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A REPORT TO FOREST PARK CIRCLE LTD.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT PROPOSED CONDOMINIUM DEVELOPMENT

4100 PONYTRAIL DRIVE

CITY OF MISSISSAUGA

Reference No. 1412-E045

June 8, 2015

DISTRIBUTION

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One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the Phase One Property for a Phase One Environmental Site Assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.



TABLE OF CONTENTS

1.0	EXECUTIVE SUMMARY	1
2.0	INTRODUCTION	2
2.1	Phase One Property Information	2
2.2	Contact Information	3
3.0	SCOPE OF INVESTIGATION	4
4.0	RECORDS REVIEW	5
4.1	General	5
	(i) Phase One Study Area	5
	(ii) First Developed Use	5
	(iii) Fire Insurance Plans	6
	(iv) Chain of Title	6
	(v) Environmental Reports	6
4.2	Environmental Source Information	7
	(i) Ministry of the Environment and Climate Change	7
	(ii) Environment Canada	8
	(iii) Other Sources	9
4.3	Physical Setting Sources	13
	(i) Aerial Photographs	13
	(ii) Topography, Hydrology, Geology	14
	(iii) Fill Material	15
	(iv) Water Bodies and Areas of Natural Significance	15
	(v) Well Records	16
4.4	Occupancy Search	16
4.5	Records Review Summary	17
5.0	INTERVIEWS	18

**TABLE OF CONTENTS** (Cont'd)

6.0	SITE RECONNAISSANCE	19
6.1	General	19
6.2	Specific Observations at Phase One Property	20
	(i) Building Inspection	20
	(ii) Hazardous Materials	21
	(iii) Underground Storage Tanks	23
	(iv) Above-Ground Storage Tanks	23
	(v) Substance Containers	23
	(vi) Waste Management and Maintenance Practices	24
	(vii) Air Quality and Noise	24
	(viii) Water Wells	24
	(ix) Phase One Study Area Inspection	24
	(x) Enhanced Property Investigation	24
6.3	Summary of Site Reconnaissance	25
7.0	REVIEW AND EVALUATION OF INFORMATION	26
7.1	Current and Past Uses	26
7.2	Discussion of Environmental Items	26
7.3	Areas of Potential Environmental Concern	34
7.4	Phase One Conceptual Site Plan	34
8.0	CONCLUSION	35
8.1	Phase Two Environmental Site Assessment Recommendation	35
8.2	RSC Requirements	35
8.3	Environmentally Sensitive Area, Body of Water, ANSI	36
8.4	O. Reg. 511/09 and Fill	36
8.5	Legal Requirements	36
9.0	REFERENCES	37



DRAWINGS

Site Location Plan.....	Drawing No. 1
Property Index Map	Drawing No. 2
Historical Map	Drawing No. 3
Topographic Map.....	Drawing No. 4
Ontario Base Map	Drawing No. 5
Geology Map	Drawing No. 6
Watershed Map.....	Drawing No. 7

APPENDICES

Ownership History	Appendix ‘A’
ERIS Database Report	Appendix ‘B’
Aerial Photographs	Appendix ‘C’
Interview Questionnaire.....	Appendix ‘D’
Site Photographs	Appendix ‘E’
Table of Past and Current Uses	Appendix ‘F’
Phase One Conceptual Site Model	Appendix ‘G’



1.0 **EXECUTIVE SUMMARY**

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment (hereinafter referred to as “Phase One ESA”) for a property located at 4100 Ponytrail Drive in the City of Mississauga (hereinafter referred to as the ‘Phase One Property’).

The purpose of the study is to identify any potential environmental concern associated with the Phase One Property. The findings from our research of documents pertaining to the Phase One Property, interviews with persons knowledgeable of the Phase One Property, and an environmental site reconnaissance, together with our assessment, are presented in this report.

The Phase One Property consists of two (2) condominium buildings, with associated recreational areas (i.e. pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. The neighbouring properties consist mainly of residential and commercial properties in all directions.

Based on the information obtained through our review of records, interview and the visual observations recorded during our site reconnaissance, the Phase One ESA has not revealed any item warranting further environmental investigation. At this time, we find the Phase One Property suitable for the proposed development.



2.0 **INTRODUCTION**

SEL has carried out a Phase One Environmental Site Assessment (ESA), as defined by the Environmental Protection Act (EPA), Ontario Regulation (O. Reg.) 153/04, as amended by O. Reg. 366/05, O. Reg. 66/08, O. Reg. 511/09, O. Reg. 245/10, O. Reg. 179/11, O. Reg. 269/11 and O. Reg. 333/13, hereinafter referred to as O. Reg. 153/04.

2.1 **Phase One Property Information**

The Phase One Property is located at 4100 Ponytrail Drive in the City of Mississauga, as shown on the Site Location Plan, Drawing No. 1. The property Identification Number (PIN) is 13300-0116 (LT), as shown on the Property Index Map (Block 13300), Drawing No. 2.

The Phase One Property is Part of Lot 2, Concession 2, North of Dundas Street, Township of Toronto. The description of the Phase One Property as per the parcel register is PCL EE-1 SEC M58; BLK EE PL M58 ; S/T LT59328 MISSISSAUGA; S/T EASE ASIN PR28094.

The Phase One Property is irregular in shape, encompassing an approximate area of 3.64 ha (9.0 ac). The UTM coordinates for the approximate centroid of the Phase One Property are (17T) 613296 m E and 4832234 m N, as obtained from Google Earth which utilizes a 1983 North American Datum.



2.2 **Contact Information**

This Phase One ESA was commissioned to address any environmental concern in association with a proposed condominium development in accordance with our proposal dated December 5, 2014, as approved by Mr. Julian De Meneghi of Forest Park Circle Ltd. on December 9, 2014.

Our client and the Phase One Property owner can be contacted at:

Forest Park Circle Ltd.
331 Cityview Boulevard
Suite 300
Vaughan, Ontario
L4H 3M3

Attn: Mr. Julian De Meneghi



3.0 **SCOPE OF INVESTIGATION**

The general objectives of a Phase One ESA, as defined by Part VII of O. Reg. 153/04 of the EPA, are the following:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One Property.
- To determine the need for a Phase Two ESA.
- To provide a basis for carrying out any required Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the Phase One Property for the conduct of a risk assessment following the completion of a Phase Two ESA, if required.

A Phase One ESA generally consists of the following components:

- A records review.
- Interviews.
- Site reconnaissance.
- An evaluation of the information gathered from the records review, interviews and site reconnaissance.
- Completion of a Phase One Environmental Site Assessment report.
- The submission of the Phase One Environmental Site Assessment report to the commissioner of the report.

The Phase One Property currently consists of two (2) condominium buildings, associated recreational areas (i.e., pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. This Phase One ESA is required for a due diligence investigation in support of the development of two (2) additional condominium high-rise buildings at the Phase One Property.



4.0 **RECORDS REVIEW**

4.1 **General**

(i) **Phase One Study Area**

Except where noted, the Phase One Study Area generally consists of the Phase One Property plus all properties that are located, wholly or partially, within 250 m beyond the perimeter boundaries of the Phase One Property.

(ii) **First Developed Use**

The first developed use of a site is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the property, or the first potentially contaminating use or activity on the property.

A Historical Map drafted in 1877 was located on December 12, 2014 at the McGill University Digital Mapping Library. A copy of the map is presented on Drawing No. 3, showing the Phase One Property was part of the estate owned by William Dogherty at that time. Based on the shape and the size of the estate, the lands appear to have been used for agricultural purposes at that time. There is no building or orchard located at the Phase One Property at that time.



(iii) **Fire Insurance Plans**

On December 12, 2014, the search of a Fire Insurance Plan at the Phase One Study Area was conducted at the Toronto Reference Library. No Fire Insurance Plan representing the Phase One Property or the Phase One Study Area was found.

(iv) **Chain of Title**

A land title search was conducted for the Phase One Property at the Halton Land Registry Office on December 11, 2014.

The earliest records show that lot 2, Concession 2 (100 ac), was patented to John Albeson by the Crown in the year 1866. All of the lot was granted to Wilmot Coates in the year 1926.

Throughout the years, the ownership of the Phase One Property changed several times. The latest record for the Phase One Property occurred in 2000, when 424910 Ontario Limited transferred the Phase One Property to Forest Park Circle Ltd., the current registered property owner. The ownership history is presented in Appendix 'A'.

(v) **Environmental Reports**

Soil Engineers Ltd. was not provided with any environmental report pertaining to the Phase One Property.



4.2 **Environmental Source Information**

(i) **Ministry of the Environment and Climate Change**

Waste Disposal Sites

Active and closed landfill sites located in excess of 1.0 km from the Phase One Property are considered by SEL to have no significant potential environmental impact on the Phase One Property. On December 12, 2014, Soil Engineers Ltd. reviewed the Ontario Ministry of the Environment and Climate Change (MOECC) “Waste Disposal Site Inventory”, dated June 1991. There was no record of either an active or closed waste disposal site within 1 km of the Phase One Property.

Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

On December 12, 2014, Soil Engineers Ltd. reviewed the MOECC “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, dated November 1988, and the “Inventory of Coal Gasification Plant Waste Sites in Ontario”, dated April 1987. There was no record of any coal gasification plant, coal tar distillation plant, creosote plant, etc., at or within the vicinity of the Phase One Property. There was no facility of this nature located within 1 km from the Phase One Property.

PCB Waste Storage Sites

The MOECC “Ontario Inventory of PCB Storage Sites”, dated 1995, was reviewed on December 12, 2014. The Phase One Property is not listed as a PCB waste storage site, and no PCB waste storage site is located at any of the neighbouring properties within the Phase One Study Area.



MOECC Waste Generator

On December 12, 2014, the MOECC Waste Generator Registration database files, dated 2000, 2008, and 2013, were reviewed. The Phase One Property is not listed as a registered waste generator. Properties located approximately 30 m north of the Phase One Property are listed as being waste generators. The wastes potentially produced are volatile organic compounds (VOCs), petroleum hydrocarbons (PHCs), and General Metals and Inorganics (M&I).

Records of Site Condition

The MOECC's public Brownfields Environmental Site Registry was checked for a Record of Site Condition (RSC) filed within 250 m of the centroid of the Phase One Property on December 12, 2014. There is no RSC filed for a property in the Phase One Study Area.

MOECC Freedom of Information

A request for documented environmental concerns and citations pertaining to the Phase One Property was forwarded to the MOECC Freedom of Information Office on December 12, 2014. No response had been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance.

(ii) Environment Canada

National Pollutant Release Inventory (NPRI)

On December 12, 2014, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. No property within the Phase One Study Area is listed under the NPRI.



National PCB Inventory

On December 12, 2014, the Environment Canada PCB Inventory database files, dated 1994, were reviewed. The Phase One Property is not registered in the National PCB Inventory database. In addition, no property within the Phase One Study Area is listed in the database.

(iii) **Other Sources**

Municipal Freedom of Information

A request for documented environmental concerns and citations pertaining to the Phase One Property was forwarded to the Halton Region and the City of Burlington Freedom of Information Offices on December 12, 2014. No responses have been received at the time of writing this report. In the event that their responses suggest cause for concern, they will be forwarded together with an assessment of their significance.

Technical Standards & Safety Authority

The use of underground storage tanks (USTs) containing petroleum products in Ontario is regulated by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. Above-ground and underground storage tanks that contain petroleum products are required by law to be registered with the MCCR, and the Technical Standards & Safety Authority (TSSA) is responsible for keeping records of all these tanks. Customer Services of the TSSA was contacted on December 12, 2014 regarding possible registration, size and age of USTs at the Phase One Property. TSSA informed us that no UST was registered for the Phase One Property. It should be noted that TSSA records are only reliable from 1987 to the present.

Environmental Risk Information Service (ERIS) Database Report

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. ERIS report 20141211013, dated December 15, 2014, was prepared for the Phase One Property, and can be found in Appendix 'B'. No record has been found for the Phase One Property. However, multiple records have been obtained for properties within the Phase One Study Area.

The records are indicated in the table below:

Database	Number of Records for Phase One Property (i.e. Phase One Property)	Additional Number of Records for Phase One Study Area
Borehole (BORE)	0	2
Ontario Regulation 347 Waste Generator Summary (GEN)	0	15
Pesticide Register (PES)	0	4
TSSA Pipeline Incidents (PINC)	0	1
Scott's Manufacturing Directory (SCT)	0	3
Ontario Spills (SPL)	0	9
Water Well Information System (WWIS)	0	2

These noteworthy records pertaining to the Phase One Property and the Phase One Study Area are briefly discussed in the following sections:

Ontario Regulation 347 Waste Generator Summary (GEN)

This database records the registered facilities, equipment and operations that are involved in the production, collection, handling or storage of waste during the time period 1986 to July 2013. The Phase One Property is not registered as a waste generator. There are fifteen (15) registries in the waste generator database which represent businesses at one (1) facility. The businesses at The Kingsbury Plaza (1891 Rathburn Road East) are registered as producing the following wastes; Inorganic sludges, photoprocessing wastes, other specified inorganics, halogenated solvents,



pharmaceuticals, and pathological wastes. Please note that the businesses are located at a commercial plaza approximately 30 m north of the Phase One Property.

Pesticide Register (PES)

The Pesticide Register is a database maintained by the Ontario MOECC containing information of all manufacturers and vendors of registered pesticides. There are records of four (4) businesses at a property approximately 30 m north of the Phase One Property which are registered as vendors of pesticides.

TSSA Pipeline Incidents (PINC)

The Technical Standards and Safety Authority (TSSA) is the organization which maintains records of all fuel storage, handling and transportation equipment within the Province of Ontario. There has been one (1) TSSA Pipeline Incident at a location within the Phase One Study Area. A natural gas leak occurred when a natural gas pipeline was struck during construction at a distance approximately 30 m north of the Phase One Property.

Scott's Manufacturing Directory (SCT)

The Scott's Manufacturing Directory is a voluntary database of manufacturing businesses within the Province of Ontario. There are two (2) manufacturing businesses within the Phase One Study Area which are registered under the directory. B&B Flowers and Gifts, located approximately 30 m north of the Phase One Property at 1891 Rathburn Road East, manufactures miscellaneous items. Marsy's Inc. located at 1764 Rathburn Road East, approximately 70 m west of the Phase One Property, is listed as manufacturing plastic bags and glass products.



Ontario Spills (SPL)

Ontario Spills is a database of registered spills in Ontario, which is maintained by Spills Action Centre (SAC). There are nine (9) records for reported spills at locations that are within the Phase One Study Area. Details pertaining to these spills are tabulated below:

Location of Spill	Type(s) of Spill	Distance/Direction/Elevation Difference to Phase One Property	Media Potentially Affected	Contamination Confirmed
Ponytrail Drive and Rathburn Road East	Silt	Adjacent to the northern boundary of the Phase One Property	Groundwater	Environmental Impact Confirmed
1891 Rathburn Road East	136.5 kg of Freon (R-404A) into the air	Approximately 30 m north of the Phase One Property	Air	Confirmed
1891 Rathburn Road East	Methane gas	Approximately 30 m north of the Phase One Property	Air	Not Anticipated
1764 Rathburn Road East	Sewage	Approximately 70 m west of the Phase One Property	Surface water	Confirmed
4213 Capliano Court	Unknown Substance	Approximately 70 m north of the Phase One Property	water	possible
1768 Branchwood Park	Highly chlorinated water	Approximately 140 m south of the Phase One Property	Surface water	Confirmed
4165 Fieldgate Drive	Transformer oil – 2 Litres	Approximately 210 m southwest of the Phase One Property	Soil	Confirmed
4110 Tapestry Trail	Antifreeze to catchbasin	Approximately 240 m northeast of the Phase One Property	Surface water	possible
1755 Rathburn Road East	12 liters of Diazanone (Insecticide)	Approximately 175 m west of the Phase One Property	Land	Not Anticipated

Water Well Information System (WWIS)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Based on ERIS Database Report, no well is located at the Phase One Property. However, there are two (2) wells located at the neighbouring properties within 250 m from the Phase One Property.



The following is a summary of the items of potential environmental concern from the EcoLog ERIS report:

- There are fifteen (15) records for registered waste generators for a location approximately 30 m north of the Phase One Property.
- There are vendors of pesticides registers at a location 30 m north of the Phase One Property.
- There are two (2) businesses registered under the Scott's Manufacturing Directory within the Phase One Study Area.
- There are registered spills at locations within the Phase One Study Area.

4.3 **Physical Setting Sources**

(i) **Aerial Photographs**

Aerial photographs were obtained from the City of Mississauga interactive map website on December 12, 2014. We reviewed the aerial photographs dated 1954, 1966, 1975, 1985, 1995, 2005, and 2013. The aerial photographs are presented in Appendix 'C'.

The 1954, 1966, and 1975 aerial photographs show the Phase One Property as being used for agricultural purposes. There was no building located at the Phase One Property. A roadway traverses the southeastern portion of the Phase One Property.

The 1985, 1995, 2005 and 2013 aerial photographs show that the Phase One Property is used for residential purposes. There are two (2) high-rise residential buildings, with associated tennis courts, a pool and parking areas. The neighbouring properties have been mainly developed for commercial and residential uses. There is a roadway located along the northern and eastern boundaries of the Phase One Property. There is a hydro corridor adjacent to the western boundary of the Phase One Property.



(ii) **Topography, Hydrology, Geology**

Maps of the area were located at the Brock University Digital Map Library and the Toporama Digital Mapping Website on December 12, 2014. A 1994 Topographic Map and a 2002 Ontario Base Map (OBM) are available, showing the land features at those years. Copies of the maps are presented on Drawing Nos. 4 and 5, respectively. The maps indicate that the Phase One Property was developed at those times. There are two (2) buildings located at the Phase One Property. There is a hydro corridor adjacent to the southwestern boundary of the Phase One Property. A roadway (Ponytrail Drive) is adjacent to the northern and eastern boundaries of the Phase One Property. The Phase One Property is located in a developed area of the City of Mississauga. The neighbouring development is mainly residential and commercial. Based on the maps, the topography descends towards the east.

A Geologic Map of the area was sourced from Ontario Geological Survey, on December 12, 2014. The Phase One Property is located in the Wildfield Tills, which consist of predominantly silt to silty clay matrix, high in carbonate content and clast poor. It is expected that the soil at the Phase One Property will be relatively dense with a slightly alkaline pH value. A copy of the map is presented on Drawing No. 6.

The Phase One Property is located in the larger hydrogeological region known as Southern Ontario Lowlands. Specifically, the Phase One Property is located within the Humber River Watershed. The Humber River originates at the Oak Ridges Moraine and travels south towards Lake Ontario. A copy of a Watershed Map is presented on Drawing No. 7.



Furthermore, The City of Mississauga is situated on a till plain where drift dominates the soil stratigraphy and extends onto a shale bedrock of either Georgian Bay or Queenston Formation. The drift in the south sector of the city has been partly eroded. The eroded drift has been filled with lacustrine clay, silt and sand, and has been reworked by water action of the glacial lake Iroquois.

According to the Groundwater Information Network (GIN), accessed on December 12, 2014, bedrock at the Phase One Study Area is overlain by approximately 9 metres below ground surface (mbgs) of drift.

(iii) **Fill Material**

There is no evidence of fill material being placed at the Phase One Property.

(iv) **Water Bodies and Areas of Natural Significance**

Ministry of Natural Resources

On December 12, 2014, SEL reviewed the Ontario Ministry of Natural Resources Heritage Information Centre (HNIC) database files. There is no Area of Natural or Scientific Interest (ANSI) located within the Phase One Study Area.

Areas of Natural Significance and/or Environmentally Sensitive Areas

On December 12, 2014, SEL reviewed the Ministry of Natural Resource Natural Feature Map for listings of the various classes of natural areas located within the vicinity of the Phase One Property. The Phase One Property and the Phase One Study Area are not located within an Area of Natural or Scientific Interest (ANSI) or an area being classified as an Environmentally Sensitive Area.



Planning Authorities

The Province of Ontario passed the Clean Water Act in 2006. The Toronto and Region Conservation Authority (TRCA) the regional authority protecting sources of drinking water in the area of the Phase One Property. The TRCA website was checked on December 12, 2014. The Phase One Property is not located within a wellhead protection area.

(v) **Well Records**

The MOECC Water Well Ontario Interactive Map was accessed on December 12, 2014, to determine if there is any well at the Phase One Property or within the Phase One Study Area. Based on our search, there is no well at the Phase One Property. However, there are four (4) monitoring wells at other properties within the Phase One Study Area.

4.4 **Occupancy Search**

An occupancy search for the years 1972, 1980, 1986, 1992, 1998, and 2001/2002 was conducted for the properties comprising the Phase One Study Area was conducted on December 11, 2014. The City Directories were reviewed at the Toronto Reference Library. Based on the occupancy search, the Phase One Property was owned by private individuals throughout the years. Furthermore, the neighbouring properties within the Phase One Study Area were researched. No property use bearing potential environmental concern to the Phase One Property was identified.



4.5 **Records Review Summary**

A summary of the relevant information disclosed by our record review, as of December 15, 2014, are given below.

- Based on the historical map and the aerial photographs, the Phase One Property was used for agricultural purposes from at least 1877 to 1975.
- Based on the aerial photographs, the buildings at the Phase One Property were erected between the years 1975 and 1985.
- Based on the maps, Ponytrail Drive is adjacent to the northern and eastern boundaries of the Phase One Property.
- Based on the EcoLog ERIS report and the MOECC databases, there are fifteen (15) records for a registered waste generator for a location located approximately 30 m north of the Phase One Property.
- Based on the EcoLog ERIS report, there are vendors of pesticides registers at a location 30 m north of the Phase One Property.
- Based on the EcoLog ERIS report, there are two (2) businesses registered under the Scott's Manufacturing Directory within the Phase One Study Area.
- Based on the EcoLog ERIS report, there are registered spills at locations within the Phase One Study Area.
- The Phase One Property is not located within an Area of Natural or Scientific Interest (ANSI) or an Environmentally Sensitive Area.



5.0 **INTERVIEWS**

An interview questionnaire was sent to a representative of the Phase One Property owner on December 16, 2014. The interview revealed that there are two (2) diesel fuel tanks associated with generators located at the Phase One Property. A copy of the questionnaire form is included in Appendix 'D'.



6.0 **SITE RECONNAISSANCE**

6.1 **General**

A visual inspection of the Phase One Property and the Phase One Study Area was conducted by our representative, Mr. Liviu Parpalea, B.Sc., on December 15, 2014, to determine their general environmental condition. The following table outlines the conditions and timing of the site visit:

Date	Weather Condition	Temperature	Duration	Time
December 15, 2014	Overcast	5 °C	2.5 hours	8:00 a.m.- 10:30 a.m.

Site photographs taken during the inspection are presented in Appendix ‘E’.

At the time of the site inspection, the Phase One Property consists of two (2) condominium buildings, with associated recreational areas (i.e. pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. Ponytrail Drive is adjacent to the northern and eastern boundaries of the Phase One Property. A hydro corridor is adjacent to the western boundary of the Phase One Property. The Phase One Property is bounded by Ponytrail Drive at the northern and eastern boundaries.

The Phase One Property is accessed via asphalt driveways from the north and the east (from Ponytrail Drive). The parking garage can be accessed via the asphalt driveways. A swimming pool and two (2) tennis/basketball courts are at the centre of the Phase One Property.

The neighbouring properties consist of residential and/or commercial properties in all directions.



The ground surface is relatively flat throughout the Phase One Property. There was no visible sign of any underground tank, excavated pit, sump or area where fill or debris material was placed or graded on the Phase One Property. Furthermore, there was no noticeable nuisance odour, stained soil, or stressed vegetation observed in any area of the Phase One Property. There was no evidence to suggest that materials of environmental concern are disposed on the site.

Please note that the Phase One Property was partially covered with snow at the time of the site inspection. However, enough patches of the surface area of the Phase One Property were clear of snow enabling meaningful observations.

6.2 **Specific Observations at Phase One Property**

(i) **Building Inspection**

There are two (2) residential condominium buildings located at the Phase One Property. The buildings are each nineteen-storeys. The buildings are divided into residential condominium units, maintenance rooms, storage rooms, corridors, and underground parking garages.

The exterior of the buildings are finished with brick with flat tar roofs. The interior of the buildings are finished with carpet, hardwood, concrete and ceramic tile floors, dry-walls and ceilings.

The utility rooms are located on the roof of each structure. The buildings are provided with natural gas, electricity and municipal services meeting current urban standards.



The elevator rooms and underground parking garages are located in the basement of each structure. The concrete floor in these locations was examined and there is no evidence of any stain or odour emitted. The elevators are assumed to use hydraulic oil in their operations.

(ii) **Hazardous Materials**

Asbestos-Containing Materials

Asbestos-containing materials (ACMs) were widely used in building construction until the mid- to late 1970s, primarily for the good insulation and fire retardant properties of asbestos. The health risks associated with asbestos occur when asbestos fibres are released from various materials into the ambient air.

Based on the age of the buildings, there is the potential that ACMs are used in some of the construction elements. However, no ACM was observed during our site visit.

Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) commonly exist in electrical equipment such as transformers, capacitors, and in the ballasts of fluorescent and high-intensity discharge (HID) light fixtures. The use of PCBs in newly manufactured electrical equipment was discontinued in 1979.

Based on the age of the buildings, PCB are potentially used in the electrical equipment.



Urea-Formaldehyde Foam Insulation

Urea-formaldehyde foam insulation (UFFI) was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980.

Based on the age of the building, there is the potential that UFFI was used. However, no UFFI was observed during the site visit.

Ozone-Depleting Substances

Sources of ozone-depleting substances (ODSs) are found in the form of chlorofluorocarbons (CFCs) used in air-conditioning units and refrigeration systems.

Based on our inspection, both of these are in use at the Phase One Property. It should be noted that sources of ODSs are likely limited to minor quantities present in the air-conditioning system and/or refrigeration/freezer units and do not pose an environmental risk if the units are properly serviced and maintained.

Lead

Lead was commonly used in plumbing pipes and solder, and in the manufacture of paint as a drying agent and for pigmentation. The use of lead has been reduced, and was phased out of use in plumbing solder during the 1980s and from pipes during the 1990s. The use of lead in the manufacture of new paint was phased out during the 1970s for interior house paint and during the late 1990s for exterior paint.

Based on the age of the buildings, lead-based materials are likely used.



Mercury

Mercury is generally a component of thermometers, thermostats and fluorescent lighting tubes. Our visual inspection of the Phase One Property indicated that these items were in use. Provided that these items remain intact, they are safe in their present form.

Silica

Silica is a natural material found in rocks and masonry units. Our visual inspection indicated that these materials were used in the construction of the building. As long as these materials remain in their solid form and do not show signs of deterioration (or dusting), they remain safe.

(iii) **Underground Storage Tanks**

There was no vent or filler pipe visible to indicate the presence of any UST at the Phase One Property.

(iv) **Above-Ground Storage Tanks**

Our representative observed no above-ground storage tank on the Phase One Property.

(v) **Substance Containers**

Our representative checked for the presence of substance container such as oil drum, used oil container, gasoline jerry can, paint can, etc. There are two (2) diesel fuel tanks associated with generators at the Phase One Property. The tanks and the areas that the tanks are stored were inspected and there was no sign of any stain or odour emitted.



(vi) **Waste Management and Maintenance Practices**

Wastes in the form of general mixed refuse, recyclables and organic wastes, are collected and disposed of by a private waste management company.

(vii) **Air Quality and Noise**

During our inspection, there was no offensive odour or detectable source of air emission that may impact the ambient air quality at the Phase One Property. No unexpected noise level greater than the ambient was noted at the Phase One Property. In this case, ambient conditions refer to Ponytrail Drive, adjacent to the northeast of the Phase One Property.

(viii) **Water Wells**

Our representative did not observe any well located at the Phase One Property.

(ix) **Phase One Study Area Inspection**

The neighbouring properties consist of commercial and residential properties in all directions.

(x) **Enhanced Property Investigation**

There is no industrial process, dry cleaning service, or chemical manufacturing or handling carried out at the Phase One Property at the time of this Phase One ESA. Therefore, no enhanced property investigation was conducted.



6.3 **Summary of Site Reconnaissance**

Our site reconnaissance conducted as of December 15, 2014, has revealed the following items which warrant further discussion:

- The Phase One Property is adjacent to a roadway.
- It is assumed that hydraulic oil is used in the operation of the elevators.
- Based on the age of the buildings, designated substances may be used in some of the building materials.
- There are two (2) diesel fuel tanks associated with generators at the Phase One Property.
- The Phase One Property was partially covered with snow at the time of the site inspection. This does not hinder a meaningful observation of the Phase One Property.



7.0 **REVIEW AND EVALUATION OF INFORMATION**

7.1 **Current and Past Uses**

The review of records indicates that the Phase One Property was used for agricultural purposes from 1954 to at least 1975. Currently, the Phase One Property consists of two (2) condominium buildings with associated recreational areas (i.e. pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. The neighbouring properties consists mainly of residential and commercial properties in all directions.

A description of the major uses of the Phase One Property and the year in which they appear to have commenced is presented in the Table of Current and Past Uses presented in Appendix 'F'.

7.2 **Discussion of Environmental Items**

Based on our review of records, interview and site reconnaissance, as of December 15, 2014, the following information pertaining to the environmental condition of the Phase One Property has been disclosed by the Phase One ESA.

- Based on the historical map and the aerial photographs, the Phase One Property was used for agricultural purposes from at least 1877 to 1975.
- Based on the aerial photographs, the buildings at the Phase One Property were erected between the years 1975 and 1985.
- Based on the maps and the site visit, Ponytrail Drive is adjacent to the northern and eastern boundaries of the Phase One Property.



- Based on the EcoLog ERIS report and the MOECC databases, there are fifteen (15) records for a registered waste generator for a location located approximately 30 m north of the Phase One Property.
- Based on the EcoLog ERIS report, there are vendors of pesticides registers at a location 30 m north of the Phase One Property.
- Based on the EcoLog ERIS report, there are two (2) businesses registered under the Scott's Manufacturing Directory within the Phase One Study Area.
- Based on the EcoLog ERIS report, there are registered spills at locations within the Phase One Study Area.
- Based on the interview and the site visit, there are two fuel tanks used to store diesel fuel at the Phase One Property.
- It is assumed that hydraulic oil is used in the operation of the elevators.
- The Phase One Property was partially covered with snow at the time of the site inspection. This does not hinder a meaningful observation of the Phase One Property.
- The Phase One Property is not located within an Area of Natural or Scientific Interest (ANSI) or an Environmentally Sensitive Area.

(i) Potentially Contaminating Activity Classification

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity which is deemed as potentially contaminating, as per Table 2 of Schedule 'D', that is occurring or has occurred in a Phase One Study Area.

We have evaluated the risk associated with each of the specific items in the above list to determine whether the activity should be classified as a PCA or whether there is low potential for the activity to impact on the environmental condition of the Phase One Property.



Registered Waste Generators

Based on the review of records, there are fifteen (15) registries for registered waste generators at a facility which is located approximately 30 m north of and trans-gradient to the Phase One Property. The businesses are located at the Kingsbury Plaza (1891 Rathburn Road East) and are registered as producing; inorganic sludges, photoprocessing wastes, other specified inorganics, halogenated solvents, pharmaceuticals, and pathological wastes. Waste disposal and waste management is Potentially Contamination Activity (PCA) number 58 in Table 2, Schedule E of O. Reg. 153/04. The wastes produced at the registered waste generators contain the chemical parameters volatile organic compounds (VOCs), general metals and inorganics (M&I), and petroleum hydrocarbons (PHCs). Please note that the registered waste generators are trans-gradient to the Phase One Property. Furthermore, the assumed groundwater flow direction descends towards the registered waste generators from the Phase One Property. Therefore, it is unlikely that potential contamination from these waste generators will be brought to the Phase One Property via leaching and/or precipitation runoff. The registered waste generators are not considered to be environmental concerns attendant to the Phase One Property.

Neighbouring Pesticide Vendors

Based on the review of the EcoLog ERIS report, there are businesses located approximately 30 m north of the Phase One Property which are registered as being vendors of pesticides. The bulk storage of pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) is Potentially Contaminating Activity (PCA) number 40 in Table 2, Schedule E of O. Reg. 153/04. Please note that these businesses are limited vendors of pesticides (i.e. in their garden centres, etc.). Therefore, it is not expected that potential pesticide contamination will be brought to the Phase One Property via leaching and/or precipitation runoff. Therefore, this is not considered as being an environmental concern to the Phase One Property.

Neighbouring Businesses registered Scott's Manufacturing Directory

Based on the EcoLog ERIS report, there are two (2) businesses within the Phase One Study Area which are registered under the Scott's Manufacturing Directory. The Scott's Manufacturing Directory is a voluntary database of manufacturing businesses within the Province of Ontario. B&B Flowers and Gifts, located approximately 30 m north of the Phase One Property at 1891 Rathburn Road East, manufacture miscellaneous items. Marsy's Inc. located at 1764 Rathburn Road East, located approximately 70 m west of the Phase One Property, was listed in the year 1993 as manufacturing plastic bags and glass products. Plastic manufacturing and processing, and glass manufacturing are respectively listed as being Potentially Contaminating Activities (PCAs) 43 and 29 in Table 2, Schedule E of O. Reg. 153/04. Please note that this business (Marsy's Inc.) is located at a residential townhouse development (Rockwood Village to be precise). In reviewing the aerial photographs, the dwelling was erected around the year 1985. The reviewed aerial photographs from the years 1954 to 1985 reveal that the property was used for agricultural purposes. Therefore, Marsy's Inc. is likely registered to a private dwelling and manufacturing takes place at a different location. This business (Marsy's Inc.) will not likely affect the Phase One Property. This business is not considered to be an environmental concern pertaining to the Phase One Property.



Spills on Neighbouring Properties

Based on the EcoLog ERIS report, there have been nine (9) spills at locations within the Phase One Study Area. Generally, spills are noted when they have the potential to release a potentially contaminating substance into the soil and groundwater. Soil Engineers Ltd. reviewed the nature, location, and magnitude of the registered spills. Based on our review, one (1) of the nine (9) spills occurred at a location up-gradient to the Phase One Property. The spill involved 2.0 litres of hydraulic oil at a location approximately 210 m up-gradient to the Phase One Property. Based on the small magnitude of the spill and the relative distance from the Phase One Property, it will unlikely affect the soil and groundwater condition at the Phase One Property. The registered spills are not considered to be environmental concerns attendant to the Phase One Property.

Diesel Fuel Storage Tanks

Based on the interview and the site visit, there are two (2) diesel fuel storage tanks associated with generators at the Phase One Property. Petroleum-derived gas refining, manufacturing, processing, and bulk storage is listed as being PCA number 41 in Table 2, Schedule E of O. Reg. 153/04. The tanks and the areas where the tanks are stored were inspected and there is no sign of any stain or odour emitted. Therefore, the tanks will not likely affect the soil and groundwater. This will not be considered as an environmental concern for the Phase One Property.



(ii) **Other Environmental Items**

Former Agricultural Use

Based on the review of records, the Phase One Property was used for agricultural purposes from at least 1877 to 1975. Generally, agricultural use is a potential concern because regulated pesticides may have been in use as part of the agricultural operations. Pesticides contain chemicals and heavy metals which may adversely affect the soil quality of the topsoil and surface soils where applied. The large-scale application of pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) is Potentially Contaminating Activity (PCA) number 40 in Table 2, Schedule E of O. Reg. 153/04. The current development was constructed between 1975 and 1985. Therefore, it is expected that the topsoil and surface soil layers would have been stripped from the Phase One Property. Therefore, this is not considered as being a potentially contaminating activity pertaining to the Phase One Property.

Adjacent Roadways, Parking Lots and Driveways

The Phase One Property is adjacent to a roadway, and contains paved access roads or driveways and a paved parking lot. This is of concern due to the de-icing chemicals used during the winter season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through clause 48(3) of O. Reg. 153/04. However, should the material be displaced, it will no longer qualify for this exemption and must be managed accordingly.



Potential Designated Substances

Based on the review of records and the site visit, the structure on the subject site was partially erected between the years 1975 and 1985. Therefore, designated substances may have been used as part of building materials.

ACMs

The management of ACMs is governed by O. Reg. 278, “Asbestos on Construction Projects and in Buildings and Repair Operations”, and O. Reg. 837, “Asbestos”, under the Occupational Health and Safety Act. The regulations require that an owner of a building known to contain friable ACMs establish a maintenance program for asbestos in the building. These programs include:

- Preparation and maintenance of a record of location of friable ACMs;
- Notification to the building tenants of the location of such materials;
- Notification to any workers in the building(s) who may disturb or handle the materials that contain asbestos;
- Establishment of a training program for those employees of the owner who are likely to handle the materials; and
- Periodic inspection of the materials to determine their condition.

Where it is apparent that friable ACMs are physically damaged or deteriorating, the regulations require the building owner to take remedial action. An inventory of ACMs is also required prior to construction work in or on the building structure.



PCBs

If PCB-containing ballasts were used in the buildings and remain in use, they should not pose significant environmental risk if properly managed/disposed of in accordance with regulatory guidelines when they are individually taken out of service. However, if all PCB-containing ballasts are removed from service at one time, they should be placed in proper PCB containers in accordance with Ontario Regulation 362, “Waste Management – PCBs”.

Potential Hydraulic Elevators

Based on the site visit, there are two (2) elevators at the Phase One Property, one (1) in each of the two (2) residential condominium buildings. During our site visit, we did not observe any pulley system associated with the elevators, so we assume that hydraulic oil may be used in their operation. The elevator rooms were inspected and there is no sign of any stain or odour emitted on the concrete flooring. Therefore, it is not expected that any hydraulic oil (if utilized) has spilled at the Phase One Property. This is not an environmental concern pertaining to the Phase One Property.

Snow Cover

The Phase One Property was partially covered with snow during the time of the site inspection. However, the majority of the ground surface was not covered by snow. Therefore, we were able to make critical visual and olfactory observations to assess the Phase One Property. This is not an impediment to this Phase One ESA.



Areas of Natural Significance, Environmentally Sensitive Areas, and Water Bodies

Based on the review of records, there is no Areas of Natural Significance (ANSI), Environmentally Sensitive Area, or water body within the Phase One Study Area. As per O. Reg. 153/04, these items are noted for your consideration.

7.3 **Areas of Potential Environmental Concern**

We have not identified any PCA pertaining to the Phase One Property. Therefore, there is no Area of Potential Environmental Concern (APEC) at the Phase One Property.

7.4 **Phase One Conceptual Site Plan**

A Phase One Conceptual Site Model (Phase One CSM) is a written narrative of the findings of this Phase One ESA. The Phase One CSM is presented in Appendix 'G'.



8.0 **CONCLUSION**

Soil Engineers Ltd. was retained by Forest Park Circle Ltd. to carry out a Phase One Environmental Site Assessment (ESA) a property at 4100 Ponytrail Drive in the City of Mississauga for a proposed condominium development. The Phase One Property consists of two (2) condominium buildings with associated recreational areas (i.e. pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. The neighbouring properties generally consist of residential and commercial properties in all directions.

8.1 **Phase Two Environmental Site Assessment Recommendation**

Based on the information obtained through our review of records, interview and the visual observations recorded during our site reconnaissance, the Phase One ESA has not revealed any item warranting further environmental investigation. At this time, we find the Phase One Property suitable for the proposed development.

8.2 **RSC Requirements**

A change in property use is not proposed for the Phase One Property. Therefore, an RSC is not required to be filed in accordance with O. Reg. 153/04 as amended. However, local and regional governments may require an RSC as part of the development process.

Please note that if there is intent to file an RSC, in accordance with O. Reg. 153/04, the most current activity conducted in the Phase One ESA must be within 18 months of the date of filing.



8.3 **Environmentally Sensitive Area, Body of Water, ANSI**

No Environmentally Sensitive Area, body of water, or Area of Natural or Scientific Interest has been identified at the Phase One Property or within 30 m from the boundaries of the Phase One Property.

8.4 **O. Reg. 511/09 and Fill**

Due to the potential economic consequences associated with the fill requirements should an RSC be filed for this site, we recommend that all site works proceed prior to the filing of any RSC.

8.5 **Legal Requirements**

If an RSC has been submitted and filed, the property owner must retain a copy of this report for at least 7 years in accordance with O. Reg. 153/04, Section 18.

The objectives and requirements as set out in the Ontario Regulation 153/04 as amended, for a Phase One Environmental Site Assessment, were applied in carrying out the environmental site assessment and the preparation of this report.

SOIL ENGINEERS LTD.

Liviu Parpalea, B.Sc.

Anthony C.K. Ching, P.Eng., QP_{ESA}
LP/ACKC





9.0 **REFERENCES**

Information in the Public Domain

Environment Canada National PCB Inventory (1994)

Environment Canada National Pollutant Release Inventory (2006 to 2009)

Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment and Climate Change (MOECC) (Amended 2009)

MOECC Brownfield's Environmental Site Registry

MOECC Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987)

MOECC Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario (November 1988)

MOECC Ontario Inventory of PCB Storage Sites (2000)

MOECC Waste Disposal Site Inventory (June 1991)

MOECC Waste Generator Registration Database Files (2000 and 2007)

MOECC Water Well Ontario (2014)

Ontario Ministry of Natural Resources (OMNR). OMNR Natural Heritage Information Centre (NHIC) (2013)

Service Ontario, Land Registry Office 20. Historical Land Titles Search

Service Ontario, Land Registry Office 20. Land Transfers

Service Ontario, Land Registry Office 20. Parcel Registries for Property Identifiers



Information from Commercial Databases

EcoLog ERIS. Report Number 20141211013

References of Plans and Drawings

City of Mississauga. Road Map and Aerial Photographs.

Peel Region Registry Office (No. 20). Property Index Map.

Historical Atlas of Peel County © 1877 Walker & Miles 1877 Historical Map

Contour, Ontario Ministry of Natural Resources © Queen's Primer for Ontario

Ontario Geological Survey 1997, Surface Geology of Ontario; Ontario Geological Survey, Miscellaneous Released- Data 0014

2006 Oil & Gas Pool © Ontario Oil, Gas & Salt Resource Library.

Natural Resource Canada © Her Majesty Queen in Right of Canada 2011

Toronto and Region Conservation Authority © 2014



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Condominium
Development

4100 Ponytrail Drive

City of Mississauga
Reference No.

1412-E045

Date

December 12, 2014

Scale

Refer to Plan

Drawing No.

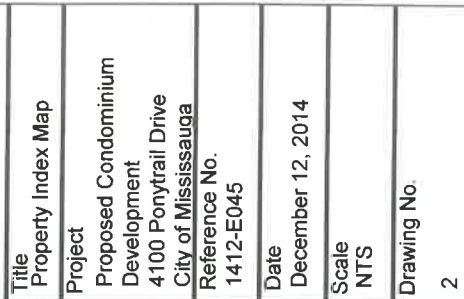
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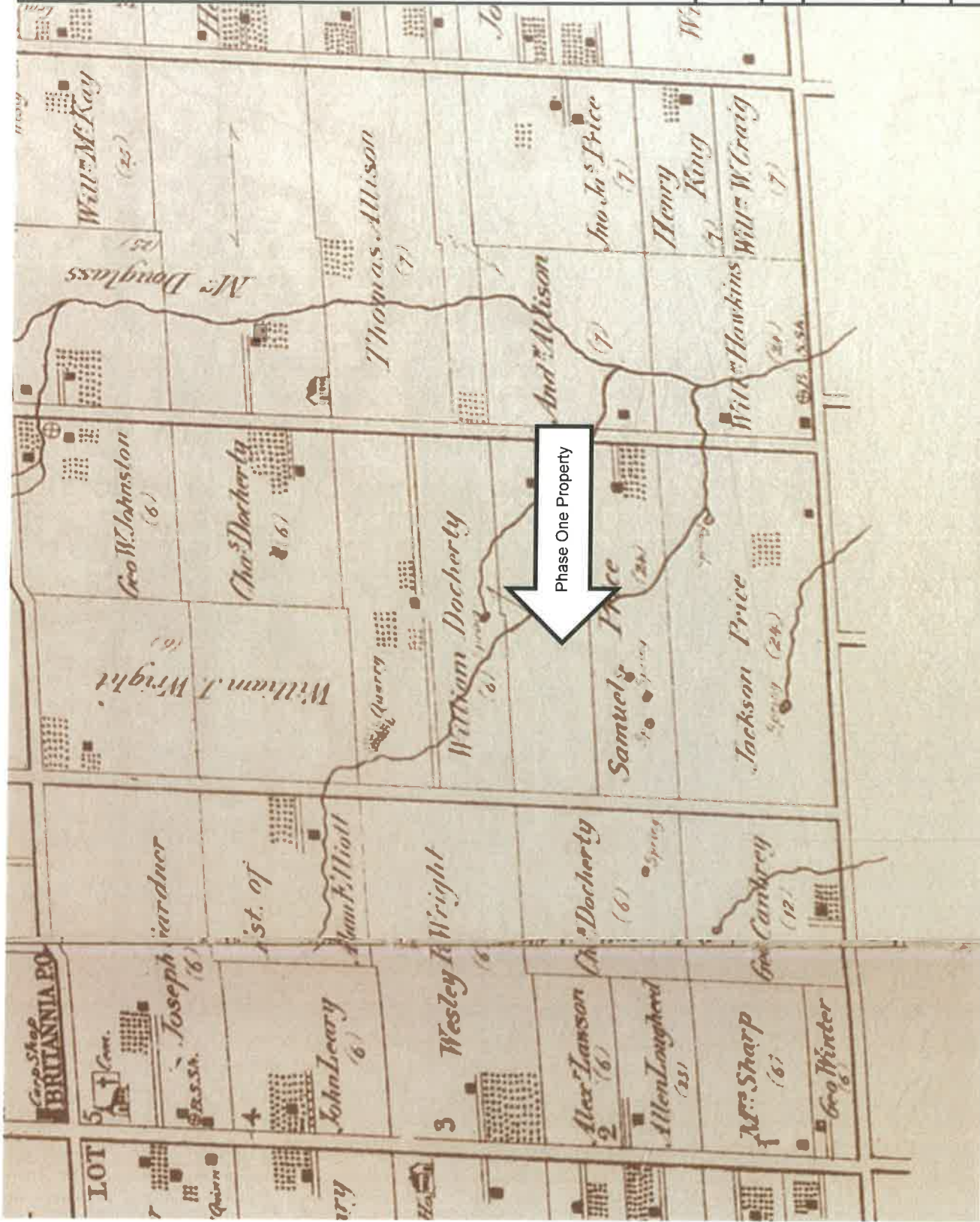


Phase One Property

Phase One Property







Soil Engineers Ltd.

Title
Historical Map

Project

Proposed Condominium
Development

4100 Ponytrail Drive

City of Mississauga

Reference No.

1412-E045

Date

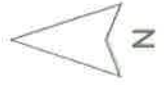
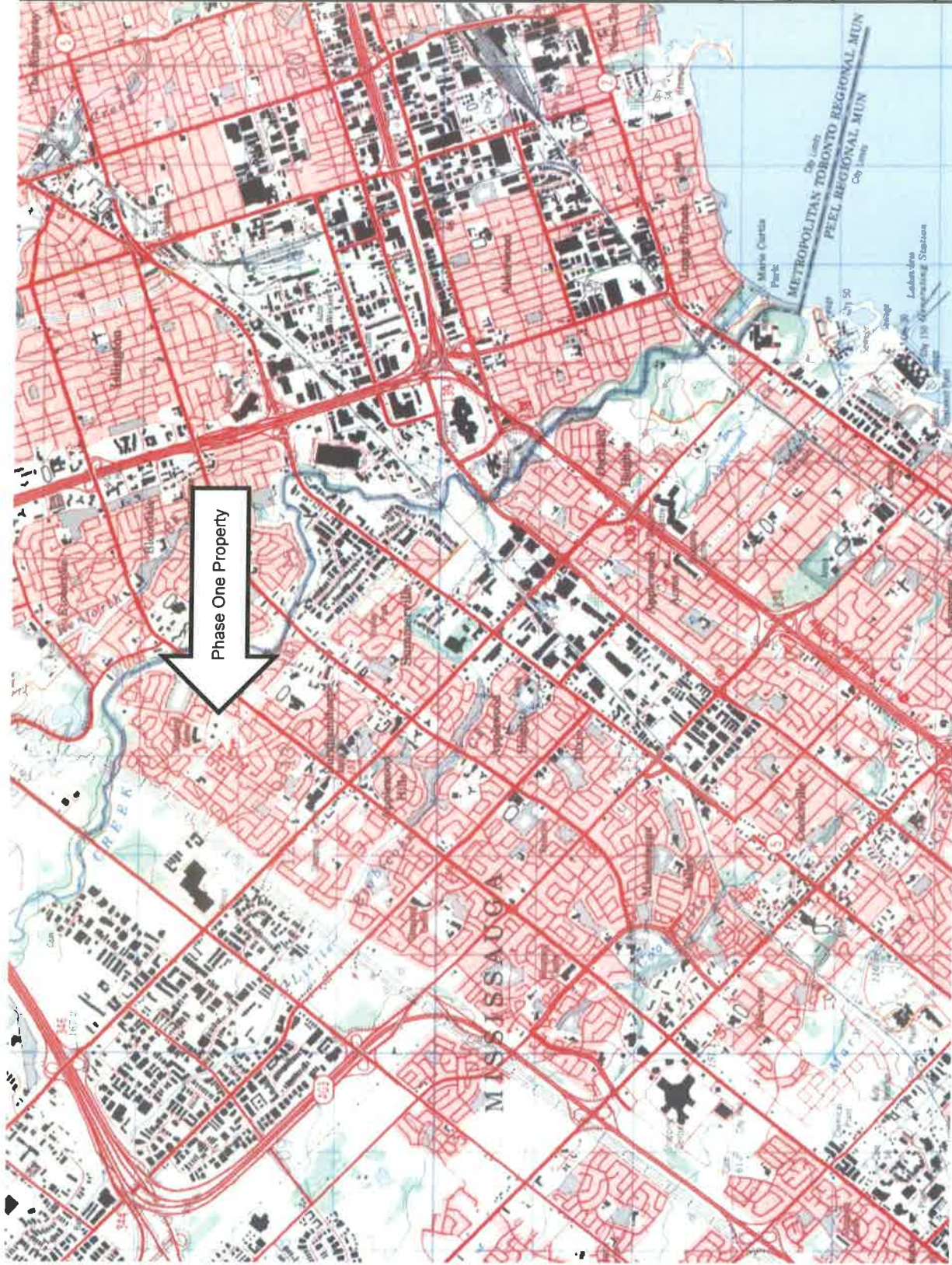
December 12, 2014

Scale

NTS

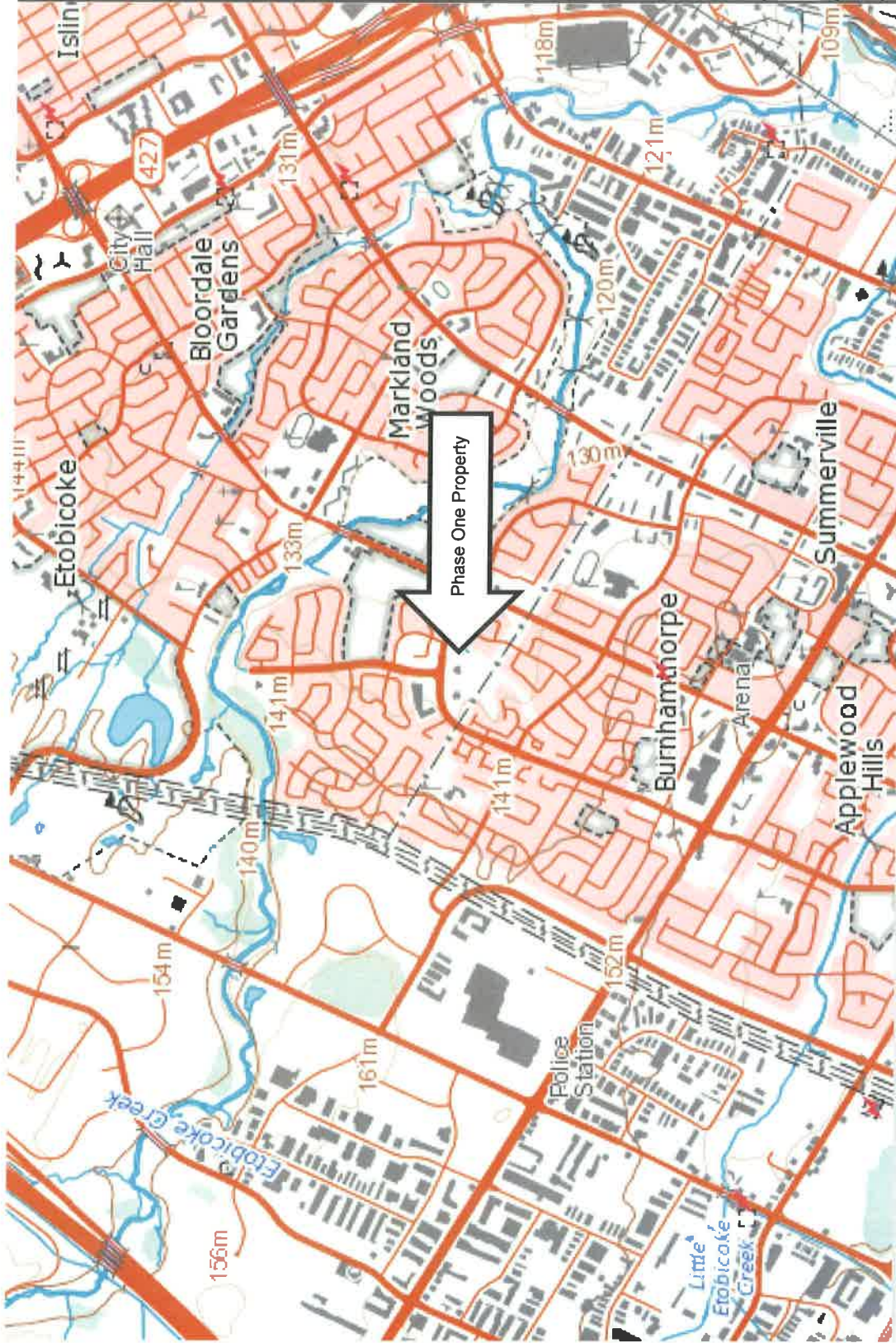
Drawing No.

3



 Soil Engineers Ltd.

Title	Topographic Map
Project	Proposed Condominium Development
	4100 Ponytrail Drive
	City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	Refer to Plan
Drawing No.	4

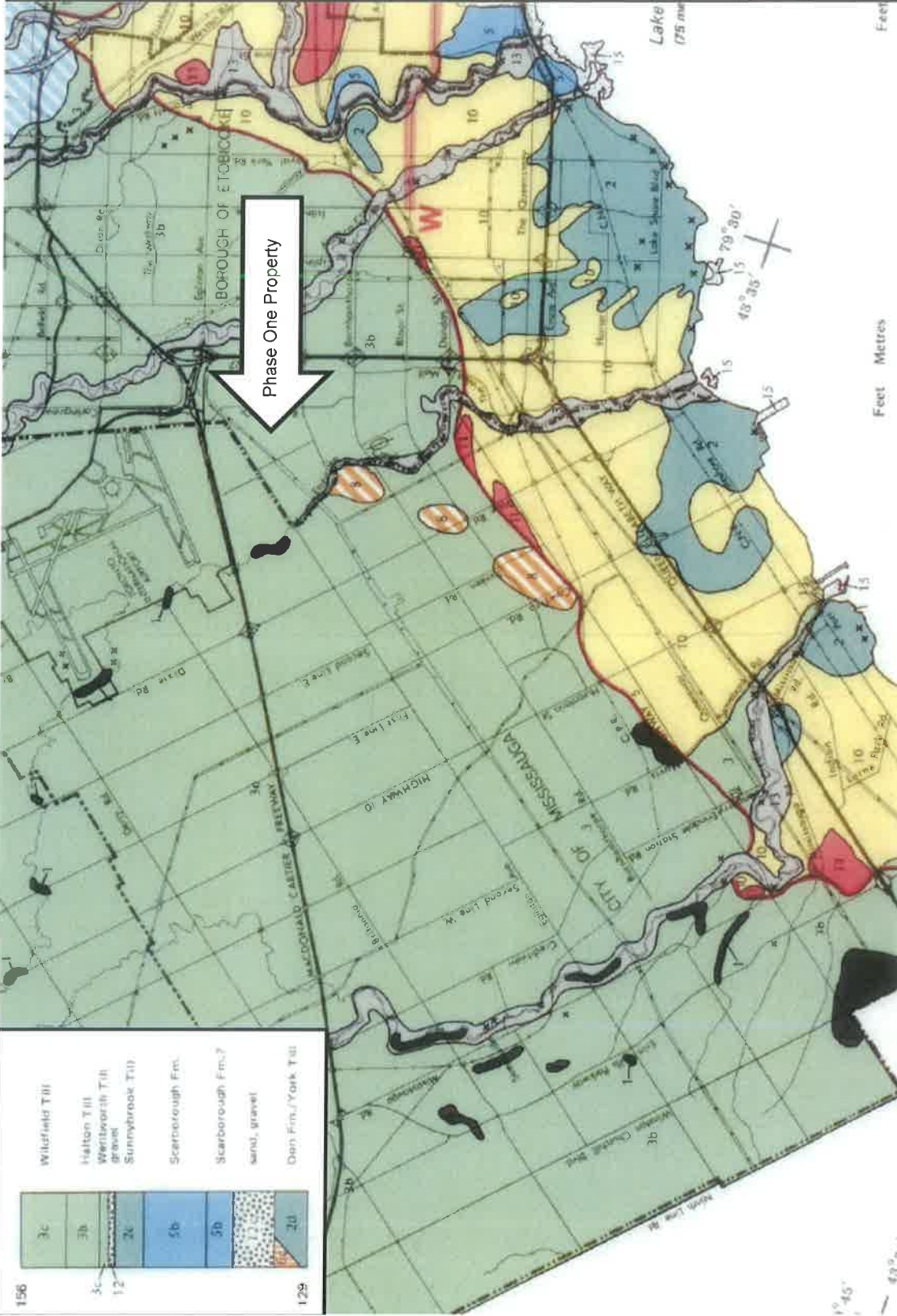


31
4"W



Soil Engineers Ltd.

Title	Ontario Base Map
Project	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	Refer to Plan
Drawing No.	5



Wildfield Tills –
young clay and silt till formations

Soil Engineers Ltd.

Title
Geology Map

Project
Proposed Condominium
Development
4100 Ponytrail Drive
City of Mississauga

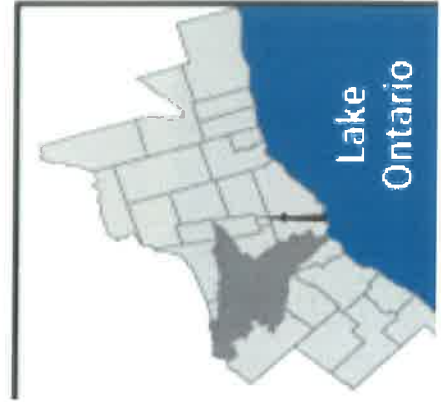
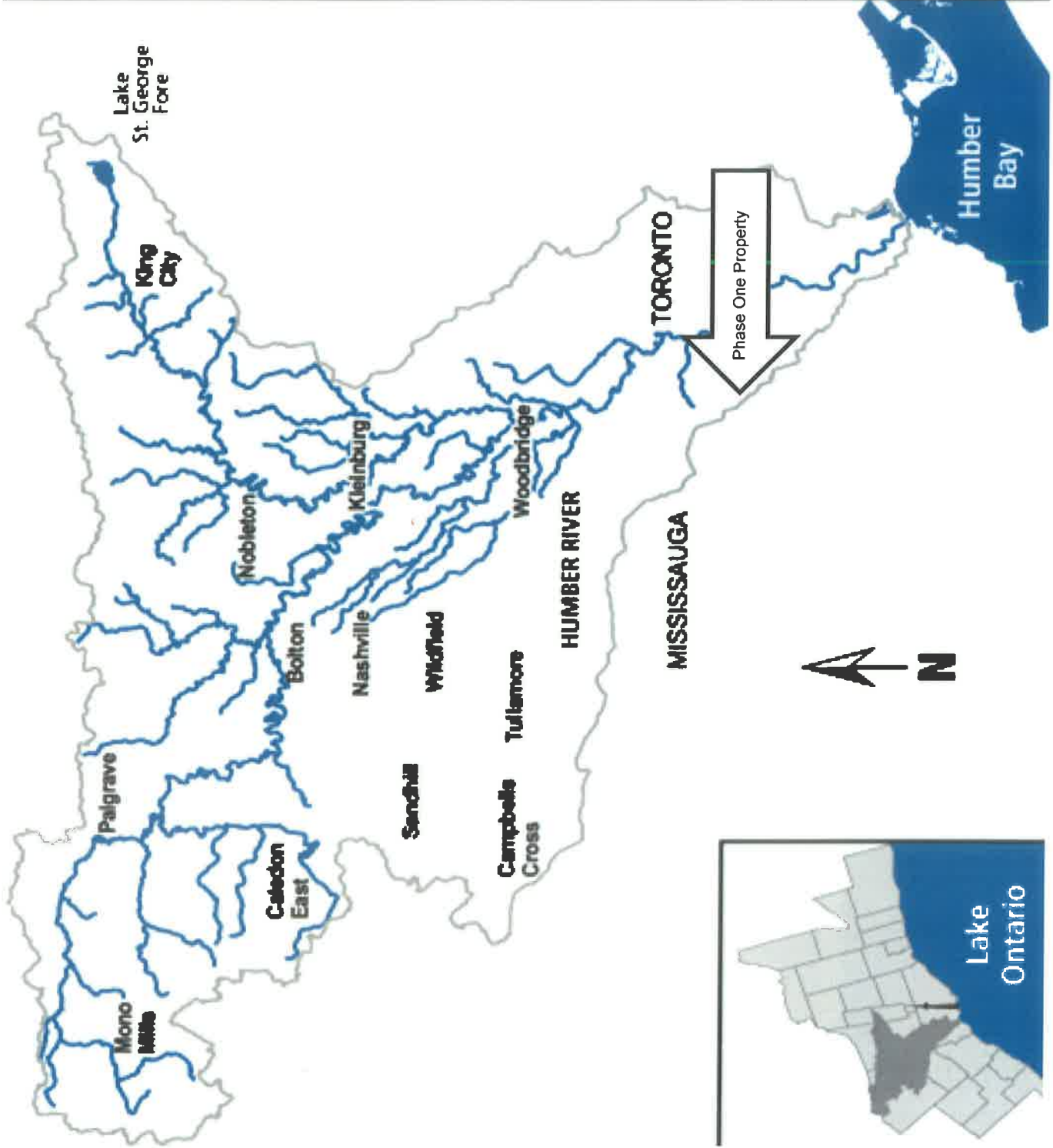
Reference No.
1412-E045

Date
December 12, 2014

Scale
Refer to Plan

Drawing No.

6



Source: Toronto and Region Conservation Authority
© 2004 TRCA



Soil Engineers Ltd.

Title	Watershed Map
Project	Proposed Condominium Development
	4100 Ponytrail Drive
	City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	Refer to Plan
Drawing No.	7



Soil Engineers Ltd.

CONSULTING ENGINEERS

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APPENDIX 'A'

OWNERSHIP HISTORY

REFERENCE NO. 1412-E045

Abstract Index Répertoire par lot

Page 1

Plan/Concession
North of Dundas Street

2

Lot 2

Registration Number N° de reg. d'acte	Instrument Type Type d'acte	Registration Date Date d'enregistrement DD MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Notes/Observations
	Patent	28 May 1839	The Crown	George Webster		100 acres
11337	M.	17 Dec 1834	John Ableson	Robert Hamilton	£162.10/- All	
22105	B.S.	6 Feb 1844	George Webster	George Bentley	£40. 2 acres	
22109	Bond	6 Feb 1844	George Webster	John Ableson	£200. pt right of way road	
38298	B.S.	24 Oct 1850	George Webster et ux	John Ableson	£50. 10 ac.	
43239	G.	16 Feb 1852	George Bentley et ux	John Ableson	£50. 2 ac.	
48825	B.S.	13 Apr 1853	Andrew Ward et al	James Wadsworth	£650. 88 ac.	
48825	M.	13 Apr 1853	James Wadsworth et ux	Andrew Ward et al	£50. 88 ac.	
	Patent	20 Aug 1866	The Crown	John Ableson		94½ ac. NW part
15675	W11	3 Jul 1867	John Ableson	Elizabeth Coates et al		
160	Rent Charge	18 Dec 1868	Elizabeth Coates	Mary Ableson	70.00 per acre	
2916	B.S.	17 Dec 1879	Elizabeth Coates	Rebecca Chamberlain	200.00 Pt S½ 2 acres	
3106	Q.C.	9 Jun 1880	Mary Ableson (Widow)	Elizabeth Coates	1.00 Parts	
5593	W11	11 Mar 1886	Elizabeth Coates	Richard A. Coates et al		
5975	B.S.	15 Feb 1887	Mary Snygar	Alexander Manning	200.00 All. Undivided Share	

Abstract Index Répertoire par lot

Lot 2 Plan/Concession 2 North of Dundas Street Page 2



Registration Number d'inscriptions	Instrument Type type d'acte	Registration Date Date d'inscription YY MM DD	Parties from Parties	Parties to Parties	Consideration Considération	Land/Remarks Sien-Remarques/Observations
16393	Release	25 Mar 1914	Wm. J. Montgomery	George Death	1.00	S $\frac{1}{2}$ except 10 ac.
16761	V.O.	10 Nov 1914	Supreme Court of Ontario	George Death		S $\frac{1}{2}$ except 10 ac.
16927	B.S.	2 Mar 1915	Rebecca Chamberlain	Harriet A. Garbutt	1.0000	Part S $\frac{1}{2}$ 2 ac.
28299	Grant	23 Oct 1926	Jane Coates and Clarence E.R. Coates Exrs of Richard A. Coates	Wilmot E. Coates	1.etc	170 W $\frac{1}{2}$ and pt of S $\frac{1}{2}$
32109	Grant	1 Oct 1929	Wilmot E. Coates et ux	George Death	10400.00	110 pts

Continued on Next Page

SHEET NO. 1
 LOT NO. 2
 CON. NO. 2 N.D.S.
 RANGE NO.

TOWNSHIP OF TORONTO

SHEET NO. 1
 LOT NO. 2
 CON. NO. 2 N.D.S.
 RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
33200	7881218	25 Feb 1927	21 Feb 1927	George Deeth et al	Agri. Dev. Board	34000.00	200 acres except 2.5	30/10/1
36312	20 Nov 1924	28 Nov 1924	28 Nov 1924	George Deeth	Alexander Deeth	20000.00	200 acres except 2.5	
41383	Resentment	17 Jul 1941	4 Dec 1941	Alex. G. Deeth	Hydro-Electric Power Com.	50.00	7.0% 130' wide &	
44182	A. De.	13 Dec 1941	21 Feb 1942	George Deeth	John C. Deeth		1 tower. Plan attached.	
340	By Law	12 June 1945	15 June 1945	Corporation of Toronto	re: Nelson Development under Planning Act 1945			
341	By Law	4 Aug 1945	27 Aug 1945	Corporation of Toronto	re: Nelson Development under Planning Act 1945			
58025	Grant	31 Mar 1949	9 Mar 1950	George Deeth	John C. Deeth			
68211	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			
69706	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			
85162	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			
90208	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			
93174	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			
96037	Grant	10 Mar 1950	10 Mar 1950	John C. Deeth	John C. Deeth			

SHEET NO. 2
 LOT NO. 2
 CON. NO. 2 N.D.S.
 RANGE NO.

TOWNSHIP OF TORONTO

SHEET NO. 2
 LOT NO. 2
 CON. NO. 2 N.D.S.
 RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
127617VS	By-Law 24701	24 Nov. 1969	26 Nov. 1969	The Corporation of the Town of Mississauga	The Corporation of the Town of Mississauga			By-Law No. 8315 - To establish part as in No. 98125 (inches changed to decimals of feet) to be known as Burnhamthorpe Road East.
137115VS	Agreement	21 Jan. 1970	6 Sep. 1970	John A. McLenahan	The Corporation of the Town of Mississauga			200 x E. Part Comm. 411' x 21' of the same. 776' x 20' x 77' x 21' x 127' x 20' x 27' x 21' R. of R. Sketch attached.
139150VS	By-Law 2701	27 Oct. 1970	1 May 1970	The Corporation of the Town of Mississauga	The Corporation of the Town of Mississauga			By-Law No. 8514 - 137115VS & to establish such lands as Burnhamthorpe Road East.
See Deposit No. RD-236				(reference plan)				
146945VS	Agreement	30 Oct. 1969	4 Aug. 1970	The Hydro-Electric Power Commission of Ontario	San Canadian Pipe Line Company Limited			10 strips over Part of (See lot, for details) 65 x
170888VS	Agreement	4 May 1971	27 May 1971	The Ontario Water Resources Commission	The Ontario Water Resources Commission			an agreement at 2 (0.072) 0.0 at 15,200.00 Part of the designated area (see plan) from 20.0 x 2 x B.L.
171167VS	Agreement	12 Apr. 1971	28 May 1971	John McLenahan Limited	Ontario Water Resources Commission			3500 sq. ft. of land DISPOSED BY NO. 286915 VS 10000
199487VS	Agreement	10 Jan. 1972	15 Jan. 1972	John McLenahan & Sons Ltd.	John McLenahan & Sons Ltd.			1000. Part (4) Comm. 293.70 only of E.L. Then a new 3800.04 x SW 848.40 x SW 110.80 x SE 446.30 x SE 3627.10 x NE 289.80 x NW 198.42 x NE 120' x SE 198.50 x NE 507.60 x NW 352.33 x NE 294.10' to public. 20 x
230610VS	Agreement	12 Oct. 1972	13 Oct. 1972	R. John Purvis	Minerish Land Developments Limited			
235046VS	Agreement	19 Oct. 1972	25 Oct. 1972	Erica Kitchin	Minerish Land Developments Limited			1.00 B.L. Agreed. 13 Oct. 1972. Part of 235046VS & 235047VS

TOWNSHIP OF TORONTO

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
24380105	Rech	15 Nov 1972	16 Nov 1972	Groover's Consent.	Maurice A. Garbutt Estate	Re S/2		
24366615	Grant	27 Oct 1972	27 Dec 1972	John McKenna Limited	Moranish hand Developments Limited	2.00 ac ph 0.0 h See hdt for descriptive w.o.k sketch att. (see A enclosed)		
24366600		31 Oct 1972	27 Dec 1972	Moranish hand Developments	John McKenna Limited	in 24366605 & c.h.	11,000,000.00 pt 0.0 h as	
24366710		22 Dec 1972	27 Dec 1972	Moranish hand Developments Limited	The Metropolitan Trust Company	DISCHARGED BY No. 32184416	3,000,000.00 pt 0.0 h as	
24366860	Grant	16 Nov 1972	27 Dec 1972	Wilson H. Garbutt Executor of Maurice A. Garbutt Estate in his personal capacity	Riflet J. Puroac To wear.	2.00 ac ph of S/2 Comm E-L Thence S.W. 192' 8" to post address SW 100' NW 299' 1/4" N.E. 100' SE 299' 1/4" to pole (Don't consent att.)		
24368705	Leasehold	21 Dec 1972	27 Dec 1972	Riflet J. Puroac	Wilson H. Garbutt	ph of S/2 as in 24368605.	21,000.00	
24368705	Grant	27 Dec 1972	8 Jan 1973	Riflet J. Puroac	Moranish Land Developments Limited	2.00 ac part as in 24368605.		
24366505	Deposit		25 Jan 1973	(production 24366505 & c.h.)				
24368915	Notice	30 Nov 1972	12 Feb 1973	Amendment of Airport Zoning Regulations		All c.p.d.		
439-825	Declaratory		1973	part 1A - 1589 ac	- 58025 & 11916 & c.h.			
24366605	O.L.	27 Oct 1972	15 Jan 1973	John McKenna Limited	Friedrich Knoll			
24366605		20 Oct 1972	20 Oct 1973	with Church Dominion Bank	Alfred L. Buckner			
439-1754 (Reference Plan)				Part 2 & Q.L. Part 9, Part 10, & Q.L.				

LOT 2. CONCESSION 2 AND 3.

[illegible]

LOT 2 CONCESSION IN P.S.

Mississauga

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
338 0871	Consent	23 July 1974	13 Dec. 1974	Manisch Ltd Development Limited et al	The Corporation of The City of Mississauga	2000	Part designated as part 1 on 43R-2638.
54872215	Consent	28 Feb. 1974	23 Apr. 1975	Ontario Hydro	The Corporation of The City of Mississauga	100.00	Part designated as part 1 on 43R-2431. Stake etched on all 90.0 ft. (0.2 outside last)
3615145	Stake	21 May 1975	1 Aug. 1975	Interprovincial Pipe Line Limited	Ontario Hydro		
36152515	Consent	21 May 1975	1 Aug. 1975	Interprovincial Pipe Line Limited	Ontario Hydro		
36175515	Consent	10 Aug. 1975	23 Sept. 1975	The Metropolitan Trust Company	Bank of Montreal	2000	Part designated as part 1 on 43R-2638.
39542615	Grant	10 Dec. 1975	15 Mar. 1976	Ontario Hydro	The Corporation of the City of Mississauga	49,770.00	Part designated as part 1 on 43R-2638.
43R 4030	Reference Plan	10 June 1976	10 June 1976	Bayview Development Ltd	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.
43R 4319	Reference Plan	25 Feb. 1977	1977	Ontario Hydro	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.
43R 4329	Reference Plan	25 Feb. 1977	1977	Ontario Hydro	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.
43R 4339	Reference Plan	25 Feb. 1977	1977	Ontario Hydro	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.
43R 4349	Reference Plan	25 Feb. 1977	1977	Ontario Hydro	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.
43R 4357	Consent	25 Feb. 1977	1977	Ontario Hydro	The Corporation of the City of Mississauga	40.0	Part designated as part 1 on 43R-2638.

[illegible]

[illegible]

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
432-2300 523334	Reference Plan MORTGAGE 20.1.1980	24 Oct 1980		Part 1 = 0.114 ha 9 pack - 96 hammer STH	The Ministry of the Interior represented by the Minister of Finance	4200 (1400000)	Part 1 & 2 are 321610.5
504436 1st Registration	20.1.1980	20 Nov 1980		To certify that where on 17.1.1980 under the Land Titles Act and entered as Parcel 2-1 in the Register for Section 14 For Top 2 (was)	York - Hammer Registered as owner under the Land Titles Act and entered as Parcel 2-1 in the Register for Section 14 For Top 2 (was)		Part 1 & 2 are 2.025 designated as parts 1 & 2 on 13.1.1980 8518 Subj to easement over part 2 on 13.1.1980 8518 Set out in 338087
572456	Grant	19 Nov 1980	3 Mar 1981	Antonia Ogden	The Corporation of the City of Mississauga	4200	Part designated as part 1 on 4328300
432-8603 432-8604 432-8820 575350	Reference plan Reference plan Reference plan Grant of easement		14 04 81	part 1 - 0.001 ha part 2 - 0.001 ha part 3 - 0.001 ha John McEwen & Co. The Grantees - Dominion Bank as party of this part	The Corp. of the City of Mississauga	2.000	Part 1 & 2 designated as part 1 on 13.1.1980 Part 3 designated as part 3 on 13.1.1980 Set out attached.
596485	MORT.		28 04 81	John McEwen & Co. Ltd.	The Toronto Dominion Bank	0.00	Part 1 & 2 on NW 1/4 Lot 3. Set out attached.
DISCHARGED BY 710350 ASST. DEP. AND REG.							Part 1 & 2 on NW 1/4 Lot 3. Set out attached.
534792	Granted R of R		10 07 81	Antonia Ogden	The Corp. of the City of Mississauga	4200	Part designated as part 1 on 4328300

CONCESSION 2 N.O.S.

LOT 2

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CC-FORMATION ETC.	LAND AND REMAINS
595490	9 April		13 11	JOHN WICKHAMER Ltd	THE Toronto Dominion Bank	1/100	Part of O.L. Comm. 1442 Lot 3. Thence SE 69.72' x SE 54.77' x SE 45.41' x SE 49.95' x SE 58.17' x NE 159.34' x NW 2.46' x NE 132.58' to p.p. - then a right of way 5m - 1000
							Part of O.L. Comm. 1442 Lot 3. Thence NE 117.41' x SE 77.07' to p.p. - Thence SE 58.51' x SE 17.41' x SE 34.55' x NW 122.12' x NE 87.10' x NE 55.79' x NW 142.72' x SE 14.84' x NW 134.31' to p.p. - then a right of way 5m - 1000
596523	By-Law		27 11	910-81, to establish part of Lot 2, Conc. 2 N.O.S. designated as a public highway and part of the municipal highway system of the City of Mississauga to be known as Audubon Boulevard			
604764	Reference Plan		22 03	KERR, Henry C. HANDIAK, John W. ALKSNIS, Leonard	YORK-HANNOVER Ltd.	8/100	To Amending Mfgs. No. 505316.
630876	Agreement		27 01	KERR, Henry C. HANDIAK, John W. ALKSNIS, Leonard	YORK-HANNOVER Development Ltd. formerly YORK-HANNOVER Ltd.	1/100	By-Law designated as Part 9 on 43R-1754 & 0.2 in. Land Title Re: 69706 & 109330
638741	Agreement		15 04				
668260	Easement		25 12	ONTARIO HYDRO	SUN-CANADIAN PIPE Line Co. Ltd.		Part of O.L. designated as pts. 1 & 2 on 43R-9841 & O.L.
438-11468	Reference Plan		24 02				parts 3, 4, & 5. NE about 200. 85162

LOT 2

CONCESSION 2

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
678366	Ind. Transf. Deed		15-14-84		CITY of Mississauga	9,545.35	Part 1/4 of Lot 1 as in 178599.
681823	Joan's Deed		29 05 84		CITY of Mississauga		Part 1/4 of Lot 1 2ND S for (dow.)
697273	Easement		30 10 84	ONTARIO Hydro	THE Regional Municipality of Peel		Pt. designated as pt. 4 on 43R-11468
699590	Redemption Cert.		27 11 84	THE City of Mississauga	JOHN McNamee Ltd.		Pt. & 1/4 Sec. 1 Lot 1 2ND S. for description
724827	Part 1/4 of Lot 1		15-02-85				Part 1/4 of Lot 1 0.1509 ha Part 2/4 of Lot 1 0.1334 ha Part 3/4 of Lot 1 0.1662 ha W: 58025 Y 55631
715970	Agt.		05 06 85	ONTARIO Hydro	IMPERIAL OIL Ltd.		Pt. & 1/4 Sec. designated as pts. 14 on 43R-825 Slave & except designated as pts. 3 & 4 on 43R-5665
729678	Grant		07 10 86	ONTARIO Hydro	CITY of Mississauga		Pt. 1/4 designated as pt. 1 on 43R 13244 Ruby 15 Rights of way 58025, 55631
838889	Part of Pt. Application for Registration		21 03 88		CONCRETE Construction Limited		Appl. No. 83880 43-377 Part designated as pt. 1, 2 & 3 on attached plan
	Entered in Court						
	Filed 29 03 88						

ABSTRACT INDEX
CONCESSION

LOT 2

2ND

883889

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
892264	Q.C.D.	1989 05 01	John McLennan Limited	Ontario Hydro	--	PARCEL 1- Part as in 85162 Reserving 1/2 of ways o.1
897507	Grant	89 06 09	CITY OF MISSISSAUGA	JOHN McLENNAN LIMITED	NIL	PARCEL 2- Part & o.1, as in 171916 part and O.L. designated as pt 3 on 43R-8804
43R-17078	R-Plan	89 08 04				Part 1 & O.L. Re-171916, 58025 and 85162
920018	Mort	92 02 22	PARCEL, Enfs	Hatton Community Credit Union Limited	35,000.00	Part as in 92536 # 963138 DISCHARGED BY 920018 LAND REG # 91 Feb 24
43R-18150	R Plan	90 10 17				Pts 3 & 4 -----85162 pts 5 and 6 & O.L. -----173599 O.L.
958310	Cert	90 12 17		CITY of Mississauga		part designated as parts 2 on 765629
967815	Mort	91 02 01	UNIVERSITY OF	SCOTIA Mortgage Corp.	55,000.00	PL AS IN NO. 37536 375365
RO 987972	By Law	91 10 31	CITY of Mississauga			Reorganized by 987972 Asst Dep Land Reg Des 10/10/91 part & O.L. designated as part 1 on 43R 2639 & O.L. & O.L. in land titles
RO 995077	By-Law	92 01 20	The Corporation of the City of Mississauga			Part & O.L. designated as part 1 on Plan 43R-2639, & O.L. in Land Titles, By Law No. 473-91. A by-law to change the name of public highways in the City of Mississauga
43R-19072	R-Plan	92 02 20				Part being part 1,2,3,4,5, - 85162
43R-19073	R-Plan	92 02 20				Part being part 1,2, - 85162
43R-19074	R-Plan	92 02 20				Part being part 1 - 85162
43R-19075	R-Plan	92 02 20				Part being part 1,2,3,4,5, - 85162

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
43R-19087	P-Plan	92 02 25				Part being part 1 - 85162 Tor. Imp. - 58025 Tor. Imp. part 2 - 85162 Tor. Imp.
R01002540	Notice	92 04 08		TRANS-Northern Pipelines Inc./ PIPELINES Trans-Nord Inc.		Part & OL re: 96037, 96509VS O.L. Part III of Registry Act
43R-19074	See Next Page	92 11 19	MOORE, Erika	SHERBORN, William	74,000.00	Part as in re-37535 37536VS
R01028935	Grant of Easement	93 01 21	Ontario Hydro	The Consumers Gas Company Ltd.	189,330.00 per year	23rdly: Part - Being parts 1 & 2 on 43R-19087 24thly: Part - Being parts 1,2,3,4,5 on 43R-19072 Subj to easement 25thly: Part - Being parts 1 & 2 on 43R-19073 26thly: Part - Being part 1 on 43R-19074 27thly: Part - Being parts 1,2,3,4,5 on 43R-19075 Subj to easement and right-of-way O.L. and O.L. in Land Titles and Outside of Peel
43R-19056	P-Plan	93 06 01				Parts 3 & 4 - 85162 Parts 5 & 6 - 175599 & O.L. & O.L.
R01041267	Grant	93 06 28	JOHN McLENNAN Limited	THE City of Mississauga	155,550.00	Part & O.L. designated as pt 1,5 43R-19856

Abstract Index
Répertoire par lot

2 NDS

Plan/Concession

2

Lot

Page



Registration Number d'engagement	Instrument Type Type d'acte	Registration Date Date d'inscription YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Remarques
R0 1046792	Charge	93 09 01	John McLeeman Limited	Canadian Imperial Bank of Commerce	2,000,000.00	Part & O.L. tog with & subj to RofW's & easements
43R-19437	Reference Plan found and entered 93/12/08 ADLR LE	93 09 03				Part 1 - Part as in 35162 & 56025 Part 2 - Part as in 58025 Part 3 - Part and O.L. as in 58025 & 55631 O.L.
R0 1053969	Transfer of Easement	93 12 8	Ontario Hydro	The Consumers Gas Company Ltd.	57,705.00/yr	Part & O.L. designated as pt 1-5 incl on 43R-19437
R0 1070436	Charge	94 07 16	WROBEL, Erika	Keith Smith Ltd	105,000.00	Part as in No. 37536. Discharged by 43R-844 Asst. Dep. Land Reg. 2/5/95/04/3
R0 1092045	Charge	95 06 29	WROBEL, Richard Johann WROBEL, Erika	North, Jack in Trust-85-1% int. Laurentian Bank of Canada 11.9% int.	210,000.00 2.0%	Part designated as pt 10 on 43R-1754
R0 1119074	Charge	96 07 24	WROBEL, Erika WROBEL, Richard	Scotia Mortgage Corporation	210,000.00	Part designated as pt 10 on 43R-1754 DISCHARGED BY 43R-1754 pt 10 # R01161505 ASST. TO REG. -- E. G. 2-4

Part NOTICE
All Documents
subsequent to
JAN 2 1 1997

Part NOTICE
All Documents
subsequent to
NOV 19 1996

Part NOTICE
All Documents
subsequent to
APR 29 1997

are registered in the Register of Abstracts
Index set out in subsection 2(15) of the
REGISTRY ACT

are registered in the Register of Abstracts
Index set out in subsection 2(15) of the
REGISTRY ACT

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Index set out in subsection 2(15) of the
REGISTRY ACT

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT, ETC.)	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
263300	Discharged under 377250 Registered 21 May 1982	24 Aug. 1981	28 Sept. 1981	BANK OF MONTREAL	THE MARITIME LIFE ASSURANCE COMPANY		Whole Parcel M. J. J. J. J.
327745	Mechanics Lien Discharged under 377250 Registered 21 May 1982	24 Aug. 1981	24 Aug. 1981	424910 ONTARIO LIMITED	MCLEAN-PEISTER LIMITED	\$21,614.80 and \$500.00 costs	Whole Parcel M. J. J. J. J.
327957	Mechanics Lien Discharged under 352737 Registered 23 Nov 1981	24 Aug. 1981	25 Aug. 1981	424910 ONTARIO LIMITED, THE MARITIME LIFE ASSURANCE COMPANY AND BANK OF MONTREAL	9-9-5, PAINTING AND DECORATING LIMITED	\$5,000.00 Whole Parcel	Whole Parcel M. J. J. J. J.
338144	Mechanics Lien Discharged under 357471 Registered 11 Mar. 1982	26 Aug. 1981	26 Aug. 1981	424910 ONTARIO LIMITED, THE MARITIME LIFE ASSURANCE COMPANY AND THE BANK OF MONTREAL	URBAN MECHANICAL CONTRACTING (1970) LTD.	\$5,236.17 plus interest, plus costs	Whole Parcel M. J. J. J. J.
338145	Mechanics Lien Discharged under 377250 Registered 21 May 1982	26 Aug. 1981	26 Aug. 1981	424910 ONTARIO LIMITED, THE MARITIME LIFE ASSURANCE COMPANY AND THE BANK OF MONTREAL	AL SILVERBERG (1963) LIMITED and SILVERBERG SHEET METAL (1963) LIMITED carrying on business as DOMINION SHEET METAL AND ROOFING WORKS	\$8,459.70 plus interest, plus costs	Whole Parcel M. J. J. J. J.
340517	Mechanics Lien Discharged under 377250 Registered 21 May 1982	2 Sept. 1981	4 Sept. 1981	424910 ONTARIO LIMITED, THE MARITIME LIFE ASSURANCE COMPANY, THE BANK OF MONTREAL	GREENOAK COMPANY LTD. carrying on business under the firm name and style of GREENOAK LANDSCAPING	\$15,214.50 Whole Parcel	Whole Parcel M. J. J. J. J.
341010	Mechanics Lien Discharged under 377250 Registered 21 May 1982	8 Sept. 1981	9 Sept. 1981	424910 ONTARIO LIMITED, THE MARITIME LIFE ASSURANCE COMPANY, THE BANK OF MONTREAL	GREENOAK COMPANY LTD. carrying on business under the firm name and style of GREENOAK LANDSCAPING	\$15,214.50 Whole Parcel	Whole Parcel M. J. J. J. J.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE (APPLICANT, COUNTERPARTY, CLAIMANT, ETC.)	CONSIDERATION ETC.	LAND - REMARKS - SIGNATURE
BB 345534	Certificate of Action	2 Oct. 1981	2 Oct. 1981	THE LOCAL REGISTRAR OF THE SUPREME COURT OF ONTARIO	Re: Mechanics' Lien 377745		
	Vacated under 377250 Registered 21 May 1982						
BB 345821	Certificate of Action	14 Oct. 1981	14 Oct. 1981	THE LOCAL REGISTRAR OF THE SUPREME COURT OF ONTARIO	Re: Mechanics' Lien 333645		
	Vacated under 377250 Registered 21 May 1982						
BB 347545	Certificate of Action	22 Oct. 1981	22 Oct. 1981	THE LOCAL REGISTRAR OF THE SUPREME COURT OF ONTARIO	Re: Mechanics' Lien 341010		
	Vacated under 377250 Registered 21 May 1982						
BB 388365	Notice of Assignment	13 Aug. 1983	13 Aug. 1983	THE MARITIME LIFE ASSURANCE COMPANY	Re: Charge 241215		
CC 412304	Notice of Partial Release	12 Jan. 1983	19 Jan. 1983	THE CORPORATION OF THE CITY OF MISSISSAUGA	424910 ONTARIO LIMITED		
BB 47659443	Transfer of Charge		19 Aug. 1986	THE MARITIME LIFE ASSURANCE COMPANY	MONTROSE PROPERTIES (ONTARIO) CO. LTD.	\$15,678,557.06	
BB 47659449	Transfer of Charge		19 Aug. 1986	MONTROSE PROPERTIES (ONTARIO) CO. LTD.	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	\$15,678,557.06	
BB 47659450	Notice of Assignment		19 Aug. 1986	424910 ONTARIO LIMITED	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD		
BB 47659451	Notice of Assignment		19 Aug. 1986	424910 ONTARIO LIMITED	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD		
BB 47734435	Transfer of Charge		11 May 1987	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	MONTROSE PROPERTIES (ONTARIO) CO. LTD.	\$2.00	
BB 47734436	Notice of Assignment		11 May 1987	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	MONTROSE PROPERTIES (ONTARIO) CO. LTD.		

PARCEL REGISTER

SECTION 4-58

PARCEL 55-1

PAGE

REGISTRATION NUMBER	INSTRUMENT	REISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND - REMARKS - SIGNATURE
LT754746	Charge	12 May 1987	424910 ONTARIO LIMITED	MONTREAL TRUST COMPANY OF CANADA	42,500,000.00	Whole Parcel. <i>M. J. J. J.</i> RE: ASSIGNMENT OF EARLIE PATENTED LOTS 1-12
LT754747	Notice of Assignment of Rents	12 May 1987	424910 ONTARIO LIMITED	MONTREAL TRUST COMPANY OF CANADA		<i>M. J. J. J.</i> 24/12/85
LT955449	Transfer of Charge	12 12 88	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD		<i>M. J. J. J.</i> LT754436
LT955450	Notice	12 12 88				<i>M. J. J. J.</i> LT754746
LT152271	Notice	94 10 11		MONTREAL TRUST COMPANY OF CANADA		<i>M. J. J. J.</i> LT754746
LT1661037	Transfer of Charge	96 09 06	424910 ONTARIO LIMITED	NATIONAL TRUST COMPANY, as Trustee	\$14,975.35	<i>M. J. J. J.</i> LT754746
LT1661038	Notice	96 09 06	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	NATIONAL TRUST COMPANY, as Trustee		<i>M. J. J. J.</i> LT754746
LT1661039	Notice	96 09 06	ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	NATIONAL TRUST COMPANY, as Trustee		<i>M. J. J. J.</i> LT754746
LT1661040	Notice	96 09 06	424910 ONTARIO LIMITED	NATIONAL TRUST COMPANY, as Trustee		<i>M. J. J. J.</i> LT754746
LT1661041	Charge	96 09 06		NATIONAL TRUST COMPANY, as Trustee \$14,975.35		<i>M. J. J. J.</i> LT754746
LT1661042	Notice	96 09 06		NATIONAL TRUST COMPANY, as Trustee		<i>M. J. J. J.</i> LT754746
LT1661043	Notice	96 09 06		NATIONAL TRUST COMPANY, as Trustee		<i>M. J. J. J.</i> LT754746

NOTICE

NOV 19 1988

FORM L-5 (CONTINUATION PAGE)

CONTINUED ON PAGE

25x10 32x10

25x10

Abstract Index Répertoire par lot

Page 1

Plan/Concession

Lot A

North of Dundas Street

	Instrument Type Type d'acte	Registration Date Date d'enregistrement M : J : A	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien/Notes/Observations
	Patent	31 Aug 1810	The Crown	David Kenny		All
1943	B.S.	15 Feb 1812	David Kenny	Levi Lewis	\$62.10/	All
6510	Will	5 Nov 1828	Levi Lewis			
6512	B.S.	7 Nov 1828	Daniel Lewis	Levi Lewis	\$-10/	All
33327	Bond	12 Jan 1849	Levi Lewis	Peter Shaver		All
1790	Will	11 June 1855	Simeon Snider			
11404	B.S.	5 Jun 1863	Levi Lewis et ux	Peter Shaver	\$5000.00	All
12175	M.	16 Mar 1864	Peter Shaver et ux	William Wardell	\$1000.00	All
7404	B.S.	13 Jan 1891	Jonathan Sissons et al Extrs. Peter Shaver Est.	Francis W. Shaver	\$1.00	All 200 ac. & O.L.
7558	Will	12 May 1891	Peter Shaver	Francis W. Shaver		All & O.L. With Conditions
9612	Lease	25 Jan 1909	Francis W. Shaver	George Shaver	175.00	yearly, for 21 years. Part 98 acres being the lands on the East side of the West Lane fence running straight through to the River Elbow and down the centre of River following the watercourse to the Con. line in front of the above-mentioned premises. Subject to conditions Etc. & O.L.
9614	Agree't and	25 Jan 1898	William Shaver	George Shaver	1.00	90 ac. as in No. 9612 & O.L.

25x10

32x10

Abstract Index Répertoire par lot

Page 2

Plan/Concession 2 North of Dundas Street

Lot A

Instrument Number Numéro de l'instrument	Instrument Type Type d'acte	Date Date		Parties from Parties	Parties to Parties	Consideration Contenance	Land/Remarks Bans/Notes/Observations
		YY	MM				
9650	B.S.	16	Mar 1898	William Shaver (unmarried)	George Shaver (unmarried)	1.00	90 ac & 0.1.
32568	Grant	19	Mar 1920	George Shaver et ux	William John Best	1500.00 etc	pt
32582	M.	24	Mar 1930	William John Best	George Shaver	3750.00	pt
3974	Will	15	May 1930	John R. Kennedy	Robert Douglas Kennedy		pt lot A 10 ac

Continued on Next Page

25x10

32x10

SHEET NO
LOT NO. A
CONT. NO. 2ND.
PAGE NO

SHEET NO 1
LOT NO A
CON NO 2 N 10 S.
RANGE NO

Township of Toronto:

[illegible]

LOT 2 CONCESSION 2. N. D. S.

PAGE NO 2

Mississauga

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION \$	LAND AND REMARKS
24541115		22 Dec 1972	24 Dec 1972	Marion's Land Developments Limited	The Metropolitan Trust Company	3,000.00	24541115 Subj to 24541115
24541115	Deposit		25 Jan 1973	(part coin 24541115 & O.L.)			24541115 Subj to 24541115
24541115	Notice	30 Nov 1972	12 Feb 1973				24541115 Subj to 24541115
24541115	(Reference Plan)						24541115 Subj to 24541115
31132205	Notice of Application for First Registration	30 Apr 1974	30 Apr 1974				24541115 Subj to 24541115
32537075	MORTGAGE	1 August 1974	6 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115
32537075	Grant	1 August 1974	6 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115
32537075	MORTGAGE	16 August 1974	16 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115
32537075	Grant	16 August 1974	16 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115
32537075	Grant	16 August 1974	16 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115
32537075	Grant	16 August 1974	16 August 1974	Marion's Land Developments Limited	The Metropolitan Trust Company	115,000.00	24541115 Subj to 24541115

on 10 Dec 1974 registered as owner under the Land Titles Act and advised as per 24541115 in the

LOT A

CONCESSION 2ND5.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONVEYANCE, ETC.	LAND AND REMAINS
4383083	Reference Plan						
36737715	DEED OF MORTGAGE	10 Sept 1975	23 Sept 1975	Part 3 (0.247 ac.), Part 6 (0.029 ac.), The Metropolitan Trust Company	Part 3 (0.163 ac.), Part 6 (0.019 ac.) + O.L.	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
37074715	Deed	25 June 1975	21 Oct 1975	St. Lawrence-Maryville Co. of Ontario	St. Lawrence-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
37074815	By-law	6 Oct 1975	21 Oct 1975	The Corporation of the City of Mississauga	The Corporation of the City of Mississauga	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
4303212	Agreement	20 Aug 1974	17 May 1977	Waverley-Salmon Forest Limited	Waverley-Salmon Forest Limited	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
467036	Deed	18 Feb 1978	13 Mar 1978	Thompson & Son	Thompson & Son	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
467037	Deed	4 Apr 1978	13 Mar 1978	Thompson & Son	Thompson & Son	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
4950332	Deed	19 Oct 1978	31 Nov 1978	Waverley-Maryville Co. of Ontario	Waverley-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
4950351	MORTGAGE	21 Oct 1978	31 Nov 1978	Waverley-Maryville Co. of Ontario	Waverley-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
505316	MORTGAGE	5 Oct 1979	10 Oct 1979	Waverley-Maryville Co. of Ontario	Waverley-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
513262	Deed of Mortgage	1 May 1979	1 May 1979	Waverley-Maryville Co. of Ontario	Waverley-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687
514714	Deed	5 Feb 1979	18 May 1979	Waverley-Maryville Co. of Ontario	Waverley-Maryville Co. of Ontario	20040	Issuance No. 32638815 Surrendered Pt 1, 2, 3, 4, 5, 6, 7, 8 on 43R-2687

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
516864	MORTGAGE	11 Apr 1979	6 June 1979	271867 Ontario Limited et al	The Bank of Nova Scotia	\$1.00	Part E 1/2 in no 325371 vs. Part E 1/2 in no 325371 vs. Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
517293	Deed	8 May 1979	12 June 1979	Land vested in the Corporation of the City of Mississauga	The Corporation of the City of Mississauga	3,248.79	51. Shown NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank 420' x 5W 400' to p.o.c.
520231	Agreement	5 Oct 1979	3 July 1979	Manitoba Land Development Co. Ltd. et al	Henry C. Kerr, John W. Handiak, et al		Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
520353	Deed	19 June 1979	4 July 1979	271867 Ontario Limited et al	271867 Ontario Limited		Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
520354	Deed	27 June 1979	4 July 1979	271867 Ontario Limited et al	271867 Ontario Limited		Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
546827	Deed	5 Sept 1979	15 Jan 1980	271867 Ontario Limited et al	271867 Ontario Limited	\$2.00	Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
577358	Deed	10 Jan 1979	05 05 81	271867 Ontario Limited et al	271867 Ontario Limited	\$2.00	Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
577359	Deed	10 Jan 1979	05 05 81	271867 Ontario Limited et al	271867 Ontario Limited	\$2.00	Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
619164	P.D.M.		16 01 82	271867 Ontario Limited et al	271867 Ontario Limited	\$2.00	Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536
619165	P.D.M.		16 01 82	271867 Ontario Limited et al	271867 Ontario Limited	\$2.00	Part Comm. 256.93' NW from S 1/4 of Section NW 38.49' X NE 565' to waters edge of Etobicoke Creek X SE along W bank of Etobicoke Creek 420' x 5W 400' to p.o.c. to and 105' 126.50536

[illegible]

ABSTRACT INDEX

PAGE NO. 6

LOT A CONCESSION 2 NPS

REGISTRATION NUMBER	INSTRUMENT	DATE OF REGISTRATION DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
939366	939366	92 11 20	SWISS BANK LTD	ROYAL BANK OF CANADA	520,000.00	(1) Pt. 44 in NO. 495633 (3) Pt. 45 in NO. 577556 8.00
RD 999832	Mort	92 03 10	IANNACE, Gemma IANNACE, Felice			PARTS 11 through to 23 - 577556 PART 24 & o.l. - 566827 PART 25 - 566827 PART 26 & o.l. - 566827 PARTS 27 through to 34 - 566827 and o.l. in 41
438-19593	R-Plan	1992 12 02				
RD 1070390	Transfer	94 07 13	IANNACE, Gemma (as to 1stly lands) IANNACE, Felice (as to 2ndly lands)	City of Mississauga	2.00	1stly: Part designated as parts 11, 15, 16, 18, 19, 20, 21 on Plan 438-19593. 2ndly: Part designated as parts 26, 28, 29 30, 31, 32 on Plan 438-19593. Subj to easements.
RD 1070391	Partial Discharge	94 07 13	Royal Bank of Canada			Part designated as parts 20, 21, 26, 28, 29, 30, 31, 32 on Plan 438-19593. Is discharged from Charge No. RD 999832.
RD 1070392	Quit Claim	94 07 13	IANNACE, Gemma as to 1stly lands IANNACE, Felice as to 2ndly lands	City of Mississauga	2.00	1stly: Part designated as parts 22, 23 on Plan 438-19593. 2ndly: Part designated as parts 25, 26, 27 on Plan 438-19593.
RD 1070393	Transfer	94 07 13	IANNACE, Gemma as to 1stly lands IANNACE, Felice as to 2ndly lands	IANNACE, Gemma IANNACE, Felice as to	2.00	1stly: Part designated as parts 26, 27, 28, on Plan 438-19593. 2ndly: Part designated as parts 29, 30, 31, 32 on Plan 438-19593.

ABSTRACT INDEX

LOT A CONCESSION 2 NDS

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
RO 1070395	Agreement	94 07 13	IANNACE, Gemma IANNACE, Felice	City of Mississauga	2.00	Part & OL designated as parts 4, 8, 9, 10, 12, 13, 14, 17, 24, 25, 27, 35 on Plan 43R-19553
RO 1070396	Postponement	94 07 13	Royal Bank of Canada	City of Mississauga		No. RO 999832 postponed to RO 1070395
RO 1070397	Agreement	94 07 13	IANNACE, Gemma IANNACE, Felice	The Metropolitan Toronto and Region Conservation Authority City of Mississauga		Part & OL designated as parts 4, 8, 9, 10, 12, 13, 14, 17, 24, 25, 27, 35 on Plan 43R-19553
RO 1070398	Agreement	94 07 13	IANNACE, Gemma IANNACE, Felice	City of Mississauga		Part & OL designated as parts 4, 8, 9, 10, 12, 13, 14, 17, 24, 25, 26, 27, 28, 35, 36 on Plan 43R-19553
RO 1070399	Charge	94 07 13	IANNACE, Gemma IANNACE, Felice	Royal Bank of Canada		All & OL being parts 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 24, 25, 26, 27, 28, 29, 30, 31, 32 on Plan 43R-19553
RO 1070398	Agreement	94 11 07	IANNACE, Gemma IANNACE, Felice	The City of Mississauga		Part & O.L. designated as parts 4, 8, 9, 10, 12, 13, 14, 17, 24, 25, 27 & 35 on Plan 43R-19553

NOTICE
All Documents Registered
Subsequent to
NOV 15 1996
are indexed in the automated Abstract
Index set out in subsection 51(6) of the
REGISTRY ACT



Ontario

ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13300-0116 (LT)

PAGE 1 OF 3

PREPARED FOR LIVIU
ON 2014/12/11 AT 15:06:43

PROPERTY DESCRIPTION:

PCL EE-1 SEC M58; BLK BE PL M58 ; S/T LTES328 MISSISSAUGA; S/T EASE ASIN PR28094

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
ABSOLUTE

RECENTLY:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/11/19

OWNERS' NAMES

CAPACITY SHARE

FOREST PARK CIRCLE LTD.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/11/19						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
TT120053	1959/06/15	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS AMENDED 960306 BY K. BARBISON, DLR						
TT144298	1962/03/13	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS, AMENDED BY K. BARBISON DLR 96 03 06						
V5248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R2818	1975/02/04	PLAN REFERENCE				C
LT39617	1975/02/13	NOTICE AGREEMENT			THE CORPORATION OF THE CITY OF MISSISSAUGA THE CORPORATION OF THE REGIONAL MUNICIPALITY OF PEEL	C
CORRECTIONS: 'PARTY: THE CORPORATION OF THE REGIONAL MUNICIPALITY OF PEEL' ADDED ON 1998/08/24 BY CINDY CABRAL.						
LT59328	1975/11/20	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA THE HYDRO-ELECTRIC COMMISSION OF THE CITY OF MISSISSAUGA	C
LT241215	1979/10/31	CHARGE	\$14,033,250		THE MARITIME LIFE ASSURANCE COMPANY	C
LT388366	1982/08/13	NOTICE AGREEMENT				C
REMARKS: LT241215						
LT412304	1983/01/19	NOTICE				C
REMARKS: PARTIAL RELEASE, LT39617						
LT669448	1986/08/19	TRANSFER OF CHARGE			MONTROSE PROPERTIES (ONTARIO) CO. LTD.	C
REMARKS: LT241215						

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

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



13300-0116 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT669449 REMARKS: LT241215	1986/08/19	TRANSFER OF CHARGE			ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	C
LT669450 REMARKS: LT241215	1986/08/19	NOTICE AGREEMENT			ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	C
LT669451 REMARKS: ASSIGNMENT OF RENTS	1986/08/19	NOTICE				C
LT754435 REMARKS: LT241215	1987/05/11	TRANSFER OF CHARGE			MONTROSE PROPERTIES (ONTARIO) CO. LTD.	C
LT754436 REMARKS: ASSIGNMENT OF RENTS, LT241215	1987/05/11	NOTICE				C
LT955449 REMARKS: LT241215	1988/12/12	TRANSFER OF CHARGE			ONTARIO MUNICIPAL EMPLOYEES RETIREMENT BOARD	C
LT955450 REMARKS: LT754436	1988/12/12	NOTICE				C
LT1661037 REMARKS: LT241215	1996/09/06	TRANSFER OF CHARGE			NATIONAL TRUST COMPANY	C
LT1661038 REMARKS: LT241215	1996/09/06	NOTICE				C
LT1661039 REMARKS: LT241215	1996/09/06	NOTICE				C
LT1661040 REMARKS: LT241215	1996/09/06	NOTICE				C
LT1869171 REMARKS: LT1661043 - ASSIGNMENT	1998/09/23	NOTICE AGREEMENT		NATIONAL TRUST COMPANY AS TRUSTEE FOR METROPOLITAN LIFE INSURANCE COMPANY	METROPOLITAN LIFE INSURANCE COMPANY OF CANADA	C
LT2036149 REMARKS: PARTIALLY RELEASES LT39617 AS TO CERTAIN PARAGRAPHS	2000/01/17	NOTICE		THE CORPORATION OF THE CITY OF MISSISSAUGA		C

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



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

PAGE 3 OF 3

PREPARED FOR LIVIU
ON 2014/12/11 AT 15:06:43

13300-0116 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT2036150	2000/01/17	TRANSFER	\$31,100,000	424910 ONTARIO LIMITED	FOREST PARK CIRCLE LTD.	C
LT2044891 REMARKS: LT241215	2000/02/11	NOTICE		CLARICA LIFE INSURANCE COMPANY		C
LT2057426 REMARKS: PEARSON AIRPORT ZONING REGULATION	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
PR28094	2000/12/22	TRANSFER EASEMENT	\$2	FOREST PARK CIRCLE LTD.	ROGERS CABLE INC.	C
PR67738 REMARKS: AMENDING LT241251	2001/04/18	NOTICE AGREEMENT		FOREST PARK CIRCLE LTD.	CLARICA LIFE INSURANCE COMPANY	C

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



Transfer/Deed of Land

Do Process Software Ltd. • (416) 322-6111
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A

Form 1 — Land Registration Reform Act

FOR OFFICE USE ONLY

L T 2036150

CERTIFICATE OF RECEIPT
CERTIFICAT DE RECIPISSE
PEEL (43) BRAMPTON

'00 JAN 17 PM 3 31

Richard N. Blair

New Property Identifiers

Additional
See
Schedule ☐

Executions

Additional
See
Schedule ☐

(1) Registry ☐ Land Titles ☒ (2) Page 1 of 2 pages

(3) Property Identifier(s) 13300 - 0116 (LT) Block Property

Additional
See
Schedule ☐

(4) Consideration
THIRTY ONE MILLION ONE HUNDRED THOUSAND
Dollars \$ 31,100,000.00

(5) Description This is a: Property Division ☐ Property Consolidation ☐

Parcel EE-1, Section M58
being Block EE on Plan M58
City of Mississauga
Regional Municipality of Peel

Land Titles Division of Peel

(6) This Document Contains (a) Redescription New Easement Plan/Sketch ☐ (b) Schedule for: Description ☐ Additional Parties ☐ Other ☐ (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee(s) as follows:

Name(s)
424910 ONTARIO LIMITED

We have authority to bind the Corporation.

Signature(s)
Per:
Name: Richard N. Blair
Title: Secretary

Date of Signature
M D Y
01 17 2000

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction
Name(s)

Signature(s)

Date of Signature
M D Y

(10) Transferor(s) Address for Service 2600 Seven Evergreen Place, Winnipeg, Manitoba R3L 2T3

(11) Transferee(s)

Date of Birth
M D Y

FOREST PARK CIRCLE LTD.

(12) Transferee(s) Address for Service 30 Pennsylvania Avenue, Unit 16, Concord, Ontario L4K 4A5

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.
Date of Signature
Y M D

Signature
Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.
Date of Signature
Y M D

Name and Address of Solicitor
Signature

(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor
Date of Signature
Y M D

Signature

(15) Assessment Roll Number of Property City Mun Map Sub Par M5K 1P6

(16) Municipal Address of Property

1850 Rathburn Road and
4100 Ponytrail Drive
Mississauga, Ontario

(17) Document Prepared by:
Susan J. Biggar
McCARTHY TETRAULT
Suite 4700, Box 48
TD Bank Tower
TD Centre
Toronto, Ontario M5K 1E6

FOR OFFICE USE ONLY
Fees and Tax
Registration Fee 50.
Land Transfer Tax 4649.75
Total 4699.75

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

Refer to all instructions on reverse side

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land)
Parcel EE-1, Section M-58, being Block EE on Plan M-58, City of Mississauga

2

BY (insert names of all transferors in full) **424910 ONTARIO LIMITED**

TO (insert name of transferee in full) **FOREST PARK CIRCLE LTD.**

Witnessed before me at (insert name of witness in full) **Lorenzo De Meneghi**

MAKE OATH AND SAY THAT:

I, (insert name of deponent), make oath that one of the following paragraphs that describes the capacity of the deponent(s) (see instruction 2)

- (a) A person or trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

FOREST PARK CIRCLE LTD.

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

(f) A transferee described in paragraph(s) (a), (b) or (c) above, as applicable, and am making this affidavit on my own behalf and on

behalf of (insert name of spouse)

who is my spouse described

in paragraph(s) (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to

(g) I am completing where the value of the consideration for the conveyance exceeds \$400,000

I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

contains at least one and not more than two single family residences

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences

does not contain a single family residence

(h) Contains more than two single family residences (see instruction 3)

I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(i) and (g) of the Act and

swear that the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation"

None

4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$ 14,692,801.91	
(b) Mortgage(s) (i) Assumed (where principal is intended to be credited against purchase price)	\$ 16,407,198.09	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (debentures)	\$ nil	
(d) Securities transferred to the value of cash being	\$ nil	
(e) Cash includes annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to Land Transfer Tax (cash balance)	\$ nil	
VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 31,100,00.00	\$ 31,100,000.00
(g) VALUE OF ALL CHATTELS (items of tangible personal property other than fixtures) to be included in the value of all chattels subject to Land Transfer Tax (Total of (g) to (h) above)	\$ nil	
(h) Other consideration for transaction not included in (g) or (h) above	\$ nil	
TOTAL CONSIDERATION	\$ 31,100,000.00	\$ 31,100,000.00

At \$10000
Actual Tax
Credit for
Transferee's Tax
Where
Applicable

If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance (see instruction 6)

n/a

If the consideration is nominal, is the land subject to any encumbrance? n/a

Other remarks and explanations, if necessary

n/a

Sworn before me at the **City of Mississauga**
in the **Regional Municipality of Peel**

this **17th** day of **January**

(Signature of deponent)

A Commissioner for Taking Affidavits

(Signature of witness)

Property Information Record

Transfer of Land
Address of property being conveyed (if available) **1850 Rathburn Rd. and 4100 Ponytrail Drive,**
Assessment (see Note 1) **30 Pennsylvania Avenue, Unit 16, Concord, Ontario L4K 4A5**
Municipality (see Note 2) **1850 Rathburn Rd. and 4100 Ponytrail Drive,**
Registration number for last conveyance of property being conveyed (if available) **Not Available**
Registration number of property conveyed (same as in (d) above) Yes ☐ No ☐ Not Known ☒

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.

Markowitz & Associates, 10 Kingsbridge Garden Circle, Suite 401, Mississauga, Ontario L5R 3K6

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Will individual transferors be Roman Catholic? Yes ☐ No ☐
- (b) Will individual transferors wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Will individual transferors have French Language Education Rights? Yes ☐ No ☐
- (d) Will individual transferors wish to support the French Language School Board (where established)? Yes ☐ No ☐
- (e) Will all the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b)



Soil Engineers Ltd.

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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (416) 754-8516	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

APPENDIX 'B'

ERIS DATABASE REPORT

REFERENCE NO. 1412-E045



DATABASE REPORT

Project Property:

*Forest Park Circle
4100 Ponytrail Dr
Mississauga ON L4W2Y1
1412-E045*

P.O. Number

Report Type:

Order #:

Requested by:

Date:

Quote - Custom-Build Your Own Report

20141211013

Soil Engineers Ltd.

December 15, 2014

Ecolog ERIS Ltd.

Environmental Risk Information
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Table of Contents

Table of Contents.....	1
Executive Summary.....	2
Executive Summary: Report Summary.....	3
Executive Summary: Site Report Summary - Project Property.....	5
Executive Summary: Site Report Summary - Surrounding Properties.....	6
Executive Summary: Summary By Data Source.....	9
Map.....	12
Aerial.....	13
Detail Report.....	14
Unplottable Summary.....	25
Unplottable Report.....	27
Appendix: Database Descriptions.....	35
Definitions.....	45

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Executive Summary

Property Information:

Project Property: *Forest Park Circle
4100 Ponytrail Dr Mississauga ON L4W2Y1*

P.O. Number: *1412-E045*

Order Information:

Order No.: *20141211013*

Date Requested: *16/12/2014*

Requested by: *Soil Engineers Ltd.*

Report Type: *Quote - Custom-Build Your Own Report*

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	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	0	0
BORE	Borehole	Y	0	2	2
CA	Certificates of Approval	Y	0	0	0
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	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
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	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	15	15
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
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	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	3	3
SPL	Ontario Spills	Y	0	9	9
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	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	2	2
Total:			0	36 ✓	36

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist m</i>	<i>Elev diff m</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
<u>1</u>	SPL	The Regional Municipality of Peel	Pony Trail Dr. and Rathburn Rd. Mississauga ON	NE/10.5	135.84	<u>14</u>
<u>2</u>	BORE		ON	S/23.2	135.85	<u>14</u>
<u>3</u>	GEN	Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>15</u>
<u>3</u>	GEN	Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>15</u>
<u>3</u>	GEN	FANTASTIC PHOTO MART INC.	1891 RATHBURN ROAD, UNIT 12A MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>15</u>
<u>3</u>	GEN	GREAT ATLANTIC & PACIFIC CO. OF CAN. LTD	1891 RATHBURN ROAD DOMINION PLUS #087 MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>15</u>
<u>3</u>	GEN	Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>16</u>
<u>3</u>	GEN	KINGSBURY 1 HOUR CLEANERS	1891 RATHBURN ROAD EAST, UNIT 5 MISSISSAUGA ON L4W 3Z2	NNW/56.8	135.82	<u>16</u>
<u>3</u>	GEN	GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD.	DOMINION PLUS #087 1891 RATHBURN ROAD MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>16</u>
<u>3</u>	GEN	Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>16</u>
<u>3</u>	GEN	FANTASTIC PHOTO MART INC. 15-673	1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>17</u>
<u>3</u>	GEN	FANTASTIC PHOTO MART INC	1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>17</u>
<u>3</u>	GEN	Morguard Investments Ltd.	1891 Rathburn Road East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>17</u>
<u>3</u>	GEN	KINGSBURY CLEANERS	1891 RATHBURN ROAD EAST, UNIT 11 MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>17</u>
<u>3</u>	GEN	SHOPPERS DRUG MART	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>
<u>3</u>	PES	MISSISSAUGA LONGO'S	1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
<u>3</u>	PES	BEST DOMINION HARDWARE	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>
<u>3</u>	PES	MISSISSAUGA LONGO'S	1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>
<u>3</u>	PES	BEST DOMINION HARDWARE	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>
<u>3</u>	PINC		1891 Rathburn Road East, Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>18</u>
<u>3</u>	SCT	B & B Flowers	1891 Rathburn Rd E Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>19</u>
<u>3</u>	SCT	B & B FLOWERS & GIFTS	1891 RATHBURN RD E UNIT 14 MISSISSAUGA ON L4W 3Z3	NNW/56.8	135.82	<u>19</u>
<u>3</u>	SPL		1891 Rathburn Rd Mississauga ON	NNW/56.8	135.82	<u>19</u>
<u>3</u>	SPL	Enbridge Gas Distribution Inc.	1891 Rathburn Road East Mississauga ON L4W 3Z3	NNW/56.8	135.82	<u>20</u>
<u>4</u>	GEN	MORGUARD INVESTMENTS LTD.	1821 RATHBURN ROAD MISSISSAUGA ON L5B 1M3	NW/39.2	136.84	<u>20</u>
<u>5</u>	GEN	Morguard Investments Limited	1891 Rathburn Rd East The Kingsbury Plaza Mississauga ON	NNW/106.9	136.28	<u>20</u>
<u>6</u>	SCT	Marsys Inc.	1764 Rathburn Rd E Unit 28 Mississauga ON L4W 2N8	WSW/87.3	136.84	<u>21</u>
<u>6</u>	SPL	The Regional Municipality of Peel	1764 Rathburn Rd., East Units 1 to 6 Mississauga ON	WSW/87.3	136.84	<u>21</u>
<u>7</u>	WWIS		Mississauga ON	NNW/128.1	136.64	<u>21</u>
<u>8</u>	SPL	UNKNOWN	4213 CAPILANO COURT MISSISSAUGA CITY ON L4W 4H9	NW/88.2	136.84	<u>22</u>
<u>9</u>	BORE		ON	WNW/44.2	136.84	<u>22</u>
<u>10</u>	WWIS		Mississauga ON	NNW/144.0	136.69	<u>22</u>
<u>11</u>	SPL	The Corporation of the City of Mississauga	1768 Branchwood Park Mississauga ON	S/165.6	136.39	<u>23</u>
<u>12</u>	SPL	MISSISSAUGA HYDRO	#26 - 4165 FIELDGATE DRIVE TRANSFORMER MISSISSAUGA CITY ON L4W 2M9	SW/214.7	136.33	<u>23</u>
<u>13</u>	SPL	PRIVATE OWNER	CATCH BASIN IN FRONT OF 4110 TAPESTRY TRAIL. MOTOR VEHICLE (OPERATING FLUID) MISSISSAUGA CITY ON L4W 4B7	NE/183.5	135.84	<u>24</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist m	Elev diff m	Page Number
<u>14</u>	SPL	CHEMLAWN	1755 RATHBURN, IN FRONT OF UNIT 46 MISSISSAUGA CITY ON	W/188.5	138.08	<u>24</u>

Executive Summary: Summary By Data Source

BORE - Borehole

A search of the BORE database, dated 1875-Aug 2011 has found that there are 2 BORE site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	ON	23.2	<u>2</u>
	ON	44.2	<u>9</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Apr 2014 has found that there are 15 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East	56.8	<u>3</u>
FANTASTIC PHOTO MART INC.	Mississauga ON L4W 3Z3 1891 RATHBURN ROAD, UNIT 12A MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
GREAT ATLANTIC & PACIFIC CO. OF CAN. LTD	1891 RATHBURN ROAD DOMINION PLUS #087 MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East	56.8	<u>3</u>
KINGSBURY 1 HOUR CLEANERS	Mississauga ON L4W 3Z3 1891 RATHBURN ROAD EAST, UNIT 5 MISSISSAUGA ON L4W 3Z2	56.8	<u>3</u>
GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD.	DOMINION PLUS #087 1891 RATHBURN ROAD MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East	56.8	<u>3</u>
FANTASTIC PHOTO MART INC. 15-673	Mississauga ON L4W 3Z3 1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
FANTASTIC PHOTO MART INC	1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
Morguard Investments Ltd.	1891 Rathburn Road East Mississauga ON L4W 3Z3	56.8	<u>3</u>
KINGSBURY CLEANERS	1891 RATHBURN ROAD EAST, UNIT 11 MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
SHOPPERS DRUG MART	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
Morguard Investments Limited	The Kingsbury Plaza 1891 Rathburn Rd East	56.8	<u>3</u>
MORGUARD INVESTMENTS LTD.	Mississauga ON L4W 3Z3 1821 RATHBURN ROAD MISSISSAUGA ON L5B 1M3	39.2	<u>4</u>
Morguard Investments Limited	1891 Rathburn Rd East The Kingsbury Plaza Mississauga ON	106.9	<u>5</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 4 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
BEST DOMINION HARDWARE	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
BEST DOMINION HARDWARE	1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
MISSISSAUGA LONGO'S	1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
MISSISSAUGA LONGO'S	1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>

PINC - TSSA Pipeline Incidents

A search of the PINC database, dated June 2009-Mar 2012 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	1891 Rathburn Road East, Mississauga ON L4W 3Z3	56.8	<u>3</u>

SCT - Scott's Manufacturing Directory

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

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
B & B Flowers	1891 Rathburn Rd E Mississauga ON L4W 3Z3	56.8	<u>3</u>
B & B FLOWERS & GIFTS	1891 RATHBURN RD E UNIT 14 MISSISSAUGA ON L4W 3Z3	56.8	<u>3</u>
Marsys Inc.	1764 Rathburn Rd E Unit 28 Mississauga ON L4W 2N8	87.3	<u>6</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Feb 2014 has found that there are 9 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
The Regional Municipality of Peel	Pony Trail Dr. and Rathburn Rd. Mississauga ON	10.5	<u>1</u>
Enbridge Gas Distribution Inc.	1891 Rathburn Road East Mississauga ON L4W 3Z3	56.8	<u>3</u>
	1891 Rathburn Rd Mississauga ON	56.8	<u>3</u>
The Regional Municipality of Peel	1764 Rathburn Rd., East Units 1 to 6 Mississauga ON	87.3	<u>6</u>
UNKNOWN	4213 CAPILANO COURT MISSISSAUGA CITY ON L4W 4H9	88.2	<u>8</u>
The Corporation of the City of Mississauga	1768 Branchwood Park Mississauga ON	165.6	<u>11</u>
MISSISSAUGA HYDRO	#26 - 4165 FIELDGATE DRIVE TRANSFORMER MISSISSAUGA CITY ON L4W 2M9	214.7	<u>12</u>
PRIVATE OWNER	CATCH BASIN IN FRONT OF 4110 TAPESTRY TRAIL. MOTOR VEHICLE (OPERATING FLUID) MISSISSAUGA CITY ON L4W 4B7	183.5	<u>13</u>
CHEMLAWN	1755 RATHBURN, IN FRONT OF UNIT 46 MISSISSAUGA CITY ON	188.5	<u>14</u>

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 2 WWIS site(s) within approximately 0.25 kilometers of the project property.

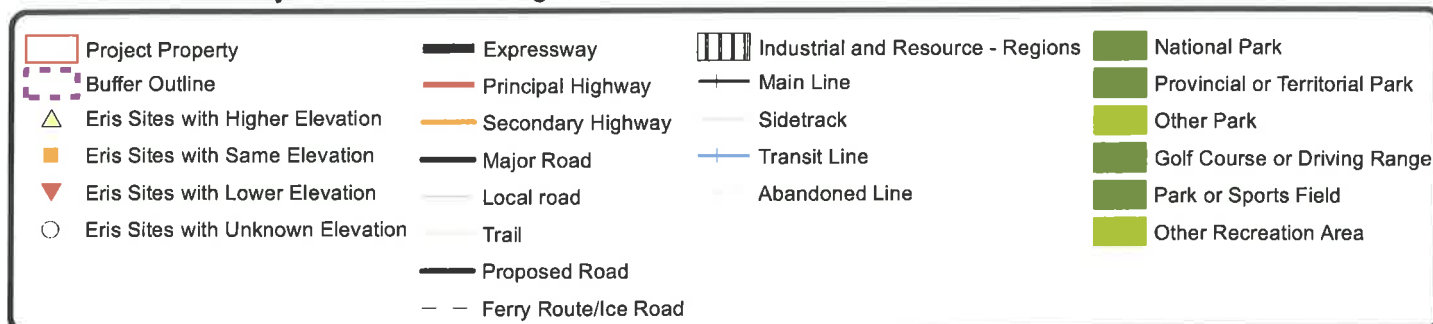
<u>Site</u>	<u>Address</u>	<u>Distance m</u>	<u>Map Key</u>
	Mississauga ON	128.1	<u>7</u>
	Mississauga ON	144.0	<u>10</u>



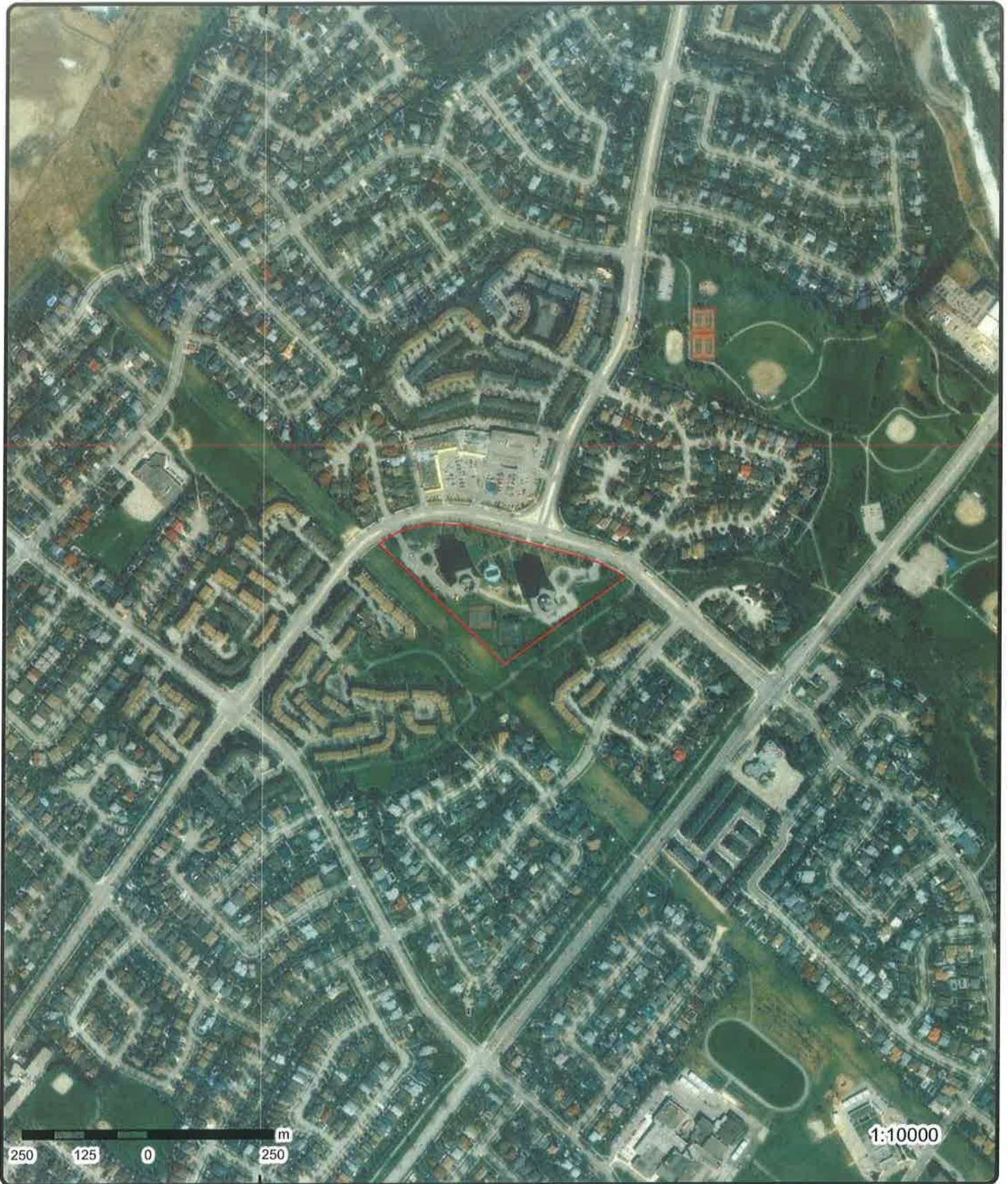
Map

Order No: 20141211013

Address: 4100 Ponytrail Dr, Mississauga, ON, L4W2Y1



79°36'W



Aerial

Order No: 20141211013

Address: 4100 Ponytrail Dr, Mississauga, ON, L4W2Y1

Source: ESRI World Imagery, Updated October 2014

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Detail Report

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<u>1</u>	1 of 1	NE/10.5	135.8	The Regional Municipality of Peel Pony Trail Dr. and Rathburn Rd. Mississauga ON	SPL
Ref No.:		7342-88PR9G			
Incident Dt:					
MOE Reported Dt:		8/26/2010			
Contaminant Name:		SILT			
Contaminant Quantity:		0 other - see incident description			
Incident Summary:		Rgn of Peel: silt to channel connecting to Etobicoke Crk.			
Incident Cause:		Discharge Or Bypass To A Watercourse			
Incident Reason:		Unknown - Reason not determined			
Nature of Impact:		Surface Water Pollution			
Receiving Medium:					
Environmental Impact:		Confirmed			
<u>2</u>	1 of 1	S/23.2	135.8	ON	BORE
Borehole ID:		640654		Type:	Borehole
Use:		Geotechnical/Geological Investigation		Status:	
Drill Method:		Power auger		UTM Zone:	17
Easting:		613275.000		Northing:	4832113.000
Location Accuracy:				Orig. Ground Elev m:	132.899994
Elev. Reliability Note:				DEM Ground Elev m:	133.300003
Total Depth m:		7.600000		Primary Name:	
Township:				Concession:	
Lot:				Municipality:	
Completion Date:		1966-OCT		Static Water Level:	0.600000
Primary Water Use:		Not Used		Sec. Water Use:	
--- Details ---					
Stratum ID:		218493038		Top Depth m:	0
Bottom Depth m:		0.100000		Stratum Desc:	SOIL,ORGANIC. AGE QUATERNARY.
+					
Stratum ID:		218493039		Top Depth m:	0.100000
Bottom Depth m:		1.700000		Stratum Desc:	CLAY,SILT,SAND MEDIUM,GRAVEL. BROWN,GLACIAL,HARD, AGE GLACIAL.
+					
Stratum ID:		218493040		Top Depth m:	1.700000
Bottom Depth m:		2.600000		Stratum Desc:	SAND,SILT,CLAY. BROWN,GLACIAL,VERY DENSE, AGE GLACIAL, WATER STABLE AT 434.0 FEET.
+					
Stratum ID:		218493041		Top Depth m:	2.600000
Bottom Depth m:		4.600000		Stratum Desc:	SAND,SILT. GREY,FLUVIO-GLACIAL, VERY DENSE,AGE GLACIAL.

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<hr/>					
+					
Stratum ID:	218493042			Top Depth m:	4.600000
Bottom Depth m:	6.100000			Stratum Desc:	SAND,SILT. GREY,FLUVIO-GLACIAL, VERY DENSE,AGE GLACIAL.
+					
Stratum ID:	218493043			Top Depth m:	6.100000
Bottom Depth m:	7.600000			Stratum Desc:	BEDROCK,SHALE. BLACK,MARINE,SOFT, AGE ORDOVICIAN. 018 014 018
<hr/>					
<u>3</u>	1 of 22	NNW/56.8	135.8	Morguard Investments Limited The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	GEN
<hr/>					
Generator #:	ON6856408				
Approval Yrs:	2012				
SIC Code:	531310				
SIC Description:	Real Estate Property Managers				
--- Details ---					
Waste Code:	146				
Waste Description:	OTHER SPECIFIED INORGANICS				
<hr/>					
<u>3</u>	2 of 22	NNW/56.8	135.8	Morguard Investments Limited The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	GEN
<hr/>					
Generator #:	ON6856408				
Approval Yrs:	As of April 2014				
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:	146				
Waste Description:	Other specified inorganic sludges, slurries or solids				
+					
Waste Code:	241				
Waste Description:	Halogenated solvents and residues				
<hr/>					
<u>3</u>	3 of 22	NNW/56.8	135.8	FANTASTIC PHOTO MART INC. 1891 RATHBURN ROAD, UNIT 12A MISSISSAUGA ON L4W 3Z3	GEN
<hr/>					
Generator #:	ON1605200				
Approval Yrs:	99,00,01				
SIC Code:	6571				
SIC Description:	CAMERA/PHOTO. SUPPLY				
--- Details ---					
Waste Code:	264				
Waste Description:	PHOTOPROCESSING WASTES				
<hr/>					
<u>3</u>	4 of 22	NNW/56.8	135.8	GREAT ATLANTIC & PACIFIC CO. OF CAN. LTD	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<hr/>					
				1891 RATHBURN ROAD DOMINION PLUS #087 MISSISSAUGA ON L4W 3Z3	
Generator #:		ON0928705			
Approval Yrs:		97,98			
SIC Code:		6011			
SIC Description:		GROCERY FOOD STORES			
--- Details ---					
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
<hr/>					
<u>3</u>	5 of 22	NNW/56.8	135.8	Morguard Investments Limited The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	GEN
Generator #:		ON6856408			
Approval Yrs:		2011			
SIC Code:		531310			
SIC Description:		Real Estate Property Managers			
--- Details ---					
Waste Code:		146			
Waste Description:		OTHER SPECIFIED INORGANICS			
<hr/>					
<u>3</u>	6 of 22	NNW/56.8	135.8	KINGSBURY 1 HOUR CLEANERS 1891 RATHBURN ROAD EAST, UNIT 5 MISSISSAUGA ON L4W 3Z2	GEN
Generator #:		ON1750800			
Approval Yrs:		99,00,01,02,03,04,05			
SIC Code:		9721			
SIC Description:		POWER LAUND./CLEANERS			
--- Details ---					
Waste Code:		241			
Waste Description:		HALOGENATED SOLVENTS			
<hr/>					
<u>3</u>	7 of 22	NNW/56.8	135.8	GREAT ATLANTIC & PACIFIC CO. OF CDA.LTD. DOMINION PLUS #087 1891 RATHBURN ROAD MISSISSAUGA ON L4W 3Z3	GEN
Generator #:		ON0928705			
Approval Yrs:		99,00,01			
SIC Code:		6571			
SIC Description:		CAMERA/PHOTO. SUPPLY			
--- Details ---					
Waste Code:		264			
Waste Description:		PHOTOPROCESSING WASTES			
<hr/>					
<u>3</u>	8 of 22	NNW/56.8	135.8	Morguard Investments Limited The Kingsbury Plaza 1891 Rathburn Rd East Mississauga ON L4W 3Z3	GEN

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Generator #: ON6856408 Approval Yrs: 2010 SIC Code: 531310 SIC Description: Real Estate Property Managers --- Details --- Waste Code: 146 Waste Description: OTHER SPECIFIED INORGANICS					
<u>3</u>	9 of 22	NNW/56.8	135.8	FANTASTIC PHOTO MART INC. 1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	15-673 GEN
Generator #: ON1605200 Approval Yrs: 92,93,94,95,96 SIC Code: 6571 SIC Description: CAMERA/PHOTO. SUPPLY --- Details --- Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
<u>3</u>	10 of 22	NNW/56.8	135.8	FANTASTIC PHOTO MART INC 1891 RATHBURN RD. UNIT 12A MISSISSAUGA ON L4W 3Z3	GEN
Generator #: ON1605200 Approval Yrs: 97,98 SIC Code: 6571 SIC Description: CAMERA/PHOTO. SUPPLY --- Details --- Waste Code: 264 Waste Description: PHOTOPROCESSING WASTES					
<u>3</u>	11 of 22	NNW/56.8	135.8	Morguard Investments Ltd. 1891 Rathburn Road East Mississauga ON L4W 3Z3	GEN
Generator #: ON6556089 Approval Yrs: 2009 SIC Code: 541620, 531310 SIC Description: Environmental Consulting Services, Real Estate Property Managers --- Details --- Waste Code: 146 Waste Description: OTHER SPECIFIED INORGANICS + Waste Code: 150 Waste Description: INERT INORGANIC WASTES					
<u>3</u>	12 of 22	NNW/56.8	135.8	KINGSBURY CLEANERS 1891 RATHBURN ROAD EAST, UNIT 11 MISSISSAUGA ON L4W 3Z3	GEN
Generator #: ON1750800 Approval Yrs: 93,94,95,96,97,98 SIC Code: 9721					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
SIC Description:		POWER LAUND./CLEANER			
--- Details ---					
Waste Code:		241			
Waste Description:		HALOGENATED SOLVENTS			
<u>3</u>	13 of 22	NNW/56.8	135.8	SHOPPERS DRUG MART 1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	GEN
Generator #:		ON2530735			
Approval Yrs:		99,00,01			
SIC Code:		6031			
SIC Description:		PHARMACIES			
--- Details ---					
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
+					
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
<u>3</u>	14 of 22	NNW/56.8	135.8	MISSISSAUGA LONGO'S 1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	PES
Licence No.:					
Licence Type:		Vendor			
<u>3</u>	15 of 22	NNW/56.8	135.8	BEST DOMINION HARDWARE 1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	PES
Licence No.:		23-01-05031-0			
Licence Type:		Limited Vendor			
<u>3</u>	16 of 22	NNW/56.8	135.8	MISSISSAUGA LONGO'S 1891 RATHBURN RD E MISSISSAUGA ON L4W 3Z3	PES
Licence No.:					
Licence Type:		Limited Vendor			
<u>3</u>	17 of 22	NNW/56.8	135.8	BEST DOMINION HARDWARE 1891 RATHBURN ROAD EAST MISSISSAUGA ON L4W 3Z3	PES
Licence No.:					
Licence Type:		Vendor			
<u>3</u>	18 of 22	NNW/56.8	135.8	1891 Rathburn Road East, Mississauga ON L4W 3Z3	PINC

Incident ID: 2748648

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Incident Number: 592078 SR Type: FS-Pipeline Incident Status Code: Pipeline Damage Reason Est Summary: 1891 Rathburn Road East, Mississauga - 2" Pipeline Hit Spills Action Centre: 4655-8GWLL3 Reported By: John Dineen - Enbridge Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Method Details: utility damage Fuel Category: Heating Fuel Fuel Occurrence Type: Pipeline Strike Date of Occurrence: 5/16/2011 0:00 Occurrence Start Date: 5/17/2011 0:00 Health Impact: No Occurrence Desc: Environment Impact: No Property Damage: Yes Service Interrupt: Yes Fuel Type: Natural Gas Enforce Policy: Yes Operation Type: Construction Site (including excavation) Damage Reason: Excavation practices not sufficient Public Relation: No Pipeline System: Pipeline Type: Service / Riser Distribution Pipeline Depth: Pipe Material: Plastic Regulator Location: Outside PSIG: 60 Regulator Type: Service Regulator (up to 60 psi intake) Notes:					

<u>3</u>	19 of 22	NNW/56.8	135.8	B & B Flowers 1891 Rathburn Rd E Mississauga ON L4W 3Z3	SCT
Established: 2000 Plant Size (ft²): Employment: 2 --- Details --- SIC/NAICS Code: 339990 Description: All Other Miscellaneous Manufacturing					

<u>3</u>	20 of 22	NNW/56.8	135.8	B & B FLOWERS & GIFTS 1891 RATHBURN RD E UNIT 14 MISSISSAUGA ON L4W 3Z3	SCT
Established: 0000 Plant Size (ft²): 0 Employment: 2 --- Details --- SIC/NAICS Code: 339990 Description: All Other Miscellaneous Manufacturing					

<u>3</u>	21 of 22	NNW/56.8	135.8	1891 Rathburn Rd Mississauga ON	SPL
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Ref No.: 4404-763M2G

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Incident Dt: MOE Reported Dt: 8/14/2007 Contaminant Name: FREON R-404A (CFC) Contaminant Quantity: 136.2 kg Incident Summary: Longo's - 136.2kg of R404A to atmosphere Incident Cause: Discharge or Emission to Air Incident Reason: Equipment Failure Nature of Impact: Air Pollution Receiving Medium: Air Environmental Impact: Confirmed					
<u>3</u>	22 of 22	NNW/56.8	135.8	Enbridge Gas Distribution Inc. 1891 Rathburn Road East Mississauga ON L4W 3Z3	SPL
Ref No.: 4655-8GWLL3 Incident Dt: 5/16/2011 MOE Reported Dt: 5/16/2011 Contaminant Name: NATURAL GAS (METHANE) Contaminant Quantity: 0 other - see incident description Incident Summary: TSSA FSB: 1891 Rathburn Rd E; 2 " pl IP; made safe Incident Cause: Discharge or Emission to Air Incident Reason: Spill Nature of Impact: Air Pollution Receiving Medium: Environmental Impact: Not Anticipated					
<u>4</u>	1 of 1	NW/39.2	136.8	MORGUARD INVESTMENTS LTD. 1821 RATHBURN ROAD MISSISSAUGA ON L5B 1M3	GEN
Generator #: ON9195937 Approval Yrs: 05 SIC Code: 812320 SIC Description: Dry Cleaning and Laundry Services (except Coin-Operated) --- Details --- Waste Code: 121 Waste Description: ALKALINE WASTES - HEAVY METALS + Waste Code: 251 Waste Description: OIL SKIMMINGS & SLUDGES					
<u>5</u>	1 of 1	NNW/106.9	136.3	Morguard Investments Limited 1891 Rathburn Rd East The Kingsbury Plaza Mississauga ON	GEN
Generator #: ON6856408 Approval Yrs: 2013 SIC Code: 531310 SIC Description: REAL ESTATE PROPERTY MANAGERS --- Details --- Waste Code: 241 Waste Description: HALOGENATED SOLVENTS + Waste Code: 146					

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Waste Description:		OTHER SPECIFIED INORGANICS			
<u>6</u>	1 of 2	WSW/87.3	136.8	Marsys Inc. 1764 Rathburn Rd E Unit 28 Mississauga ON L4W 2N8	SCT
Established:		1993			
Plant Size (ft²):		15			
Employment:					
--- Details ---					
SIC/NAICS Code:		326111			
Description:		Plastics Bag Manufacturing			
+					
SIC/NAICS Code:		327215			
Description:		Glass Product Manufacturing from Purchased Glass			
<u>6</u>	2 of 2	WSW/87.3	136.8	The Regional Municipality of Peel 1764 Rathburn Rd., East Units 1 to 6 Mississauga ON	SPL
Ref No.:		2384-75NSA6			
Incident Dt:					
MOE Reported Dt:		8/1/2007			
Contaminant Name:		SEWAGE,RAW UNCHLORINATED			
Contaminant Quantity:		unknown unknown			
Incident Summary:		Cross connection - 1746 Rathburn Dr. - Region onsite			
Incident Cause:		Discharge Or Bypass To A Watercourse			
Incident Reason:		Equipment Failure - Malfunction of system components			
Nature of Impact:		Surface Water Pollution			
Receiving Medium:		Water			
Environmental Impact:		Confirmed			
<u>7</u>	1 of 1	NNW/128.1	136.6	Mississauga ON	WWIS
Well ID:		7136883		Lot:	
Concession:				Concession Name:	
County:		PEEL		Municipality:	
Easting Nad83:		613209		Northing Nad83:	
Zone:		17		Utm Reliability:	
Primary Water Use:		Test Hole		margin of error : 30 m - 100 m	
Sec. Water Use:				Construction Date:	
Pump Rate:				20-NOV-09	
Flow Rate:				Well Depth:	
Specific Capacity:				25 ft	
Construction Method:		Rotary (Convent.)		Static Water Level:	
Elevation (m):		136.28		Clear/Cloudy:	
Depth to Bedrock:				Final Well Status:	
Water Type:				Test Hole	
Flowing (y/n):					
Elevation Reliability:					
Overburden/Bedrock:					
Casing Material:					
--- Details ---					
Thickness:		BROWN		Original Depth:	
Material Colour:		FILL, GRAVEL, LOOSE		4 ft	
+				Material:	
Thickness:		GREY		4 ft	
Material Colour:		SHALE, ROCK, HARD		Original Depth:	
				25 ft	
				Material:	
				21 ft	

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<u>8</u>	1 of 1	NW/88.2	136.8	UNKNOWN 4213 CAPILANO COURT MISSISSAUGA CITY ON L4W 4H9	SPL
Ref No.:		180416			
Incident Dt:		5/6/2000			
MOE Reported Dt:		5/6/2000			
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:		SOURCE UKN-UKN SUBSTANCE IN BACKYARD STORM SEWER. BEING CLEANED.			
Incident Cause:		UNKNOWN			
Incident Reason:		UNKNOWN			
Nature of Impact:		Water course or lake			
Receiving Medium:		WATER			
Environmental Impact:		POSSIBLE			
<u>9</u>	1 of 1	WNW/44.2	136.8	ON	BORE
Borehole ID:		640655		Type:	Borehole
Use:		Geotechnical/Geological Investigation		Status:	
Drill Method:		Power auger		UTM Zone:	17
Easting:		613055.000		Northing:	4832323.000
Location Accuracy:				Orig. Ground Elev m:	139.600006
Elev. Reliability Note:				DEM Ground Elev m:	138.600006
Total Depth m:		7.600000		Primary Name:	
Township:				Concession:	
Lot:				Municipality:	
Completion Date:		1966-OCT		Static Water Level:	0.800000
Primary Water Use:		Not Used		Sec. Water Use:	
--- Details ---					
Stratum ID:		218493044		Top Depth m:	0
Bottom Depth m:		0.100000		Stratum Desc:	SOIL,ORGANIC. AGE QUATERNARY.
+					
Stratum ID:		218493045		Top Depth m:	0.100000
Bottom Depth m:		1.500000		Stratum Desc:	SAND,SILT,CLAY, GRAVEL. BROWN,GLACIAL,DENSE, AGE GLACIAL.
+					
Stratum ID:		218493046		Top Depth m:	1.500000
Bottom Depth m:		4.300000		Stratum Desc:	SAND,SILT,GRAVEL, CLAY. BROWN,GLACIAL,VERY DENSE, AGE GLACIAL, WATER STABLE AT 455.5 FEET.
+					
Stratum ID:		218493047		Top Depth m:	4.300000
Bottom Depth m:		7.600000		Stratum Desc:	SAND-MEDIUM TO COARSE,SILT. BROWN,FLUVIO-GLACIAL, VERY DENSE,AGE GLACIAL. 015 00
<u>10</u>	1 of 1	NNW/144.0	136.7	Mississauga ON	WWIS

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
Well ID:	7127525			Lot:	
Concession:				Concession Name:	
County:	PEEL			Municipality:	MISSISSAUGA CITY
Easting Nad83:	613212			Northing Nad83:	4832481
Zone:	17			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Monitoring			Construction Date:	29-NOV-07
Sec. Water Use:				Well Depth:	1.8 m
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Test Hole
Construction Method:	Auger			Flowing (y/n):	
Elevation (m):	136.57			Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	
Water Type:				Casing Material:	Not stated
--- Details ---					
Thickness:	BROWN			Original Depth:	1.3 m
Material Colour:	SAND			Material:	1.3 m
+					
Thickness:	BROWN			Original Depth:	1.8 m
Material Colour:	SILT, SAND			Material:	.5 m
<u>11</u>	1 of 1	S/165.6	136.4	The Corporation of the City of Mississauga 1768 Branchwood Park Mississauga ON	SPL
Ref No.:	8233-94VGWW				
Incident Dt:	13-FEB-13				
MOE Reported Dt:	13-FEB-13				
Contaminant Name:	WATER (HIGH CHLORINE)				
Contaminant Quantity:	0 other - see incident description				
Incident Summary:	Branchwood Park water main break, ongoing				
Incident Cause:	Leak/Break				
Incident Reason:	Unknown / N/A				
Nature of Impact:	Surface Water Pollution				
Receiving Medium:					
Environmental Impact:	Confirmed				
<u>12</u>	1 of 1	SW/214.7	136.3	MISSISSAUGA HYDRO #26 - 4165 FIELDGATE DRIVE TRANSFORMER MISSISSAUGA CITY ON L4W 2M9	SPL
Ref No.:	57360				
Incident Dt:	9/15/1991				
MOE Reported Dt:	9/15/1991				
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:	MISSISSAUGA HYDRO: TRANSFORMER FAILED, SPILLING 2 L OIL TO LAND				
Incident Cause:	COOLING SYSTEM LEAK				
Incident Reason:	EQUIPMENT FAILURE				
Nature of Impact:	Soil contamination				
Receiving Medium:	LAND				
Environmental Impact:	CONFIRMED				

Map Key	Number of Records	Direction/ Distance m	Elevation m	Site	DB
<u>13</u>	1 of 1	NE/183.5	135.8	PRIVATE OWNER CATCH BASIN IN FRONT OF 4110 TAPESTRY TRAIL. MOTOR VEHICLE (OPERATING FLUID) MISSISSAUGA CITY ON L4W 4B7	SPL
Ref No.:		119922			
Incident Dt:		10/22/1995			
MOE Reported Dt:		10/22/1995			
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:		MOTOR VEHICLE: ANTIFREEZETO NON-OVERFL C-BASIN. OWNER CLEANED.R-M PEEL,PD			
Incident Cause:		OTHER CAUSE (N.O.S.)			
Incident Reason:		INTENTIONAL/PLANNED			
Nature of Impact:		Water course or lake			
Receiving Medium:		LAND / WATER			
Environmental Impact:		POSSIBLE			
<u>14</u>	1 of 1	W/188.5	138.1	CHEMLAWN 1755 RATHBURN, IN FRONT OF UNIT 46 MISSISSAUGA CITY ON	SPL
Ref No.:		74994			
Incident Dt:		8/20/1992			
MOE Reported Dt:		8/20/1992			
Contaminant Name:					
Contaminant Quantity:					
Incident Summary:		CHEMLAWN - 12 L OF WATER AND DIAZANON TO STREET & CATCH BASIN, CONTAINED.			
Incident Cause:		VALVE/FITTING LEAK OR FAILURE			
Incident Reason:		EQUIPMENT FAILURE			
Nature of Impact:					
Receiving Medium:		LAND			
Environmental Impact:		NOT ANTICIPATED			

Unplottable Summary

DB	Company Name/Site Name	Address	City	Postal
CA	THE MATTHEWS GROUP LTD.	RATHBURN RD. WOODS SUBD. PH.11	MISSISSAUGA CITY ON	
CA	HAMMERSON CANADA INC.	RATHBURN RD.	MISSISSAUGA CITY ON	
CA	HAMMERSON CANADA INC.	RATHBURN RD.	MISSISSAUGA CITY ON	
CA	HAMMERSON CANADA INC.	RATHBURN RD.	MISSISSAUGA CITY ON	
CA		Lot 1,2,3 Concession 2	Mississauga ON	
CA	Neighbourhood 408	Part of Lot 1, 2 & 3, Concession 2	Mississauga ON	
CA	Neighbourhood 408	Lot 1, 2, 3, Concession 2 N.D.S.	Mississauga ON	
CA	Neighbourhood 408	Lot 1, 2, 3, Concession 2 N.D.S.	Mississauga ON	
CA	THE MATTHEWS GROUP LIMITED	RATHBURN RD. WOOD SUBD. PH II	MISSISSAUGA CITY ON	
CA	Schawk Inc.	Part of Lot 1 Conc	Mississauga ON	
CA	Neighbourhood 408	Part of Lot 1, 2 & 3, Concession 2	Mississauga ON	
NATE	CHEMLAWN		MISSISSAUGA ON	
NEES	CHEMLAWN		MISSISSAUGA CITY ON	
NEES	CHEMLAWN		MISSISSAUGA ON	
NEES	CHEMLAWN		MISSISSAUGA CITY ON	
PTTW	The Corporation of the City of Mississauga	Lot 1, Concession 1 and Lots 11 and 12, Concession 2	Mississauga ON	
SPL	The Regional Municipality of Peel	Outfall near SE Side bridge, Rathburn Rd East,	Mississauga ON	
SPL	Amacon Construction <UNOFFICIAL>	Near Rathburn Road (West of Dixie)	Mississauga ON	

SPL	Karachi Kitchen<UNOFFICIAL>	Little Etobicoke Creek - Rathburn and Golden Orchard	Mississauga ON
SPL		South side of Rathburn Rd E, West of Golden Orchard Drive	Mississauga ON
WWIS			ON
WWIS			ON

Unplottable Report

Site: THE MATTHEWS GROUP LTD.
RATHBURN RD. WOODS SUBD. PH.11 MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0532-86-
Application Year: 86
Issue Date: 5/28/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: HAMMERSON CANADA INC.
RATHBURN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1264-86-
Application Year: 86
Issue Date: 8/29/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: HAMMERSON CANADA INC.
RATHBURN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-1011-86-
Application Year: 86
Issue Date: 8/29/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **HAMMERSON CANADA INC.**
RATHBURN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1919-87-
Application Year: 87
Issue Date: 11/2/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Lot 1,2,3 Concession 2 Mississauga ON**

Database:
CA

Certificate #: 3362-4WMKX4
Application Year: 01
Issue Date: 5/16/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Erin Mills Development Corporation
Client Address: 7501 Keele Street
Client City: Vaughan
Client Postal Code: L4K 1Y2
Project Description: This application is for a Certificate of Approval for the construction of a stormwater management extended detention wet pond consisting of two (2) cells.
Contaminants:
Emission Control:

Site: **Neighbourhood 408**
Part of Lot 1, 2 & 3, Concession 2 Mississauga ON

Database:
CA

Certificate #: 6977-54QUWW
Application Year: 01
Issue Date: 11/23/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Erin Mills Development Corporation
Client Address: 7501 Keele Street
Client City: Vaughan
Client Postal Code: L4K 1Y2
Project Description: Construction of Storm and Sanitary Sewers
Contaminants:
Emission Control:

Site: **Neighbourhood 408**
Lot 1, 2, 3, Concession 2 N.D.S. Mississauga ON

Database:
CA

Certificate #: 8168-4TNNXM
Application Year: 01

Issue Date: 2/5/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Erin Mills Development Corporation
Client Address: 7501 Keele Street
Client City: Vaughan
Client Postal Code: L4K 1Y2
Project Description: Sanitary and storm sewers to be constructed in City of Mississauga.
Contaminants:
Emission Control:

Site: **Neighbourhood 408**
Lot 1, 2, 3, Concession 2 N.D.S. Mississauga ON

Database:
CA

Certificate #: 2185-4TNPD4
Application Year: 01
Issue Date: 2/16/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Erin Mills Development Corporation
Client Address: 7501 Keele Street
Client City: Vaughan
Client Postal Code: L4K 1Y2
Project Description: Watermains to be constructed in the City of Mississauga.
Contaminants:
Emission Control:

Site: **THE MATTHEWS GROUP LIMITED**
RATHBURN RD. WOOD SUBD. PH II MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-0382-86-
Application Year: 86
Issue Date: 5/28/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Schawk Inc.**
Part of Lot 1 Conc Mississauga ON

Database:
CA

Certificate #: 9237-7MCVSC
Application Year: 2009
Issue Date: 1/6/2009
Approval Type: Air
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:

Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **Neighbourhood 408**
Part of Lot 1, 2 & 3, Concession 2 Mississauga ON

Database:
CA

Certificate #: 7558-54QUSM
Application Year: 01
Issue Date: 11/23/01
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Erin Mills Development Corporation
Client Address: 7501 Keele Street
Client City: Vaughan
Client Postal Code: L4K 1Y2
Project Description: Construction of Watermains
Contaminants:
Emission Control:

Site: **CHEMLAWN**
MISSISSAUGA ON

Database:
NATE

File No.: 44622M
Spill Date: 870709
Lead Agency:
DOE on Scene:
Reported By: Province
Material Reaction:
Basin: St. Lawrence River Drainage
Air:
Land: Y
Fresh Water:
Ground Water:
Salt Water:
Other Environment:
Waterbody:
Cause: Valve, Fitting Leak
Reason: Overstress
Source: Other Industrial Plant
Sector: Chemical
Ship No.:
Ship Name:
Clean Up By: polluter
Disposal Method: other
Recovery %: 80.00
Act Invoked: None
Enforcement Resp:
Fish Kill: N
Oiled Birds: N
Other Kill: N
Vegetation Damage: N
Property Damage: N
Drinking Water: N
Income Loss: N
Other Consequences: N
No. of Injuries:
No. of Evacuations:

Fine: 0.00
No. of Dead:
Cleanup Cost: 0.00
Material: acephate
Amount (ton): 0.03
Volume (L): 0.00
Concentration: 0.00
Phase:
Additional Info:

Site: CHEMLAWN
MISSISSAUGA CITY ON

Database:
NEES

Incident Date: 9/8/88
Contaminant: DIAZINON
Amount: 0
Units: Discharge
Quantity:
Cause: Material Failure
Source: Transport Truck
Reason:
Sector: Chemical

Site: CHEMLAWN
MISSISSAUGA ON

Database:
NEES

Incident Date: 7/9/87
Contaminant: acephate
Amount: 0.03
Units: Tonnes (Metric)
Quantity:
Cause: Valve, Fitting Leak
Source: Other Industrial Plant
Reason: Overstress
Sector: Chemical

Site: CHEMLAWN
MISSISSAUGA CITY ON

Database:
NEES

Incident Date: 4/26/88
Contaminant: FERTILIZER NOS
Amount: 0
Units: Overflow
Quantity:
Cause: Error
Source: Transport Truck
Reason:
Sector: Chemical

Site: The Corporation of the City of Mississauga
Lot 1, Concession 1 and Lots 11 and 12, Concession 2 Mississauga ON

Database:
PTTW

Year: 2014
EBR Registry No.: 012-2796
Ministry Ref. No.: 6625-9PNFLV
Type: Instrument Proposal

Instrument Type: (OWRA s. 34) - Permit to take water
Proposal Date: October 10, 2014
Location: Lot 1, Concession 1 and Lots 11 and 12, Concession 2, City of Mississauga, Regional Municipality of CITY OF MISSISSAUGA
Proponent Address: 201 City Centre Drive , Suite 800, Mississauga Ontario, Canada L5B2T4

Site: *The Regional Municipality of Peel
Outfall near SE Side bridge, Rathburn Rd East, Mississauga ON*

Database:
SPL

Ref No.: 0550-8M2J3S
Incident Dt: 9/25/2011
MOE Reported Dt: 9/25/2011
Contaminant Name:
Contaminant Quantity:
Incident Summary: Little Etobicoke Creek: Watermain break, silt onng
Incident Cause:
Incident Reason:
Nature of Impact: Surface Water Pollution
Receiving Medium:
Environmental Impact: Not Anticipated

Site: *Amacon Construction <UNOFFICIAL>
Near Rathburn Road (West of Dixie) Mississauga ON*

Database:
SPL

Ref No.: 3606-5L8Q24
Incident Dt: 4/2/2003
MOE Reported Dt: 4/2/2003
Contaminant Name:
Contaminant Quantity:
Incident Summary: Spill- White material discharging to Etob. Cr.
Incident Cause: Unknown
Incident Reason: Unknown - Reason not determined
Nature of Impact: Surface Water Pollution
Receiving Medium: Water
Environmental Impact: Possible

Site: *Karachi Kitchen<UNOFFICIAL>
Little Etobicoke Creek - Rathburn and Golden Orchard Mississauga ON*

Database:
SPL

Ref No.: 8247-8USRQT
Incident Dt: 30-MAY-12
MOE Reported Dt: 30-MAY-12
Contaminant Name: COOKING OIL
Contaminant Quantity:
Incident Summary: Unknown Source: cooking oil to Little Etobicoke Creek
Incident Cause: Unknown
Incident Reason: Spill
Nature of Impact: Surface Water Pollution
Receiving Medium: Sewage - Municipal/Private and Commercial
Environmental Impact: Confirmed

Site: *South side of Rathburn Rd E, West of Golden Orchard Drive Mississauga ON*

Database:
SPL

Ref No.: 8320-876LKM
Incident Dt:

MOE Reported Dt: 7/8/2010
 Contaminant Name: PAINT OR PAINT RELATED N.O.S.
 Contaminant Quantity: 50 L
 Incident Summary: Little Etobicoke Ck - est 50L old white paint, cleaning
 Incident Cause: Discharge Or Bypass To A Watercourse
 Incident Reason: Vandalism - Illegal/deliberate (incl. sabotage)
 Nature of Impact: Surface Water Pollution
 Receiving Medium:
 Environmental Impact: Confirmed

Site:

ON

Database:

WWIS

Well ID:	4902182	Lot:	001
Concession:	02	Concession	CIR R
County:	PEEL	Name:	
Easting Nad83:		Municipality:	MISSISSAUGA CITY
Zone:	17	Northing	
Primary Water Use:	Not Used	Nad83:	
Sec. Water Use:		Utm Reliability:	unknown UTM
Pump Rate:	1 GPM	Construction	05-JUL-48
Flow Rate:		Date:	
Specific Capacity:		Well Depth:	37 ft
		Static Water	10 ft
		Level:	
		Clear/Cloudy:	CLEAR
		Final Well	Abandoned-Quality
Construction Method:	Cable Tool	Status:	
Elevation (m):		Flowing (y/n):	N
Depth to Bedrock:	20	Elevation	
Water Type:	SALTY	Reliability:	
		Overburden/Bedrock:	Bedrock
		Casing	
		Material:	
--- Details ---			
Thickness:	BLUE	Original Depth:	37 ft
Material Colour:	SHALE	Material:	17 ft
+			
Thickness:	YELLOW	Original Depth:	20 ft
Material Colour:	MEDIUM SAND	Material:	20 ft

Site:

ON

Database:

WWIS

Well ID:	6713515	Lot:	002
Concession:		Concession	
County:	WELLINGTON	Name:	
Easting Nad83:		Municipality:	PEEL TOWNSHIP
Zone:	17	Northing	
Primary Water Use:	Domestic	Nad83:	
Sec. Water Use:		Utm Reliability:	unknown UTM
Pump Rate:	30 GPM	Construction	25-SEP-00
Flow Rate:		Date:	
Specific Capacity:		Well Depth:	213 ft
		Static Water	33 ft
		Level:	
		Clear/Cloudy:	CLEAR
		Final Well	Water Supply
		Status:	

Construction Method: Rotary (Air)
Elevation (m):

Depth to Bedrock:

Water Type: FRESH

Flowing (y/n): N

Elevation

Reliability:

Overburden/Bedrock: Overburden

Casing: FRESH

Material:

--- Details ---

Thickness: GREY

Material Colour: CLAY

+

Thickness:

Material Colour: GRAVEL

+

Thickness:

Material Colour: TOPSOIL

Original Depth: 211 ft

Material: 203 ft

Original Depth: 213 ft

Material: 2 ft

Original Depth: 8 ft

Material: 8 ft

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd 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 Ecolog 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 all 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 Aug 2012

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-Jan 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 all 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-Aug 2011

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-Apr 2013

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-Nov 2014

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-Jan 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: Oct 31 2011-Nov 2014

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-Nov 2014

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 CofA's prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 31, 2011-Nov 2014

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

EcoLog 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**

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 May 2013

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 all 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-Sep 2014

Fisheries & Oceans Fuel Tanks:

Federal FOFT

Fisheries & Oceans Canada maintains an inventory of all 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-May 2013

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-Apr 2014

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 all 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-Apr 2013

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 planimetric (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: 1994-2012

National Defence & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defence 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 Defence & Canadian Forces Spills:

Federal

NDSP

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

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory:

Federal NPRI

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

Government Publication Date: 1993-2012

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-Sep 2014

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, well cap date, licence 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: 1800-2013

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

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-Nov 2014

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 all 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: June 2009-Mar 2012

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-Nov 2014

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-Oct 2014

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-Feb 2014

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: 1990-2011

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 Jun 2013

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: 1970-Nov 2014

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 were included as reference.



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APPENDIX 'C'

AERIAL PHOTOGRAPHS

REFERENCE NO. 1412-E045



Scale: 1:2461



Phase One Property



Soil Engineers Ltd.

Title	1954 Aerial Photograph
Project	Proposed Commercial Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	Refer to Scale
Appendix 'C'	1 of 7



Scale: 1:2461



Phase One Property



Soil Engineers Ltd

Title	1966 Aerial Photograph
Project	Proposed Commercial Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	Refer to Scale
Appendix 'C'	2 of 7



Scale: 1:2461



Phase One Property



 **Soil Engineers Ltd.**

Title
1975 Aerial Photograph

Project
Proposed Commercial
Development
4100 Ponytrail Drive
City of Mississauga

Reference No.
1412-E045

Date
December 12, 2014

Scale
1 : 63360

Appendix 'C'
3 of 7



Scale: 1:2461



Phase One Property



Title	1985 Aerial Photograph
Project	Proposed Commercial Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	NTS
Appendix 'C'	4 of 7



Scale: 1:2461



Phase One Property



Title	1995 Aerial Photograph
Project	Proposed Commercial Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	NTS
Appendix 'C'	5 of 7



Scale: 1:2461



Phase One Property



Soil Engineers Ltd.

Title
2005 Aerial Photograph



Project
Proposed Commercial
Development
4100 Ponytrail Drive
City of Mississauga

Reference No.
1412-E045

Date
December 12, 2014

Scale
Refer to Scale

Appendix 'C'
6 of 7

	
 <i>Soil Engineers Ltd.</i>	
Title	2013 Aerial Photograph
Project	Proposed Commercial Development 4100 Ponytrail Drive City of Mississauga
Reference No.	1412-E045
Date	December 12, 2014
Scale	
Appendix 'C'	7 of 7



Scale: 1:2461



Phase One Property



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APPENDIX 'D'

INTERVIEW QUESTIONNAIRE

REFERENCE NO. 1412-E045

PHASE I: ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire

Address of Site: **1850 Rathburn Rd E./4100 Ponytrail Dr** Owner: **Forest Park Circle Ltd.**

Person Interviewed: **Ken De Souza** Relationship to Site: **Property Manager**

Interviewer: _____ Method of Interview: _____

Project No.: _____ Date of Interview: _____

General Questions:

1. How long have you been involved with this address? **Approx. 10 years.**
2. What are the main operations that occur on this site? **Multi-residential rentals**
3. What activities were previously performed on this site? **Vacant land**

To the best of your knowledge, have any of the following occurred, or is presently occurring on the property:

4. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)? **None**
5. Spills, leaks or hazardous materials activities? **None**
6. Above ground or underground storage tanks (such as those used for for utility, fuel or chemical)? **Yes, there are 2 diesel fuel tanks for emergency generators; one located in each building.**
7. Specific chemicals located or stored on site in drums, tanks, barrels or sacks? **Diesel fuel**
8. Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup? **None; no clean-up**

Landowner/Tenant/Occupant Questionnaire

9. If the property is served by a well or septic system and heating system? Please specify the location and age. **N/A**
10. Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?
None
11. If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.? **No**
12. Do you know of others who may have knowledge of the property? **No**

Additional Comments and Explanations

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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APPENDIX 'E'

SITE PHOTOGRAPHS


REFERENCE NO. 1412-E045



View of the western section of the Phase One Property (facing northwest)



View of the east section of the Phase One Property (facing east)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 1 of 10



View of the north section of the Phase One Property (facing north)



View of the south section of the Phase One Property (facing south)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 2 of 10



Residential development located southwest of the Phase One Property (facing southwest)



Residential and commercial developments located north of the Phase One Property (facing north)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 3 of 10



Residential development located northeast of the Phase One Property (facing northeast)



Residential development located west of the Phase One Property (facing west)


	Title	Project	Reference No.	Date	Appendix 'E'
 Soil Engineers Ltd.	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 4 of 10



Roof top boiler room



Roof top boiler room

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 5 of 10



Condominium unit (kitchen)

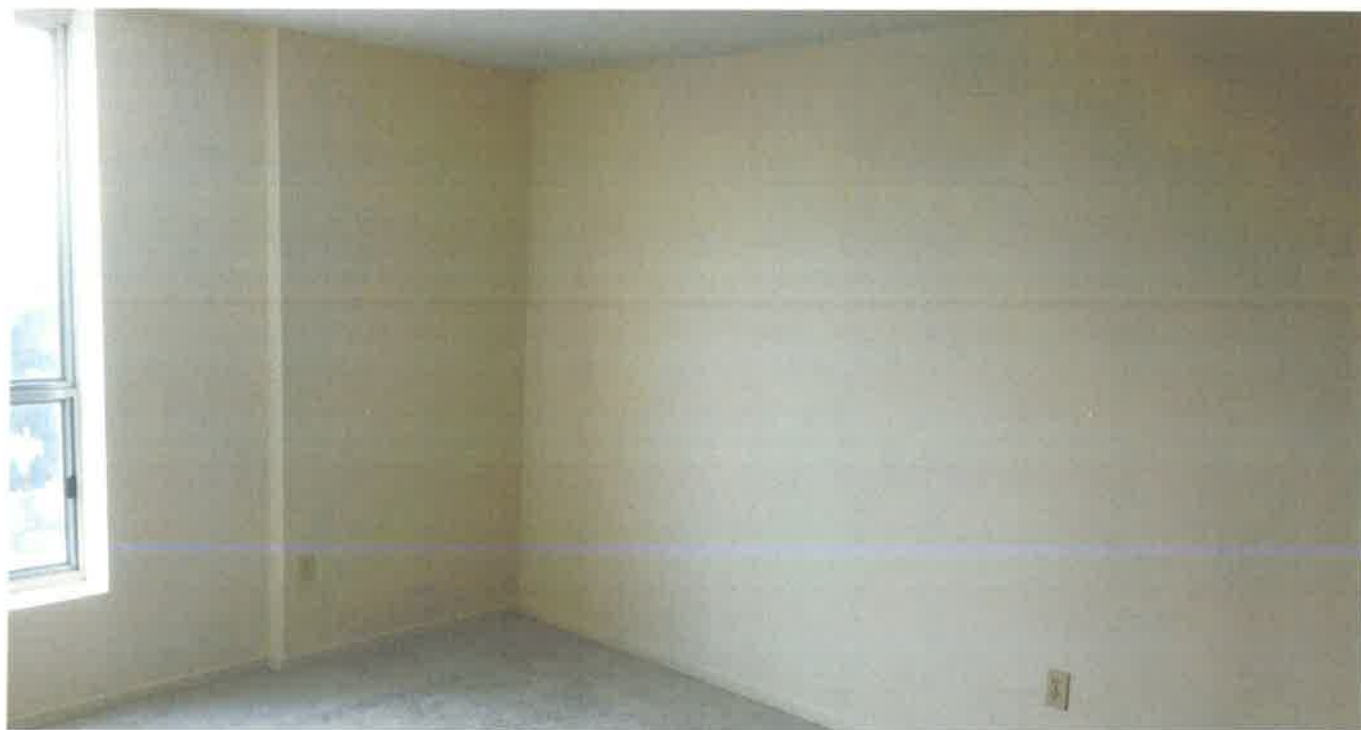


Condominium unit (washroom ventilation)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 6 of 10



Condominium unit (hallway and living room)



Condominium Unit (bedroom)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 7 of 10



Laundry room



Underground parking lot


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 8 of 10



Underground parking lot



Enbridge Pipeline Caution Sign (west boundary)


 Soil Engineers Ltd.	Title Site Photographs	Project Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	Reference No. 1412-E045	Date December 15, 2014	Appendix 'E' Page 9 of 10
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Garbage disposal (west tower)



Garbage disposal (east tower)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Condominium Development 4100 Ponytrail Drive City of Mississauga	1412-E045	December 15, 2014	Page 10 of 10



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APPENDIX 'F'

TABLE OF PAST AND CURRENT USES

REFERENCE NO. 1412-E045



Year	Name of Owner	Description of Property Use	Property Use	Other Observation from Aerial Photographs, Fire Insurance Plans, etc.
1996 to present	Forest Park Circle Ltd.	Residential	Residential	Based on the aerials the Phase One Property has been used for residential purposes since at least between 1975 and 1985
1979 to 1996	424910 Ontario Limited			
1972 to 1979	Kilkee Holdings Inc.			
1964 to 1972	John McLennon Limited	Agricultural	Agricultural	Based on the aerial photographs the Phase One Property has been used for agricultural purposes from at least 1954 to 1975
1952 to 1964	John McLennon			
1934 to 1952	Alezander Death	Agricultural	Agricultural	No pertinent information available
1929 to 1934	George Death			
1926 to 1929	Wilmot Coates			
1866 to 1926	John Albeson and family			
Prior to 1866	The Crown			



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APPENDIX 'G'

PHASE ONE CONCEPTUAL SITE MODEL

REFERENCE NO. 1412-E045



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December 16, 2014

Reference No. 1412-E045

Page 1 of 2

Appendix 'G'

Phase One Conceptual Site Model

Soil Engineers Ltd. was retained to carry out a Phase One Environmental Site Assessment (ESA) at a site located at 4100 Ponytrail Drive in the City of Mississauga (hereinafter referred to as the 'Phase One Property').

The Phase One report is titled:

A Report to Forest Park Circle Ltd.
Phase One Environmental Site Assessment
Proposed Condominium Development
4100 Ponytrail Drive
City of Mississauga
Reference No. 1412-E045

The Phase One Property consists of two (2) condominium buildings, with associated recreational areas (i.e. pool, tennis and basketball courts), asphalt parking/driveways, and associated landscaped areas. The neighbouring properties consist mainly of residential and commercial properties in all directions.

Based on the information obtained through our review of records, interview and visual observations recorded during our site reconnaissance, the Phase One ESA has not revealed any item warranting further environmental investigation. At this time we find the Phase One Property suitable for the proposed development.

Phase One Conceptual Site Model

The Phase One Conceptual Site Model includes information obtained during the Phase One Investigation. The following table includes information and references to drawings that pertain to the Phase One Property.



(iv) Phase One Conceptual Site Model	Information Pertaining to Site
Figures of the of the Phase One Study Area are provided that:	
i. Show any existing buildings and structures	There are two (2) buildings located at the Phase One Property. Please refer to Drawing No. CSM 1.
ii. Identify and locate water bodies located in whole or in part on the Phase One Study Area	There is no water body located at the Phase One Property or within 30 m from the boundaries of the Phase One Property. Please refer to Drawing No. CSM 1.
iii. Identify and locate any areas of natural significance located in whole or in part on the phase study area	The Phase One Property is not located within an environmentally significant area or an area of natural or scientific interest
iv. Locate any drinking water wells at the Phase One Property,	There is no drinking water well at the Phase One Property.
v. Show roads, including names, within the Phase One Study Area	Refer to Drawing No. CSM 1.
vi. Show uses of properties adjacent to the Phase One Property	Refer to Drawing No. CSM 1.
vii. Identify and locate areas where any potentially contaminating activity has occurred.	Refer to Drawing No. CSM1.
viii. Identify and locate any areas of potential environmental concern.	No area of potential environmental concern is identified

a) Underground Utilities

There are underground utilities located at the Phase One Property.

b) Geological and Hydrogeological Information

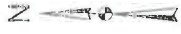
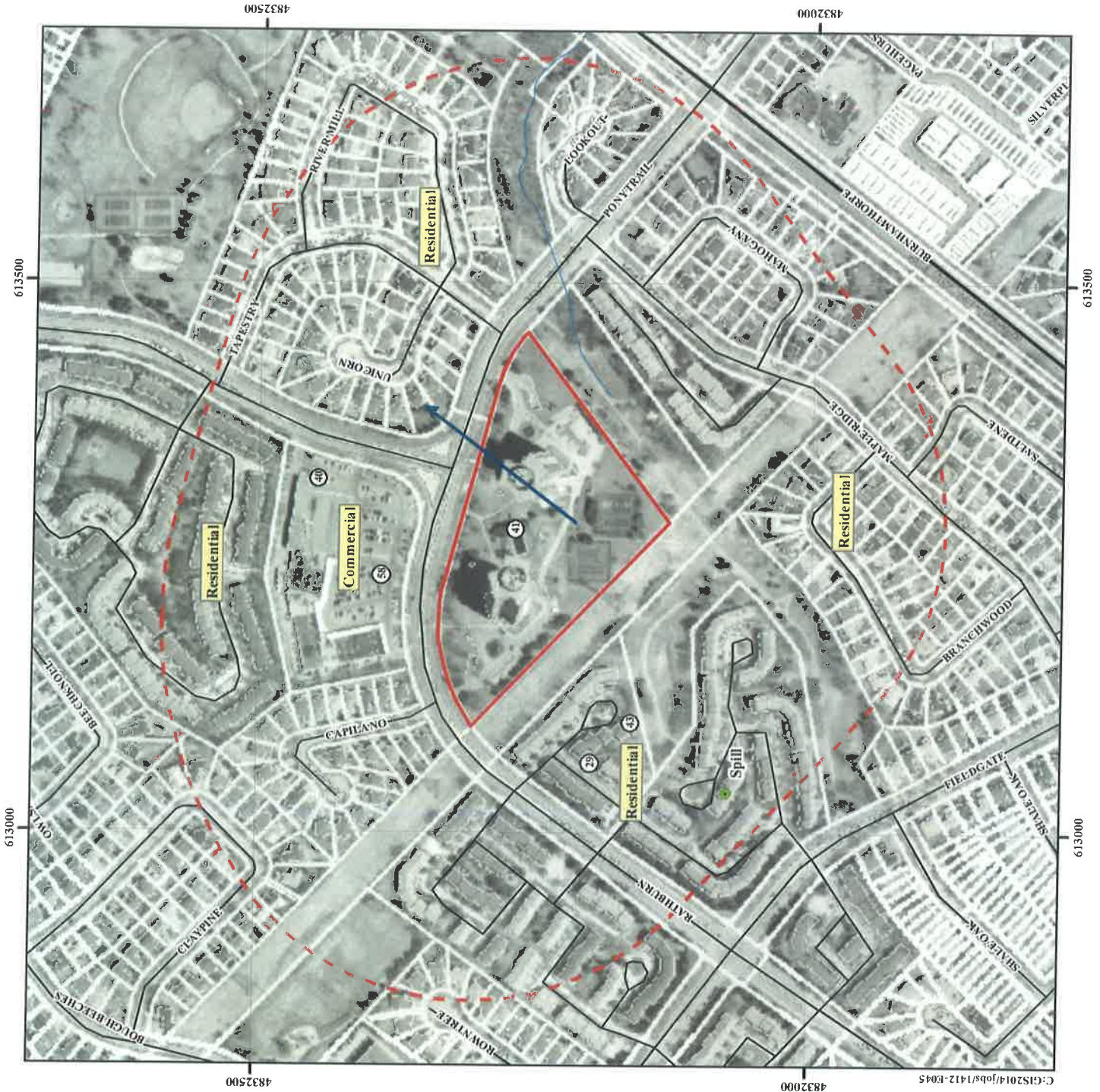
A surface geology map was located at the Geological Survey of Ontario website on December 12, 2014. The Phase One Property is located in the Wildfield Tills, which consist of predominately silt to silty clay matrix, high in carbonate content, and clast poor. It is expected that the soil at the Phase One Property will be relatively dense with a slightly alkaline pH value.

Furthermore, The City of Mississauga is situated on a till plain where drift dominates the soil stratigraphy and extends onto a shale bedrock of either Georgian Bay or Queenston Formation. The drift in the south sector of the city has been partly eroded. The eroded drift has been filled with lacustrine clay, silt and sand, and has been reworked by water action of the glacial lake Iroquois.

The Phase One Property is located in the larger hydrogeological region known as the Southern Ontario Lowlands. Specifically, the Phase One Property is located within the Humber River Watershed. There is no body of water located at the Phase One property or within 30 m from the boundaries of the Phase One Property.

c) Uncertainty or Absence of Information

There is no uncertainty in our Phase One ESA.



- Approximate Boundary of Phase One Property
- Approximate Boundary of Phase One Study Area
- Assumed Groundwater Flow Direction
- River, Creek
- Major Road
- Local Road

Spill: 2.0 L Hydraulic Oil

Potentially Contaminating Activities (PCA's)

- 29 Glass Manufacturing
- 40 Pesticide Storage
- 41 Petroleum-derived Gas Refining, Manufacturing and Bulk Storage
- 43 Plastics Manufacturing and Processing
- 58 Waste Generation



Soil Engineers Ltd.

Title: Phase One Conceptual Site Plan

Project:

Proposed Condominium Development
4100 Ponytrail Drive
City of Mississauga

Reference No. 1412-E04.5

Date: December 17, 2014

Scale: 0 25 50 100 150 200 250
Metres

Drawing No. CSM1