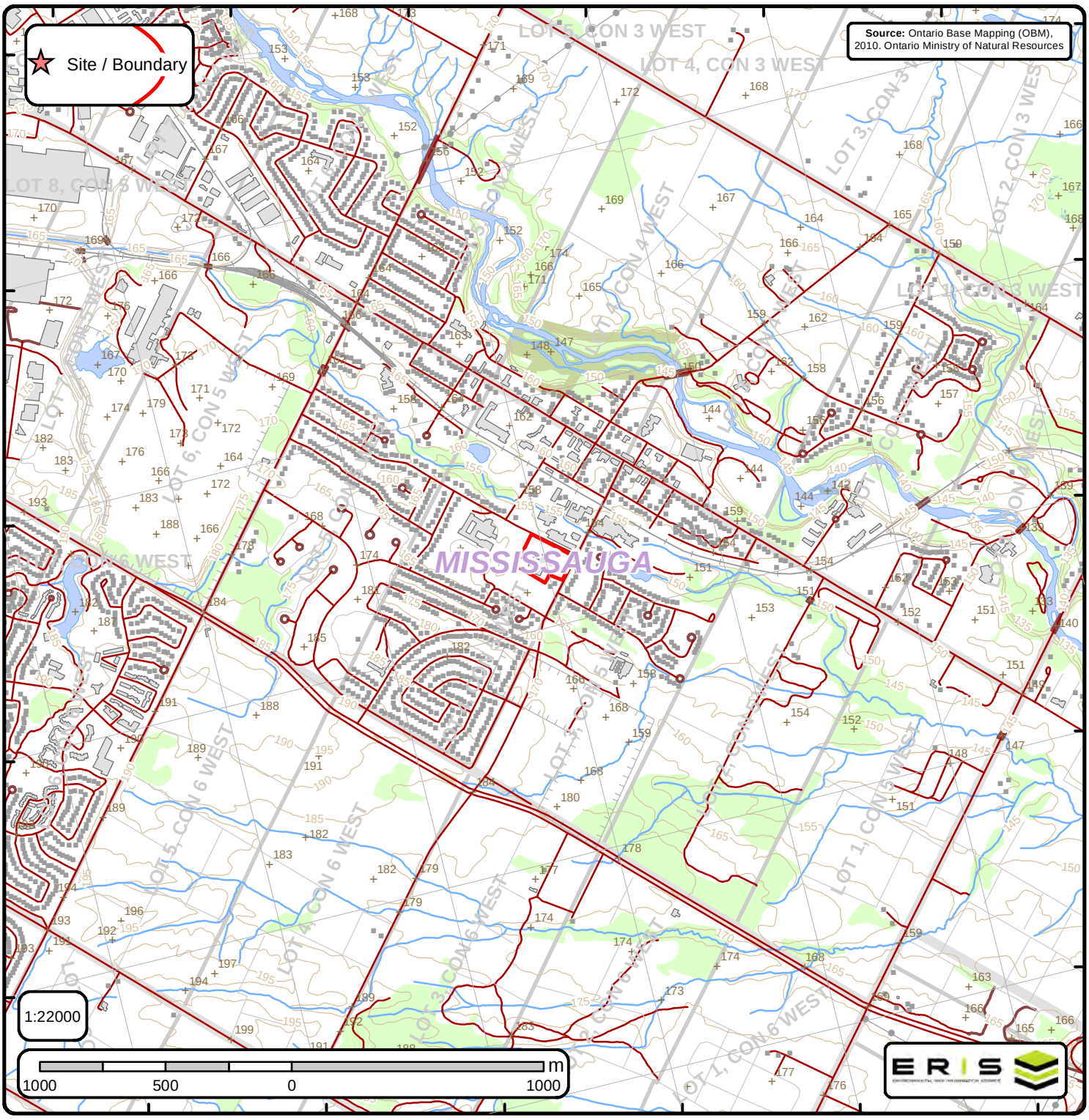
```
CAMBRIAN (488.3 Ma to 542.0 Ma)
ORDOVICIAN (443.7 Ma to 488.3 Ma)
SILURIAN (416.0 Ma to 443.7 Ma)
DEVONIAN (359.2 Ma to 416.0 Ma)
MISSISSIPPIAN TO DEVONIAN (318.1 Ma to 416.0 Ma)
JURASSIC (145.5 Ma to 199.6 Ma)
CRETACEOUS AND JURASSIC (65.5 Ma to 199.6 Ma)
```

Epoch (Primary) - A name given to a defined unit of geological time. Unique values which this field may contain (Domains) are:

```
LOWER ORDOVICIAN                    UPPER SILURIAN
MIDDLE ORDOVICIAN                   LOWER DEVONIAN
UPPER ORDOVICIAN                    MIDDLE DEVONIAN
MIDDLE AND LOWER SILURIAN           UPPER DEVONIAN
UPPER SILURIAN TO LOWER DEVONIAN    LOWER CRETACEOUS AND MIDDLE JURASSIC
```

Province (Primary) - The Geological Province the geological unit is in. Unique values which this field may contain (Domains) are:

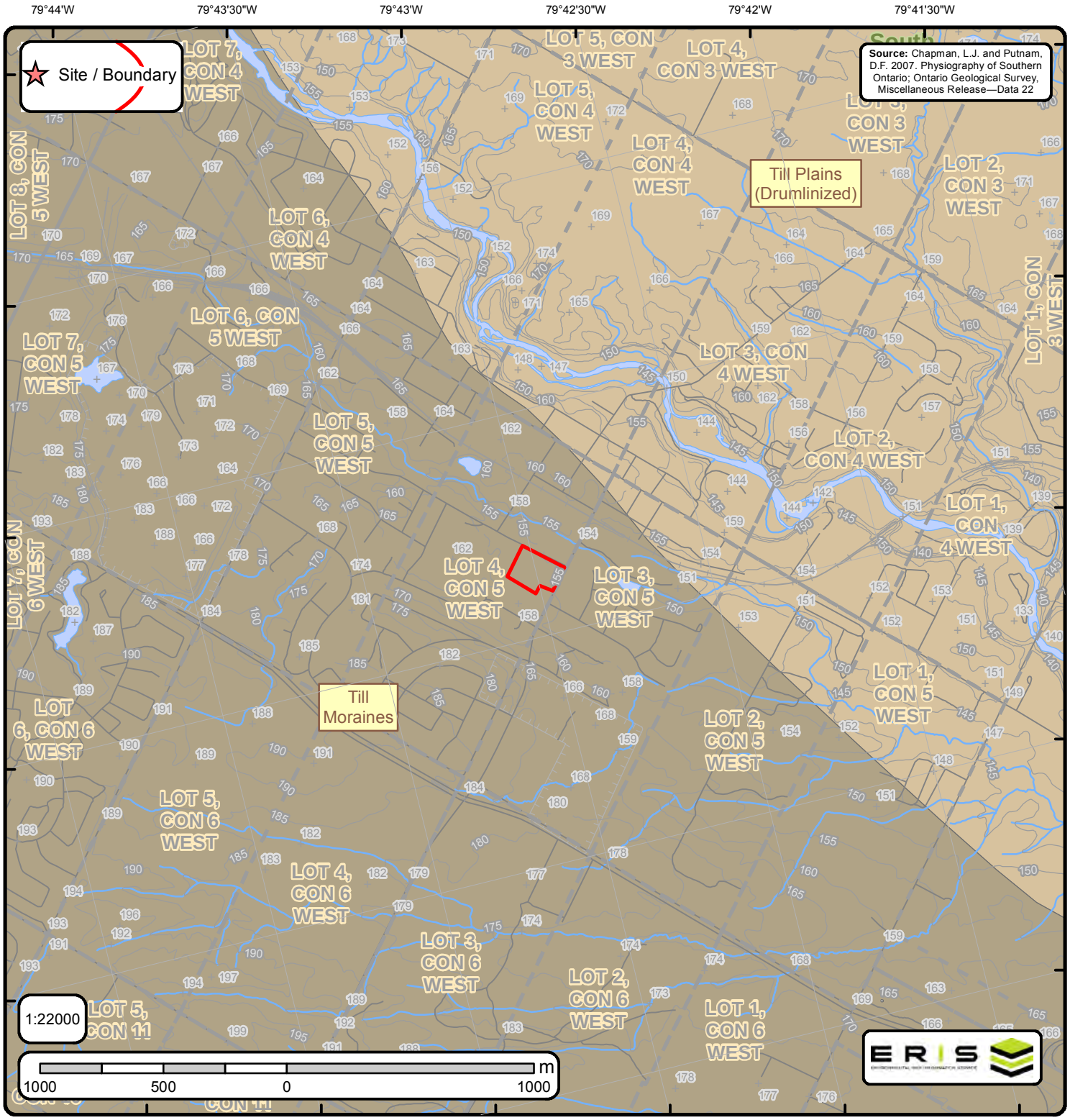
```
SUPERIOR
SOUTHERN
SUPERIOR
GRENVILLE
```



Ontario Base Mapping (OBM) Data

Order No. 20160912042

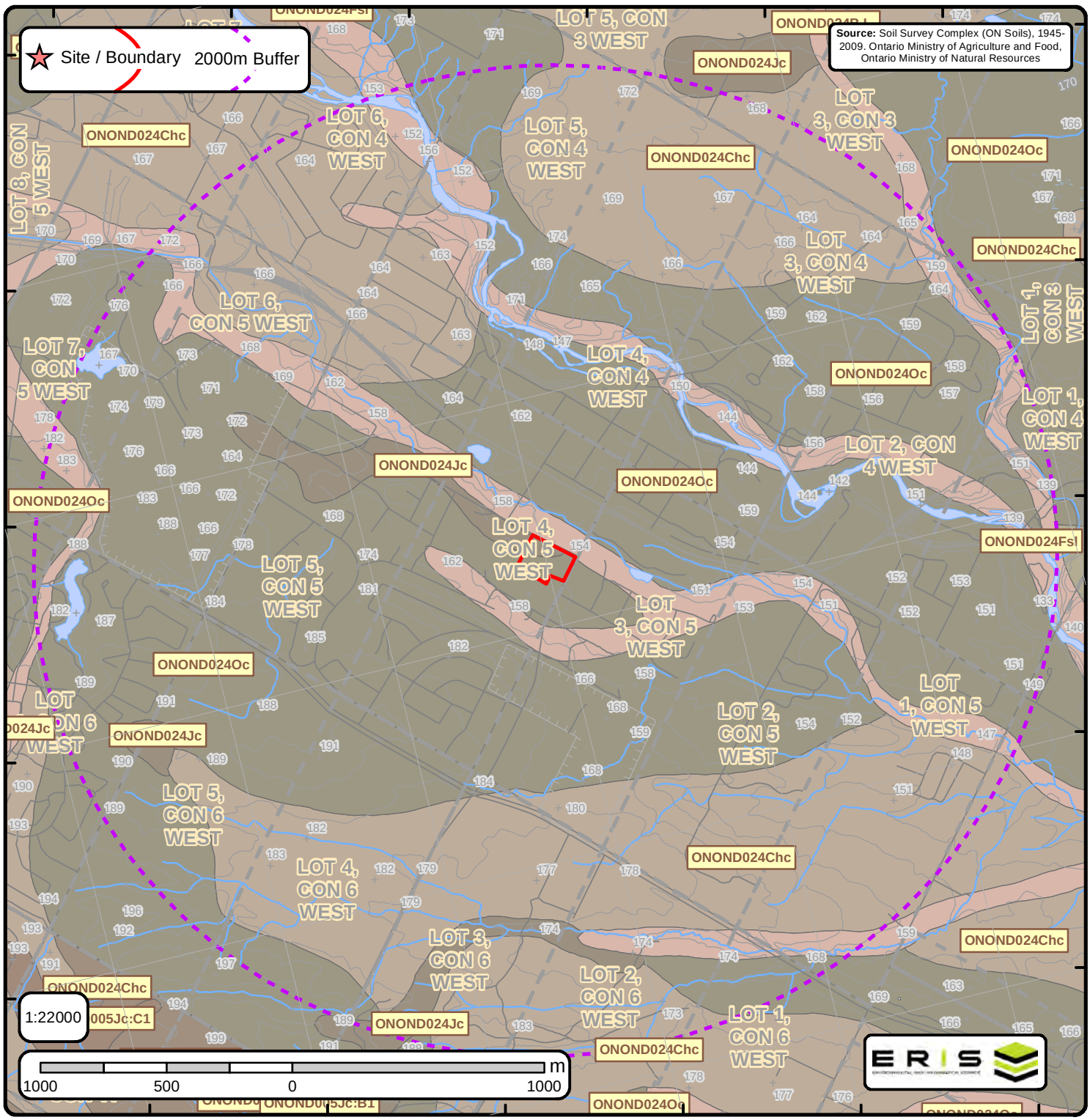
Spot Height (metre)	Transportation Structure	Contour Line	Wooded Area
Building Point	Utility Line	Pit or Quarry	Conservation Authority
Towers	Water Structure	Waterbody	Conservation Area
Utility Site Point	Drainage Line Feature	Wetlands	Municipal Park
Misc. Line	River or Stream	Concession	Provincial Park
Railroads	Airports	Lots	National Park
Roads	Tanks	Municipalitiy	Nature Reserve
Trail	Building to Scale	Land Ownership	



Physiography of Southern Ontario

Order No. 20160912042

- Spot Height
- Roads
- Railroads
- Contour Lines
- Streams
- Lots
- Pit or Quarry
- Airports
- Wetlands
- Waterbody
- Boulder Pavement
- Dissected Terrain
- Mud Flow Scars
- Sand Dunes
- escarpment
- shorecliff
- shorecliff (weakly developed)
- Physiography Regions
- Bare Rock Ridges And Shallow Till
- Beaches
- Bevelled Till Plains
- Clay Plains
- Drumlins
- Escarpments
- Eskers
- Kame Moraines
- Limestone Plains
- Peat And Muck
- Sand Plains
- Shale Plains
- Shallow Till And Rock Ridges
- Spillways
- Till Moraines
- Till Plains (Drumlinized)
- Till Plains (Undrumlinized)



Soil Survey Complex (ON Soils)

Order No. 20160912042

- Spot Height
- Railroads
- Roads
- Contour Lines
- Streams
- Lots
- Pit or Quarry
- Airports
- Wetlands
- Waterbody

Soils Report

Soil Map Units Found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

Order ID:
20160912042

Map Unit: ONOND024Chc **Soil Complex:** 1 of 1 **Area (sq m):** 2112470.0
Soil Type: ONCGU___ | **Percent:** 100 | **Code:** CGU | **Name:** CHINGUACOUSY CLAY LOAM | **Symbol:** Chc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** I | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 2040450.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 2040450.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 1373110.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 1373110.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024B.L. **Soil Complex:** 1 of 1 **Area (sq m):** 16211200.0
Soil Type: ONZAL___ | **Percent:** 100 | **Code:** ZAL | **Name:** BOTTOM LAND | **Symbol:** B.L. | **Parent Material:** | **Landscape:** | **Slope:** -9.000000 | **Class:** | **Range:** | **Stoniness:** 0 | **CLI:** 5 | **CLI1:** I | **CLI2:** | **Survey:** PEEL | **Drainage:** P | **Hydro:** | **Texture:** | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 80068.203125
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 80068.203125
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Chc **Soil Complex:** 1 of 1 **Area (sq m):** 1080680.0
Soil Type: ONCGU___ | **Percent:** 100 | **Code:** CGU | **Name:** CHINGUACOUSY CLAY LOAM | **Symbol:** Chc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** I | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Jc **Soil Complex:** 1 of 1 **Area (sq m):** 190199.0
Soil Type: ONJDD___ | **Percent:** 100 | **Code:** JDD | **Name:** JEDDO CLAY LOAM | **Symbol:** Jc | **Parent Material:** | **Landscape:** | **Slope:** 1.200000 | **Class:** B | **Range:** 0.5 - 2 | **Stoniness:** 0 | **CLI:** 3 | **CLI1:** W | **CLI2:** | **Survey:** PEEL | **Drainage:** P | **Hydro:** D | **Texture:** CL | **Modifier:** ___

Soils Report

Soil Map Units Found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

Map Unit: ONOND024Jc **Soil Complex:** 1 of 1 **Area (sq m):** 31749.8007812
Soil Type: ONJDD___ | **Percent:** 100 | **Code:** JDD | **Name:** JEDDO CLAY LOAM | **Symbol:** Jc | **Parent Material:** | **Landscape:** | **Slope:** 1.200000 | **Class:** B | **Range:** 0.5 - 2 | **Stoniness:** 0 | **CLI:** 3 | **CLI1:** W | **CLI2:** | **Survey:** PEEL | **Drainage:** P | **Hydro:** D | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Jc **Soil Complex:** 1 of 1 **Area (sq m):** 152449.0
Soil Type: ONJDD___ | **Percent:** 100 | **Code:** JDD | **Name:** JEDDO CLAY LOAM | **Symbol:** Jc | **Parent Material:** | **Landscape:** | **Slope:** 1.200000 | **Class:** B | **Range:** 0.5 - 2 | **Stoniness:** 0 | **CLI:** 3 | **CLI1:** W | **CLI2:** | **Survey:** PEEL | **Drainage:** P | **Hydro:** D | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 457846.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 457846.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 4485540.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 4485540.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Chc **Soil Complex:** 1 of 1 **Area (sq m):** 6733080.0
Soil Type: ONCGU___ | **Percent:** 100 | **Code:** CGU | **Name:** CHINGUACOUSY CLAY LOAM | **Symbol:** Chc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** I | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 1029900.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 1029900.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Fsl **Soil Complex:** 1 of 1 **Area (sq m):** 632895.0
Soil Type: ONFOX___ | **Percent:** 100 | **Code:** FOX | **Name:** FOX SANDY LOAM | **Symbol:** Fsl | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 0 | **CLI:** 2 | **CLI1:** F | **CLI2:** M | **Survey:** PEEL | **Drainage:** W | **Hydro:** A | **Texture:** SL | **Modifier:** ___

Soils Report

Soil Map Units Found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

Map Unit: ONOND024Jc **Soil Complex:** 1 of 1 **Area (sq m):** 129929.0
Soil Type: ONJDD___ | **Percent:** 100 | **Code:** JDD | **Name:** JEDDO CLAY LOAM | **Symbol:** Jc | **Parent Material:** | **Landscape:** | **Slope:** 1.200000 | **Class:** B | **Range:** 0.5 - 2 | **Stoniness:** 0 | **CLI:** 3 | **CLI1:** W | **CLI2:** | **Survey:** PEEL | **Drainage:** P | **Hydro:** D | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Chc **Soil Complex:** 1 of 1 **Area (sq m):** 11975800.0
Soil Type: ONCGU___ | **Percent:** 100 | **Code:** CGU | **Name:** CHINGUACOUSY CLAY LOAM | **Symbol:** Chc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** I | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 1 of 2 **Area (sq m):** 4432310.0
Soil Type: ONOID___ | **Percent:** 60 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 3.500000 | **Class:** C | **Range:** 2 - 5 | **Stoniness:** 1 | **CLI:** 1 | **CLI1:** | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Map Unit: ONOND024Oc **Soil Complex:** 2 of 2 **Area (sq m):** 4432310.0
Soil Type: ONOID___ | **Percent:** 40 | **Code:** OID | **Name:** ONEIDA CLAY LOAM | **Symbol:** Oc | **Parent Material:** | **Landscape:** | **Slope:** 7 | **Class:** D | **Range:** 5 - 9 | **Stoniness:** 1 | **CLI:** 3 | **CLI1:** T | **CLI2:** | **Survey:** PEEL | **Drainage:** W | **Hydro:** C | **Texture:** CL | **Modifier:** ___

Soils Report Metadata

Soil Survey Complex (ON Soils)

ONTARIO MINISTRY OF AGRICULTURE AND FOOD
MINISTRY OF NATURAL RESOURCES
1945-2009

Map Unit - The SOIL MAPUNIT is the basic element of an applied soil classification resulting from detailed soil surveys. Soil Map unit is comprised of one or more soil survey polygons. The MAPUNIT field was generated for each polygon by appending the PROVINCE and NSDB-ID codes with the MAP UNIT symbol that identified that polygon on the original printed soil map. The MAPUNIT usually encodes meaningful information about the soil type and topography; the same information which is found in the Component table. Within any one survey, a group of polygons with similar properties may be coded with the same MAPUNIT.

Soil Type - Identifies a specific soil profile.

Percent - Proportion of the area of the Soil Map Unit occupied by a specific soil component, expressed as a percent. For any particular SOIL MAPUNIT, the sum of the individual. Soil Map Unit Component Area values must be equal to 100%.

Code - Three letter CANSIS code for identifying soils. **Name** - Textual identifier of the soil. **Symbol** - Soil symbol as found in the soil Mapunit.

Survey - Name describing the geographic location where the Soil Survey was completed. Typically the name denotes an administrative boundary of an Upper Tier municipality that occurred at the time of the Soil Survey.

Slope - Predominant slope of the landscape expressed as a percent (%). Slope steepness is often referred to by Class.

Class	Range (%)	Terminology
A	0.0 - 0.5	Level
B	0.5 - 2	Nearly level
C	2.0 - 5	Very gentle slopes
D	5.0 - 9	Gentle slopes
E	9.0 - 15	Moderate slopes
F	15 - 30	Strong slopes
G	30 - 45	Very strong slopes
H	45 - 70	Extreme slopes
I	70 - 100	Steep slopes
J	> 100	Very steep slopes

Stoniness - Occurrence of surface stoniness

Code	
-	Not Applicable
0	Non-stony
1	Slightly stony
2	Moderately stony
3	Very stony
4	Exceedingly stony
5	Excessively stony

Drainage - Indicates classification of how well the soil drains.

Code	
-	Not Applicable
VR	Very Rapidly
R	Rapidly
W	Well
MW	Moderately Well
I	Imperfectly
P	Poorly
VP	Very Poorly

Texture - Describes the soil texture of the A Horizon in the soil profile.

Code	
S	coarse sand and loamy sand
SL	moderately coarse sandy loam
L	medium - moderately fine loam
SIL	silt loam
CL	clay loam
SIC	silty clay
C	clay
O	organic

CLI - Classification of soil and land physical and climatic capability for the production of common field crops as part of the Canada Land Inventory (CLI).

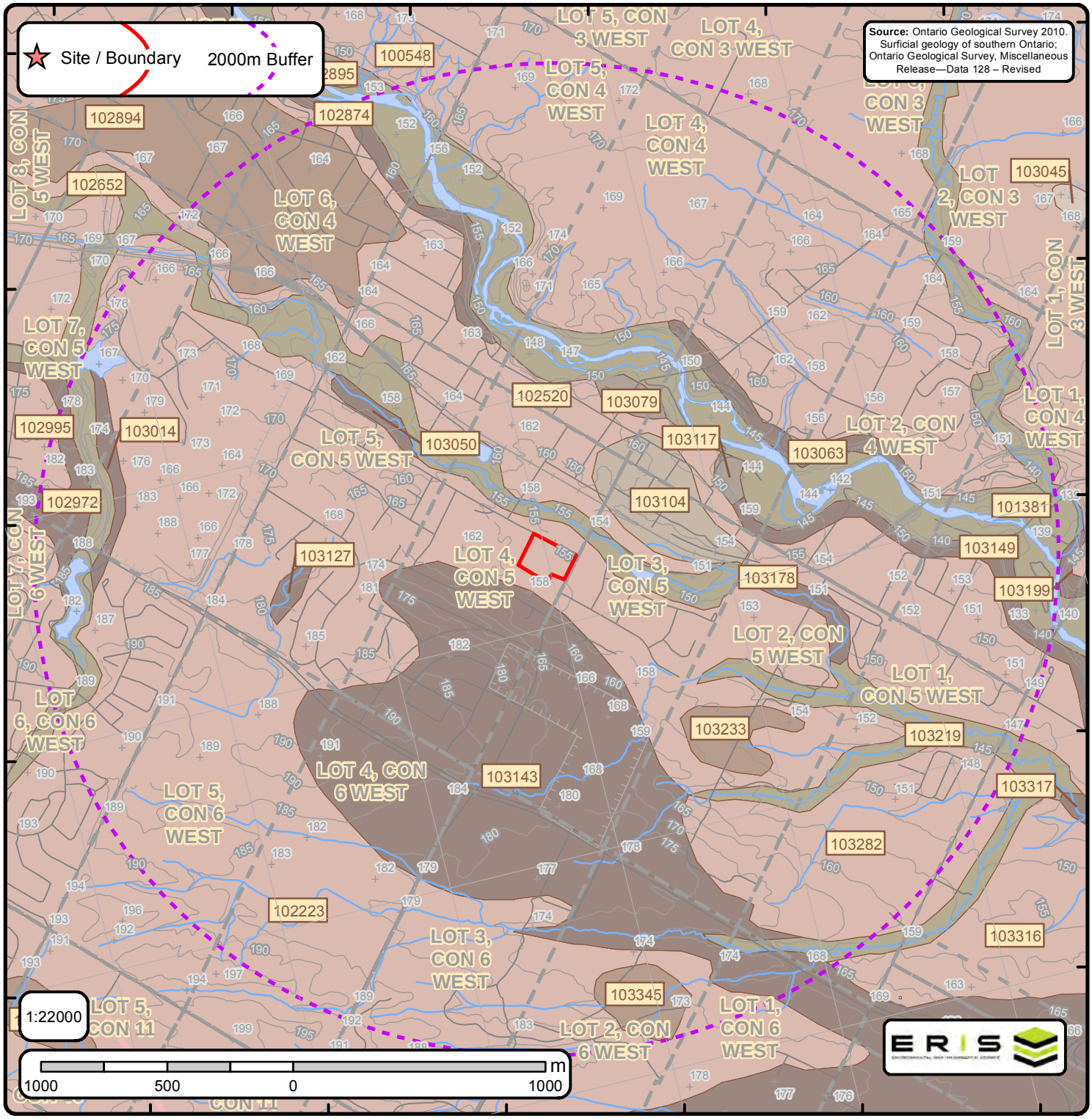
Class 1 No significant limitations in use for Crops
Class 2 moderate limitations on use for crops
Class 3 moderately severe limitations on use for crops.
Class 4 Severe limitations on use for crops.
Class 5 Very severe limitations preclude annual cultivation; improvements feasible.
Class 6 Natural grazing only; no improvements feasible.
Class 7 No capability for agriculture.

CLI1 and CLI2 - First and Second CLI (Canada Land Inventory) Limitation Subclass

Subclass C Land subject to crop heat unit regimes of under 2300 (i.e. adverse Climate)
Subclass D Adverse soil structure (i.e. Depth of rooting zone is restricted)
Subclass E Loss of soil profile from Erosion
Subclass F Low inherent soil Fertility
Subclass I Subject to occasional flooding (Inundation) from adjacent streams or waterbodies
Subclass M Low inherent Moisture holding capacity
Subclass P Presence of surface stones > 15 cm diameter.
Subclass R Presence of consolidated bedrock within one metre of the soil surface
Subclass S Presence of a combination of the Subclasses F and M, or, the presence of a combination of the Subclasses P and R (i.e. adverse soil characteristics)
Subclass T Presence of adverse Topography

Hydro – Hydrological Soil Groups classify soils into 4 groups (A,B,C,and D) according to water run-off and infiltration rates.

A Soils that have a low runoff potential and high infiltration rate, as the soils typically are sands and gravel.
B Soils with moderate infiltration rates when completely wetted. Soils are sandy loam soils with moderately fine to moderately coarse textures.
C Soils with slow infiltration rates when thoroughly wetted and these soils typically are silty-loam soils with an impeding layer or soils with moderately fine to fine texture.
D Soils have a high runoff potential and very slow infiltration rate when thoroughly wetted. Soils include clay soils with high swelling potential, soils in a permanent high water table and shallow soils over nearly impervious material.



The Surficial Geology of Southern Ontario

Order No. 20160912042

Spot Height	Streams	Dune	Beach	Esker	karst	pitsg		
Waterbody	Contour Lines	Lake	Bluff	Esker ND	linfeat	popup		
Wetlands	Roads	Rib	Crevasse	Fluvial DL	megarip	ribl		
Airports	Railroads	Scab	Crest	fluvndl	mfluvdl	slidel		
Pit or Quarry	Morains	Slide	End	iceberg	mfluvndl	slumpb		
Lots		NOF Dune	Escarpment	icslope	moraine	terrace		

Surface Geology Report

Surface Geology units found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

Order ID:
20160912042

ID: 100548 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 101381 | **Unit Name:** Modern Alluvium |
Deposit Type Code: 16 | **Deposit Age:** Recent | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt, sand, gravel | **Primary Material Modifier:** organic-bearing | **Secondary Material:** | **Primary General:** fluvial | **Primary General Modifier:** modern floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Undifferentiated Gravel, Sand, Silt, Clay, Muck

ID: 102223 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 102520 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 102652 | **Unit Name:** Modern Alluvium |
Deposit Type Code: 16 | **Deposit Age:** Recent | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt, sand, gravel | **Primary Material Modifier:** organic-bearing | **Secondary Material:** | **Primary General:** fluvial | **Primary General Modifier:** modern floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Undifferentiated Gravel, Sand, Silt, Clay, Muck

Surface Geology Report

Surface Geology units found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

ID: 102874 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 102894 | **Unit Name:** Glaciolacustrine Deposits |
Deposit Type Code: 10 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt | **Primary Material Modifier:** | **Secondary Material:** diamicton | **Primary General:** glaciolacustrine | **Primary General Modifier:** foreshore/basinal | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Massive To Laminated Silt And Clay, May Contain Poorly Sorted Diamicton Layers

ID: 102972 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 102995 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 103014 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

Surface Geology Report

Surface Geology units found within 2000 m of
80 Thomas St Mississauga On, Mississauga, ON

ID: 103050 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103063 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103079 | **Unit Name:** Older Terrace Alluvium |
Deposit Type Code: 14 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** sand, gravel | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** fluvial | **Primary General Modifier:** abandoned floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Poorly Sorted, Dirty, Sand And Gravel

ID: 103104 | **Unit Name:** Deltaic And Lacustrine Deposits |
Deposit Type Code: 12 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** sand | **Primary Material Modifier:** stony, silty | **Secondary Material:** | **Primary General:** glaciolacustrine | **Primary General Modifier:** deltaic | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** High | **Material Description:** Predominantly Gravelly Sand And Silty Sand

ID: 103117 | **Unit Name:** Older Terrace Alluvium |
Deposit Type Code: 14 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** sand, gravel | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** fluvial | **Primary General Modifier:** abandoned floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Poorly Sorted, Dirty, Sand And Gravel

ID: 103127 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103143 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103149 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103178 | **Unit Name:** Bedrock |
Deposit Type Code: 1 | **Deposit Age:** Paleozoic | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** Paleozoic Bedrock | **Primary Material Modifier:** | **Secondary Material:** | **Primary General:** | **Primary General Modifier:** | **Veneer:** clay, silt, sand, gravel, diamicton | **Episode:** | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Exposed Or Thin Drift Covered Shale And Dolostone

ID: 103219 | **Unit Name:** Modern Alluvium |
Deposit Type Code: 16 | **Deposit Age:** Recent | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt, sand, gravel | **Primary Material Modifier:** organic-bearing | **Secondary Material:** | **Primary General:** fluvial | **Primary General Modifier:** modern floodplain | **Veneer:** | **Episode:** Hudson | **Sub Episode:** | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Variable | **Material Description:** Undifferentiated Gravel, Sand, Silt, Clay, Muck

ID: 103233 | **Unit Name:** Glaciolacustrine Deposits |
Deposit Type Code: 10 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt | **Primary Material Modifier:** | **Secondary Material:** diamicton | **Primary General:** glaciolacustrine | **Primary General Modifier:** foreshore/basinal | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Massive To Laminated Silt And Clay, May Contain Poorly Sorted Diamicton Layers

ID: 103282 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 103316 | **Unit Name:** Halton Till |
Deposit Type Code: 5 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** diamicton | **Primary Material Modifier:** clayey silt to silt | **Secondary Material:** | **Primary General:** glacial | **Primary General Modifier:** | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** Port Huron | **Stratus Modifier:** Surface | **Provenance:** Ontario | **Carbon Content:** medium | **Formation:** Halton Till | **Permeability:** Low | **Material Description:** Red To Brown Gritty Silt To Clayey Silt Till

ID: 103345 | **Unit Name:** Glaciolacustrine Deposits |
Deposit Type Code: 10 | **Deposit Age:** Late Wisconsinan | **Map Number:** p3171 | **Map Name:** Brampton | **Source Map Scale:** 1:50 000 | **Primary Material:** clay, silt | **Primary Material Modifier:** | **Secondary Material:** diamicton | **Primary General:** glaciolacustrine | **Primary General Modifier:** foreshore/basinal | **Veneer:** | **Episode:** Wisconsin | **Sub Episode:** Michigan | **Phase:** | **Stratus Modifier:** Surface | **Provenance:** | **Carbon Content:** | **Formation:** | **Permeability:** Low | **Material Description:** Massive To Laminated Silt And Clay, May Contain Poorly Sorted Diamicton Layers

Surface Geology Report Metadata

Ontario Geological Survey 2010. Surficial geology of southern Ontario; Ontario Geological Survey, Miscellaneous Release - Data 128 - Revised.

ONTARIO MINISTRY OF NORTHERN DEVELOPMENT, MINES AND FORESTRY

ID - ID applied to the Unit

Unit Name - Name of deposit

Deposit Type Code - The geological unit number taken from the original map legend.

Deposit Age - to show the age when the sediments were deposited, e.g., Wisconsinan, postglacial or recent.

Map Number - Original map series number, eg., 'M2402' or 'P1973'. Each sgu_point feature is tagged to its original map.

Map Name - Usually NTS area where mapping was completed, e.g., 'Golden Lake'

Source Map Scale - The scale at which the original map was captured, e.g., '1:50 000'

Primary Material - This attribute provides the user with information regarding the most prevalent material present within a given area.

Primary Material Modifier- This attribute provides the user with a more refined description of the lithological classification of the primary material.

Secondary Material - This attribute provides the user with information regarding subordinate materials present within a given area.

Primary General - This attribute provides the user with an interpretation of the depositional environment within which the primary material was deposited.

Primary General Modifier - This attribute provides the user with a refined interpretation of the primary genetic modifier.

Veneer - This attribute provides the user with information regarding the type of material that forms a thin, discontinuous veneer over the primary material.

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Sub Episode - A diachronic stratigraphic unit in a lower order than Episode and the proposed sequence-stratigraphic classification, consists in descending order of Michigan, Elgin and Ontario in the eastern and northern Great Lakes area in the Wisconsin Episode (Johnson et al. 1997; Karrow et al. 2000).

Phase - A diachronic stratigraphic unit in a lower order than Subepisode, and the proposed sequence-stratigraphic classification is listed in the following table in the eastern and northern Great Lakes area (Karrow et al. 2000)

Stratus Modifier - This attribute provides the user information regarding the stratigraphic position of the mapped unit (i.e., whether the unit occurs primarily on the surface or in the subsurface).

Provenance - This attribute provides the user with information regarding the provenance of a particular till unit (i.e. direction or lobe from which the till is derived).

Carbon Content - This attribute provides the user with information regarding the carbonate content of till.

Formation - This attribute provides the user with information regarding the formation to which a given primary material belongs (e.g., Tavistock Till, Port Stanley Till, Scarborough Formation). This attribute is seamless and allows the user to create a map based on formation.

Permeability - This attribute provides the user with basic information about permeability of the sediments in a ranking of high, medium and low.

Material Description - Material or sediment description, e.g., 'sand and silty fine sand', 'silty sand and gravel' and 'silty till with low stone content'.

APPENDIX B

Correspondence with Regulatory Agencies

Ministry of the Environment and Climate Change

Freedom of Information and Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de l'Action en matière de changement climatique

Bureau de l'accès à l'information et de la protection de la vie privée

12e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Téléc.: (416) 314-4285

Ontario

September 13, 2016

RECEIVED SEP 14 2016

Brooklyn Espinola
Watters Environmental Group Inc.
8800 Dufferin Street, Ste. 303
Concord, ON L4K 0C5

Dear Brooklyn Espinola:

RE: ***Freedom of Information and Protection of Privacy Act* Request**
Our File # A-2016-05706, Your Reference 16-0031-04

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of $5.00 (non-refundable application fee), along with your $30.00 deposit.

The search is being conducted on the following: 80 Thomas St, Mississauga. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Meagan Caschera at meagan.caschera@ontario.ca.

Yours truly,

Tracey Goodwin
FOI Manager (A)

APPENDIX C

Analytical for the PCB-Containing Transformer

PCB IN OIL ANALYSIS RESULTS

Cust PO :

DUNPAR
105 SIX POINT ROAD

ETOBICOKE ON
M8Z 2Z3

Sheet No : 16740
File No : 13248
Cust No : DUN05

Date Received : AUG 12 2016
Analysis Date : AUG 12 2016
Analyzed By : SK

Sampled By : R.H
Sample Date : AUG 12 2016
Reviewed By : SwD

Lab No	Location	Serial No	Manufacturer	Volume	Aroclor	PPM	F
2016-0555		A31S1380	WESTINGHOUSE	409 IG	1254	11	

TEST METHOD per ASTM D4059 DETECTION LIMIT 1 PPM

Location :

Notes :

Comments : According to the Canadian Environmental Protection Act, 1999, insulating fluid containing 50 ppm or more PCB is considered to be PCB liquid. Under amendments to the Act made in September, 2008, insulating liquid containing 2 ppm or more, but less than 50 ppm PCB may continue to be used in equipment until such time as it is removed from the equipment. Any such liquid removed from the equipment, in whole or in part, for any reason (including maintenance and repair activities), may not be returned to the equipment. It must be disposed of in accordance with Environmental Regulations and replaced with liquid containing less than 2 ppm PCB.

RONDAR INC. 333 Centennial Parkway North Hamilton, Ontario L8E 2X6
Telephone : (905) 561-2808 Fax : (905) 561-8871

APPENDIX D

Qualifications of Watters Environmental and Key Personnel Involved with this Phase I ESA

QUALIFICATIONS OF WATTERS ENVIRONMENTAL AND KEY PERSONNEL INVOLVED WITH THIS PHASE ONE ESA

D-1 WATTERS ENVIRONMENTAL

Watters Environmental Group Inc. (Watters Environmental) offers a strategic business-focused approach in assisting our clients to proactively manage environmental issues, and to find practical solutions when environmental issues arise.

We are an employee-owned environmental consulting company that prides itself on uncompromising dedication to service quality and client satisfaction. We understand our client's needs for timeliness of response, and innovative, technically-sound solutions to their problems.

Watters Environmental brings together a team of experts in the related technical disciplines of environmental due diligence, environmental site assessment, environmental management systems, and environmental permitting. In addition, the team offers specialty-consulting services including technical peer review, litigation support, environmental risk assessment, and forensic environmental investigations.

Our team consists of recognized leaders in their disciplines, with real-world industry experience that allows Watters Environmental to provide cost-effective solutions to our clients. Our executive team has built lasting relationships with loyal, repeat clients who have come to rely upon us for our spirit of working closely with them to resolve their issues as if they were our own. Senior staff members are some of the most experience individuals in the industry, most with 15 to 20 years of environmental consulting experience. Our employees are highly motivated and pride themselves in being innovative and client focused.

Major corporations, law firms, lending institutions, investors and municipalities routinely call upon us to assist them with complex real estate transactions, or to help manage complicated environmental issues.

D-1 FATEMA TAWAWALA, P.ENG., QP_{ESA} – SENIOR PROJECT MANAGER

Fatema is a Project Manager with thirteen (13) years' experience and has been involved with a varied array of projects ranging from environmental site assessments to process design projects. She is a thorough researcher and her chemical engineering background gives her the knowledge to design and perform activities that result in the prevention, remediation, or control of environmental hazards. Fatema is experienced in the environmental engineering consulting industry, including coordinating, managing and conducting environmental assessments (ESAs), analyzing laboratory data and report preparation.

D-2 JONATHAN WATTERS – ENVIRONMENTAL SITE ASSESSOR

Jonathan is an Environmental Site Assessor with Watters Environmental. He has almost four years of experience in providing technical support on environmental assessments for a variety of clients including property management groups, private industry and developers. His project experience includes multiple environmental audits and due diligence reviews for a number of real estate portfolios. He has travelled across Canada providing Phase I and II environmental site assessments.