



**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT  
RESIDENTIAL PROPERTIES  
2476 AND 2482 CONFEDERATION PARKWAY  
MISSISSAUGA, ONTARIO  
L5B 1R9**

**Submitted to:**

**Preeminent Developments Inc.  
58 Six Point Road  
Etobicoke, Ontario  
M8Z 2X2**

**Submitted by:**

**Wood Environment & Infrastructure Solutions  
A Division of Wood Canada Limited  
50 Vogell Road, Units 3 and 4  
Richmond Hill, Ontario  
L4B 3K6**

**February 2020**

**TPB188171**

# Phase One Environmental Site Assessment

Residential Properties

2476 and 2482 Confederation Parkway, Mississauga,  
Ontario, L5B 1R9



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Project No.: TPB188171  
February 2020

### **IMPORTANT NOTICE**

This report was prepared exclusively for Preeminent Development Inc. by Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited ("Wood"). The quality of information, conclusions and estimates contained herein is consistent with the level of effort involved in Wood's services and based on: i) information available at the time of preparation, ii) data supplied by outside sources and iii) the assumptions, conditions and qualifications set forth in this report. This report is intended to be used by Preeminent Development Inc. only, subject to the terms and conditions of its contract with Wood. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

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- Preeminent Development Inc. – one electronic copy
- Wood – one electronic copy



20 February 2020

Reference No. TPB188171

Preeminent Development Inc.  
58 Six Point Road  
Etobicoke, Ontario  
M8Z 2X2

**Attention: Mr. David Sajecki  
Sajecki Planning**

Dear Mr. Sajecki:

**RE: Phase One Environmental Site Assessment  
Residential Properties  
2476 and 2482 Confederation Parkway, Mississauga, Ontario, L5B 1R9**

Please find enclosed one (1) electronic copy, in PDF format, of our report entitled *"Phase One Environmental Site Assessment - Residential Properties – 2476 and 2482 Confederation Parkway, Mississauga, Ontario, L5B 1R9"*.

We thank you for entrusting us with this assignment and look forward to future opportunities with your firm. In the meantime, should you have any questions or require any additional information, please do not hesitate to contact the undersigned.

Yours truly,

**Wood Environment & Infrastructure Solutions,  
A Division of Wood Canada Limited**

Matt Britton, EIT  
Water Resources Engineer

**Enclosure**

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## **EXECUTIVE SUMMARY**

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited ("Wood"), was retained by Preeminent Development Inc. (hereafter referred to as "PDI"), to conduct a Phase One Environmental Site Assessment (ESA) of two (2) residential properties located at 2476 and 2482 Confederation Parkway, in Mississauga, Ontario (the "Phase One Property").

Wood understands that the City of Mississauga requires a Phase One ESA as part of the approval process to redevelop the Phase One Property, currently occupied by two (2) single detached dwellings, into two (2) semi-detached dwellings (two units each). The property located at 2476 Confederation Parkway has an area of approximately 735 m<sup>2</sup> and the property located at 2482 Confederation Parkway has an area of approximately 740 m<sup>2</sup>, for a total of 1,475 m<sup>2</sup>.

The Phase One Property is currently owned by PDI, who retained Wood to provide an evaluation of known and possible environmental issues at the Phase One Property in support of the proposed residential redevelopment of the Phase One Property. This Phase One ESA was carried out in accordance with the Terms of Reference provided in Wood's work plan number P18106 dated 7 November 2018.

A Phase One ESA is defined as a systematic qualitative process to assess the environmental condition of a property based on its historical and current use. This Phase One ESA was conducted in accordance with the requirements prescribed in Schedule D – Phase One Environmental Site Assessments as stipulated under Ontario Regulation 153/04 Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA), as amended (1) ("O. Reg.153/04"). The general objectives of a Phase One ESA are to achieve the following: 1) 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; 2) to determine the need for a Phase Two ESA; 3) to provide a basis for carrying out any Phase Two ESA required; and 4) to provide adequate preliminary information about environmental conditions in the land or water on, in or under the Phase One Property for the conduct of a risk assessment following completion of a Phase Two ESA.

Under the supervision of Jeff Carson, QP<sub>ESA</sub>, Alessandro Pellerito, Ph.D., C.Chem., of Wood conducted a site reconnaissance on 12 December 2018 to evaluate potential issues on the Phase One Property, identify any Potentially Contaminating Activities (PCA) at the Phase One Property and/or within the Phase One Study Area, and to assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Phase One Property. Mr. C. J. Gavsie, Partner at PDI, allowed access to the Phase One Property buildings, which have been vacant since May 2018; however, did not accompanied Wood during the site reconnaissance. On the day of the site reconnaissance the weather was -1 °C and cloudy. Ground cover conditions at the time of the site reconnaissance were clear and dry.

According to historical research, the two (2) parcels of the Phase One Property were originally developed in circa 1966 as residential property, and previously vacant or used for agricultural purposes.

Since then, the Phase One Property has been occupied by the two (2) residential dwellings mentioned above. 2476 Confederation Parkway included a backyard consisting of a landscaped area, a metal shed, a gazebo frame and a poly tarp greenhouse. The attached garage was not accessible during the site

reconnaissance. Potential for significant environmental concerns is considered to be low, however, access would be required to confirm.

2482 Confederation Parkway included a backyard consisting of a landscaped area and inferred garden. Some miscellaneous materials, including a metal drum likely containing ashes, a plastic tank for compost, wood and metal sheet were observed along the western external wall of the garage.

The findings of the Phase One ESA completed by Wood did not identify any Potentially Contaminating Activities (PCA) for past and present land uses on, in or under the Phase One Property and within the Phase One Study Area, that may comprise Areas of Potential Environmental Concern (APEC) on the Phase One Property where one or more contaminants may be present.

Based on the Phase One ESA completed by Wood on 12 December 2018, there is no evidence of potential or actual contamination associated with the Phase One Study Area. As such, no further environmental assessment work is warranted at this time.

To address potential operational/management issues, Wood offers the following recommendations:

- The debris identified at the Phase One Property should be removed and disposed as per the applicable regulations;
- Based on the date of construction of the building (i.e., approximately 1966), friable Asbestos Containing Materials (ACMs) may be present in drywall compounds, floor tiles and/or behind walls and ceilings. A comprehensive asbestos survey is recommended in order to comply with Ontario Regulation 278/05 and Ontario Regulation 279/05. An asbestos management plan will be required for any confirmed friable ACM which is not abated or has not been tested to be deemed non asbestos;
- Lead-Containing Paints (LCPs) is suspected to be present at the Phase One Property based on the age of the building and criteria outlined in the Canadian Hazardous Products Act – Surface Coating Materials Regulation dated April 2005. As enforced by the Ministry of Labour (MOL), all LCP in poor condition must be removed by a qualified lead abatement contractor as outlined in the MOL Guideline titled the “The Control of Lead Exposures during the Removal of Lead on Construction Projects”; and
- A Designated Substances Survey (DSS) is required if future repair, renovation or demolition activities are planned which could affect the pipe insulation, vinyl floor tiles, ceiling tiles and stucco walls and roof. A DSS is required to fulfil the Owner’s requirements under Section 30 of the Ontario Occupational Health and Safety Act, (the OHSA), Revised Statutes of Ontario 1990, (as amended). The building owner must provide the DSS report to all contractors working on the Property. Subsequently, all contractors must furnish the DSS report to their subcontractors.

**NOTE: The Executive Summary highlights the key points of the Phase One ESA only. For complete information and findings, as well as the limitations, the reader should examine the complete report.**

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## 1.0 INTRODUCTION

Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited ("Wood"), was retained by Preeminent Development Inc. (hereafter referred to as "PDI"), to conduct a Phase One Environmental Site Assessment (ESA) of two (2) residential properties located at 2476 and 2482 Confederation Parkway, in Mississauga, Ontario (the "Phase One Property").

A Phase One ESA is defined as a systematic qualitative process to assess the environmental condition of a property based on its historical and current use. The general objectives of a Phase One ESA are to achieve the following: 1) 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; 2) to determine the need for a Phase Two Environmental Phase One Property Assessment; 3) to provide a basis for carrying out any Phase Two Environmental Phase One Property Assessment required; and 4) to provide adequate preliminary information about environmental conditions in the land or water on, in or under the Phase One Property for the conduct of a risk assessment following completion of a Phase Two Environmental Phase One Property Assessment.

PDI retained Wood to provide an evaluation of known and possible environmental issues at the Phase One Property in support of the potential redevelopment of the Phase One Property.

### 1.1 Phase One Property Information

The Phase One Property encompasses an area of approximately 1,475 m<sup>2</sup> in total, with addresses 2476 and 2482 Confederation Parkway.

The property located at 2476 Confederation Parkway has an area of approximately 735 m<sup>2</sup> and it is occupied by a vacant single detached residential dwelling, with attached garage, and backyard with a shed.

The property located at 2482 Confederation Parkway has an area of approximately 740 m<sup>2</sup> and it is occupied by a vacant single detached residential dwelling, with detached garage, and backyard.

A key plan showing the location of the Phase One Property is provided on Figure 1 while a generalized plan of the Phase One Property is provided on Figure 2. General information concerning the Phase One Property is provided in Table 1 below.

**Table 1 - Phase One Property Information**

Municipal Addresses	2476 Confederation Parkway, L5B 1R9 (southern portion of the Phase One Property)				2482 Confederation Parkway, L5B 1R9 (northern portion of the Phase One Property)		
Legal Description	Lt 30, PL 500; City of Mississauga				Lt 29, PL 500; City of Mississauga		
PIN	13355-0694 (LT)				13355-0695 (LT)		
Area	1,475 m <sup>2</sup>						
UTM (NAD 83)	Zone	17	Easting	611762		Northing	4825589
Property Owner	2629618 Ontario Inc.				58 Six Point Road Etobicoke, Ontario		

	2629591 Ontario Inc.	M8Z 2X2 C. J. Gavsie CJ@preeminentdevelopments.ca
<b>Client</b>	Preeminent Development Inc.	58 Six Point Road Etobicoke, Ontario M8Z 2X2 David Sajecki david@sajeckiplanning.com

A legal survey was not provided to Wood.

## 2.0 SCOPE OF INVESTIGATION

This Phase One ESA was conducted in accordance with the requirements prescribed in Schedule D – Phase One Environmental Phase One Property Assessments as stipulated under Ontario Regulation 153/04 Records of Phase One Property Condition, Part XV.1 of the Environmental Protection Act (EPA), as amended (“O. Reg.153/04”).

This Phase One ESA was carried out in accordance with the Terms of Reference provided in Wood’s work plan number P18106 dated 7 November 2018. The scope of work for the Phase One ESA consisted of the following tasks:

- Reviewing the historical occupancy of the Phase One Property, through the use of available archived and relevant (in Wood’s opinion) municipal and business directories, city directories, survey and land title search, Ontario Base Map, other historical mapping and aerial photographs and documenting the history of the Phase One Property to 1875;
- Reviewing the current use of the Phase One Property and any land use practices that may have impacted its environmental condition;
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Phase One Property;
- Mapping the Phase One Property and the surrounding properties within a minimum of 250 m of the Phase One Property;
- Conducting a ‘walk-through’ visual assessments (i.e., site reconnaissance) of the Phase One Property and building facilities, in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- Conducting interviews with site representative to obtain knowledge of all historical activities on enhanced investigation properties as practicable, as well as to provide Wood staff with unrestricted access to all areas of the Phase One Property and Phase One Property buildings (as required by *O. Reg. 153/04*);
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available. Certain provincial searches are only conducted from the period of 1987 to present;
- Obtaining a complete EcoLog Environmental Risk Information Services Ltd. (“ERIS”) report for the Phase One Property and a 250 m surrounding perimeter;
- Developing a conceptual Site model (CSM) by a Qualified Person (QP) as defined by Part XV.1 of the Environmental Protection Act. The CSM combined regional geologic and hydrologic data with data available for the Phase One Property to produce a comprehensive view of its environmental conditions; and
- Preparing a report of our findings.



## **2.1 Assumptions and Limitations**

Wood has prepared this Phase One ESA using reasonable efforts to identify Potentially Contaminating Activities (PCA), or past or present land uses on, in or under the Phase One Property or within the Phase One Study Area, that comprise Areas of Potential Environmental Concern (APEC) on the Phase One Property where one or more contaminants may be present. The findings presented in this Phase One ESA have been made applying professional judgment based on the facts currently available to Wood within the limits of the existing data, scope of work, budget, and schedule.

In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that information contained in previous reports for the Phase One Property or surrounding properties, where available, is accurate unless contradicted by Wood's observations or contradicted by other credible referenced sources reviewed.

Independent data research companies including Environmental Risk Information System (ERIS) and Opta Information Intelligence were contracted to provide Wood with the government and public agency database search report, fire insurance plans, underwriters' reports and plans, and urban and rural directories referenced in this Phase One ESA. The information provided from the searches was assumed to be true and accurate unless obviously contradicted by Wood's observations or contradicted by another credible referenced source reviewed by Wood.

Our discussion of information included herein and as provided by PDI, or as publicly-available information, should not be considered as a peer review by Wood, but rather as a presentation of factual information. Specifically, Wood has not been provided with Third Party Reliance on the records referenced herein and, therefore, Wood accepts no responsibility for the validity and accuracy of the information contained therein.

Wood did not conduct any intrusive investigations in completing the scope of work. No sampling and/or analyses of soil, sediment, water, liquid, gas or air was performed at or in the vicinity of the Phase One Property. This Phase One ESA report is not to be construed as a regulatory compliance audit or review. Although Section 5.0 of this report discusses designated substances and hazardous materials normally reviewed as part of a Phase One ESA including asbestos containing materials (ACM), lead, mercury, ozone depleting substances (ODS), polychlorinated biphenyls (PCB) and mould, the review was performed at a cursory level and for the Phase One Property as a whole. No sampling or analytical testing for designated substances and/or hazardous materials was performed. This report should thus not be construed as a designated substance or hazardous materials survey or assessment. Recommendations made with respect to these items are provided as guidance only.

The garage at 2476 Confederation Parkway was locked and not accessible at the time of Wood's site reconnaissance. Although the potential for significant environmental concerns associated with residential dwellings are generally considered to be low, access to the garage would be required to confirm there are no PCAs.

A signed Legal Survey was not provided to Wood at the time of preparation of this report.

Wood has prepared this Phase One ESA using reasonable efforts to identify APECs associated with potential contaminants of concern at the Phase One Property. The findings presented in this Phase One ESA have been made applying professional judgment based on the facts currently available to Wood within the limits of the existing data, scope of work, budget, and schedule. All activities of the Phase One ESA were completed under the supervision of a Qualified Person as defined by O.Reg. 153/04, as amended. In addition, the Qualified Person prepared the Conceptual Phase One Property Model, in accordance with Part VII of the Regulation.

## **3.0 RECORDS REVIEW**

### **3.1 General**

#### ***3.1.1 Phase One Study Area Determination***

The Phase One Property is located on the southwestern side of Confederation Parkway, southeast of Dunbar Road, in Mississauga, Ontario (Figure 1). The Phase One Property lies in an urban municipal setting in an area of predominantly residential use.

The Phase One Study Area consists of a 250 metre buffer from the boundaries of the Phase One Property (Figure 3). The default 250 metre radius was used as large parcels of land located up-gradient of the Phase One Property have all been used primarily for residential and commercial purposes since their development from previous agricultural property use prior to circa 1966.

It should be noted some research extended well beyond the 250 m study area such as landfills, air photos and maps. Based on these searches and recent development of the area there was no known significant environmental concerns located beyond the 250 m buffer from the Phase One Property and therefore 250 m was considered to be an appropriate study area for this Phase One ESA.

#### ***3.1.2 First Developed Use Determination***

According to historical research, the parcels of the Phase One Property were originally developed in circa 1966 as residential property, with the construction of the residential dwellings that currently occupy the Phase One Property.

All the dwellings have been vacant since May 2018, when the properties were purchased by the current owner (PDI).

Prior to the developed land uses described the Phase One Property was vacant or utilized for agricultural purposes since at least 1946 (based on 1946 air photo) and inferred to have been used for agricultural purposes since the land was purchased from the Crown in 1819.

#### ***3.1.3 Fire Insurance Plans and Property Underwriters Reports and Plans***

Fire Insurance Plans (FIP) were first published in 1875 and typically included coverage of hamlets, villages, towns or cities. Publication of FIPs was discontinued in 1975 due to escalating production costs and declining demand. Fire insurance plans prepared in Canada between 1875 and 1975 have been catalogued by Dubreuil and Woods (2002).

Fire insurance plans (FIP) were not available for the Phase One Property or surrounding properties from the Library and Archives Canada collection. Additionally, Wood was advised by Opta that FIPs were not available for the Phase One Property or surrounding properties. The unavailability of FIPs for the Phase One Property commonly suggests that the area was undeveloped at the time FIPs were in use (i.e. circa 1875 to 1975).

Copy of OPTA response is provided in Appendix A.

### 3.1.4 Chain of Title

Two (2) chains of title were prepared to document the ownership of the Phase One Property, which consists of two (2) parcels of land, from its conversion from Crown to the present owner.

Private individuals were listed as owners of the two (2) parcels at the Phase One Property for the majority of time since it was purchased from the Crown in 1819. 2629618 Ontario Inc. and 2629591 Ontario Inc. are listed as the owners of 2476 and 2482 Confederation Parkway, respectively, since 30 and 27 April 2018.

No PCAs were identified by the chain of title review.

Copies of the chains of title are provided in Appendix B.

### 3.1.5 Environmental Reports

No previous investigation reports were provided to Wood.

### 3.1.6 City Directories

Wood reviewed City directories, provided by ERIS, for the years 1958, 1966, 1972-73, 1977-78, 1983, 1989, 1994, and 2000. According to the city directories reviewed, the occupants of 2482 Confederation Parkway were listed as individual names (inferred residential) from 1972-73 to 2000 (); the Phase One Property was not listed before 1972-73 and occupants of 2476 Confederation Parkway were listed as individual names (inferred residential) from 1972 to 1989 (address was not listed from 1994 to 2000).

**Table 2 - Business Directory Listings**

2476 Confederation Parkway		
Years		Occupant
1994	2000	Address Not Listed
1972	1989	Inferred Residential
1958	1966	Address Not Listed
2482 Confederation Parkway		
Years		Occupant
1972	2000	Inferred Residential

The area surrounding the Phase One Property generally consisted of residential land use with some commercial land use on nearby arterial roads. Of particular note were the following addresses:

2555 Rugby Road, approximately 215 m northwest from the Phase One Property: Omni Carpet Cleaning Serv listed as tenant of the property from 1983 to 1989, is not considered an environmental concern, given the location and distance from the Phase One Property.

2546 Rugby Road, approximately 200 m northwest from the Phase One Property: Senzel Limousine Service Ltd listed as tenant of the property in 1983 is not considered an environmental concern, given the location and distance from the Phase One Property.

Based on a review of the above noted city directories, no PCAs were identified at the Phase One Property.

### 3.2 Environmental Source Information

**Table 3 - Regulatory and Database Information**

Source	Date	Findings	PCA	APEC
<b>Ministry of the Environment, Conservation and Parks(MECP)</b> Inventory of Coal Gasification Plant Waste Sites in Ontario (MOE) and Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario	April 1987 and November 1988	No coal tar or coal-tar related waste sites were listed within 1 km of the Phase One Property.	None Identified	None Identified
<b>MECP</b> Waste Disposal Site Inventory	June 1991	No waste disposal sites for which a Certificate of Approval for operation was issued by the Ontario Ministry of the Environment were listed within 1 km of the Phase One Property.	None Identified	None Identified
<b>Region Municipality of Peel</b> (Contacted for records of environmental regulatory non-compliance concerning the Phase One Property)	27 November 2018	With letters of 9 January 2019, Region Municipality of Peel responded that no records were located responsive to our requests.	None Identified	None Identified
<b>MECP, Freedom of Information (FOI) and Protection of Privacy Office</b> (Electronic search of records since 1985 for outstanding actions, violations, control orders, summons, complaints, spills hazardous waste documents, or certificates of approval for the Phase One Property)	5 December 2018	With letters of 12 December 2018, MECP responded that no records were located responsive to our requests.	None Identified	None Identified
<b>MECP</b> Brownfields Environmental Site Registry	7 December 2018	No Records of Site Condition could be found in the database for the Phase One Property.  RSC n. 222932 for the properties at 2551-2555 Confederation Parkway and 90-110 Dundas Street West, approximately 175 m northwest from the Phase One Property was filed in January 2017.  The information provided in the RSC indicates that several Phase I and II ESAs and remediation activities have	Other – Contaminated Site	None identified, due to the distance from the Phase One Property.

Source	Date	Findings	PCA	APEC
		been conducted at the property in 1999 and in 2009. Soil was tested for PAHs, PHCs, VOCs, and metals; ground water was tested for PHCs and VOCs. Data was compared to the full depth SCS for coarse textured soil and residential/parkland/institutional property use in a non-potable ground water setting.		
<b>Ministry of Natural Resources</b> Natural Heritage Information Center	12 December 2018	The database did not provided any record concerning the Phase One Property	None Identified	None Identified
<b>Technical Standards and Safety Authority (TSSA)</b> Information concerning presence of petroleum storage tanks, fuel spill records, accidents or fuel-related incidents which may be registered for Phase One Property or surrounding properties	28 November 2018	TSSA was contacted by email and Yalini Kanagendran, Public Information Agent, informed Wood that there is no record of any fuel storage tanks at the Phase One Property and surrounding properties.	None Identified	None Identified

A copy of the TSSA, Region of Peel and MECP responses is provided in Appendix C.

### 3.2.1 Environmental Risk Information Services Ltd. ("ERIS")

ERIS is a national service that provides site-specific environmental and property-use information. An ERIS database report contains detailed government and private sector records concerning possible environmental liabilities associated with a property and the surrounding neighbourhoods. A complete ERIS database report was acquired for the Phase One Property. For the Phase One Property, the ERIS Project number is 20181130055. A copy of the ERIS database report is provided in Appendix D. The databases searched by ERIS included the following:

Federal Databases	
Environmental Effects Monitoring (EEM)	National Defense & Canadian Forces Spills (NDSP)
Environmental Issues Inventory System (EIIS)	National Defence & Canadian Forces Waste Disposal Sites (NDWD)
Federal Convictions (FCON)	National Energy Board Wells (NEBW)
Contaminated Sites on Federal Land (FCS)	National Environmental Emergencies System (NEES)
Fisheries & Oceans Fuel Tanks (FOFT)	National PCB Inventory (NPCB)
Greenhouse Gas Emissions from Large Facilities (GHG)	National Pollutant Release Inventory (NPRI)
Indian & Northern Affairs Fuel Tanks (IAFT)	Parks Canada Fuel Storage Tanks (PCFT)
National Analysis of Trends in Emergencies System (NATES)	Transport Canada Fuel Storage Tanks (TCFT)
National Defense & Canadian Forces Fuel Tanks (NDFT)	
Provincial Databases	
Abandoned Aggregate Inventory (AAGR)	Landfill Inventory Management Ontario (LIMO)
Aggregate Inventory (AGR)	Mineral Occurrences (MNR)
Abandoned Mine Information System (AMIS)	Non-Compliance Reports (NCPL)
Borehole (BORE)	Ontario Oil and Gas Wells (OOGW)

Certificates of Approval (CA) Commercial Fuel Oil Tanks (CFOT) Inventory of Coal Gasification Plants and Coal Tar Sites (COAL) Compliance and Convictions (CONV) Certificates of Property Use (CPU) Drill Hole Database (DRL) Environmental Activity and Sector Registry (EASR) Environmental Registry (EBR) Environmental Compliance Approval (ECA) Emergency Management Historical Event (EMHE) List of TSSA Expired Facilities (EXP) Fuel Storage Tank (FST) Fuel Storage Tank – Historic (FSTH) Ontario Regulation 347 Waste Generators Summary (GEN) TSSA Historic Incidents (HINC) TSSA Incidents (INC)	Inventory of PCB Storage Sites (OPCB) Orders (ORD) Pesticide Register (PES) TSSA Pipeline Incidents (PINC) Private and Retail Fuel Storage Tanks (PRT) Permit to Take Water (PTTW) Ontario Regulation 347 Waste Receivers Summary (REC) Record of Site Condition (RSC) Ontario Spills (SPL) Wastewater Discharger Registration Database (SRDS) TSSA Variances for Abandonment of Underground Storage Tanks (VAR) Waste Disposal Sites MOE CA Inventory (WDS) Waste Disposal Sites - MOE 1991 Historical Approval Inventory (WDSH) Water Well Information System (WWIS)
<b>Private Databases</b>	
Anderson's Waste Disposal Sites (ANDR) Automobile Wrecking & Supplies (AUWR) Chemical Register (CHEM) Compressed Natural Gas Stations (CNG) ERIS Historical Searches (EHS) Canadian Mine Locations (MINE)	Oil and Gas Wells (OGW) Canadian Pulp and Paper (PAP) Retail Fuel Storage Tanks (RST) Scott's Manufacturing Directory (SCT) Anderson's Storage Tanks (TANK)

The following relevant information was identified in the ERIS database report.

**Table 4 - ERIS Data**

Database	Address	Distance and Direction from Phase One Property	Findings	PCAs	APECs
GEN	2425 Confederation Parkway	Approximately 125 m southeast	Mississauga Hydro waste generator of polychlorinated biphenyls (PCB) for the years 1990, 1992-94.	55 – Transformer Manufacturing, Processing and Use	None identified due to the location and distance from the Phase One Property
GEN	100 King Street West	Approximately 115 m north	Sapra Camera Store waste generator of photoprocessing wastes for the years 1994-96. Pharma Plus Drugs waste generator of pharmaceuticals and pathological wastes for the years 1994-96.	Other – Generation of hazardous wastes	None identified due to the location and distance from the Phase One Property
SPL	68 Floradale Road	Approximately 175 m northeast	A spill of 520 liters of furnace oil to gravel paved floor was reported in 1989.	Other - Spill	None identified due to the location and distance from the Phase One Property

Other databases reviewed in preparing the ERIS database report did not have any relevant records for the Phase One Property or surrounding properties.

### 3.3 Physical Setting Sources

#### 3.3.1 Aerial Photographs

A review of selected aerial photographs was conducted to determine the general development history of the Phase One Property and surrounding properties. Aerial photography does not provide a continuous record of property development and it is possible that features of interest may have appeared or disappeared between the dates of coverage. Efforts were made to obtain at least one aerial photograph from each decade, subject to aerial photograph availability and scale. In some cases available aerial photography may be at a scale that precludes a detailed interpretation of the Phase One Property and surrounding area.

Aerial photographs of the Phase One Study Area were obtained from the National Air Photo Library in Ottawa, Ontario, for the years 1946, 1950, 1966, 1978, and 1988, and from Google Earth for the years 2005, 2009, and 2018. The earliest available aerial photograph for the Phase One Study Area was for the year 1946. An interval of approximately 10 years between each aerial photograph, subject to aerial photograph availability and scale, was deemed sufficient to characterize changes in the Phase One Study Area during its history. During periods of rapid change, an attempt was made to reduce the interval between aerial photographs to gain a better understanding of the Phase One Study Area.

**Table 5 - Aerial Photographs**

Date	Phase One Property	Surrounding Properties	PCA	APEC
1946	The Phase One Property appears to consist of an agricultural/vacant area with no structures and with some trees.	The surrounding properties consist mainly of agricultural/vacant areas; Some residential dwellings are located northwest of the Phase One Property, along two parallel northwest-southeast trending roads. Inferred orchards/tree farms appear beyond adjacent properties (east, south and west).	40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	None identified due to the fact that the Phase One Property and the surrounding properties were later re-developed, likely with removal of the topsoil where the pesticides cumulated.



Date	Phase One Property	Surrounding Properties	PCA	APEC
1950	The Phase One Property does not appear to have changed significantly since the 1946 aerial photograph.	The surrounding properties does not appear to have changed significantly since the 1946 aerial photograph.	40 – Pesticides (including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications.	None identified due to the fact that the Phase One Property and the surrounding properties were later re-developed, likely with removal of the topsoil where the pesticides cumulated.
1966	The Phase One Property appears to be developed with residential dwellings.	The adjacent and surround properties appear to be developed with the construction of residential dwellings and roads. An inferred commercial plaza is shown approximately 180 m northwest from the Phase One Property.	None identified	None identified
1978	The Phase One Property does not appear to have changed significantly since the 1966 aerial photograph.	A new residential development consisting in high rise apartment buildings is shown from approximately 70 m southeast from the Phase One Property. No other significant changes are shown on the aerial photograph.	None Identified	None Identified
1988	The Phase One Property does not appear to have changed significantly since the 1978 aerial photograph.	The area south of the Phase One Property has been developed with new inferred residential dwellings. No other significant changes are shown on the aerial photograph.	None Identified	None Identified

Date	Phase One Property	Surrounding Properties	PCA	APEC
2005	The Phase One Property does not appear to have changed significantly since the 1988 aerial photograph.	The area previously occupied by two inferred high rise apartment building, approximately 70 m southeast from the Phase One Property, is now occupied by a park. No other significant changes are shown on the aerial photograph.	None Identified	None Identified
2009	The Phase One Property does not appear to have changed significantly since the 2005 aerial photograph.	A commercial plaza previously shown approximately 175 m northwest from the Phase One Property appears to be demolished. No other significant changes are shown on the aerial photograph.	None Identified	None Identified
2018	The Phase One Property does not appear to have changed significantly since the 2009 aerial photograph.	No significant changes are shown on the aerial photograph.	None Identified	None Identified

Copies of the aerial photographs are presented in Appendix E.

### **3.3.2 Topography, Hydrology, Geology**

The general topography, hydrology and geology of the Phase One Property and surrounding area were determined from the following information sources:

- Natural Resources Canada. (2015). The Atlas of Canada - Toporama, 2.0. Retrieved 6 November 2018, from <http://atlas.gc.ca/toporama/en/index.html>.
- Ministry of Natural Resources and Forestry. (2015). Make a Map: Natural Heritage Areas. Retrieved 25 May 2018, from <http://www.giscoeapp.lrc.gov.on.ca/web/MNR/NHLUPS/NaturalHeritage/Viewer/Viewer.html>.
- Surficial Geology of the Greater Toronto and Oak Ridges Moraine Area, Southern Ontario, Geological Survey of Canada (1997).

- Geological Highway Map, Southern Ontario, Ontario Geological Survey Map 2441, Ministry of Natural Resources (Rev. 1979).
- Map 2226 Physiography of the South Central Portion of Southern Ontario, Ontario Department of Mines and Northern Affairs (Rev. 1984).
- Ministry of Environment, Conservation and Parks. (2012-2018). Well Records. Retrieved 6 November, from <http://www.ontario.ca/environment-and-energy/map-well-record-data>.

**Table 6 - Physical Setting**

<b>Elevation:</b>	110 metres above sea level (m.a.s.l.).
<b>Topography:</b>	Relatively flat
<b>Relief:</b>	None
<b>Native Surficial Deposits:</b>	Sand, gravel, minor silt and clay
<b>Bedrock:</b>	Shale and limestone of the Georgian Bay.
<b>Depth to Bedrock:</b>	Not Determined
<b>Inferred Direction of Regional Ground water Flow:</b>	South, toward Mary Fix Creek and Credit River and its tributaries.
<b>Prominent Physical Features:</b>	None in the Phase One Study Area.

A topographic map for the Phase One Property and Phase One Study Area is included in Appendix F.

It should be noted that local ground water flow may be influenced by underground features including utility trenches, conduits, buildings and other subgrade structures, variations in soil type, and minor fluctuations in topography.

### **3.3.3 Fill Materials**

Fill material was not observed at the Phase One Property during the site reconnaissance.

### **3.3.4 Water Bodies and Areas of Natural Significance**

Mary Fix Creek is located approximately 210 m south of the Phase One Property, running from northwest to southeast. Cooksville Creek is approximately 600 m to the north, northwest-southeast trending.

The Phase One Property does not include land that is within 30 m of a “water body” which, if present, would classify it as a sensitive site under O.Reg. 153/04, as amended. The Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would also classify it as a sensitive site under O.Reg. 153/04, as amended. Wood visited the websites of City of Mississauga and Region of Peel and searched for natural heritage plans or protected site maps. The Phase One study area does not appear to have been designated by the City or Region as a protected area.

### **3.3.5 Water Well Records**

The MECP on-line well record map (<http://www.ontario.ca/environment-and-energy/map-well-record-data>) was accessed on 6 December 2018 to identify any wells installed at the Phase One Property or neighbouring properties for which the MECP has received a well record. There were no water wells identified as being present at the Phase One Property and surrounding properties on the MECP well record map.

### **3.3.6 Oil and Gas Wells**

A search of the Oil, Gas and Salt Resources database by EcoLog ERIS did not find any wells within the Phase One Study Area.

## **3.4 Site Operating Records**

The Phase One Property is not currently used in whole, or in part, for an industrial use.

## 4.0 INTERVIEWS

A Record of Interview form provided by Wood was completed by Mr. C. J. Gavsie, Partner at PDI, and sent on 4 January 2018.

From the responses provided it is understood that

- The Phase One Property was only used for residential purposes;
- Mr. Gavsie was not aware of any environmental issues associated with the Phase One Property, such as waste disposal, landfilling, chemical use and/or storage (including spills), above ground storage tank (AST) or underground storage tank (UST), MECP orders, etc.;
- Mr. Gavsie was not aware of any environmental building management issues such as asbestos containing materials, PCBs in electrical equipment, odour, mould, indoor air quality, Urea formaldehyde foam insulation (UFFI), Ozone depleting substances (ODS), lead-based paints, etc.;
- Mr. Gavsie was not aware of any site-specific permits, waste generator number, certificates of approval, water well records or sewer use/discharge permits;
- Mr. Gavsie was not aware of any current or historical environmental concern associated with adjacent properties;
- Mr. Gavsie was not aware of any previous environmental investigations, inspections, audits or reports (e.g. environmental assessment and remediation, tank removals, asbestos or mould survey for the Phase One Property or adjacent properties; and
- Mr. Gavsie was not aware of anyone else we should contact for additional environmental information.

A copy of the Record of Interview form is attached in Appendix C.

## **5.0 PHASE ONE PROPERTY RECONNAISSANCE**

### **5.1 General Requirements**

Under the supervision of Jeff Carson, QP<sub>ESA</sub>, Alessandro Pellerito, Ph.D., C.Chem., of Wood conducted a site reconnaissance on 12 December 2018 to evaluate potential issues on the Phase One Property, identify any Potentially Contaminating Activities (PCA) at the Phase One Property and/or within the Phase One Study Area, and to assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Phase One Property. Mr. C. J. Gavsie, Partner at PDI, allowed access to the Phase One Property buildings, which have been vacant since May 2018; however, a Phase One Property representative was not available to accompany Wood during the site reconnaissance. On the day of the site reconnaissance the weather was -1 °C and cloudy. Ground cover conditions at the time of the site reconnaissance were clear and dry. The garage at 2476 Confederation Parkway was locked and not accessible at the time of Wood's site reconnaissance and the roof of each building was not accessed for safety concern (however, could be viewed from ground).

This Phase One ESA report was reviewed and approved by Ian A. Powell, QP<sub>ESA</sub>.

Select photographs of the Phase One Property and Phase One Area are included in Appendix G.

### **5.2 Specific Observations at Phase One Property**

#### ***5.2.1 Phase One Property Description and Buildings***

The Phase One Property is a rectangular shaped land, consisting of two (2) parcels.

The southeastern half of the Phase One Property was occupied by a detached residential dwelling with attached garage. The address of this parcel of the Phase One Property is 2476 Confederation Parkway. The exterior portion of the Phase One Property included a backyard, consisting of a landscaped area, a metal shed, a gazebo frame and a poly tarp garden greenhouse. The attached garage was not accessible during the site reconnaissance. Residential dwellings are not considered to have contaminating activities and therefore the potential for significant environmental concern with the inaccessible garage is considered to be low, however, access would be required to confirm.

The northwestern half of the Phase One Property was occupied by a detached residential dwelling with detached garage, located southwest of the dwelling. This parcel of the Phase One Property is known as 2482 Confederation Parkway. The exterior portion of the Phase One Property included a backyard consisting of a landscaped area with the south end used as a former garden. Some miscellaneous materials, including a metal drum likely containing ashes, a plastic tank for compost, wood and metal sheet were observed along the western external wall of the garage.

**Table 7: Property Description and Buildings**

	2476 Confederation Parkway	2482 Confederation Parkway	
	Residential dwelling	Residential dwelling	Detached Garage
<b>Number of Storeys</b>	One (1) + basement	One (1) + basement	One (1)
<b>Building Footprint <sup>(1)</sup></b>	Approximately 140 m <sup>2</sup>	Approximately 150 m <sup>2</sup>	Approximately 50 m <sup>2</sup>
<b>Total Building Area <sup>(2)</sup></b>	Approximately 280 m <sup>2</sup>	Approximately 300 m <sup>2</sup>	Approximately 50 m <sup>2</sup>
<b>Year Constructed</b>	Approximately 1966	Approximately 1966	Not determined
<b>Renovations / Additions</b>	Bathrooms, furnace and hot water tank, as observed during site reconnaissance	Not determined	Not determined
<b>Foundation</b>	Full basement	Full basement	Slab-on-grade
<b>Building Exterior</b>	Bricks on wood frame; the roof was sloped and covered by shingles	Bricks on wood frame; the roof was sloped and covered by shingles	Concrete Blocks; the roof was sloped and covered by shingles
<b>Building Interior</b>	The floor was covered with plywood and ceramic on the main floor and with vinyl floor tiles, ceramic, and finished concrete in the basement.	The floor was covered with carpet, play wood and ceramic on the main floor and with plywood, ceramic, and finished concrete in the basement.	The floor of the garage was in finished concrete.
<b>Exterior Ground Cover</b>	The majority of the area outside of the building footprint was surfaced with grass. Finished concrete was along the northwestern and northeastern exterior walls of the building, and below a gazebo frame and a shed located in the backyard. An area covered by asphalt was located in front of the garage, at the eastern end of the Phase One Property.	The area outside of the building footprint was surfaced with grass.	An area covered by asphalt was located in front of the garage, at the western end of the Phase One Property.
<b>Exits and Entrances</b>	The main entrance to the dwelling and to the garage are located along Confederation Parkway, on the eastern end of the Phase One Property. Other accesses to the dwelling are located west and southwest of the building; an access to the backyard is located at the eastern end of the Phase One Property.	The main entrance to the dwelling is located along Confederation Parkway, on the eastern end of the Phase One Property. One more access to the dwelling is located west of the building; an access to the backyard is located at center of the Phase One Property.	The main entrance to the garage is located along Dunbar Road, on the western end of the Phase One Property. One more access to the garage is located northeast of the building.

	2476 Confederation Parkway	2482 Confederation Parkway	
	Residential dwelling	Residential dwelling	Detached Garage
<b>Heating Source</b>	One (1) natural gas-fired furnace was observed in the basement; furthermore, a wood/pallet stove was located in the basement.	One (1) natural gas-fired furnace was observed in the basement.	None
<b>Natural Gas Connected</b>	Likely during the building construction, in circa 1966. The pipeline connection was observed at the northern corner of the building. The gas meter was removed before the site reconnaissance.	Likely during the building construction, in circa 1966. The pipeline connection was observed at the northwestern corner of the building. The gas meter was removed before the site reconnaissance.	None
<b>Historical Heating Source</b>	Based on the year of the building (circa 1966), natural gas was the heating source since the construction.	Based on the year of the building (circa 1966), natural gas was the heating source since the construction.	None
<b>Electrical Service</b>	Previously Supplied to the Phase One Property by Alectra via overhead cables located at the northern corner of the building. There was no service during the site reconnaissance.	Previously Supplied to the Phase One Property by Alectra via overhead cables located at the northern corner of the building. There was no service during the site reconnaissance.	Previously Supplied to the Phase One Property by Alectra via overhead cables located at the western end of the building. There was no service during the site reconnaissance.
<b>Potable Water Supply</b>	Municipal water supply from Lake Ontario.	Municipal water supply from Lake Ontario.	None
<b>Non-Potable Water Supply</b>	No non-potable water sources are present on the Phase One Property		
<b>Sanitary Sewer</b>	Discharged to the municipal sewer system.	Discharged to the municipal sewer system.	None
<b>Drains, Sumps, Pits</b>	Floor drains were observed in the basement, with no stains or corrosion on floors other than from water.	Floor drains were observed in the basement, with no stains or corrosion on floors other than from water.	None

Note:

(1) measured from the city of Mississauga web site

(2) estimated

Reportedly, the Phase One Property has been vacant since May 2018.

Selected photographs of the Phase One Property are presented in Appendix G.



### **5.2.2 Utility Easements**

No utility easements were observed at the Phase One Property.

### **5.2.3 Storage Tanks**

No ASTs or USTs were observed at the Phase One Property.

### **5.2.4 Phase One Property Production and Manufacturing**

No manufacturing takes place on the Phase One Property.

### **5.2.5 Chemical Storage/Handling**

At the time of the reconnaissance, no chemicals were stored on the Phase One Property. Based on the previous occupancy of the Phase One Property (residential) it is not anticipated the historical storage and use of chemicals, with the exception of small quantities of fertilizers, pesticides, and cleaning products.

### **5.2.6 Areas of Stained Soil or Pavement, or Stressed Vegetation**

Wood conducted a walkover of the Phase One Property and did not observe any areas of stained soil or pavement, stressed vegetation/dead zones.

### **5.2.7 Spills**

Wood conducted a walkover of the Phase One Property to identify areas of significant surface staining, stressed vegetation or any other potential indicators of surface spills or leaks. No areas of surface staining or stressed vegetation were observed at the Phase One Property at the time of the site reconnaissance.

### **5.2.8 Debris/Fill**

During the site reconnaissance Wood did not observe any amounts of debris, with the exception of a metal drum likely containing ashes, a plastic tank for compost, wood and metal sheet observed along the western external wall of the garage located at 2482 Confederation Parkway; and an abandoned garden green house, which cover was partially shredded poly tarp, at 2476 Confederation Parkway.

Based on observations made at the time of the site reconnaissance, significant fill placements beyond that required for construction and development purposes are not inferred to be present at the Phase One Property.

### **5.2.9 Methane**

Methane is a colourless and odourless gas commonly formed by the decomposition of organic material. Methane is a large component of natural gas and is commonly associated with active and closed waste disposal sites. Natural sources of methane include marshes, swamps, bogs, fens or coal and/or peat deposits. Potential risks associated with methane include explosion hazards where methane enters closed spaces and concentrations exceed the lower explosive limit and/or asphyxiation hazards where it may displace oxygen to levels below that required to sustain life.

As noted above, significant quantities of fill material are not inferred to have been placed at the Phase One Property. Furthermore, the Phase One Property is not near (i.e., within one kilometre) to any active or

closed landfill sites. Consequently, methane gas is not inferred to be a significant environmental issue at the Phase One Property.

#### **5.2.10 Pesticides and Herbicides**

Pesticides and herbicides include a variety of chemical compounds used to control and/or eliminate pests and weeds in both agricultural and non-agricultural settings. These products may have been used extensively on agricultural fields. They are also used to control weeds and unwanted vegetation in forests, pastures, parks, athletic fields, golf courses, ponds, lakes, and home lawns and gardens, as well as for pest control in products such as termite-resistant plywood, as well as more broadly in homes, apartment buildings, schools, and businesses.

Based on the observation of remaining of garden greenhouse and small areas dedicated to cultivation at Phase One Property, it is possible that small quantities of pesticides and/or herbicides may have been used at the Phase One Property, however, given the residential use of the property, significant use of pesticides/herbicides is not likely and is not considered to be a significant environmental concern.

The Phase One Property was used for agricultural purposes from at least prior to 1946 until the early 1960s. Agricultural practices have traditionally involved the storage and use of pesticides and herbicides. Lead and arsenic were commonly associated with agricultural sprays, and if applied at the Phase One Property, may be present at residual concentrations in the soil. Aldrin and dieldrin were commonly applied in orchards. However, as it is common to remove topsoil from sites prior to development significant residual pesticides are unlikely to remain at the Phase One Property. No evidence of the storage and/or use of pesticides or herbicides was observed at the Phase One Property or found during the historical review.

#### **5.2.11 Radon**

Radon is a naturally occurring radioactive gas produced by the decay of Uranium-238 that tends to concentrate in formations of granite, sandstone, coal, phosphate and uranium deposits as well as from radioactive minerals in some glacial tills. Radon is colourless, odourless and tasteless. As a gas, radon can move freely through the soil, rock and ground water enabling it to escape to the atmosphere or seep into buildings through foundation openings, cracks and joints. Because the existence of radon is dependent upon geological factors, it is more of a regional concern than Phase One Property-specific.

In June 2007, following a review of the 1988 federal radon guidelines, Health Canada announced a new (non-regulatory) guideline for acceptable levels of radon in indoor air in a residential setting: "remedial measures should be undertaken in a dwelling whenever the average annual radon concentration exceeds 200 Becquerels per cubic metre (200 Bq/m<sup>3</sup>) in the normal occupancy area. The higher the radon concentration, the sooner remedial measures should be undertaken. When remedial action is taken, the radon levels should be reduced to a value as low as practicable. The construction of new dwellings should employ techniques that will minimize radon entry and will facilitate post-construction radon removal, should this subsequently prove necessary."

Health Canada and the Federal Provincial Territorial Radiation Protection Committee (FPTRPC) worked collaboratively to form the new radon guideline, and since 2004 have also worked to develop a program of implementation for the guideline, under the National Radon Program. Several research projects have been ongoing to test radon across the country, and develop a radon potential mapping methodology, which will help to target more research and education efforts. The two years Cross-Canada Survey of Radon Concentrations in Homes, Final Report estimated that the percentage of Canadian homes with radon levels above the 200 Bq/m<sup>3</sup> guideline is 6.9%. The estimate for Ontario of homes exceeding the guideline was less, at 4.6%. Further studies are ongoing to determine any correlations between radon levels and home characteristics, as well as regional potential mapping. The study's conclusions found that no areas of the country are 'radon free', and also emphasized that the results should not be used to determine risk potential, as the only way to know if a building has elevated radon is to test for it.

A 2011 Radon Potential Map of Canada, published by Radon Environmental Management Corporation, identified three zones of the relative radon hazard across Canada based on geologic conditions (i.e. geology, geophysics and geochemistry). The regions depicted in the map reflect conditions where higher radon readings might be found in Zone 1 (High) versus Zone 2 (Elevated) and Zone 3 (Guarded) respectively.

The Phase One Property is located within the Peel Regional Health Unit. The Health Canada (2012) study of the Peel Regional Health Unit, which covered an area of approximately 1,242 km<sup>2</sup>, identified 0.0% of the 89 homes studied exhibited radon concentrations above 200 Bq/m<sup>3</sup>. This study was not specific to soil type, and locations of the study points were not provided. According to the Radon Potential Map (Radon Environmental, 2011), the Phase One Property is located in an area of elevated radon potential (Zone 2).

A search of the websites of the City of Mississauga and Region of Peel did not reveal any results indicating radon to be a concern in the area, and Wood is not aware of other records of the presence or emission of radon gas in the immediate area of City of Mississauga. Wood does not suspect radon gas to be a significant environmental issue at the Phase One Property.

#### **5.2.12 Air Emissions and Odours**

Wood did not observe the presence of air emission sources at the time of the site reconnaissance that could possibly affect the environmental condition of the Phase One Property (i.e., building surfaces and/or surficial soils). The Phase One Property was vacant during the time of the reconnaissance.

#### **5.2.13 Mould**

Mould spores are ubiquitous in both indoor and outdoor environments and increased exposure to mould may occur where excessive moisture, such as water damaged building materials, is present resulting in increased mould growth and spore production. Exposure to mould spores may occur during building occupancy and/or building maintenance and/or repair operations. The most common types of moulds are generally not hazardous; however, some moulds may be problematic to some people.

There are currently no regulations specifically covering exposure to mould and/or mould remediation practices in Canada and there are no occupational exposure limits that define acceptable levels of mould

exposure without adverse health effects. However, Section 25 and 27 of the Occupational Health & Safety Act (OHSA) states that an employer and supervisor must take every reasonable precaution to ensure the health and safety of their workers. This includes exposure to moulds and other biological matter. Direction on the assessment and remediation of mould in Ontario is based on the Canadian Construction Association document CCA82 "Mould Guidelines for the Canadian Construction Industry" (February 2004) and the Environmental Abatement Council of Ontario (EACO) document "Mould Abatement Guidelines, Second Edition" (2010).

Evidence of conditions that may promote mould growth (e.g., moist or wet conditions) was not observed during the site reconnaissance; however, observations were made only in readily accessible areas of the existing buildings (i.e., did not include concealed spaces such as behind walls or above ceilings).

#### **5.2.14 Designated Substances and Hazardous Building Materials**

There are eleven designated substances that are regulated by the OHSA, including asbestos, lead, mercury, silica, arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates and vinyl chloride.

Of the eleven designated substances, the three that are commonly encountered on a project site include asbestos, lead and mercury.

##### **5.2.14.1 Asbestos**

Asbestos refers to a group of naturally occurring fibrous mineral silicates that is known to have been used in over 3,000 products commonly referred to as asbestos containing materials (ACM). The ability of asbestos to withstand high temperatures as well as its tensile strength, spinnability, resistance to chemicals, and other properties have resulted in hundreds of applications. Friable forms of ACM can be readily crumbled using hand pressure, allowing separation of the asbestos fibres from the associated binding materials and is commonly seen in boiler and pipe insulation and spray-on fireproofing. Non-friable ACMs are associated with a binding agent that prevents the ready release of airborne fibres and is typically found in roofing tars, floor and drywall compound, plaster and pre-cast asbestos cement products commonly referred to as "transite" (e.g., roof drains and transite panels). Buildings constructed prior to 1980 are more likely to contain both friable and non-friable forms of asbestos as the use of friable asbestos was generally discontinued sometime in the 1990s once stockpiles were exhausted. Non-friable asbestos in the form of caulking, roofing materials, fire stop, mastic or transite piping continue to be in use today.

Wood was advised by the site representative that an asbestos survey has not been conducted at the Phase One Property, and that ACMs are not known to be present at the Phase One Property. Based on the date of construction of the Phase One Property buildings (i.e., approximately 1966), ACMs may be present at the Phase One Property as the use of friable ACMs was not discontinued until the early 1990s and the use of non-friable ACMs continues to this date. Suspect ACMs observed as part of the Phase One ESA, included drywall which generally appeared in good condition in the basement of the buildings at

2476 and at 2482 Confederation Parkway; vinyl floor tiles were also observed in the basement of the building at 2476 Confederation Parkway.

The handling, identification, documentation, and removal of asbestos are regulated by Ontario Regulation 278/05 - Asbestos on Construction Projects and in Buildings and Repair Operations (O.Reg. 278/05). The presence of ACMs can only be verified through multiple samples and analysis of suspect material samples as outlined in O.Reg. 278/05. If present at the Phase One Property, ACMs must be addressed through the implementation of an appropriate management or abatement plan to protect the health of persons working at the Phase One Property, as required under the OHSA and O.Reg. 278/05. Where ACMs are in poor or deteriorated condition and potential human health exposure concerns exist, ACMs may be addressed through repair, encapsulation, enclosure or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a Phase One Property may disturb these materials.

#### 5.2.14.2 Lead

Lead is a heavy metal which is typically found in the following three forms:

- Metallic lead used to make water distribution pipes, electrical batteries, lead solder, and electric cable sheathes;
- Inorganic compounds often occurring as components of products, such as insecticides, pigments, paints, and glass; and,
- Organic lead compounds, the most commonly known of which are tetramethyl lead and tetraethyl lead, used as antiknock additives to gasoline.

The presence of lead-containing paints (LCP) in buildings represents the most significant hazard of all the above noted lead containing products where persons, notably small children, may ingest peeling or flaking LCPs. The generation of airborne lead containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions on deteriorated painted surfaces also comprises a potential health concern. The Ministry of Labour (MOL) issued the "Lead on Construction Projects" guideline in September 2004 (revised April 2011). The guideline includes legal requirements, health effects, control of the health hazard, classification of construction operations, and measures and procedures for working with the designated substance during operations that create lead dust or fumes.

In 1976, the federal government passed the Hazardous Products (Liquid Coating Materials) Regulations under the *Hazardous Products Act* limiting the amount of lead for interior paints to 0.5%. Exterior and commercial paints could still contain lead. In January 1991, members of the Canadian Paint and Coatings Association agreed to voluntarily eliminate all added lead from their products. In April 2005, under the *Canadian Hazardous Products Act*, the Federal Government issued the *Surface Coating Materials Regulations SOR/2005-109*, which limited the amount of lead permissible in paints and other surface coating materials to 0.06% lead by dry weight (600 µg/g). The limit was revised to 0.009% lead by dry weight (90 µg/g) in 2010. This reduction does not generally apply to surface coating applied to buildings

or other structures used for agricultural or industrial purposes or as an anti-weathering or anti-corrosive coating.

Some of the interior walls of the Phase One Property buildings contained painted surfaces. Given the date of construction of the Phase One Property building (i.e., approximately 1966), it is possible that LCPs are present at the Phase One Property given the legislative definition of LCP in Canada was recently revised (2010) to include a much lower acceptable concentration of lead than was previously regulated. Observations made at the time of the site reconnaissance indicated that the painted surfaces were in good physical condition (i.e., not peeling or flaking).

The OHSA does not set a regulatory limit on the concentration of lead in paint. Based on discussions with the MOL, any concentration of lead in paint applications should be considered to be lead-containing. The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present at the Phase One Property, LCPs may be addressed through the implementation of an appropriate management or abatement plans to protect the health of persons working at the Phase One Property, as required under the OHSA. Where LCPs are in poor condition (i.e., peeling or flaking) and potential human health concerns exist, LCPs may be addressed through encapsulation or removal. Appropriate management plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a site may disturb these materials.

#### 5.2.14.3 *Mercury*

Mercury can be found in fluorescent, compact fluorescent and high intensity discharge (HID) lamps, electrical switches, thermostats, thermometers, and certain batteries. All fluorescent and compact fluorescent lights contain mercury regardless of the date of manufacture. The Canadian Council of Ministers of the Environment (CCME) "Canada-Wide Standard for Mercury-Containing Lamps" (2001) is largely geared towards reducing the amount of mercury in lamps at the manufacturing stage; however, they do recommend that the release of mercury can be minimized through the proper recycling and disposal of mercury-containing lamps. Mercury was also added to some leaded paints as a fungal retardant. In January 1991, under the voluntary industry program negotiated by Health Canada, the intentional addition of mercury to Canadian produced consumer paints for interior use ceased. Under the Federal Surface Coating Materials Regulations (SOR/2005-109), the maximum total mercury concentration of paints and other surface coatings is restricted to 10 mg/kg (0.001%) when a dried sample is tested in accordance with a method that conforms to good laboratory practices. The 10 mg/kg mercury restriction is unique to Canada and is based on a toxicological assessment by Health Canada in 1995, which was reconfirmed in 2004.

Given the potential quantities of mercury present and their intended use, no potential concerns that could impact the quality of soil, groundwater, sediment and surface water at or beneath the Phase One Property are expected.

### **5.2.15 Unidentified or Other Substances**

#### 5.2.15.1 *Urea Formaldehyde Foam Insulation*

Urea formaldehyde foam insulation (UFFI) is a thermal insulation material that was pumped into interstitial spaces between the walls of buildings where it hardened to form a solid layer of insulation. UFFI was reportedly used in the 1970's, most extensively from 1975 to 1978, during the period of the Canadian

Home Insulation Program (CHIP). It was banned from use in Canada in December 1980 due to concerns from the release of formaldehyde gas during the curing process and from the breakdown of old insulation due to water or moisture damage. Health Canada has reportedly determined that 0.1 parts per million (ppm) is a safe level of formaldehyde in a residential building. Sensitivity to this concentration may vary based on individual age and health.

Wood was advised by the Site representative(s) that he is not aware of the presence of UFFI at the Phase One Property. Visual indicators suggesting the possible presence of UFFI were not observed at the Phase One Property. In addition, given the age of the Phase One Property building (circa 1966), Wood suspects that UFFI is not likely present at the Phase One Property, since UFFI was only used for a short period in the 1970s.

#### *5.2.15.2 Polychlorinated Biphenyls*

Polychlorinated biphenyls (PCB) are a group of synthetic organic chemicals with high stability, fire-resistance, and heat-transfer properties that were commercially manufactured between the late 1920s and 1977. Most PCBs were used as dielectric fluids (insulating liquids) in electrical transformers and capacitors. PCBs were also used in circuit breakers, switch gears, lamp ballasts and large electrical cables as synthetic cooling and insulating materials. PCBs were also used in heat transfer fluids, dye carriers in carbonless copy paper, adhesives, and caulking compounds and as waterproofing, anti-fouling, and fire retardant additives in paints, coatings and sealants for uses. PCBs were also used in some hydraulic oils, particularly those used in high temperature applications such as casting shop presses.

In Canada, PCBs were prohibited from being used in products, equipment, machinery, electrical transformers and capacitors that were manufactured or imported into the country after July 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

At the time of the Site reconnaissance, there was no electricity at the Phase One Property. Electrical service was formerly supplied to the Phase One Property by Alectra via overhead cables located at the northern corner of the buildings at 2476 and 2482 Confederation Parkway and at the western end of the detached garage located at the west end of the Phase One Property.

The Site representative(s) informed Wood that PCBs are not stored at the Phase One Property. No evidence of PCB storage was observed at the Phase One Property.

#### *5.2.15.3 Ozone-Depleting Substances*

Ozone depleting substances (ODS) include any substances containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), halon or any other material capable of destroying ozone in the atmosphere. ODSs are mainly found in refrigerants but have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by January 1, 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by January 1, 1996. These regulations also require the complete elimination of HCFC-



22 by the year 2020. ODSs and other halocarbons are regulated by Ontario Regulation 463/10 made under the Environmental Protection Act (EPA).

The presence of one domestic air conditioning unit on each of the dwellings was observed at the Phase One Property. Commonly, these units are charged with known ODSs; the air conditioning unit at 2476 Confederation Parkway contained R-410A as gas refrigerant, which consists of a mixture of difluoromethane and pentafluoroethane, both fluorocarbons. The Site representative(s) advised that ODSs are not stored at the Phase One Property. Furthermore, ODSs were not observed to be stored at the Phase One Property at the time of the reconnaissance.

#### *5.2.15.4 Radioactive Materials*

The Canadian Nuclear Safety Commission (CNSC), under the Nuclear Safety and Control Act, is responsible for the management and licensing of radioactive materials, to ensure that the use of nuclear energy does not pose undue risk to health, safety, security and the environment. The CNSC achieves regulatory control of nuclear facilities and nuclear materials through a comprehensive licensing system, which is administered through the cooperation of federal and provincial government departments such as health, environment, transport and labour. Industrial equipment such as X-ray imagers, metal detection devices and measuring devices may contain radioactive materials and may be a hazard if used or stored improperly.

Radioactive materials or equipment (labelled as such) were not observed at the Phase One Property. No testing for the presence of radioactive material was undertaken.

#### *5.2.15.5 Generated Wastes*

Based on the fact that the Phase One Property is currently vacant it is not expected that it generates wastes through daily operation, with the exception of the wastes abandoned at the Phase One Property, as mentioned in Section 5.2.8. The generation, storage or disposal of liquid or solid industrial wastes was not observed at the time of the reconnaissance.

#### *5.2.15.6 Liquid Discharge Points and Spills History*

There are currently no liquid discharge points at the Phase One Property, with the exception of the sanitary services.

No spills are known to have occurred on the Phase One Property.

### **5.3 Enhanced Investigation Property**

Clause 32(1)(b) of O.Reg. 153/04, as amended, defines an enhanced investigation property as a property: (i) that has or is being used for industrial purposes; or (ii) that is being used or has been used, in whole or in part as: a) a garage, b) as a bulk liquid dispensing facility, including a gasoline outlet, or c) for the operation of dry cleaning equipment, unless either of the following two circumstances apply:

- an RSC has been filed for the Phase One Property, (ii) the current Phase One ESA did not identify a PCA at the Phase One Property other than PCAs identified in the Phase One ESA used in support



of the RSC, and (iii) the current QP determines that there are no APECs at the Phase One Property; or

- the Phase One Property is currently used for an agricultural or other use, or a community use, an institutional use, a parkland use or a residential use; and (ii) since the latest date on which the Phase One Property ceased being used for a purpose that would otherwise qualify it as an enhanced investigation property, an RSC has been filed for the Phase One Property.

The Phase One Property is not classified as an enhanced investigation property.

#### **5.4 Written Description of Investigation**

Under the supervision of Jeff Carson, QP<sub>ESA</sub>, Alessandro Pellerito, Ph.D., C.Chem., of Wood conducted a site reconnaissance on 12 December 2018 to evaluate potential issues on the Phase One Property, identify any PCA at the Phase One Property and/or within the Phase One Study Area, and to assess whether any surrounding land uses may have and/or are currently impacting the environmental condition of the Phase One Property.

Mr. C. J. Gavsie, Partner at PDI, allowed access to the Phase One Property buildings, which have been vacant since May 2018; however, a Phase One Property representative was not available to accompany Wood during the site reconnaissance. On the day of the site reconnaissance the weather was -1 °C and cloudy. Ground cover conditions at the time of the site reconnaissance were clear and dry.

The Phase One Property is a rectangular shaped land, consisting of two (2) parcels, 2476 and 2482 Confederation Parkway, each occupied by a single residential dwelling.

The garage at 2476 Confederation Parkway was locked and not accessible at the time of Wood's site reconnaissance and the roof of each building was not accessed for safety concern (however, could be viewed from ground).

A description of the findings including any PCAs and resulting APEC's, if any, made during the site reconnaissance is provided in the preceding sections. As noted, given the residential nature of the Phase One Property and surrounding residential neighbourhood, Wood did not identify any significant PCAs which would result in an APEC to the Phase One Property.

## 6.0 REVIEW AND EVALUATION OF INVESTIGATION

### 6.1 Current and Past Uses

According to historical records obtained by Wood, including chain of title and aerial photography, the history of the occupancy of the Phase One Property is as follows:

**Table 8 - Current and Past Uses of the Phase One Property**

Year	Owner/Occupant	Description of Property Use	Property Use	Other Observations from Chain of Title, Aerial Photographs, etc.
<b>Parcel at 2476 Confederation Parkway (southeastern portion of Phase One Property)</b>				
Pre-1819	Crown	Inferred Undeveloped land	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1819	David Shannon	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1819-1873	Jacob Cook	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1873-1900	Miles Cook	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1900-1901	Adolphus Gummerson	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1901-1924	John Edward Bell	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1924-1934	John T. Walker	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1934-1941	The Sterling Trusts Corporation	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1941-1953	Charles Keane	Inferred Agricultural use	Agricultural or Other Property Use	This Parcel appears to be agricultural or vacant land in the 1946 aerial photograph. No other records concerning occupancy of this Parcel were available.
1953-1954	Ralph Atkinson and Ernest Burton	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.

Year	Owner/Occupant	Description of Property Use	Property Use	Other Observations from Chain of Title, Aerial Photographs, etc.
1954	Rudar Home Builders Limited	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1954-1962	Thomas Dale and Velma Dale	Inferred Agricultural use	Agricultural or Other Property Use	This Parcel appears to be agricultural or vacant land in the 1955 aerial photograph. The address is not listed in 1958 city directory. No other records concerning occupancy of this Parcel were available.
1962-1966	Assunda Petracca and Leonardo Petracca	Inferred Agricultural use	Agricultural or Other Property Use	The address is not listed in 1966 city directory. No other records concerning occupancy of this Parcel were available.
1966-1989	Assunda Petracca and Leonardo Petracca	Residential	Residential	The parcel seems to be occupied by a residential dwelling in the 1966, 1978, and 1988 aerial photographs. The address is listed as residential in 1972/73, 1977/78, 1983, and 1989 city directories. No other records concerning occupancy of this Parcel were available.
1989-1992	Elizabeth Jaguszewski and Krystyna Stachow	Residential	Residential	No other records concerning occupancy of this Parcel were available.
1992-2018	Charmayne Selby Blair	Residential	Residential	This parcel is not listed in the city directories of 1994 and 2000. However, the parcel seems to be occupied by a residential dwelling in the 2005, 2009, and 2018 aerial photographs. No other records concerning occupancy of this Parcel were available.
2018-current	2629618 Ontario Inc.	Vacant	Residential	The parcel has been purchased in May 2018 and the dwelling

Year	Owner/Occupant	Description of Property Use	Property Use	Other Observations from Chain of Title, Aerial Photographs, etc.
				there located has been vacant ever since.
<b>Parcel at 2482 Confederation Parkway (southern portion of Phase One Property)</b>				
Pre-1819	Crown	Inferred Undeveloped land	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1819	David Shannon	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1819-1873	Jacob Cook-Estate	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1873-1900	Miles Cook - Estate	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1900-1901	Adolphus Gummerson	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1901-1924	John Edward Bell	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1924-1934	John T. Walker	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1934-1941	The Sterling Trusts Corporation	Inferred Agricultural use	Agricultural or Other Property Use	This Parcel appears to be agricultural or vacant land in the 1927 aerial photographs. No other records concerning occupancy of this Parcel were available.
1941-1953	Charles Keane	Inferred Agricultural use	Agricultural or Other Property Use	This Parcel appears to be agricultural or vacant land in the 1946 aerial photograph. No other records concerning occupancy of this Parcel were available.
1953-1954	Ralph Atkinson and Ernest Burton	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.
1954	Elm Construction Co., Ltd.	Inferred Agricultural use	Agricultural or Other Property Use	No other records concerning occupancy of this Parcel were available.

Year	Owner/Occupant	Description of Property Use	Property Use	Other Observations from Chain of Title, Aerial Photographs, etc.
1954-1957	William MacMillan and Edna MacMillan	Inferred Agricultural use	Agricultural or Other Property Use	This Parcel appears to be agricultural or vacant land in the 1955 aerial photograph. No other records concerning occupancy of this Parcel were available.
1957-1966	Italo Leonardi - Estate	Inferred Agricultural use	Agricultural or Other Property Use	The address is not listed in 1958 and 1966 city directories. No other records concerning occupancy of this Parcel were available.
1966-1972	Italo Leonardi - Estate	Residential	Residential	The parcel seems to be occupied by a residential dwelling in the 1966 aerial photograph. No other records concerning occupancy of this Parcel were available.
1972-2014	Flora Leonardi	Residential	Residential	The parcel seems to be occupied by a residential dwelling in the aerial photographs from 1978 to 2009. The address is listed as residential in 1972/73, 1977/78, 1983, 1989, 1994, and 2000 city directories.
2014-2018	Renzo Leonardi, Aldo Leonardi, Mary Rainaldi and Anthony Leonardi	Residential	Residential	The parcel seems to be occupied by a residential dwelling in the 2018 aerial photograph. No other records concerning occupancy of this Parcel were available.
2018-current	2629591 Ontario Inc.	Vacant	Residential	The parcel has been purchased in May 2018 and the dwelling there located has been vacant ever since.

## 6.2 Potentially Contaminating Activity

Four (4) PCAs were identified both at the Phase One Property and within the Phase One Study Area. PCAs are identified on Figure 4 and described below.

**Table 9 – Potentially Contaminating Activities**

No.	PCA	Location of PCA	Does PCA Comprise an APEC on the Phase One Property
1	40 – Pesticides (Including Herbicides, Fungicides, and Anti-Fouling Agents) Manufacturing, Processing, Bulk storage and Large-Scale Applications	The Phase One Property and surrounding properties has been likely used for agricultural purposes before its development as residential property.	None identified due to the fact that the Phase One Property and the surrounding properties were re-developed as residential dwellings, likely with removal of topsoil where any residual pesticides may have cumulated. In addition, there were no significant agricultural practices, such as orchards, on the Phase One Property.
2	55 – Transformer Manufacturing, Processing and Use	Mississauga Hydro, located at 2425 Confederation Parkway approximately 125 m southeast from the Phase One Property, was listed as waste generator of PCB for the years 1990, 1992-94.	None identified due to the location and distance from the Phase One Property.
3	Other identified by QP – Contaminated Site	A RSC was filed in January 2017 for a property located at 2551-2555 Confederation Parkway and 90-110 Dundas Street West, approximately 175 m northwest from the Phase One Property.	None identified based on the distance from the Phase One Property.
4	Other identified by QP – De-icing activities on adjacent roads	<p>De-icing salts have likely been in use on adjacent roadways (Dunbar Road and Confederation Parkway).</p> <p>This activity is not considered to be a PCA, as below explained.</p> <p>Exceedances of sodium absorption ration (SAR), electrical conductivity (EC) and chlorides will be exempt as per Section 48 (3) of O.Reg.153/04: "If, having regard to any phase one and phase two environmental site assessments for a property, a qualified person determines that an applicable site condition standard is exceeded at the property solely because a substance has been used on a highway for the purpose of keeping the highway safe for traffic under conditions of snow or ice or both, as provided for under section 2 of</p>	<p>None identified based on application of Section 48 (3) of O.Reg.153/04.</p> <p>Furthermore, on 4 December 2019, O. Reg. 153/04 Section 49 was amended where a Qualified Person can determine that if an applicable site condition standard is exceeded because a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, then the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act.</p>

No.	PCA	Location of PCA	Does PCA Comprise an APEC on the Phase One Property
		Regulation 339 of the Revised Regulations of Ontario, 1990 (Classes of Contaminants — Exemptions), the applicable site condition standard is deemed not to be exceeded for the purpose of Part XV.1 of the Act. O. Reg. 153/04, s. 48 (3)".  Salting of the asphalt paved areas would also have been applied for the sole purpose of public safety (pedestrian and vehicle).	
5	Other – Generation of hazardous wastes	Sapra Camera Store and Pharma Plus Drugs, located at 100 King Street West approximately 115 m north from the Phase One Property, were listed as waste generator of photoprocessing wastes, pharmaceuticals and pathological wastes for the years 1994-96.	None identified due to the location and distance from the Phase One Property.
6	Other - Spill	A spill of 520 liters of furnace oil to gravel paved floor was reported at 68 Floradale Road, approximately 175 m northeast from the Phase One Property, in 1989.	None identified due to the location and distance from the Phase One Property.

### 6.3 Areas of Potential Environmental Concern

Wood's findings regarding APECs as a result of the records review, and the reconnaissance are presented in Section 5.4. Section 6.4, Conceptual Site Model, provides more detailed discussion on these findings and their supporting rationale.

No APECs were identified at the Phase One Property.

### 6.4 Phase One Conceptual Site Model

#### 6.4.1 Physical Setting

The Phase One Property lies at an approximate elevation of 110 metres above sea level (m.a.s.l.). The UTM coordinates are Zone 17, 4825589 Northing and 611762 Easting. A key plan showing the location of the Phase One Property relative to Mississauga is provided in Figure 1. The topography across the Phase One Property is relatively flat. A topographic map for the Phase One Property and Phase One Study Area is included in Appendix F.

The Phase One Study Area falls within the surficial geology formation interpreted to consist of sand, gravel, minor silt and clay.

Bedrock is anticipated to consist of shale, limestone, dolostone, and siltstone.

The regional ground water flow direction, based on topographic features, is expected to be to the south towards Mary Fix Creek. Locally, however, the shallow ground water flow may be influenced by underground utility trenches, conduits, and structures, variations in soil type, and minor fluctuations in topography.

#### **6.4.2 Water Bodies and Areas of Natural Significance**

Mary Fix Creek is located approximately 210 m south of the Phase One Property, running from northwest to southeast. Cooksville Creek is approximately 600 m to the north, northwest-southeast trending.

The Phase One Property does not include land that is within 30 m of a “water body” which, if present, would classify it as a sensitive site under O.Reg. 153/04, as amended. The Phase One Study Area is not located within or within 30 m of an Area of Natural Significance which would also classify it as a sensitive site under O.Reg. 153/04, as amended. Wood visited the websites of City of Mississauga and Region of Peel and searched for natural heritage plans or protected site maps. The Phase One study area does not appear to have been designated by the City or Region as a protected area.

#### **6.4.3 Phase One Property Structures and Preferential Pathways**

The Phase One Property is currently occupied by two residential dwellings with basement. No domestic water wells are currently known to be present at the Phase One Property. A generalized Phase One Property plan is provided in Figure 2, while the Phase One Study Area is provided in Figure 3. There does not appear to be any other potential preferential pathways for migration of contaminants.

#### **6.4.4 Sources of Contamination**

Six (6) PCAs were identified at the Phase One Property or within the Phase One Study Area, as documented in Section 6.2:

- 40 – Pesticides (including herbicides, fungicides and anti-fouling agents) manufacturing, processing, bulk storage and large-scale applications;
- 55 - Transformer Manufacturing, Processing and Use, approximately 125 m southeast from the Phase One Property;
- Other – Contaminated site, approximately 175 northwest from the Phase One Property;
- Other – De-icing activities on adjacent roads;
- Other – Generation of hazardous wastes, approximately 115 m north from the Phase One Property; and
- Other – Spill of 520 liters of furnace oil to gravel paved floor, approximately 175 m northeast from the Phase One Property.

The location of each PCA is provided on Figure 4.



#### **6.4.5 Contaminant Migration**

The regional ground water flow direction, based on topographic features, is expected to be to the south towards Mary Fix Creek.

As such, there is potential for contaminant migration to the Phase One Property from surrounding properties to the north, as well as potential for contaminant migration from the Phase One Property to adjacent properties to the south.

However, no contaminants are known to be present on or surrounding the Phase One Property. No APECs were identified at the Phase One Property.

#### **6.4.6 Uncertainty and Data Gaps**

The garage at 2476 Confederation Parkway was locked and not accessible at the time of Wood's site reconnaissance and the roof of each building was not accessed for safety concern (however, could be viewed from ground). Potential for significant environmental concerns is considered to be low, however, access would be required to confirm.

A signed Legal Survey was not provided to Wood at the time of preparation of this report.

## **7.0 CONCLUSIONS AND RECOMMENDATIONS**

### **7.1 Summary**

The primary findings of this Phase One ESA are as follows:

- The Phase One Property was originally developed in circa 1966 as residential property, with the construction of the residential dwellings that currently occupy the Phase One Property. Prior to development, the Phase One Property was inferred to be vacant or used for agricultural purposes since it's purchase from the Crown in 1819.
- The Phase One Property consists of two parcels of lands with address 2476 and 2482 Confederation Parkway.
- 2476 Confederation Parkway included a backyard consisting of a landscaped area, a metal shed, a gazebo frame and a poly tarp greenhouse. The attached garage was not accessible during the site reconnaissance. Potential for significant environmental concerns is considered to be low, however, access would be required to confirm.
- 2482 Confederation Parkway included a backyard consisting of a landscaped area and inferred garden. Some miscellaneous materials, including a metal drum likely containing ashes, a plastic tank for compost, wood and metal sheet were observed along the western external wall of the garage.
- All the dwellings at the Phase One Property have been vacant since May 2018, when the properties have been purchased by the current owner.
- There are no water bodies, Areas of Natural Significance or used water supply wells located on or within 30 metres of the Phase One Property.
- The regional ground water flow direction, based on topographic features, is expected to be to the south towards Mary Fix Creek.

The findings of the Phase One ESA completed by Wood did not identify any PCAs for past and present land uses on, in or under the Phase One Property and within the Phase One Study Area, that may comprise any APEC on the Phase One Property, due to the fact that the PCAs were not deemed to be an environmental concern.

Based on the Phase One ESA completed by Wood on 12 December 2018, there is no evidence of potential or actual contamination associated with the Phase One Study Area. As such, no further environmental assessment work is warranted at this time.

### **7.2 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted**

Based on the findings of the Phase One ESA, no further environmental site assessment work is warranted at this time (i.e. a Phase Two ESA is not required).

### **7.3 Potential Operational/Management Issues**

To address potential operational/management issues, Wood offers the following recommendations:

- The debris identified at the Phase One Property should be removed and disposed as per the applicable regulations;
- Based on the date of construction of the building (i.e., approximately 1966), friable Asbestos Containing Materials (ACMs) may be present in drywall compounds, floor tiles and/or behind walls and ceilings. A comprehensive asbestos survey is recommended in order to comply with Ontario Regulation 278/05 and Ontario Regulation 279/05. An asbestos management plan will be required for any confirmed friable ACM which is not abated or has not been tested to be deemed non asbestos;
- Lead-Containing Paints (LCPs) is suspected to be present at the Phase One Property based on the age of the building and criteria outlined in the Canadian Hazardous Products Act – Surface Coating Materials Regulation dated April 2005. As enforced by the Ministry of Labour (MOL), all LCP in poor condition must be removed by a qualified lead abatement contractor as outlined in the MOL Guideline titled the “The Control of Lead Exposures during the Removal of Lead on Construction Projects”; and
- A Designated Substances Survey (DSS) is required if future repair, renovation or demolition activities are planned which could affect the pipe insulation, vinyl floor tiles, ceiling tiles and stucco walls and roof. A DSS is required to fulfil the Owner’s requirements under Section 30 of the Ontario Occupational Health and Safety Act, (the OHSA), Revised Statutes of Ontario 1990, (as amended). The building owner must provide the DSS report to all contractors working on the Property. Subsequently, all contractors must furnish the DSS report to their subcontractors.

## 8.0 CLOSURE

This report was prepared for the exclusive use of Preeminent Development Inc., and is intended to provide a Phase One Property Assessment (ESA) of the two residential properties, currently vacant, located at 2476 and 2482 Confederation Parkway, in Mississauga, Ontario at the time of the Phase One Property visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Wood will be required. With respect to third parties, Wood has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase One ESA of the property conducted by Wood. It is based solely on the conditions of the Phase One Property encountered at the time of the Phase One Property visit on 12 December 2018, supplemented by a review of historical information and data obtained by Wood as described in this report. Except as otherwise maybe specified, Wood disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Wood after the time during which Wood conducted the Phase One ESA.

In evaluating the property, Wood has relied in good faith on information provided by other individuals noted in this report. Wood has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Wood accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Wood makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This Report is also subject to the further Standard Limitations contained in Appendix I.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

**Wood Environment & Infrastructure Solutions,  
A Division of Wood Canada Limited**

Prepared by:



Alessandro Pellerito, PhD, C.Chem.  
Environmental Scientist

Reviewed by:



Ian A. Powell, P.Geo., QP<sub>ESA</sub>  
Senior Environmental Geoscientist

## 9.0 REFERENCES

Geological Survey of Canada, *Surficial Geology of the Greater Toronto and Oak Ridges Moraine Area, Southern Ontario*, 1997.

Geological Survey of Canada, *Open File 3419, Bedrock Topography of Toronto and the Oak Ridges Moraine Areas, Southern Ontario*, 1998.

Intera Technologies Ltd., 1987: Inventory of Coal Gasification Plant Waste Sites in Ontario, Volume I; prepared for the Ontario Ministry of the Environment, Ref. No. H87-017, April 1987.

Intera Technologies Ltd., 1988: Inventory of Industrial Sites Producing or Using Coal Tar and Related Sites in Ontario, prepared for the Ontario Ministry of the Environment, Ref. No. H88-013, November 1988.

Ontario Ministry of the Environment, Conservation and Parks, 1991: Waste Disposal Phase One Property Inventory; Queen's Printer for Ontario, ISBN 0-7729-8409-3.

Ontario Ministry of the Environment, Conservation and Parks, *Ontario Regulation 153/04 – Records of Phase One Property Condition*, as amended by O.Reg. 511/09, 29 December 2009.

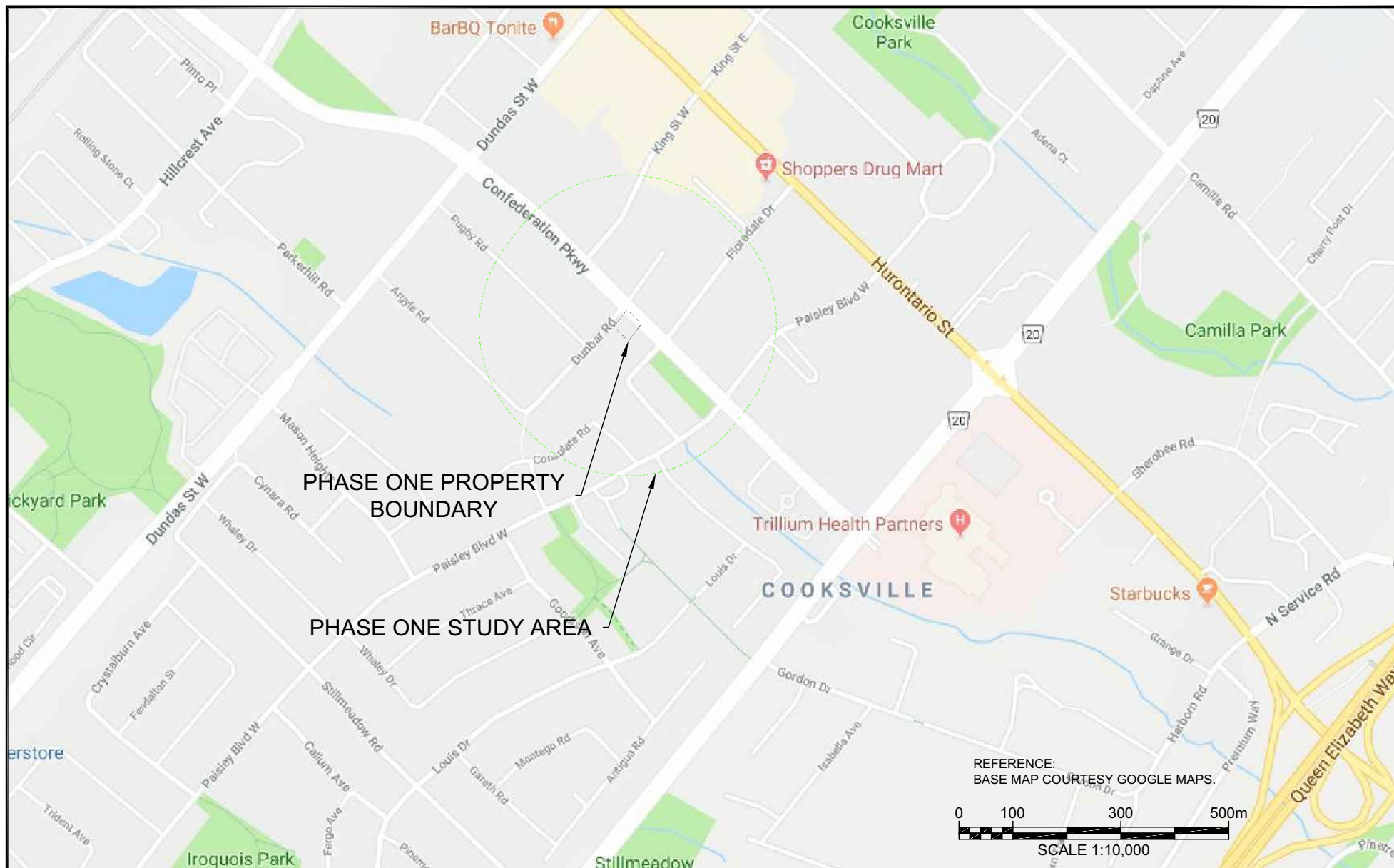
Ontario Ministry of the Environment, Conservation and Parks, *Ontario Regulation 347 – General - Waste Management*, as amended by O.Reg. 337/09, 31 December 2009.

Ontario Ministry of the Environment, Conservation and Parks, May 2004, *Ontario Regulation 903 - Wells*, as amended by O.Reg. 389/09, 08 October 2009.

Ministry of Natural Resources, *Geological Highway Map, Southern Ontario*, Ontario Geological Survey Map 2441, Rev. 1979.

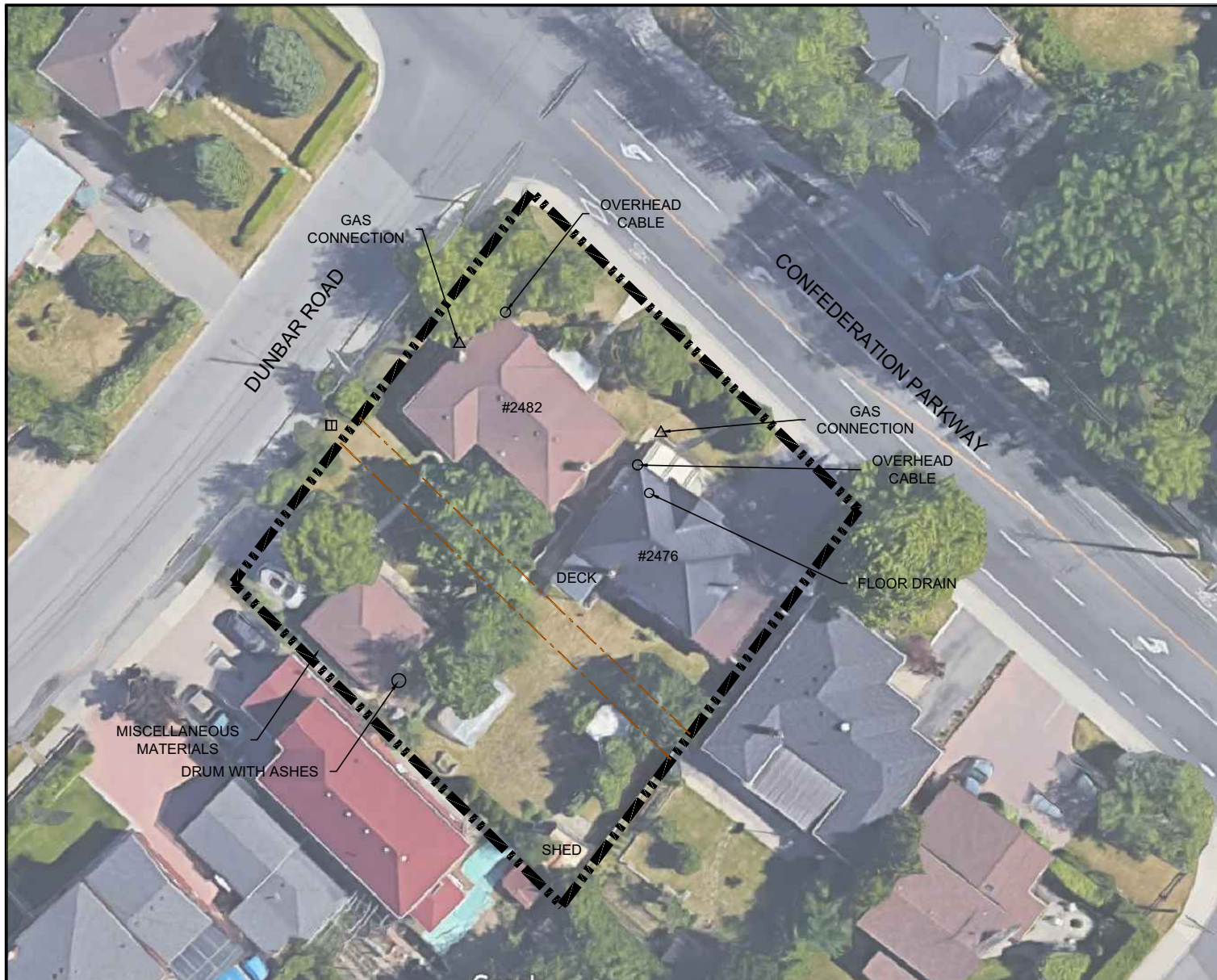
**wood.**

## **FIGURES**



CLIENT		DWN BY: ZF		PROJECT	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 2476 & 2482 CONFEDERATION PARKWAY MISSISSAUGA, ONTARIO	REV. NO.:	A
PREEMINENT DEVELOPMENT INC.		CHK'D BY: AP				DATE:	JANUARY 2019
<div>Wood Environment &amp; Infrastructure Solutions</div> <div>50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6</div>		DATUM:				PROJECT NO.:	TP188171
		PROJECTION:		TITLE	FIGURE No.		
		SCALE: AS SHOWN					
				KEY PLAN		1	

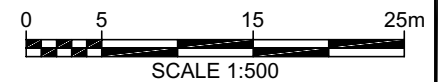





# LEGEND:

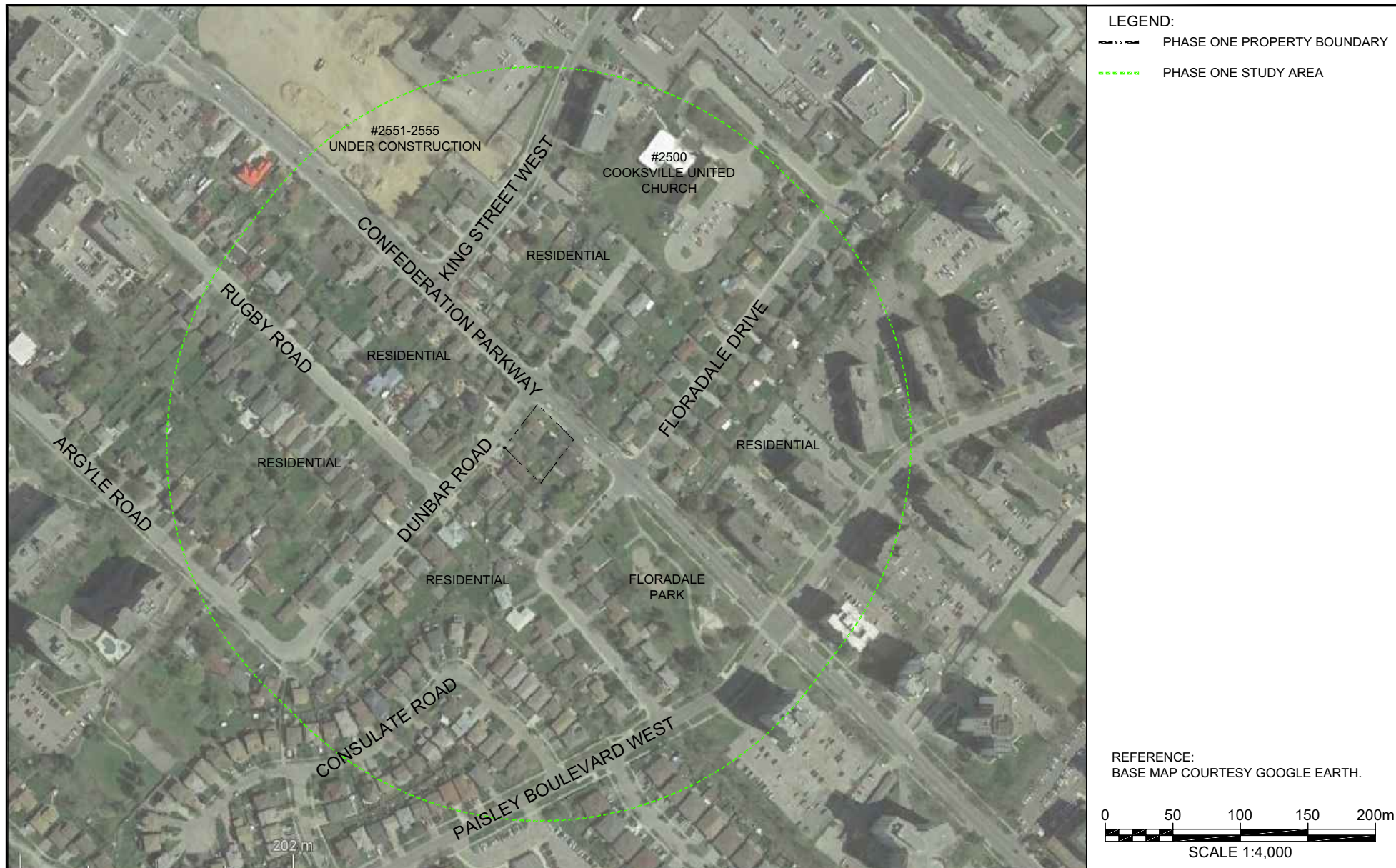
- PHASE ONE PROPERTY BOUNDARY
- CATCH BASIN
- CONVEYANCE LAND


REFERENCE:  
BASE MAP COURTESY GOOGLE MAPS.



CLIENT		DWN BY: ZF		PROJECT PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 2476 & 2482 CONFEDERATION PARKWAY MISSISSAUGA, ONTARIO	REV. NO.: A
PREEMINENT DEVELOPMENT INC.		CHK'D BY: AP			DATE: JANUARY 2019
		DATUM:			PROJECT NO: TP188171
		PROJECTION:			FIGURE No. 2
Wood Environment & Infrastructure Solutions 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6				TITLE PHASE ONE PROPERTY PLAN	
		SCALE: AS SHOWN			





CLIENT		DWN BY: ZF		PROJECT	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 2476 & 2482 CONFEDERATION PARKWAY MISSISSAUGA, ONTARIO	REV. NO.:	A
PREEMINENT DEVELOPMENT INC.		CHK'D BY: AP				DATE:	JANUARY 2019
		DATUM:				PROJECT NO.:	TP188171
Wood Environment & Infrastructure Solutions 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6				PROJECTION:	TITLE	FIGURE No.	3
				SCALE: AS SHOWN		PHASE ONE STUDY AREA AND SURROUNDING LAND USE PLAN	



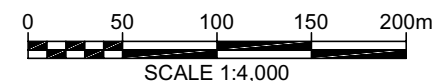


- LEGEND:**
- PHASE ONE PROPERTY BOUNDARY
  - PHASE ONE STUDY AREA
  - PCA #40 POTENTIALLY CONTAMINATING ACTIVITY (PCA)
  - GROUNDWATER FLOW DIRECTION

**NOTE:**  
NO APEC AT THE PHASE ONE PROPERTY

LOCATION OF PCA	POTENTIALLY CONTAMINATING ACTIVITY (PCA)
THE PHASE ONE PROPERTY AND SURROUNDING PROPERTIES	40 – PESTICIDES (INCLUDING HERBICIDES, FUNGICIDES AND ANTI-FOULING AGENTS) MANUFACTURING, PROCESSING, BULK STORAGE AND LARGE-SCALE APPLICATIONS
#2425 CONFEDERATION PARKWAY	55 – TRANSFORMER MANUFACTURING, PROCESSING AND USE
ADJACENT ROADWAYS (DUNBAR ROAD AND CONFEDERATION PARKWAY)	OTHER - DE-ICING ACTIVITIES ON ADJACENT ROADS
#2551-2555 CONFEDERATION PARKWAY	OTHER - CONTAMINATED SITE
#100 KING STREET WEST	OTHER - GENERATION OF HAZARDOUS WASTES
#68 FLORADALE ROAD	OTHER - SPILL

**REFERENCE:**  
BASE MAP COURTESY GOOGLE EARTH.



CLIENT <b>PREEMINENT DEVELOPMENT INC.</b>		DWN BY: ZF	PROJECT <b>PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 2476 &amp; 2482 CONFEDERATION PARKWAY MISSISSAUGA, ONTARIO</b>	REV. NO.: <b>A</b>
		CHK'D BY: AP		DATE: JANUARY 2019
		DATUM:		PROJECT NO.: TP188171
		PROJECTION:		FIGURE No.: <b>4</b>
Wood Environment & Infrastructure Solutions 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6		SCALE: AS SHOWN	TITLE <b>CONCEPTUAL SITE MODEL - POTENTIALLY CONTAMINATING ACTIVITIES</b>	
<b>wood.</b>				

**APPENDIX A**

**Fire Insurance Information**





# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Sunita

Site Address:

2476 2482 Confederation Parkway Mississauga ON Canada

Project No:

TPB188171  
Opta Order ID:  
56045

Requested by:

Alessandro Pellerito  
Wood

Date Completed:

12/6/2018 6:09:13 AM

Project Name: Phase One ESA  
Confederation Parkway  
Mississauga  
Project #: TPB188171

**Search Area: 2476 2482 Confederation Parkway  
Mississauga ON Canada**

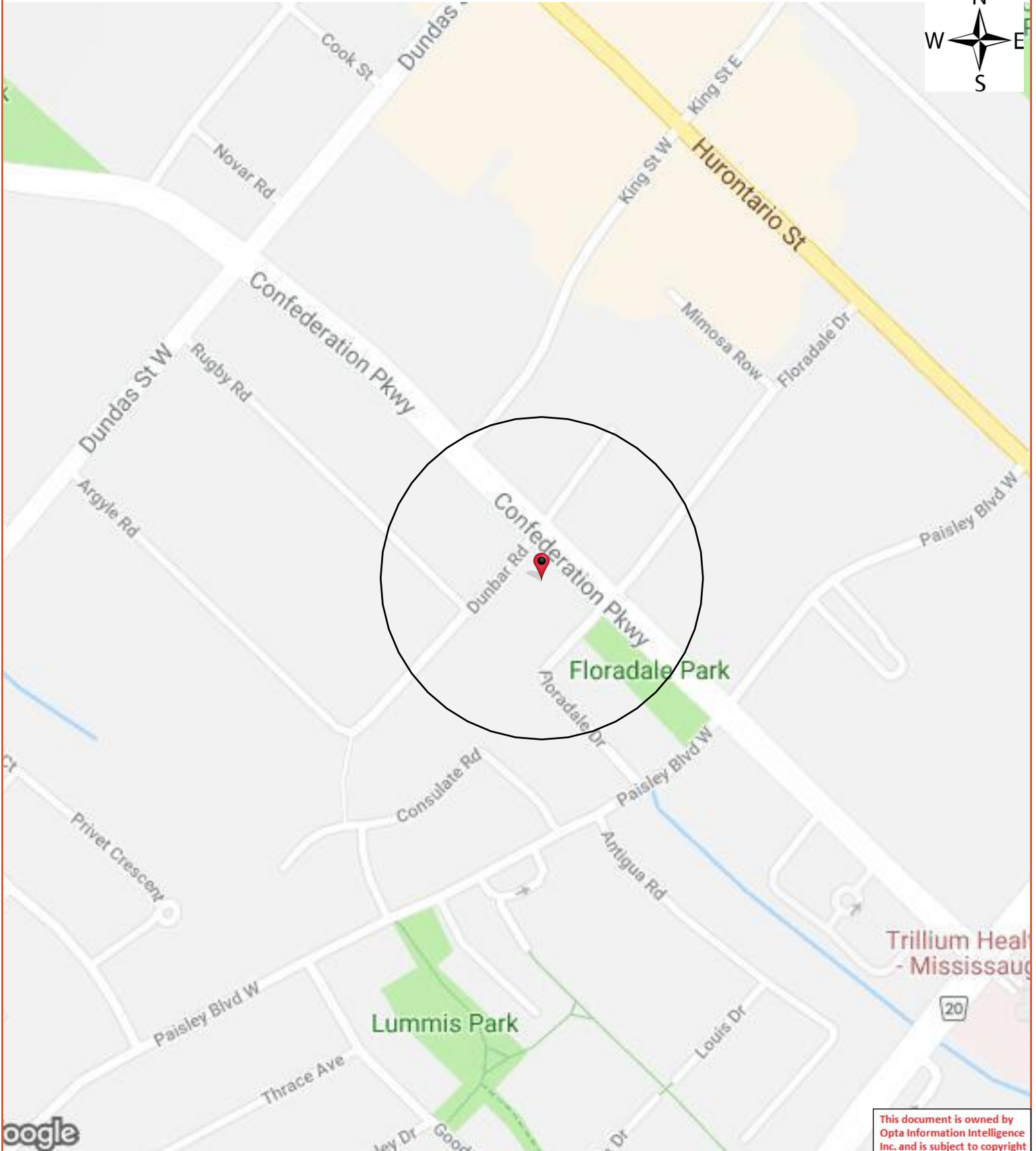
**Requested by:**

Alessandro Pellerito

Date Completed: 12/06/2018 06:09:13



OPTA INFORMATION INTELLIGENCE



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## **Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions**

### **Report**

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

### **Disclaimer**

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

### **Entire Agreement**

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

### **Governing Document**

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

### **Law**

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

**APPENDIX B**

**Chain of Title**



CHAIN OF TITLE REPORT

Project # TPB188171  
Address: 2476 Confederation Pkwy, Mississauga  
Legal Lot 30 Plan 500  
Description: \_\_\_\_\_  
  
PIN# 13355-0694 (LT)

Searched at: Brampton  
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	19 06 1819	Crown	David SHANNON
3483	Deed	09 09 1819	David Shannon	Jacob COOK
1189	Will	25 04 1873	Jacob Cook - Estate	Miles COOK
10172	Deed	02 04 1900	Miles Cook - Estate	Adolphus GUMMERSON
10614	Deed	16 10 1901	Adolphus Gummerson	John Edward BELL
24291	Deed	23 01 1924	John Edward Bell	John T. WALKER
35773	Mortgage	10 01 1934	John T. Walker	The Sterling Trusts Corporation (Mortgagee)
40700	Deed (Power of Sale	02 04 1941	The Sterling Trusts Corporation (John T. Walker defaulted in Mtg #35773)	Charles KEANE
78060	Deed	25 11 1953	Charles Keane	Ralph ATKINSON & Ernest BURTON

CHAIN OF TITLE REPORT

Project # TPB188171  
Address: 2476 Confederation Pkwy, Mississauga  
Legal Lot 30 Plan 500  
Description: \_\_\_\_\_  
PIN# 13355-0694 (LT)

Searched at: Brampton  
LRO #: 43

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
83089	Deed	12 08 1954	Ralph Atkinson & Ernest Burton	Rudar Home Builders Limited
84232	Deed	30 09 1954	Rudar Home Builders Limited	Thomas DALE & Velma DALE
150637	Deed	27 11 1962	Thomas Dale & Velma Dale	Assunda PETRACCA & Leonardo PETRACCA
915775	Deed	30 10 1989	Assunda Petracca (surviving joint tenant)	Elizabeth JAGUSZEWSKI & Krystyna STACHOW
RO1015341	Deed	21 08 1992	Elizabeth Jaguszewski & Krystyna Stachow	Charmayne Selby BLAIR
PR3316247	Deed (Present Owner)	30 04 2018	Charmayne Selby Blair	2629618 Ontario Inc.

LAND  
REGISTRY  
OFFICE #43

13355-0694 (LT)

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

PROPERTY DESCRIPTION: LT 30, PL 500 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 13355-0925

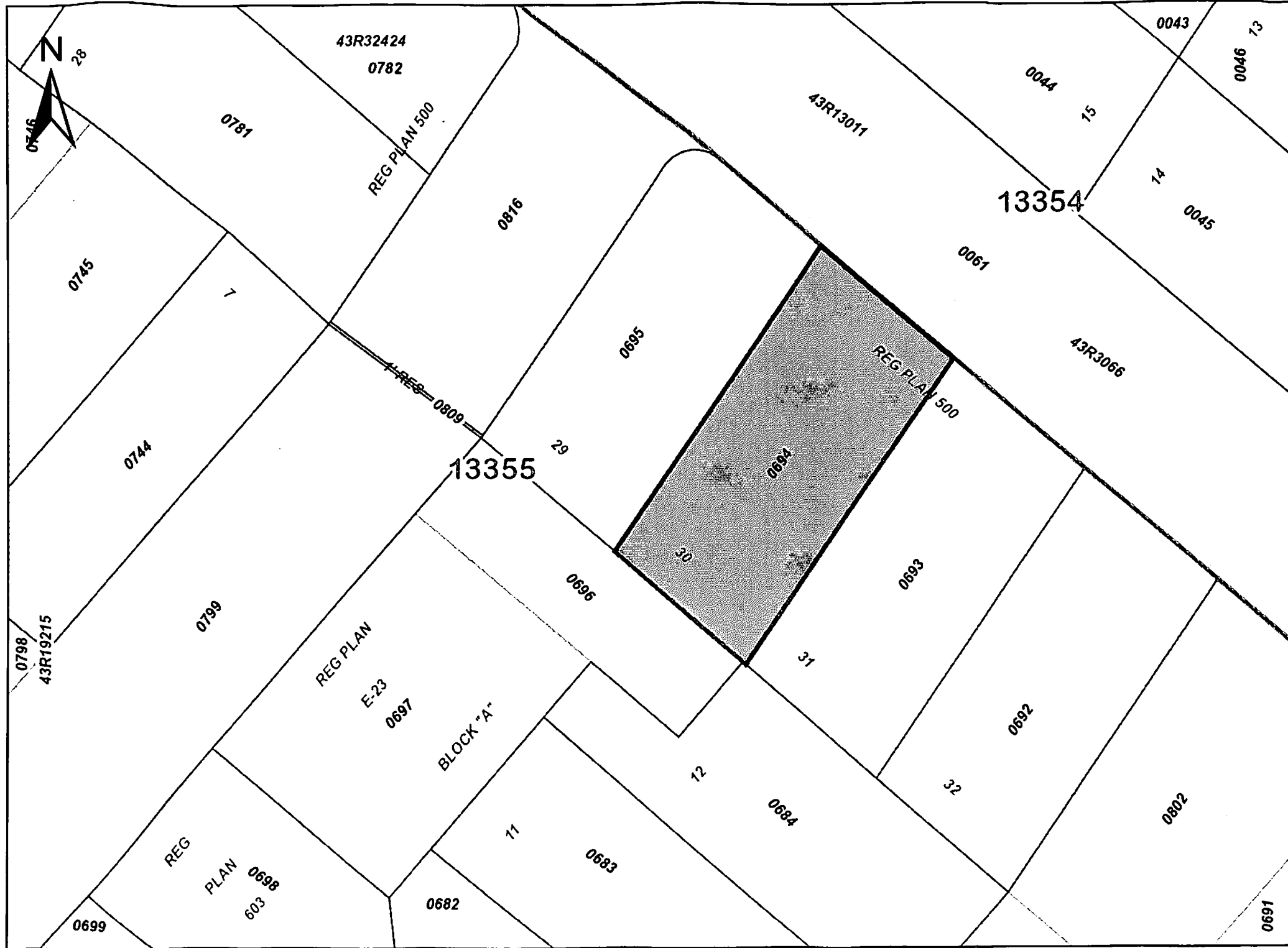
PIN CREATION DATE:  
1998/07/20

OWNERS' NAMES  
2629618 ONTARIO INC.

CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/12/23 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/07/20**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/07/20 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/07/21 **</p>						
RO1015341	1992/08/21	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	BLAIR, CHARMAYNE SELBY	
CORRECTIONS: 'DATE OF REGN.' CHANGED FROM '1972/09/21' TO '1992/08/21' ON 1998/07/16 BY LAND REGISTRAR # 6.						
RO1015342	1992/08/21	CHARGE		*** COMPLETELY DELETED ***	NATIONAL TRUST COMPANY	
PR2142413	2012/01/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** NATIONAL TRUST COMPANY		
REMARKS: RO1015342.						
PR3316247	2018/04/30	TRANSFER	\$825,000	BLAIR, CHARMAYNE SELBY	2629618 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
PR3316248	2018/04/30	CHARGE	\$1,075,000	2629618 ONTARIO INC. 2629591 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	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.



PRINTED ON 10 DEC, 2018 AT 09:37:06  
FOR BERTUCCI1



PROPERTY INDEX MAP  
PEEL(No. 43)

LEGEND

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

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project # TPB188171  
Address: 2482 Confederation Pkwy, Mississauga  
Legal Lot 29 Plan 500  
Description: \_\_\_\_\_  
PIN# 13355-0695 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	19 06 1819	Crown	David SHANNON
3483	Deed	09 09 1819	David Shannon	Jacob COOK
1189	Will	25 04 1873	Jacob Cook - Estate	Miles COOK
10172	Deed	02 04 1900	Miles Cook - Estate	Adolphus GUMMERSON
10614	Deed	16 10 1901	Adolphus Gummerson	John Edward BELL
24291	Deed	23 01 1924	John Edward Bell	John T. WALKER
35773	Mortgage	10 01 1934	John T. Walker	The Sterling Trusts Corporation (Mortgagee)
40700	Deed	02 04 1941	The Sterling Trusts Corporation (John T. Walker defaulted in Mtg #35773)	Charles KEANE
78060	Deed	25 11 1953	Charles Keane	Ralph ATKINSON & Ernest BURTON

CHAIN OF TITLE REPORT

Project # TPB188171  
Address: 2482 Confederation Pkwy, Mississauga  
Legal Lot 29 Plan 500  
Description: \_\_\_\_\_  
PIN# 13355-0695 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
82748	Deed	02 03 1954	Ralph Atkinson & Ernest Burton	Elm Construction Co., Ltd.
82604	Deed	08 07 1954	Elm Construction Co., Ltd.	William MacMILLAN & Edna MacMILLAN
103263	Deed	07 05 1957	William MacMillan & Edna MacMillan	Italo LEONARDI & Flora LEONARDI
200727vs	Deed	16 02 1972	Italo Leonardi - Estate	Flora LEONARDI
PR2530990	Deed	05 05 2014	Flora Leonardi	Renzo LEONARDI Aldo LEONARDI, Mary RAINALDI & Anthony LEONARDI
PR3316235	Deed (Present Owner)	27 04 2018	Renzo Leonardi, Aldo Leonardi, Mary Rainaldi & Anthony Leonardi	2629591 Ontario Inc.

PROPERTY DESCRIPTION: LT 29, PL 500; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 13355-0926

PIN CREATION DATE:  
1998/07/20

OWNERS' NAMES  
2629591 ONTARIO INC.

CAPACITY SHARE

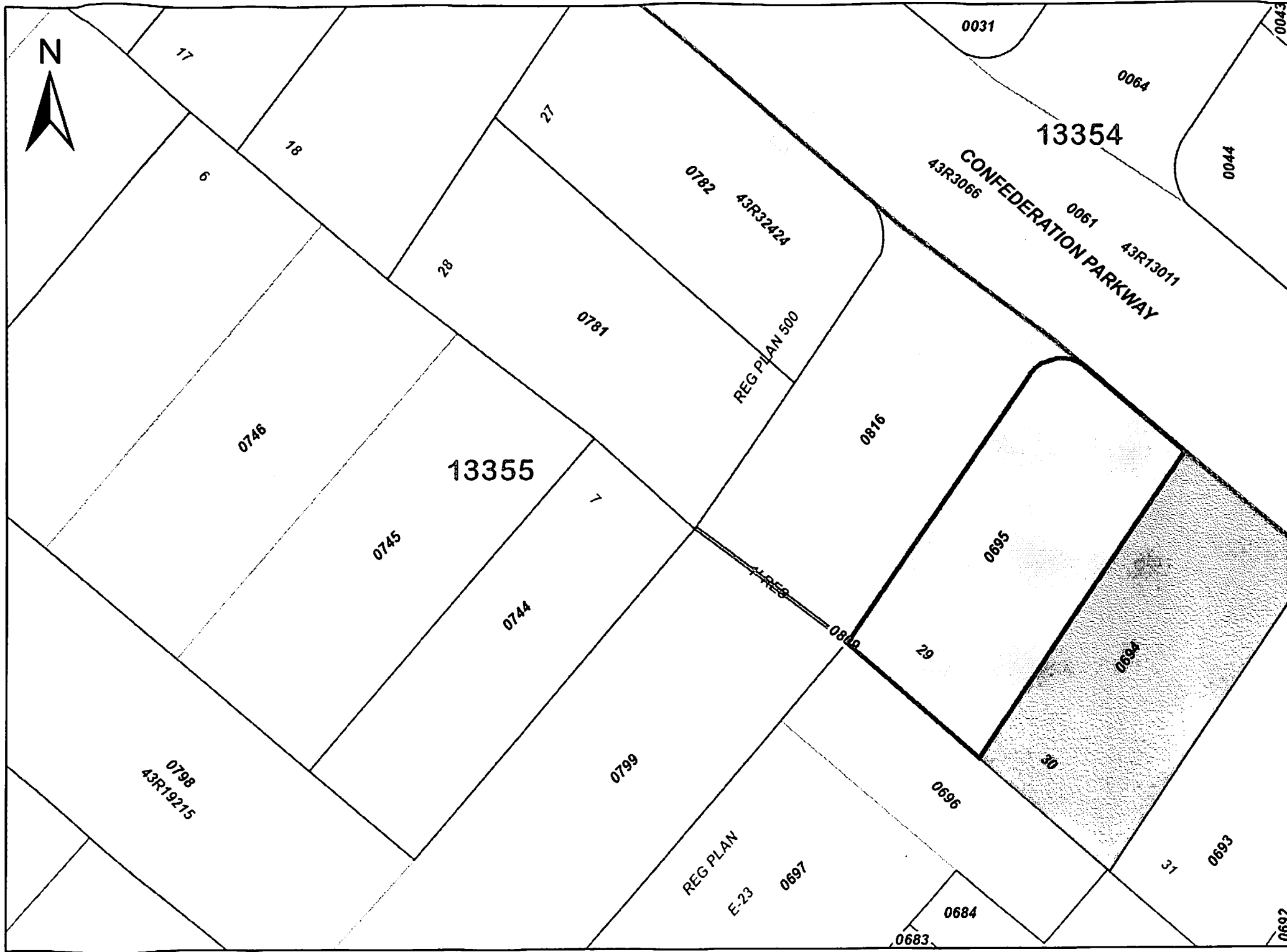
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/12/23 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/07/20**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/07/20 **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</b></p> <p><b>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</b></p> <p><b>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</b></p> <p><b>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</b></p> <p><b>** CONVENTION.</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1998/07/21 **</b></p>						
VS200727	1972/02/16	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	LEONARDI, FLORA	
PR2530989	2014/05/05	APL (GENERAL)		*** COMPLETELY DELETED *** LEONARDI, FLORA		
REMARKS: DELETES S/T DEBTS VS200727						
PR2530990	2014/05/05	TRANSFER		*** COMPLETELY DELETED *** LEONARDI, FLORA	LEONARDI, RENZO LEONARDI, ALDO RAINALDI, MARY LEONARDI, ANTHONY	
PR3316235	2018/04/27	TRANSFER	\$825,000	LEONARDI, RENZO LEONARDI, ALDO	2629591 ONTARIO INC.	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.

\* 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
PR3316248	2018/04/30	CHARGE	\$1,075,000	RAINALDI, MARY LEONARDI, ANTHONY 2629618 ONTARIO INC. 2629591 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	C






**APPENDIX C**

**Regulatory Correspondence, Phase One ESA Check List, and Record of Interview**


## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Alessandro Pellerito Wood Environment and Infrastructure Solution 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6 Email: a.pellerito@woodplc.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel: (905) 415-2632 Fax: (905) 415-1686	Your Project/Reference No. TPB188171	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
<b>Request Parameters</b>				
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) 2476 Confederation Parkway, Mississauga, Ontario				
Present Property Owner(s) and Date(s) of Ownership Preeminent Development Inc.				
Previous Property Owner(s) and Date(s) of Ownership Not determined				
Present/Previous Tenant(s), (if applicable) Not determined				
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			<b>Specify Year(s) Requested</b>	
Environmental concerns (General correspondence, occurrence reports, abatement)			All	
Orders			All	
Spills			All	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			All	
Waste Generator number/classes			All	
<b>Certificates of Approval</b> ▶ Proponent information must be provided 1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air – emissions				1985 to Present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1985 to Present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1985 to Present
waste water - industrial discharge				1985 to Present
waste sites – disposal, landfill sites, transfer stations, processing sites, incinerator sites				1985 to Present




## Freedom of Information Request

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Alessandro Pellerito Wood Environment and Infrastructure Solution 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6 Email: a.pellerito@woodplc.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel: (905) 415-2632 Fax: (905) 415-1686	Your Project/Reference No. TPB188171	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction			1985 to Present
pesticides – licenses				1985 to Present

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


## Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester  Alessandro Pellerito Wood Environment and Infrastructure Solution 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6 Email: a.pellerito@woodplc.com			FOI Request No.	Date Request Received
			Fee Paid \$  ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos.  Tel: (905) 415-2632 Fax: (905) 415-1686	Your Project/Reference No. TPB188171	Signature of Requester  	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
<b>Request Parameters</b>				
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) 2482 Confederation Parkway, Mississauga, Ontario				
Present Property Owner(s) and Date(s) of Ownership Preeminent Development Inc.				
Previous Property Owner(s) and Date(s) of Ownership Not determined				
Present/Previous Tenant(s), (if applicable) Not determined				
<b>Search Parameters</b> Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			<b>Specify Year(s) Requested</b>	
Environmental concerns (General correspondence, occurrence reports, abatement)			All	
Orders			All	
Spills			All	
Investigations/prosecutions ▶ <b>Owner and tenant information must be provided</b>			All	
Waste Generator number/classes			All	
<b>Certificates of Approval</b> ▶ Proponent information must be provided  1987 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air – emissions				1985 to Present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1985 to Present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1985 to Present
waste water - industrial discharge				1985 to Present
waste sites – disposal, landfill sites, transfer stations, processing sites, incinerator sites				1985 to Present



## Freedom of Information Request

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Alessandro Pellerito Wood Environment and Infrastructure Solution 50 Vogell Road, Units 3 and 4 Richmond Hill, Ontario L4B 3K6 Email: a.pellerito@woodplc.com			FOI Request No.	Date Request Received
			Fee Paid \$ ~ ACCT ~ CHQ ~ VISA/MC ~ CASH	
Telephone/Fax Nos. Tel: (905) 415-2632 Fax: (905) 415-1686	Your Project/Reference No. TPB188171	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
waste systems	- haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction			1985 to Present
pesticides – licenses				1985 to Present

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

Ministry of the Environment,  
Conservation and Parks

Access and Privacy Office  
12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Ministère de l'Environnement, de  
la Protection de la nature et des  
Parcs

Bureau de l'accès à l'information et  
de la protection de la vie privée  
12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél.: (416) 314-4075



December 12, 2018

Alessandro Pellerito  
Amec Foster Wheeler Environment & Infrastructure  
50 Vogell Road, Unit 3 & 4  
Richmond Hill, ON L4B 3K6

Dear Alessandro Pellerito:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2018-08101, Your Reference TPB188171**


This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2476 Confederation Parkway, Mississauga.

After a thorough search through the files of the Ministry's Halton Peel District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with this response and in accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, the fee owed is \$30.00 for 1 hour of search time @ \$30.00 per hour. **We have applied the \$30.00 for this request from your initial payment. This file is now closed.**

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions regarding this matter, please contact Sharon Menzies at (416) 327-1429 or [Sharon.Menzies@ontario.ca](mailto:Sharon.Menzies@ontario.ca).

Yours truly,



Janet Dadufalza  
Manager, Access and Privacy

Ministry of the Environment,  
Conservation and Parks

Access and Privacy Office  
12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

Ministère de l'Environnement, de  
la Protection de la nature et des  
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12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



December 12, 2018

Alessandro Pellerito  
Amec Foster Wheeler Environment & Infrastructure  
50 Vogell Road, Unit 3 & 4  
Richmond Hill, ON L4B 3K6

Dear Alessandro Pellerito:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2018-08102, Your Reference TPB188171**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 2482 Confederation Parkway, Mississauga.

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If you have any questions regarding this matter, please contact Sharon Menzies at (416) 327-1429 or Sharon.Menzies@ontario.ca.

Yours truly,

Janet Dadufalza  
Manager, Access and Privacy



## Pellerito, Alessandro

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** Wednesday, November 28, 2018 12:35 PM  
**To:** Pellerito, Alessandro  
**Subject:** RE: Confederation Parkway, Mississauga- Tank Check Request

Hello Alessandro,

Thank you for your request for confirmation of public information.

We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

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

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

Kind regards,

Yalini



### Yalini Kanagendran | Public Information Agent

Facilities  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)  
[www.tssa.org](http://www.tssa.org)



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**From:** Pellerito, Alessandro <a.pellerito@woodplc.com>  
**Sent:** November 27, 2018 2:53 PM  
**To:** Public Information Services <publicinformationsservices@tssa.org>  
**Subject:** Confederation Parkway, Mississauga- Tank Check Request

Good afternoon,

Could you please search the following addresses in Mississauga, and advise of any records (USTs and spills)?

- ∞ 2424 Confederation Parkway
- ∞ 2464 Confederation Parkway
- ∞ 2470 Confederation Parkway
- ∞ 2476 Confederation Parkway
- ∞ 2482 Confederation Parkway
- ∞ 2487 Confederation Parkway
- ∞ 123 Dunbar Road

- ∞ 136 Dunbar Road
- ∞ 139 Floradale Drive
- ∞ 111 Floradale Drive

Thanks,  
Alessandro

**Alessandro Pellerito, Ph.D., C.Chem.**

Environmental Scientist

Direct: 905-415-2632

Mobile: 647-982-6220

[a.pellerito@woodplc.com](mailto:a.pellerito@woodplc.com)

**NEW:** 50 Vogell Road, Unit No. 3&4,  
Richmond Hill, Ontario L4B 3K6, Canada

**[www.woodplc.com](http://www.woodplc.com)**



**Amec Foster Wheeler and Wood Group are now Wood.**  
**Please note my new email address.**

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# **RECORD OF INTERVIEW – PROJECT # TPB188171**

<b>Purpose of Interview (PI ESA / Due Diligence ESA)</b>	<b>Phase I ESA</b>	
<b>Date of Interview</b>		<b>Format (phone or meeting)</b>
<b>Site Address</b>	2476 and 2482 Confederation Parkway, Mississauga	
<b>Interviewee &amp; Affiliation &amp; Contact Number</b>		
<b>Wood Interviewer / Office Location</b>	Alessandro Pellerito – 55 Vogell Road, Richmond Hill	

## **SITE INFORMATION**

- 1) Describe land use history. Was the property ever used for industrial use, dry cleaning, a garage or bulk liquid dispensing facility, including a gasoline outlet?

*No, residential only.*

- 2) Are you aware of any environmental issues associated with the subject property such as waste disposal, landfilling, chemical use and / or storage (including spills), above or underground storage tanks, MOE orders, etc.? (obtain details) Yes ☐ No ☒

*No*

- 3) Are you aware of any environmental building management issues such as asbestos containing materials, PCBs in electrical equipment, odour, mould, indoor air quality, UFFI, ODSs, lead-based paints, etc.? (obtain details) Yes ☐ No ☒

*No*

- 4) Are you aware of any site-specific permits, waste generator number(s), certificates of approval, water well records or sewer use / discharge permits? Yes ☐ No ☒

*No*

- 5) Are you aware of any current or historical environmental concerns associated with adjacent properties? (obtain details) Yes ☐ No ☒

*No*

- 6) Are you aware of any previous environmental investigations, inspections, audits or reports (e.g., environmental assessment and remediation, tank removals, asbestos or mould surveys) for the subject property or adjacent properties? Yes ☐ No ☒

*No*

- 7) Is there anyone else Wood should contact for additional environmental information? (name, title, phone no.) Yes ☐ No ☒

*No*

Are additional pages attached, Yes No, If so how many? —

*Chavie*  
*Partner, President Developments Inc.*

*Jan 4/19 L. Pellerito*

30 November 2018

**Ref. No. TPB188171**

Regional Municipality of Peel  
Environmental Control Section  
Water and Wastewater Treatment Division  
3515 Wolfedale Road  
Mississauga, Ontario  
L5C 1V8

**Attn: Sophie Perovic**

Re: Information Search Request  
2476 and 2482 Confederation Parkway, Mississauga

Wood has been retained to conduct an environmental assessment of the above noted properties in the City of Mississauga, Regional Municipality of Peel.

As part of our regulatory review, we would appreciate the Region of Peel reviewing their files and providing information to Wood regarding the properties.

Any information on file pertaining to waste disposal sites, storm sewer use by-law infractions, cross connections, and backups, chemical spills, clean-ups, site inspections, complaints, control orders, or other abatement issues, would be beneficial to our report.

Enclosed please find your fee of \$200.00 and the consent form signed by the properties owner, and we thank you in advance for your prompt attention to this request.

Sincerely,

**Wood Environment & Infrastructure Solutions  
a Division of Wood Canada Limited**



Alessandro Pellerito, PhD, C.Chem.

January 9, 2019  
File: WP PA-02.02

Wood Environment & Infrastructure Solutions  
50 Vogell Road, Units No. 3 & 4  
Richmond Hill, ONT L4B 3K6

**FAXED**  
2019-01-09

**Public Works**

3515 Wolfedale Rd.  
Mississauga, ON  
L5C 1V8  
tel: 905-791-7800

peelregion.ca

**ATTENTION: Alessandro Pellerito**

Dear Mr. Pellerito:

**SUBJECT: 2476 & 2482 Confederation Parkway, Mississauga  
Your Ref. No. TPB188171**

The Environmental Control Section, Wastewater Division, Public Works Department, Regional Municipality of Peel is responsible for the enforcement of Wastewater Bylaw 53-2010.

We have reviewed our records with regard to the above property and find that we do not have a record of any violations, infractions or outstanding orders under Wastewater Bylaw 53-2010 and the former Sewer Use By-laws 90-90 and 9-75.

There are no spill events for the above property listed in our files.

For information pertaining to waste disposal sites within the Region of Peel, a copy of this request is being forwarded to Travis Richards of the Waste Program Planning Section (905-791-7800, Ext. 4760). You can also contact the Ministry of the Environment Halton/Peel district office (1-800-335-5906 or 905-319-3847) for more information.

For information pertaining to Stormwater By-law issues, please contact City of Mississauga's Environmental Coordinator, Site Assessment (Vicky Wei) at mailing address 201 City Centre Drive, 8<sup>th</sup> Floor, Mississauga, Ontario, L5B 2T4 (905-615-3200, Ext. 3017). Please note additional fee of \$130 plus HST (total \$146.90) per location is required; payment can be made to the City of Mississauga's Transportation & Works Customer Service Counter at 3185 Mavis Road, 1<sup>st</sup> Floor, Mississauga, Ontario, L5C 1T7 in person by certified cheque or bank draft made payable to "City of Mississauga". If you wish to pay over the phone by credit card, please call 905-615-3200, Ext. 3347. Please ensure you have the reference number available, i.e. subject property address, project number.

Although a careful review of the records in the custody of the Environmental Control Section has been conducted in response to your request, the Region of Peel makes no warranties or representations, express or implied, concerning the accuracy, reliability or completeness of the information contained in this letter. All information from these records is being provided on an "as is" basis, and the responsibility for any consequences of using the information for any purpose whatsoever rests with the person who has requested it.

**Page 2**  
**Wood Environment & Infrastructure Solutions**

If you have any questions, please feel free to contact me at (905) 791-7800, Ext. 3113.

**Public Works**

3515 Wolfedale Rd.  
Mississauga, ON  
L5C 1V8  
tel: 905-791-7800

[peelregion.ca](http://peelregion.ca)

Yours truly,



Sophie Perovic  
Inspector  
Environmental Control Section  
Wastewater Division  
Public Works Department

SP/kk

cc: Travis Richards, Waste Program Planning, Regional Municipality of Peel  
Vicky Wei, Stormwater By-law, City of Mississauga



# PHASE I ESA SITE CHECKLIST

Municipal Address	2476 AND 2482 CONFEDERATION PARKWAY, MISSISSAUGA		
Legal Description	LOT 29 AND LOT 30 PLAN 500; MISSISSAUGA		
Legal Owner	2629618 ONTARIO INC, 2624591	Wavier/Authorization Req?	Yes / No
Site Representative	CS GAVSIO	Tel: 416 / 4345255	Email CS@PROBMINENTSPROPHOMTS.CA
Position / Years at Site	PARTNER @ PSI	Site Rep Interview	In person / telephone / MAIL
WOOD Site Assessor	Alessandro Pellerito	Site Rep present at visit	Yes / No
Date of Inspection	12 DECEMBER 2018	Time onsite / offsite	7:30 10:30
Ground Conditions	clear and dry / wet / snow covered / other		
Weather Conditions	CLOUDY -1°C	Site perimeter fenced	PARTIALLY Yes / No
Limitations of Access	Unsafe / inaccessible due to: GARAGE AT 2476 WAS NOT ACCESSIBLE		
Reason for ESA	sale of Site by Client / purchase of Site by Client / due diligence / redevelopment of Site		

## SITE INFORMATION

(\*\*\*Take representative photos of the Site and Site building\*\*\*) NOTE: nil observations must be recorded where applicable.

Which side of road	SOUTHWEST		Nearest intersection & distance	KUBAR / CONFEDERATION
Shape of Property	triangular / square / rectangular / round / irregular / other			
Surrounding Land Use	primarily mixed residential / agricultural / commercial / heavy or light industrial / other			
Nearest Water Body	<30m / 30m+ 210m SW	Direction of river flow	WEST-EAST	
Topography of Site	relatively flat / undulating / sloped to direction			
Site Area (acres / hectares) (get Site plan from Site rep.)	0.15 HA ~	Number of Buildings	TWO + 1 GARAGE	
Site history included any of following?	Industrial use / garage / dry cleaner / bulk liquid dispensing (incl. gas station)			
Year Site developed to current use / what for	~1966 RESIDENTIAL	Site in operation at time of visit?	Yes (No)	
Year Site first developed / what was it developed for	~1966 RESIDENTIAL			
	2476 Building 1	2482 Building 2	GARAGE Building 3 AT 2482	
Names of Occupants (get tenant list if available)	VACANT SINCE MAY 2018			
Description of Manufacturing / Processing / Warehousing etc. in building	RESIDENTIAL DWELLING		GARAGE	
Hours of Operation	NA			
Total Building Area (m <sup>2</sup> / ft <sup>2</sup> )	~ 280 m <sup>2</sup>	~ 300 m <sup>2</sup>	~ 50 m <sup>2</sup>	
Building Footprint (m <sup>2</sup> / ft <sup>2</sup> )	~ 140 m <sup>2</sup>	~ 150 m <sup>2</sup>	~ 50 m <sup>2</sup>	
Number of Storeys	ONE + BASEMENT		ONE	
Year of Construction	~ 1966		NA	



	Building 1	Building 2	Building 3
Additions, demolitions or major renovations (electrical, new roof, plumbing, elevators, additions etc.)	BATHROOM FURNACE AND HOT WATER TANK IN BASEMENT, REPLACED	ND	ND
Heating source, location & equipment	natural gas electric oil propane STOVE IN BASEMENT	natural gas electric oil propane STOVE IN BASEMENT	natural gas electric oil propane other ND NO
Year natural gas connected	SINCE BASEMENT	→	ND NO
Historical heating source (i.e. oil, coal, wood)	ND NO	→	→
Cooling source, location, equipment & age of unit	HVAC window unit res. type AC chiller other	HVAC window unit res. type AC chiller other	HVAC window unit res. type AC chiller other ND NO
% building air conditioned	100%	→	ND NO
Location of sewer works / weeping tile / major drains	ND	→	→
Basements / U/G Parking?	full basement / partial basement / extends beyond Site building / other	full basement / partial basement / extends beyond Site building / other	full basement / partial basement / extends beyond Site building / other
Number of Levels U/G			
Underground Area (m <sup>2</sup> / ft <sup>2</sup> )			
Non-potable water source?			
Exterior ground cover	asphalt	concrete	grass / forest / scrub / bare ground / other

Location of former heating oil tank		Date of tank removal	
Evidence of leaks from tank	Yes / No	Remediation done / required	Yes / No
Utility easement on Site?	Yes / No Sewer Water Gas Hydro	Location	
Rail spur on Site	Yes / No Current Historical	Location	
Transformer(s) or hydro vault on-Site	Transformer Hydro Vault None	Owner & location of the transformer(s)	
Evidence of leaking near transformer(s)	Yes / No	Electrical Generator on-Site	Yes / No
Electrical Provider	ALCUTRA	Type of generator Age	
Overhead / underground cables connected to Site	Location NW AND W CORNERS OF BUILDINGS	Fuel source Location	
Municipal Water	Yes / No		
Source of municipal water	well field / lake / both / other		
Current / Historic septic system location(s)			
Storm water	drains to catchment pond / drains to ground / via storm sewers to		CACTUS
Water Well on Site	Yes / No	Monitoring Well on Site	Yes / No
Water Well Location(s)		Monitoring Well Location(s)	

	Building 1	Building 2	Building 3		
<b>Interior wall, floor and ceiling finishes to be made on back of page on a room by room basis</b>					
<b>Interior Walls</b>	Painted gypsum board (drywall) Concrete block Wood paneling Stucco Other	Painted gypsum board (drywall) Concrete block Wood paneling Stucco Other	Painted gypsum board (drywall) Concrete block Wood paneling Stucco Other		
<b>Floors</b>	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet Concrete (finished / unfinished) Terrazzo Other	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet Concrete (finished / unfinished) Terrazzo Other	Vinyl tiles (9x9 or 12x12) Ceramic tiles Linoleum Carpet Concrete (finished / unfinished) Terrazzo Other		
<b>Ceiling</b>	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Other	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Other	Suspended Lay-in-tiles Gypsum board (drywall) Stucco Other		
<b>Exterior Walls</b>	Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS) Stucco Other	Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS) Stucco Other	Metal siding (vertical / horizontal) Brick / Brick veneer over CB Concrete block Exterior finishing system (EFIS) Stucco Other		
<b>Roof</b>	Flat / sloped Shingled / Built-up asphalt Metal (tin / steel) Other	Flat / sloped Shingled / Built-up asphalt Metal (tin / steel) Other	Flat / sloped Shingled / Built-up asphalt Metal (tin / steel) Other		
<b>Foundation</b>	Basement Slab-on-grade Other	Basement Slab-on-grade Other	Basement Slab-on-grade Other		
<b>Support Structure</b>	Concrete block backup wall Steel frame Wood frame Other	Concrete block backup wall Steel frame Wood frame Other	Concrete block backup wall Steel frame Wood frame Other		
<b>Lighting</b>	incandescent / fluorescent / metal halide sodium or mercury vapour / other	incandescent / fluorescent / metal halide sodium or mercury vapour / other	incandescent / fluorescent / metal halide sodium or mercury vapour / other		
<b>ON-SITE ISSUES</b> (***Take photos of all potential issues***)					
Current ASTs	Yes / No		Former ASTs	Yes / No / Unknown	
	<b>AST 1</b>	<b>AST 2</b>	<b>AST 3</b>	<b>AST 4</b>	<b>AST 5</b>
Location					
Contents					
	current / historic	current / historic	current / historic	current / historic	current / historic
In use?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No
Size					
Material	steel / fibreglass / PVC / other	steel / fibreglass / PVC / other	steel / fibreglass / PVC / other	steel / fibreglass / PVC / other	steel / fibreglass / PVC / other
Year	Installed Removed	Installed Removed	Installed Removed	Installed Removed	Installed Removed
How often filled?					
Secondary Containment	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Vehicle Protection?	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Staining around base?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No
Spill Kit nearby?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No
Distressed Vegetation?	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A
Notes:					

Current USTs		Yes / <u>No</u>		Former USTs		Yes / <u>No</u> / Unknown	
	UST 1	UST 2	UST 3	UST 4	UST 5		
Location							
Contents							
	current / historic	current / historic	current / historic	current / historic	current / historic		
Size							
Material	steel / fibreglass /	steel / fibreglass /	steel / fibreglass /	steel / fibreglass /	steel / fibreglass /		
Year	Installed Removed	Installed Removed	Installed Removed	Installed Removed	Installed Removed		
How often filled?							
Vehicle Protection?	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A		
Cathodic Protection?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No		
Date last pressure tested							
Content reconciliation	Daily Weekly	Daily Weekly	Daily Weekly	Daily Weekly	Daily Weekly		
Known product loss?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No		
Staining around fill?	Yes / No	Yes / No	Yes / No	Yes / No	Yes / No		
Distressed Vegetation?	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A	Yes / No / N/A		
Oil/water separator present	Yes / <u>No</u>		Grease trap present		Yes / <u>No</u>		
Location / age / material			Location				
How many chambers?			When last cleaned?				
Source of inflow			Source of inflow				
Discharge location			Any sewer back-ups occurred?		Yes / No		
When last pumped out?			When last pumped out?				
Waste Hauler			Waste Hauler				

Current Dry Cleaners		Yes / <u>No</u>		Former Dry Cleaners		Yes / <u>No</u> / Unknown	
Location				Location			
Chemical used				Chemical used			
Number of machines				Number of machines			
Current Gas Station	Yes / No		Former Gas Station		Yes / <u>No</u> / Unknown		
location/period of operation			location/date decommissioned				
Known / Suspected Soil Impact or Stressed Vegetation at Site	Yes / <u>No</u>		Known / Suspected Groundwater Impact at Site		Yes / <u>No</u>		
Evidence of Spills or Release	Yes / <u>No</u>		Type of Spill or Release				
Has a mould survey been done (can you obtain a copy of the report)	Yes / <u>No</u>		Known / Suspected Mould		Yes / <u>No</u>		
Observed potential mould location, colour & cause							
Has an ACM survey been done (can you obtain a copy of the report)	Yes / <u>No</u>		Known / Suspected ACMs		Yes / <u>No</u>		
Location/condition of known ACM	BASEMENT AT 2476 AND CLOSET AT 2481						



	Building 1	Building 2	Building 3
Observed suspected ACM and location	floor tiles / pipe insulation / boiler insulation / joint compound / transite / other	floor tiles / pipe insulation / boiler insulation / joint compound / transite / other	floor tiles / pipe insulation / boiler insulation / joint compound / transite / other
Condition of suspected ACM	GOOD	NOT OBSERVED	
Location of suspected ACM	BASO HALL	LIOTY BASO HALL	
Accessibility of ACM	accessible to all maintenance personnel only / ladder required / other	accessible to all maintenance personnel only / ladder required / other	accessible to all maintenance personnel only / ladder required / other
Known / Suspected LBP's	Yes / No	Location and condition of LBP's	GOOD
Date interior walls last painted?	ND	Any lead-lined walls in Site (x-ray rooms etc) & Location	Yes / No
Known / Suspected PCBs	Yes / No	Known / Suspected ODSs	Yes / No
Any leaking light ballasts	Yes / No	Does a contractor handle the ODSs	Yes / No
Known / Suspected Methane	Yes / No	Are any ODSs stored on-Site	Who?
Size and location of landscaped area	~60%	Known / Suspected Pesticides / Herbicides	Yes / No
Known / Suspected Radioactive Materials (Dentist / Doctors office) Is it licensed	Yes / No	Are they stored on-Site	Yes / No
Known / Suspected Radon	Yes / No	Known / Suspected Soil Fill? Location and composition (clean fill) if known?	Yes / No
Air Permit Required	Yes / No	Known / Suspected UFFI	Yes / No
Spray booth / fume hood / exhaust vents	Yes / No	Water Permit Required	Yes / No
Lagoons, floor drains or sump pits Location?	Yes / No	Unusual odours/staining within floor drains or sump pits	Yes / No
Types of Chemicals on-Site (Describe containers & conditions e.g. drums, totes, pails, parts wash etc.) <b>INCLUDE QUANTITIES &amp; LOCATION</b>	NOVOS		
Location of chemicals			
Storage area floor material	concrete / bare ground / tile over concrete / other		
Floor drains or sumps within vicinity	Yes / No	Spill prevention/response plans:	
Floor pitted or cracked	Yes / No		
Is secondary containment provided	Yes / No		
Is there evidence of leaks or spills	Yes / No		
Current MSDS available?	Yes / No	Easily accessible?	Yes / No
Chemicals listed in MSDS			
Chemicals no longer used at Site?	Yes / No	What & When?	LIOTY PESTICIDES / HERBICIDES / CLEANING PRODUCTS
Winter salting of site parking lots	Yes / No	Salt storage location	covered / uncovered

Any hydraulic equipment on-Site	Yes / <b>No</b>	Other Notes:	
Topping-up of hydraulic oil required	Yes / No		
Any evidence of leaks or spill	Yes / No		
Type of hydraulic equipment	compactor # and location hoist elevator loading dock lift	forklift # and location press cherry picker backhoe	
Liquid Wastes Generated	Oils Glycol Solvents	Fuels Coating residues Lab chemicals	Oil sludges Heavy metal liquids Pathological None Municipal sewage only <i>Two 55 gallon drums</i>
Storage location			
Pick-up schedule	daily / weekly / twice a week / monthly / as needed		
Hauler			
Solid Wastes Generated	Basic Garbage	Cardboard	Other
Hauler			
Pick-up schedule	daily / weekly / twice a week / monthly / as needed	daily / weekly / twice a week / monthly / as needed	daily / weekly / twice a week / monthly / as needed
Storage location	<i>CHOCY DRIVEWAY</i>		
Previous Storage location			
Wastes ever been burned on Site? Location	Yes / No	Wastes buried on Site? Location	Yes / No
Registered Waste Generator	Yes / <b>No</b>	Liquids / Solid / Both	records reviewed / records not available
Certificate of Approval Required?	Yes / <b>No</b>	Why?	
Any orders ever issued against Site?	Yes / <b>No</b>	Why?	
Existing Document for Site? (Obtain copies for as many as possible)	- Site utility drawings - Emergency or contingency plans - Spill reporting plans and records - WHMIS records - Material safety data sheets (MSDS) - Permit records - Asbestos Survey - Environmental monitoring data - Waste management records - O/W sep. pump out records - Inventory of USTs and ASTs - UST pressure / fit tests - Environmental Audits - Previous environmental reports - Site or building plans		
Any of following known to be within 1km of Site	Waste Disposal Facility / Coal Gasification Plant / Radon rich area / marsh / bog / swamp		
Any of the following observed during Site walk-through?	- discoloured soil / pavement - dumped debris (batteries, buckets etc) - past disturbed soil area - recently disturbed soil area - unexplained holes in ground / sinkholes - discoloured / sheen on standing water - roads / tracks with no apparent destination - odour / discolouration in storm runoff - fenced area with nothing in it - sandblasting equipment		
<b>OFF-SITE ISSUES (within 250m MINIMUM buffer around Site)</b>			
<p><b>*** Take photos of surrounding properties in all directions ***</b></p> <p>note presence of ASTs, UST vent pipes, garbage bins, transformers etc.</p>			

**APPENDIX D**

**ERIS Database Report**



# DATABASE REPORT

**Project Property:** *Phase One ESA - Confederation  
Parkway, Mississauga  
2476 Confederation Parkway  
Mississauga ON L5B 1R9  
TPB188171*

**Project No:** *TPB188171*

**Report Type:** *RSC Report (Urban)*

**Order No:** *20181130055*

**Requested by:** *Wood Environment & Infrastructure  
Solutions, Inc.*

**Date Completed:** *December 6, 2018*

**Environmental Risk  
Information Services**  
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# Executive Summary

## **Property Information:**

**Project Property:** *Phase One ESA - Confederation Parkway, Mississauga  
2476 Confederation Parkway Mississauga ON L5B 1R9*

**Project No:** *TPB188171*

## **Order Information:**

**Order No:** *20181130055*  
**Date Requested:** *November 30, 2018*  
**Requested by:** *Wood Environment & Infrastructure Solutions, Inc.*  
**Report Type:** *RSC Report (Urban)*

## **Historical/Products:**

**City Directory Search** *CD - Subject Site plus 250m Radius*  
**Topographic Map** *Ontario Base Map (OBM)*

## Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.30km</b>	<b>Total</b>
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	13	13
CA	Certificates of Approval	Y	0	7	7
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DRYCLEANERS	Dry Cleaning Facilities	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	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	9	9
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	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	4	4
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	1	2	3
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
MISA PENALTY	Environmental Penalty Annual Report	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.30km</b>	<b>Total</b>
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBW	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	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	0	0
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	7	7
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
<b>Total:</b>			<b>1</b>	<b>44</b>	<b>45</b>

## 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>
<a href="#">1</a>	HINC		2476 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1R9	-/0.0	0.18	<a href="#">20</a>

## Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>2</u></a>	CA	MISSISSAUGA CITY	FLORADALE DR./CONFED. PKWY. MISSISSAUGA CITY ON	E/12.9	-0.82	<a href="#"><u>20</u></a>
<a href="#"><u>3</u></a>	CA	R.M. OF PEEL	CONFEDERATION PKWY./DUNBAR RD. MISSISSAUGA CITY ON	NNW/13.3	0.34	<a href="#"><u>20</u></a>
<a href="#"><u>4</u></a>	GEN	MISSISSAUGA HYDRO (PCB)	2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	ESE/101.7	-1.82	<a href="#"><u>21</u></a>
<a href="#"><u>4</u></a>	GEN	MISSISSAUGA HYDRO (PCB) 00-000	2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	ESE/101.7	-1.82	<a href="#"><u>21</u></a>
<a href="#"><u>5</u></a>	GEN	SAPRA CAMERA STORE LTD. 35-929	100 KING ST.W. FIRST CANADIAN PLACE C/O 1701 LAKESHORE ROAD WEST MISSISSAUGA ON L5B 1G9	NNW/110.4	1.79	<a href="#"><u>21</u></a>
<a href="#"><u>5</u></a>	GEN	PHARMA PLUS DRUGS LTD. 31-729	100 KING ST. W., CHATHAM C/O 5935 AIRPORT ROAD #500 MISSISSAUGA ON L5B 1G9	NNW/110.4	1.79	<a href="#"><u>21</u></a>
<a href="#"><u>6</u></a>	BORE		ON	ENE/156.7	-1.74	<a href="#"><u>22</u></a>
<a href="#"><u>7</u></a>	EHS		2365 & 2425 CONFEDERATON PARKWAY MISSISSAUGA ON	ESE/161.9	-2.82	<a href="#"><u>22</u></a>
<a href="#"><u>8</u></a>	SPL	HEATING OIL TANK	68 FLORADALE ROAD BASEMENT PETROLEUM SECTOR ONLY MISSISSAUGA CITY ON L5B 1E9	ENE/163.4	-0.82	<a href="#"><u>22</u></a>
<a href="#"><u>9</u></a>	CA	R.M. OF PEEL	FLORADALE DR./PAISLEY BLVD. MISSISSAUGA CITY ON	SSE/166.3	-3.72	<a href="#"><u>23</u></a>
<a href="#"><u>10</u></a>	EHS		95 Paisley Blvd W Mississauga ON L5B1E7	E/171.5	-2.66	<a href="#"><u>23</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>10</u></a>	EHS		95 Paisley Boulevard West, Mississauga, Ontario Mississauga ON	E/171.5	-2.66	<a href="#"><u>23</u></a>
<a href="#"><u>11</u></a>	CA	R.M. OF PEEL - PT. LOT 17, CONC. 1	RUGBY RD./DUNBAR RD./DUNDAS ST MISSISSAUGA CITY ON	WNW/176.6	1.27	<a href="#"><u>24</u></a>
<a href="#"><u>12</u></a>	SPL		Paisley Blvd abd Antigua Rd Mississauga ON	SSE/179.5	-2.82	<a href="#"><u>24</u></a>
<a href="#"><u>13</u></a>	SPL	UNKNOWN	MARY FIX CREEK AT PAISLEY RD >& CONFEDERATION RD. MISSISSAUGA CITY ON	SSE/184.1	-3.82	<a href="#"><u>24</u></a>
<a href="#"><u>14</u></a>	ECA	A. S. Dundas Holdings Inc.	Mississauga ON L5A 5A3	W/198.1	1.37	<a href="#"><u>25</u></a>
<a href="#"><u>15</u></a>	BORE		ON	E/203.4	-2.05	<a href="#"><u>25</u></a>
<a href="#"><u>16</u></a>	EHS		2560 Confederation Parkway Mississauga ON	NW/214.4	2.18	<a href="#"><u>26</u></a>
<a href="#"><u>17</u></a>	HINC		90 PAISLEY BOULEVARD WEST MISSISSAUGA ON	ESE/219.0	-3.10	<a href="#"><u>26</u></a>
<a href="#"><u>18</u></a>	EHS		150 Paisley Boulevard West Mississauga ON L5B 1E8	SE/219.1	-3.82	<a href="#"><u>26</u></a>
<a href="#"><u>19</u></a>	CA	ONTARIO MINISTRY OF HOUSING, CENTRAL REG	66 KING STREET MISSISSAUGA CITY ON	N/220.7	1.34	<a href="#"><u>26</u></a>
<a href="#"><u>20</u></a>	BORE		ON	ENE/223.8	-1.82	<a href="#"><u>27</u></a>
<a href="#"><u>21</u></a>	SPL	The Regional Municipality of Peel	79 Atigua Rd. Mississauga ON	SSE/235.8	-1.81	<a href="#"><u>27</u></a>
<a href="#"><u>22</u></a>	BORE		ON	NNE/237.9	1.18	<a href="#"><u>28</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>23</u></a>	SPL	UNKNOWN	37 TO 45 FLORADALE DR. MISSISSAUGA CITY ON L5B 1G1	NE/238.5	-0.82	<a href="#"><u>28</u></a>
<a href="#"><u>24</u></a>	HINC		2570 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1S2	NW/239.9	2.18	<a href="#"><u>29</u></a>
<a href="#"><u>25</u></a>	BORE		ON	ESE/250.4	-3.82	<a href="#"><u>29</u></a>
<a href="#"><u>26</u></a>	BORE		ON	ENE/252.8	-2.24	<a href="#"><u>30</u></a>
<a href="#"><u>27</u></a>	EHS		2545 Argyle Road Mississauga ON L5B 1V4	W/253.5	2.18	<a href="#"><u>30</u></a>
<a href="#"><u>28</u></a>	SPL	The Regional Municipality of Peel	2345 Confederation Parkway Mississauga ON	ESE/265.4	-3.82	<a href="#"><u>30</u></a>
<a href="#"><u>29</u></a>	SPL	Enbridge Gas Distribution Inc.	32 Floradale Drive Mississauga ON	NE/272.3	-0.82	<a href="#"><u>31</u></a>
<a href="#"><u>30</u></a>	BORE		ON	SSE/272.7	-2.57	<a href="#"><u>31</u></a>
<a href="#"><u>31</u></a>	BORE		ON	NNE/272.8	0.18	<a href="#"><u>32</u></a>
<a href="#"><u>32</u></a>	WWIS		MISSISSAUGA ON <b>Well ID:</b> 7154087	N/275.2	1.34	<a href="#"><u>32</u></a>
<a href="#"><u>33</u></a>	BORE		ON	NNE/276.4	0.18	<a href="#"><u>35</u></a>
<a href="#"><u>34</u></a>	EHS		2512 Argyle Rd Mississauga ON L5B1V1	WSW/280.4	2.31	<a href="#"><u>35</u></a>
<a href="#"><u>34</u></a>	EHS		2512 Argyle Rd Mississauga ON L5B1V1	WSW/280.4	2.31	<a href="#"><u>35</u></a>

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>34</u></a>	EHS		2512 Argyle Rd Mississauga ON L5B1V1	WSW/280.4	2.31	<a href="#"><u>35</u></a>
<a href="#"><u>35</u></a>	CA	R.M. OF PEEL - PT. LOTS 16 & 17/CONC. 1	ARGYLE RD./DUNDAS ST.W/DUNBAR MISSISSAUGA CITY ON	W/283.3	2.77	<a href="#"><u>36</u></a>
<a href="#"><u>35</u></a>	CA	MISSISSAUGA CITY - LOTS 16&17, CONC. 1	ARGYLE RD/DUNDAS ST/DUNBAR RD MISSISSAUGA CITY ON	W/283.3	2.77	<a href="#"><u>36</u></a>
<a href="#"><u>36</u></a>	BORE		ON	NNE/284.4	0.18	<a href="#"><u>36</u></a>
<a href="#"><u>37</u></a>	BORE		ON	NNE/291.5	0.18	<a href="#"><u>37</u></a>
<a href="#"><u>38</u></a>	BORE		ON	NNE/296.0	0.91	<a href="#"><u>37</u></a>
<a href="#"><u>39</u></a>	BORE		ON	SSE/298.9	-1.48	<a href="#"><u>38</u></a>



## Executive Summary: Summary By Data Source

### **BORE** - Borehole

A search of the BORE database, dated 1875-Jul 2014 has found that there are 13 BORE site(s) within approximately 0.30 kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
ON		156.7	<a href="#"><u>6</u></a>
ON		203.4	<a href="#"><u>15</u></a>
ON		223.8	<a href="#"><u>20</u></a>
ON		237.9	<a href="#"><u>22</u></a>
ON		250.4	<a href="#"><u>25</u></a>
ON		252.8	<a href="#"><u>26</u></a>
ON		272.7	<a href="#"><u>30</u></a>
ON		272.8	<a href="#"><u>31</u></a>
ON		276.4	<a href="#"><u>33</u></a>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	284.4	<a href="#"><u>36</u></a>
	ON	291.5	<a href="#"><u>37</u></a>
	ON	296.0	<a href="#"><u>38</u></a>
	ON	298.9	<a href="#"><u>39</u></a>

### **CA - Certificates of Approval**

A search of the CA database, dated 1985-Oct 30, 2011\* has found that there are 7 CA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA CITY	FLORADALE DR./CONFED. PKWY. MISSISSAUGA CITY ON	12.9	<a href="#"><u>2</u></a>
R.M. OF PEEL	CONFEDERATION PKWY./DUNBAR RD. MISSISSAUGA CITY ON	13.3	<a href="#"><u>3</u></a>
R.M. OF PEEL	FLORADALE DR./PAISLEY BLVD. MISSISSAUGA CITY ON	166.3	<a href="#"><u>9</u></a>
R.M. OF PEEL - PT. LOT 17, CONC. 1	RUGBY RD./DUNBAR RD./DUNDAS ST MISSISSAUGA CITY ON	176.6	<a href="#"><u>11</u></a>
ONTARIO MINISTRY OF HOUSING, CENTRAL REG	66 KING STREET MISSISSAUGA CITY ON	220.7	<a href="#"><u>19</u></a>
MISSISSAUGA CITY - LOTS 16&17, CONC. 1	ARGYLE RD/DUNDAS ST/DUNBAR RD MISSISSAUGA CITY ON	283.3	<a href="#"><u>35</u></a>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF PEEL - PT. LOTS 16 & 17/CONC. 1	ARGYLE RD./DUNDAS ST.W/DUNBAR MISSISSAUGA CITY ON	283.3	<a href="#">35</a>

### **ECA - Environmental Compliance Approval**

A search of the ECA database, dated Oct 2011-Oct 31, 2018 has found that there are 1 ECA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
A. S. Dundas Holdings Inc.	Mississauga ON L5A 5A3	198.1	<a href="#">14</a>

### **EHS - EHS Historical Searches**

A search of the EHS database, dated 1999-Oct 31, 2018 has found that there are 9 EHS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2365 & 2425 CONFEDERATION PARKWAY MISSISSAUGA ON	161.9	<a href="#">7</a>
	95 Paisley Blvd W Mississauga ON L5B1E7	171.5	<a href="#">10</a>
	95 Paisley Boulevard West, Mississauga, Ontario Mississauga ON	171.5	<a href="#">10</a>
	2560 Confederation Parkway Mississauga ON	214.4	<a href="#">16</a>
	150 Paisley Boulevard West Mississauga ON L5B 1E8	219.1	<a href="#">18</a>
	2545 Argyle Road Mississauga ON L5B 1V4	253.5	<a href="#">27</a>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2512 Argyle Rd Mississauga ON L5B1V1	280.4	<a href="#">34</a>
	2512 Argyle Rd Mississauga ON L5B1V1	280.4	<a href="#">34</a>
	2512 Argyle Rd Mississauga ON L5B1V1	280.4	<a href="#">34</a>

### **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-June 30, 2018 has found that there are 4 GEN site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA HYDRO (PCB) 00-000	2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	101.7	<a href="#">4</a>
MISSISSAUGA HYDRO (PCB)	2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	101.7	<a href="#">4</a>
PHARMA PLUS DRUGS LTD. 31-729	100 KING ST. W., CHATHAM C/O 5935 AIRPORT ROAD #500 MISSISSAUGA ON L5B 1G9	110.4	<a href="#">5</a>
SAPRA CAMERA STORE LTD. 35-929	100 KING ST.W. FIRST CANADIAN PLACE C/O 1701 LAKESHORE ROAD WEST MISSISSAUGA ON L5B 1G9	110.4	<a href="#">5</a>

### **HINC - TSSA Historic Incidents**

A search of the HINC database, dated 2006-June 2009\* has found that there are 3 HINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	2476 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1R9	0.0	<a href="#">1</a>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	90 PAISLEY BOULEVARD WEST MISSISSAUGA ON	219.0	<a href="#">17</a>
	2570 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1S2	239.9	<a href="#">24</a>

### **SPL - Ontario Spills**

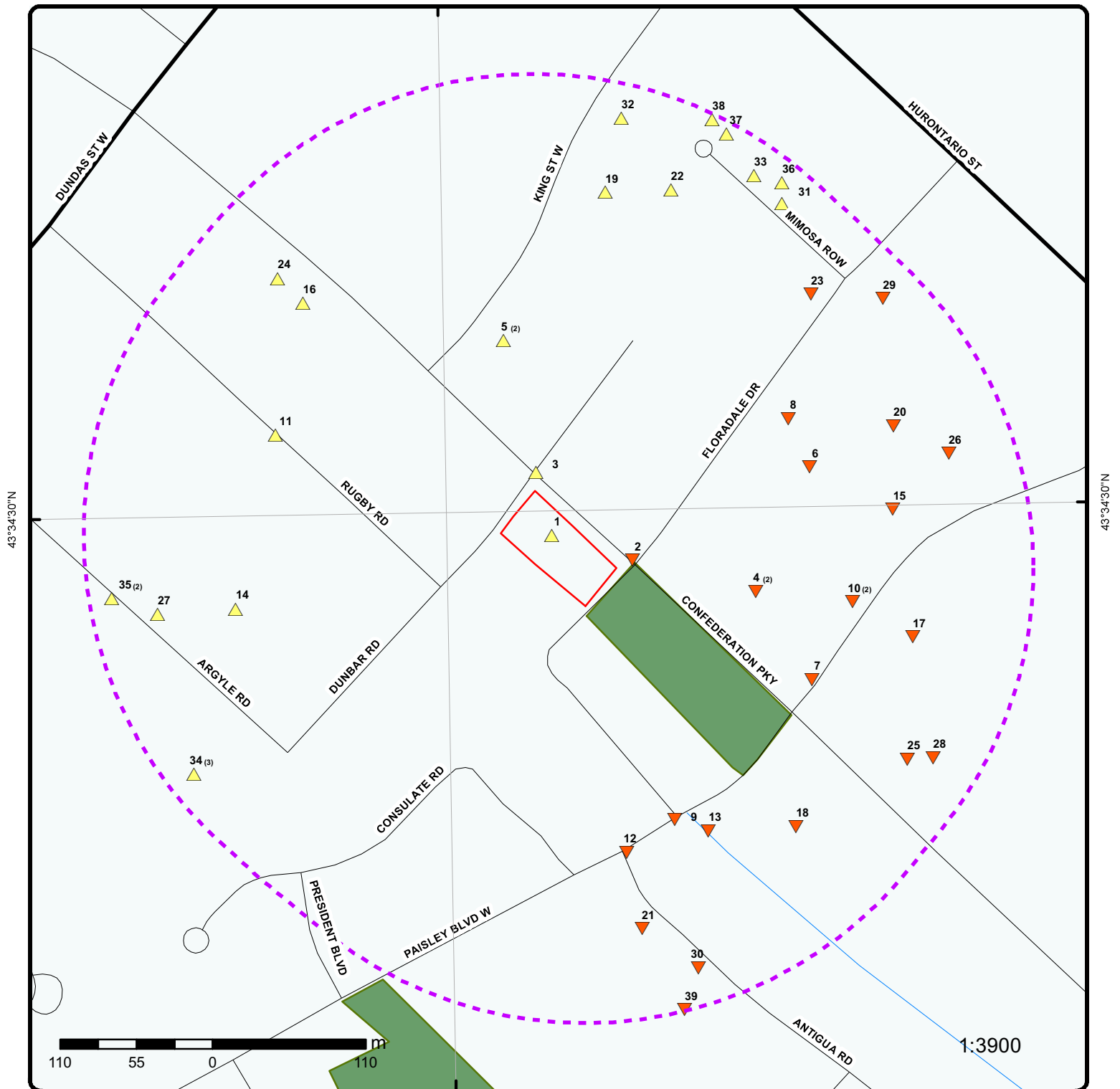
A search of the SPL database, dated 1988-Jul 2018 has found that there are 7 SPL site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
HEATING OIL TANK	68 FLORADALE ROAD BASEMENT PETROLEUM SECTOR _ONLY_ MISSISSAUGA CITY ON L5B 1E9	163.4	<a href="#">8</a>
	Paisley Blvd abd Antigua Rd Mississauga ON	179.5	<a href="#">12</a>
UNKNOWN	MARY FIX CREEK AT PAISLEY RD >& CONFEDERATION RD. MISSISSAUGA CITY ON	184.1	<a href="#">13</a>
The Regional Municipality of Peel	79 Atigua Rd. Mississauga ON	235.8	<a href="#">21</a>
UNKNOWN	37 TO 45 FLORADALE DR. MISSISSAUGA CITY ON L5B 1G1	238.5	<a href="#">23</a>
The Regional Municipality of Peel	2345 Confederation Parkway Mississauga ON	265.4	<a href="#">28</a>
Enbridge Gas Distribution Inc.	32 Floradale Drive Mississauga ON	272.3	<a href="#">29</a>

## **WWIS - Water Well Information System**

A search of the WWIS database, dated Dec 31, 2017 has found that there are 1 WWIS site(s) within approximately 0.30 kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	MISSISSAUGA ON	275.2	<a href="#"><u>32</u></a>
	<i>Well ID:</i> 7154087		



## Map : 0.3 Kilometer Radius

Order No: 20181130055

Address: 2476 Confederation Parkway, Mississauga, ON, L5B 1R9



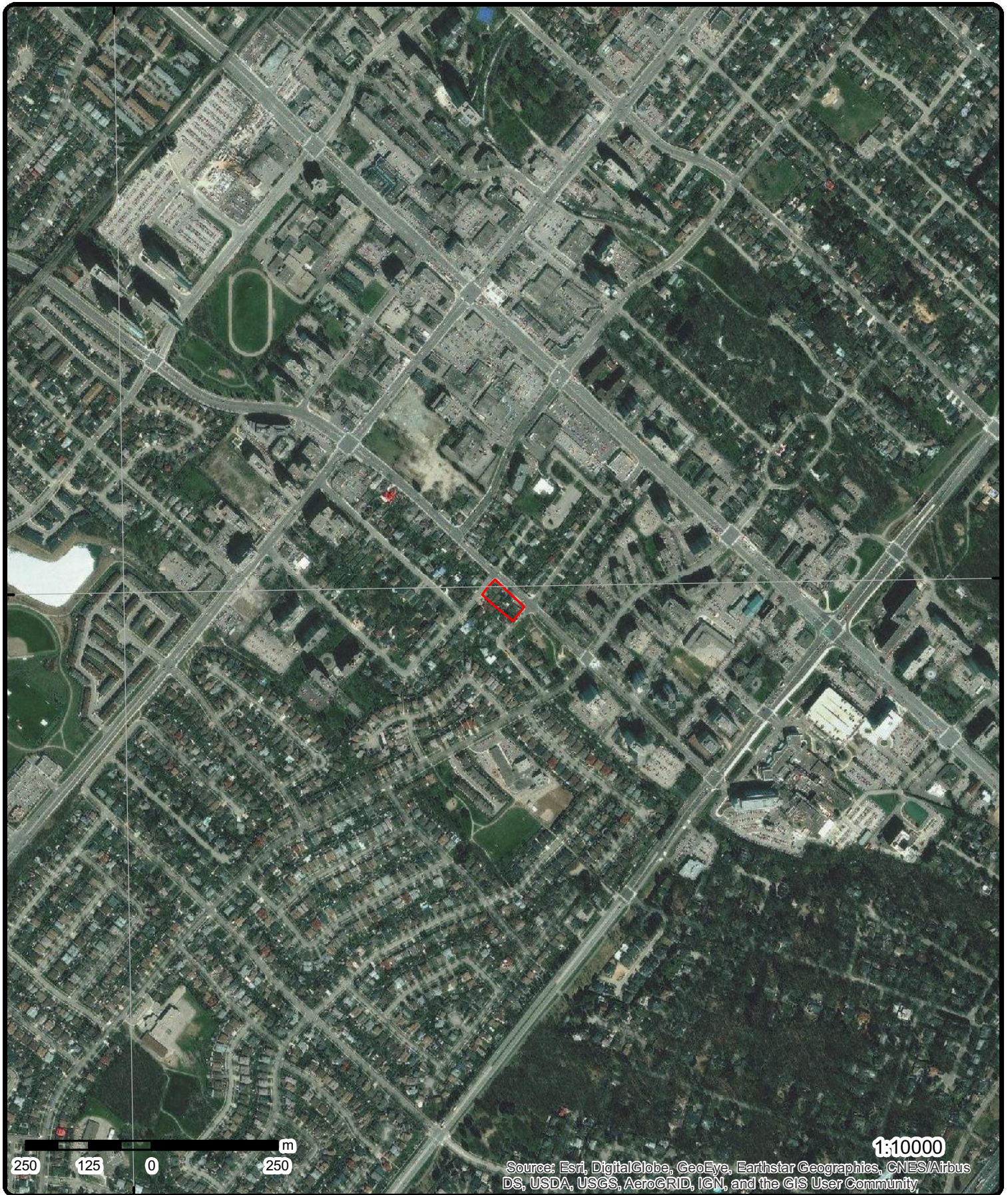
Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range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



79°37'30"W

43°34'30"N

43°34'30"N



**Aerial (2013)**

**Address: 2476 Confederation Parkway, Mississauga, ON, L5B 1R9**

Source: ESRI World Imagery

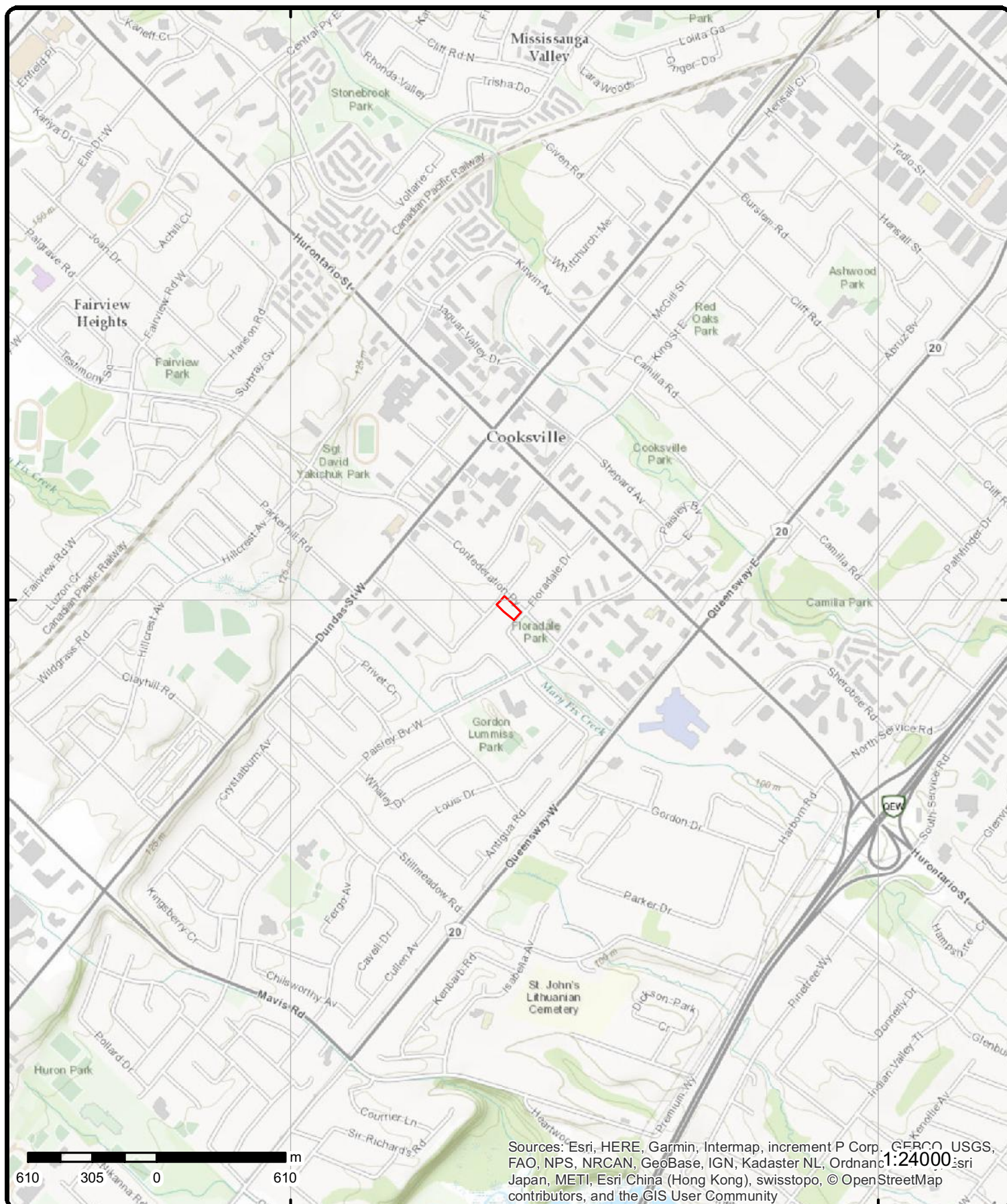
Order No: 20181130055

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

# Topographic Map

**Address: 2476 Confederation Parkway, Mississauga, ON, L5B 1R9**

Source: ESRI World Topographic Map

Order No: 20181130055



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# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">1</a>	1 of 1	-/0.0	107.8 / 0.18	2476 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1R9	HINC
<b>External File Num:</b> FS INC 0904-01794 <b>Date of Occurrence:</b> 4/1/2009 <b>Fuel Occurrence Type:</b> Pipeline Strike <b>Fuel Type Involved:</b> Natural Gas <b>Status Desc:</b> Completed - Causal Analysis(End) <b>Job Type Desc:</b> Incident/Near-Miss Occurrence (FS) <b>Oper. Type Involved:</b> Construction Site (pipeline strike) <b>Service Interruptions:</b> Yes <b>Property Damage:</b> No <b>Fuel Life Cycle Stage:</b> Transmission, Distribution and Transportation <b>Root Cause:</b> Root Cause: Equipment/Material/Component:No Procedures:No Maintenance:No Design:No Training:No Management:No Human Factors:Yes <b>Reported Details:</b> <b>Fuel Category:</b> Gaseous Fuel <b>Occurrence Type:</b> Incident <b>Affiliation:</b> Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) <b>County Name:</b> Peel <b>Approx. Quant. Rel:</b> <b>Nearby body of water:</b> <b>Enter Drainage Syst.:</b> <b>Approx. Quant. Unit:</b> <b>Environmental Impact:</b>					
<a href="#">2</a>	1 of 1	E/12.9	106.8 / -0.82	MISSISSAUGA CITY FLORADALE DR./CONFED. PKWY. MISSISSAUGA CITY ON	CA
<b>Certificate #:</b> 3-0608-93- <b>Application Year:</b> 93 <b>Issue Date:</b> 6/16/1993 <b>Approval Type:</b> Municipal sewage <b>Status:</b> Approved <b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>					
<a href="#">3</a>	1 of 1	NNW/13.3	108.0 / 0.34	R.M. OF PEEL CONFEDERATION PKWY./DUNBAR RD. MISSISSAUGA CITY ON	CA
<b>Certificate #:</b> 3-0527-94- <b>Application Year:</b> 94 <b>Issue Date:</b> 5/26/1994 <b>Approval Type:</b> Municipal sewage <b>Status:</b> Approved					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>					
<u>4</u>	1 of 2	ESE/101.7	105.8 / -1.82	MISSISSAUGA HYDRO (PCB) 2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	GEN
<b>Generator No.:</b> ON0124358 <b>Status:</b> <b>Approval Years:</b> 90 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 0000 <b>SIC Description:</b> *** NOT DEFINED ***		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>			
<u>4</u>	2 of 2	ESE/101.7	105.8 / -1.82	MISSISSAUGA HYDRO (PCB) 00-000 2425 CONFEDERATION C/O 3354 MAVIS RD. MISSISSAUGA ON L5B 1R8	GEN
<b>Generator No.:</b> ON0124358 <b>Status:</b> <b>Approval Years:</b> 92,93,94 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 0000 <b>SIC Description:</b> *** NOT DEFINED ***		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>			
<u>5</u>	1 of 2	NNW/110.4	109.5 / 1.79	SAPRA CAMERA STORE LTD. 35-929 100 KING ST.W. FIRST CANADIAN PLACE C/O 1701 LAKESHORE ROAD WEST MISSISSAUGA ON L5B 1G9	GEN
<b>Generator No.:</b> ON1569201 <b>Status:</b> <b>Approval Years:</b> 94,95,96 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 6571 <b>SIC Description:</b> CAMERA/PHOTO. SUPPLY		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No. Admin:</b>			
<b>--Details--</b> <b>Waste Code:</b> 264 <b>Waste Description:</b> PHOTOPROCESSING WASTES					
<u>5</u>	2 of 2	NNW/110.4	109.5 / 1.79	PHARMA PLUS DRUGS LTD. 31-729 100 KING ST. W., CHATHAM C/O 5935 AIRPORT ROAD #500 MISSISSAUGA ON L5B 1G9	GEN
<b>Generator No.:</b> ON1553370 <b>Status:</b> <b>Approval Years:</b> 94,95,96		<b>PO Box No.:</b> <b>Country:</b> <b>Choice of Contact:</b>			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> <b>SIC Description:</b>	6031	PHARMACIES		<b>Co Admin:</b> <b>Phone No. Admin:</b>	
<b>--Details--</b>					
<b>Waste Code:</b> <b>Waste Description:</b>	261	PHARMACEUTICALS			
<b>Waste Code:</b> <b>Waste Description:</b>	312	PATHOLOGICAL WASTES			
<b>6</b>	1 of 1	<b>ENE/156.7</b>	<b>105.9 / -1.74</b>	<b>ON</b>	<b>BORE</b>
<b>Borehole ID:</b> <b>Use:</b> <b>Drill Method:</b> <b>Easting:</b> <b>Location Accuracy:</b> <b>Elev. Reliability Note:</b> <b>Total Depth m:</b> <b>Township:</b> <b>Lot:</b> <b>Completion Date:</b> <b>Primary Water Use:</b>	653204 Geotechnical/Geological Investigation Power auger 611955  5.5   DEC-1965 Not Used		<b>Type:</b> <b>Status:</b> <b>UTM Zone:</b> <b>Northing:</b> <b>Orig. Ground Elev m:</b> <b>DEM Ground Elev m:</b> <b>Primary Name:</b> <b>Concession:</b> <b>Municipality:</b> <b>Static Water Level:</b> <b>Sec. Water Use:</b>	Borehole  17 4825633 107 107    .2 	
<b>--Details--</b>					
<b>Stratum ID:</b> <b>Bottom Depth(m):</b>	218538335 3.7		<b>Top Depth(m):</b> <b>Stratum Desc:</b>	0.0 SAND-MEDIUM,SILT. DENSE,AGE QUATERNARY.	
<b>Stratum ID:</b> <b>Bottom Depth(m):</b>	218538336 5.5		<b>Top Depth(m):</b> <b>Stratum Desc:</b>	3.7 TILL,SILT,SAND, GRAVEL. GREY,VERY DENSE, AGE QUATERNARY, WATER STABLE AT 352.4 FEET.0000006000122	
<b>7</b>	1 of 1	<b>ESE/161.9</b>	<b>104.8 / -2.82</b>	<b>2365 &amp; 2425 CONFEDERATON PARKWAY MISSISSAUGA ON</b>	<b>EHS</b>
<b>Order No:</b> <b>Status:</b> <b>Report Type:</b> <b>Report Date:</b> <b>Date Received:</b> <b>Previous Site Name:</b> <b>Lot/Building Size:</b> <b>Additional Info Ordered:</b>	20081010014 C Standard Report 10/22/2008 10/10/2008    		<b>Nearest Intersection:</b> <b>Municipality:</b> <b>Client Prov/State:</b> <b>Search Radius (km):</b> <b>X:</b> <b>Y:</b>	QUEENSWAY W & HURONTARIO ST. ON 0.25 -79.613481 43.573879	
<b>8</b>	1 of 1	<b>ENE/163.4</b>	<b>106.8 / -0.82</b>	<b>HEATING OIL TANK 68 FLORADALE ROAD BASEMENT PETROLEUM SECTOR_ONLY_ MISSISSAUGA CITY ON L5B 1E9</b>	<b>SPL</b>
<b>Ref No:</b> <b>Site No:</b> <b>Incident Dt:</b> <b>Year:</b> <b>Incident Cause:</b>	15025  2/20/1989  ABOVE-GROUND TANK LEAK		<b>Discharger Report:</b> <b>Material Group:</b> <b>Client Type:</b> <b>Sector Type:</b> <b>Source Type:</b>		



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> <b>Incident Event:</b>  <b>Contaminant Code:</b>  <b>Contaminant Name:</b>  <b>Contaminant Limit 1:</b>  <b>Contam Limit Freq 1:</b>  <b>Contaminant UN No 1:</b>  <b>Contaminant Qty:</b>  <b>Environment Impact:</b>  <b>Nature of Impact:</b>  <b>Receiving Medium:</b> LAND  <b>Receiving Env:</b>  <b>Health/Env Conseq:</b>  <b>MOE Response:</b>  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 2/20/1989  <b>Dt Document Closed:</b>  <b>Agency Involved:</b>  <b>SAC Action Class:</b>  <b>Incident Reason:</b>  <b>Incident Summary:</b> UNKNOWN  FURNACE OIL TANK-520 L FURNACE OIL TO GRAVEL FLOOR. </div> <div> <b>Nearest Watercourse:</b>  <b>Site Name:</b>  <b>Site Address:</b>  <b>Site District Office:</b>  <b>Site County/District:</b>  <b>Site Postal Code:</b>  <b>Site Region:</b>  <b>Site Municipality:</b> 21102  <b>Site Lot:</b>  <b>Site Conc:</b>  <b>Northing:</b>  <b>Easting:</b>  <b>Site Geo Ref Accu:</b>  <b>Site Geo Ref Meth:</b>  <b>Site Map Datum:</b> </div> </div>					
<a href="#">9</a>	1 of 1	SSE/166.3	103.9 / -3.72	R.M. OF PEEL FLORADALE DR./PAISLEY BLVD. MISSISSAUGA CITY ON	CA
<div> <b>Certificate #:</b> 7-0453-93-93  <b>Application Year:</b> 6/3/1993  <b>Issue Date:</b> 6/3/1993  <b>Approval Type:</b> Municipal water  <b>Status:</b> Approved  <b>Application Type:</b>  <b>Client Name:</b>  <b>Client Address:</b>  <b>Client City:</b>  <b>Client Postal Code:</b>  <b>Project Description:</b>  <b>Contaminants:</b>  <b>Emission Control:</b> </div>					
<a href="#">10</a>	1 of 2	E/171.5	105.0 / -2.66	95 Paisley Blvd W Mississauga ON L5B1E7	EHS
<div> <div> <b>Order No:</b> 20140924003  <b>Status:</b> C  <b>Report Type:</b> Custom Report  <b>Report Date:</b> 29-SEP-14  <b>Date Received:</b> 24-SEP-14  <b>Previous Site Name:</b>  <b>Lot/Building Size:</b>  <b>Additional Info Ordered:</b> </div> <div> <b>Nearest Intersection:</b>  <b>Municipality:</b>  <b>Client Prov/State:</b> ON  <b>Search Radius (km):</b> .25  <b>X:</b> -79.613107  <b>Y:</b> 43.574381 </div> </div>					
<a href="#">10</a>	2 of 2	E/171.5	105.0 / -2.66	95 Paisley Boulevard West, Mississauga, Ontario Mississauga ON	EHS
<div> <div> <b>Order No:</b> 20110824023  <b>Status:</b> C  <b>Report Type:</b> Standard Report  <b>Report Date:</b> 8/25/2011  <b>Date Received:</b> 8/24/2011 11:56:14 AM  <b>Previous Site Name:</b> </div> <div> <b>Nearest Intersection:</b>  <b>Municipality:</b>  <b>Client Prov/State:</b> ON  <b>Search Radius (km):</b> 0.25  <b>X:</b> -79.613107  <b>Y:</b> 43.574381 </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Lot/Building Size:</b> <b>Additional Info Ordered:</b> Fire Insur. Maps and/or Site Plans					
<a href="#">11</a>	1 of 1	WNW/176.6	108.9 / 1.27	R.M. OF PEEL - PT. LOT 17, CONC. 1 RUGBY RD./DUNBAR RD./DUNDAS ST MISSISSAUGA CITY ON	CA
<b>Certificate #:</b> 7-0355-92- <b>Application Year:</b> 92 <b>Issue Date:</b> 4/28/1992 <b>Approval Type:</b> Municipal water <b>Status:</b> Approved <b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>					
<a href="#">12</a>	1 of 1	SSE/179.5	104.8 / -2.82	Paisley Blvd abd Antigua Rd Mississauga ON	SPL
<b>Ref No:</b> 4001-9PQD3Z <b>Site No:</b> NA <b>Incident Dt:</b> 2014/10/09 <b>Year:</b> <b>Incident Cause:</b> Leak/Break <b>Incident Event:</b> <b>Contaminant Code:</b> 99 <b>Contaminant Name:</b> SILT <b>Contaminant Limit 1:</b> <b>Contam Limit Freq 1:</b> <b>Contaminant UN No 1:</b> <b>Contaminant Qty:</b> 0 other - see incident description <b>Environment Impact:</b> Possible <b>Nature of Impact:</b> Surface Water Pollution <b>Receiving Medium:</b> <b>Receiving Env:</b> <b>Health/Env Conseq:</b> <b>MOE Response:</b> No Field Response <b>Dt MOE Arvl on Scn:</b> <b>MOE Reported Dt:</b> 2014/10/09 <b>Dt Document Closed:</b> 2014/10/16 <b>Agency Involved:</b> <b>SAC Action Class:</b> Watercourse Spills <b>Incident Reason:</b> Unknown / N/A <b>Incident Summary:</b> Region Of Peel: Watermain Break Silt to Cooksville Cr.					
<b>Discharger Report:</b> <b>Material Group:</b> <b>Client Type:</b> <b>Sector Type:</b> Water Supply <b>Source Type:</b> <b>Nearest Watercourse:</b> <b>Site Name:</b> Watermain Break<UNOFFICIAL> <b>Site Address:</b> Paisley Blvd abd Antigua Rd <b>Site District Office:</b> <b>Site County/District:</b> <b>Site Postal Code:</b> <b>Site Region:</b> <b>Site Municipality:</b> Mississauga <b>Site Lot:</b> <b>Site Conc:</b> <b>Northing:</b> <b>Easting:</b> <b>Site Geo Ref Accu:</b> <b>Site Geo Ref Meth:</b> <b>Site Map Datum:</b>					
<a href="#">13</a>	1 of 1	SSE/184.1	103.8 / -3.82	UNKNOWN MARY FIX CREEK AT PAISLEY RD >& CONFEDERATION RD. MISSISSAUGA CITY ON	SPL
<b>Ref No:</b> 156634 <b>Site No:</b> <b>Incident Dt:</b> 6/9/1998 <b>Year:</b> <b>Incident Cause:</b> UNKNOWN <b>Discharger Report:</b> <b>Material Group:</b> <b>Client Type:</b> <b>Sector Type:</b> <b>Source Type:</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> <b>Incident Event:</b>  <b>Contaminant Code:</b>  <b>Contaminant Name:</b>  <b>Contaminant Limit 1:</b>  <b>Contam Limit Freq 1:</b>  <b>Contaminant UN No 1:</b>  <b>Contaminant Qty:</b>  <b>Environment Impact:</b> CONFIRMED  <b>Nature of Impact:</b> Water course or lake  <b>Receiving Medium:</b> WATER  <b>Receiving Env:</b>  <b>Health/Env Conseq:</b>  <b>MOE Response:</b>  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 6/9/1998  <b>Dt Document Closed:</b>  <b>Agency Involved:</b>  <b>SAC Action Class:</b>  <b>Incident Reason:</b> UNKNOWN  <b>Incident Summary:</b> SOURCE UNK- FINE POWDER/ CONCRETE DUST LIKE MAT'L IN MARY FIX CK, PEEL REG. </div> <div> <b>Nearest Watercourse:</b>  <b>Site Name:</b>  <b>Site Address:</b>  <b>Site District Office:</b>  <b>Site County/District:</b>  <b>Site Postal Code:</b>  <b>Site Region:</b>  <b>Site Municipality:</b> 21102  <b>Site Lot:</b>  <b>Site Conc:</b>  <b>Northing:</b>  <b>Easting:</b> REG. OF PEEL &amp; WORKS.  <b>Site Geo Ref Accu:</b>  <b>Site Geo Ref Meth:</b>  <b>Site Map Datum:</b> </div> </div>					
<a href="#">14</a>	1 of 1	W/198.1	109.0 / 1.37	A. S. Dundas Holdings Inc.  Mississauga ON L5A 5A3	ECA
<div> <div> <b>Approval No:</b> 8130-9VDS8A  <b>Approval Date:</b> 2015-04-08  <b>Status:</b> Approved  <b>Record Type:</b> ECA  <b>Link Source:</b> IDS  <b>Approval Type:</b> ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS  <b>Project Type:</b> MUNICIPAL AND PRIVATE SEWAGE WORKS  <b>Address:</b>  <b>Full Address:</b>  <b>Full PDF Link:</b> <a href="https://www.accessenvironment.ene.gov.on.ca/instruments/1554-9R2UXJ-14.pdf">https://www.accessenvironment.ene.gov.on.ca/instruments/1554-9R2UXJ-14.pdf</a> </div> <div> <b>SWP Area Name:</b> Credit Valley  <b>MOE District:</b> Halton-Peel  <b>City:</b> Mississauga  <b>Longitude:</b> -79.6186  <b>Latitude:</b> 43.5744 </div> </div>					
<a href="#">15</a>	1 of 1	E/203.4	105.6 / -2.05	ON	BORE
<div> <div> <b>Borehole ID:</b> 653203  <b>Use:</b> Geotechnical/Geological Investigation  <b>Drill Method:</b> Power auger  <b>Easting:</b> 612015  <b>Location Accuracy:</b>  <b>Elev. Reliability Note:</b>  <b>Total Depth m:</b> 5.9  <b>Township:</b>  <b>Lot:</b>  <b>Completion Date:</b> DEC-1965  <b>Primary Water Use:</b> Not Used </div> <div> <b>Type:</b> Borehole  <b>Status:</b>  <b>UTM Zone:</b> 17  <b>Northing:</b> 4825603  <b>Orig. Ground Elev m:</b> 107  <b>DEM Ground Elev m:</b> 106  <b>Primary Name:</b>  <b>Concession:</b>  <b>Municipality:</b>  <b>Static Water Level:</b> .1  <b>Sec. Water Use:</b> </div> </div>					
<div> <div> <b>--Details--</b>  <b>Stratum ID:</b> 218538332  <b>Bottom Depth(m):</b> 0.3   <b>Stratum ID:</b> 218538333  <b>Bottom Depth(m):</b> 4.1   <b>Stratum ID:</b> 218538334 </div> <div> <b>Top Depth(m):</b> 0.0  <b>Stratum Desc:</b> SOIL.   <b>Top Depth(m):</b> 0.3  <b>Stratum Desc:</b> SAND-MEDIUM,SILT. DENSE,AGE QUATERNARY, WATER STABLE AT 351.6 FEET.   <b>Top Depth(m):</b> 4.1 </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Bottom Depth(m):	5.9			Stratum Desc: TILL,SILT,SAND, GRAVEL. VERY DENSE,AGE QUATERNARY. 0001006000133044	
<a href="#">16</a>	1 of 1	NW/214.4	109.8 / 2.18	2560 Confederation Parkway Mississauga ON	EHS
Order No:	20140528061			Nearest Intersection:	
Status:	C			Municipality:	Mississauga
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	06-JUN-14			Search Radius (km):	.25
Date Received:	28-MAY-14			X:	-79.617956
Previous Site Name:				Y:	43.576371
Lot/Building Size:	0.26 Acres				
Additional Info Ordered:					
<a href="#">17</a>	1 of 1	ESE/219.0	104.6 / -3.10	90 PAISLEY BOULEVARD WEST MISSISSAUGA ON	HINC
External File Num:	FS INC 0808-04337				
Date of Occurrence:	8/9/2008				
Fuel Occurrence Type:	Fire				
Fuel Type Involved:	Natural Gas				
Status Desc:	Completed - Causal Analysis(End)				
Job Type Desc:	Incident/Near-Miss Occurrence (FS)				
Oper. Type Involved:	Multi-unit Residential				
Service Interruptions:	Yes				
Property Damage:	Yes				
Fuel Life Cycle Stage:	Utilization				
Root Cause:	Root Cause: Equipment/Material/Component:Yes Procedures:No Maintenance:No Design:No Training:Yes Management:No Human Factors:No				
Reported Details:					
Fuel Category:	Unknown				
Occurrence Type:	Incident				
Affiliation:	Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)				
County Name:	Peel				
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					
<a href="#">18</a>	1 of 1	SE/219.1	103.8 / -3.82	150 Paisley Boulevard West Mississauga ON L5B 1E8	EHS
Order No:	20100608004			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	6/14/2010			Search Radius (km):	0.25
Date Received:	6/8/2010			X:	-79.613677
Previous Site Name:				Y:	43.57316
Lot/Building Size:					
Additional Info Ordered:					
<a href="#">19</a>	1 of 1	N/220.7	109.0 / 1.34	ONTARIO MINISTRY OF HOUSING, CENTRAL REG 66 KING STREET MISSISSAUGA CITY ON	CA



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Certificate #:</b>		8-3526-96-			
<b>Application Year:</b>		96			
<b>Issue Date:</b>		12/19/1996			
<b>Approval Type:</b>		Industrial air			
<b>Status:</b>		Approved			
<b>Application Type:</b>					
<b>Client Name:</b>					
<b>Client Address:</b>					
<b>Client City:</b>					
<b>Client Postal Code:</b>					
<b>Project Description:</b>		EMERGENCY POWER FOR APARTMENT BUILDING			
<b>Contaminants:</b>		Nitrogen Oxides			
<b>Emission Control:</b>		No Controls			

<a href="#">20</a>	1 of 1	ENE/223.8	105.8 / -1.82	ON	BORE
<b>Borehole ID:</b>	653206			<b>Type:</b>	Borehole
<b>Use:</b>	Geotechnical/Geological Investigation			<b>Status:</b>	
<b>Drill Method:</b>	Power auger			<b>UTM Zone:</b>	17
<b>Easting:</b>	612015			<b>Northing:</b>	4825663
<b>Location Accuracy:</b>				<b>Orig. Ground Elev m:</b>	107
<b>Elev. Reliability Note:</b>				<b>DEM Ground Elev m:</b>	107
<b>Total Depth m:</b>	5.9			<b>Primary Name:</b>	
<b>Township:</b>				<b>Concession:</b>	
<b>Lot:</b>				<b>Municipality:</b>	
<b>Completion Date:</b>	DEC-1965			<b>Static Water Level:</b>	.2
<b>Primary Water Use:</b>	Not Used			<b>Sec. Water Use:</b>	
<b>--Details--</b>					
<b>Stratum ID:</b>	218538340			<b>Top Depth(m):</b>	0.0
<b>Bottom Depth(m):</b>	0.3			<b>Stratum Desc:</b>	SOIL.
<b>Stratum ID:</b>	218538341			<b>Top Depth(m):</b>	0.3
<b>Bottom Depth(m):</b>	3.5			<b>Stratum Desc:</b>	SAND-MEDIUM,SILT. BROWN,AGE QUATERNARY, WATER STABLE AT 351.5 FEET.
<b>Stratum ID:</b>	218538342			<b>Top Depth(m):</b>	3.5
<b>Bottom Depth(m):</b>	5.9			<b>Stratum Desc:</b>	TILL,SILT,SAND, GRAVEL. VERY DENSE,AGE QUATERNARY. 0001006000115060806

<a href="#">21</a>	1 of 1	SSE/235.8	105.9 / -1.81	The Regional Municipality of Peel 79 Atigua Rd. Mississauga ON	SPL
<b>Ref No:</b>	0057-9YCHFM			<b>Discharger Report:</b>	
<b>Site No:</b>	NA			<b>Material Group:</b>	
<b>Incident Dt:</b>	7/12/2015			<b>Client Type:</b>	
<b>Year:</b>				<b>Sector Type:</b>	Miscellaneous Industrial
<b>Incident Cause:</b>				<b>Source Type:</b>	
<b>Incident Event:</b>				<b>Nearest Watercourse:</b>	Lake Ontario
<b>Contaminant Code:</b>	43			<b>Site Name:</b>	79 Atigua Rd.<UNOFFICIAL>
<b>Contaminant Name:</b>	SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)			<b>Site Address:</b>	79 Atigua Rd.
<b>Contaminant Limit 1:</b>				<b>Site District Office:</b>	
<b>Contam Limit Freq 1:</b>				<b>Site County/District:</b>	
<b>Contaminant UN No 1:</b>				<b>Site Postal Code:</b>	
<b>Contaminant Qty:</b>	0 other - see incident description			<b>Site Region:</b>	
<b>Environment Impact:</b>				<b>Site Municipality:</b>	Mississauga
<b>Nature of Impact:</b>				<b>Site Lot:</b>	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> <b>Receiving Medium:</b>  <b>Receiving Env:</b>  <b>Health/Env Conseq:</b>  <b>MOE Response:</b> No  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 7/12/2015  <b>Dt Document Closed:</b> 7/16/2015  <b>Agency Involved:</b>  <b>SAC Action Class:</b> Watercourse Spills  <b>Incident Reason:</b> Unknown / N/A  <b>Incident Summary:</b> Region of Peel: 6 " watermain break to Mary Fix Creek </div> <div> <b>Site Conc:</b>  <b>Northing:</b>  <b>Easting:</b>  <b>Site Geo Ref Accu:</b>  <b>Site Geo Ref Meth:</b>  <b>Site Map Datum:</b> </div> </div>					
<a href="#">22</a>	1 of 1	NNE/237.9	108.8 / 1.18	ON	BORE
<div> <div> <b>Borehole ID:</b> 645542  <b>Use:</b> Geotechnical/Geological Investigation  <b>Drill Method:</b> Diamond Drill  <b>Easting:</b> 611855  <b>Location Accuracy:</b>  <b>Elev. Reliability Note:</b>  <b>Total Depth m:</b> 4.7  <b>Township:</b>  <b>Lot:</b>  <b>Completion Date:</b> SEP-1971  <b>Primary Water Use:</b> Not Used </div> <div> <b>Type:</b> Borehole  <b>Status:</b>  <b>UTM Zone:</b> 17  <b>Northing:</b> 4825833  <b>Orig. Ground Elev m:</b> 108  <b>DEM Ground Elev m:</b> 108  <b>Primary Name:</b>  <b>Concession:</b>  <b>Municipality:</b>  <b>Static Water Level:</b> -999.9  <b>Sec. Water Use:</b> </div> </div>					
<b>--Details--</b>					
<div> <div> <b>Stratum ID:</b> 218511725  <b>Bottom Depth(m):</b> 3.2 </div> <div> <b>Top Depth(m):</b> 0.0  <b>Stratum Desc:</b> SAND,SILT,GRAVEL. GLACIAL,DENSE,AGE GLACIAL. </div> </div>					
<div> <div> <b>Stratum ID:</b> 218511726  <b>Bottom Depth(m):</b> 4.7 </div> <div> <b>Top Depth(m):</b> 3.2  <b>Stratum Desc:</b> TILL,CLAY,SILT, GRAVEL. GREY,GLACIAL,HARD,AGE GLACIAL. 014 012 000000580010505 </div> </div>					
<a href="#">23</a>	1 of 1	NE/238.5	106.8 / -0.82	UNKNOWN 37 TO 45 FLORADALE DR. MISSISSAUGA CITY ON L5B 1G1	SPL
<div> <div> <b>Ref No:</b> 111106  <b>Site No:</b>  <b>Incident Dt:</b> 3/19/1995  <b>Year:</b>  <b>Incident Cause:</b> UNKNOWN  <b>Incident Event:</b>  <b>Contaminant Code:</b>  <b>Contaminant Name:</b>  <b>Contaminant Limit 1:</b>  <b>Contam Limit Freq 1:</b>  <b>Contaminant UN No 1:</b>  <b>Contaminant Qty:</b>  <b>Environment Impact:</b> NOT ANTICIPATED  <b>Nature of Impact:</b>  <b>Receiving Medium:</b> LAND / AIR  <b>Receiving Env:</b>  <b>Health/Env Conseq:</b>  <b>MOE Response:</b>  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 3/20/1995 </div> <div> <b>Discharger Report:</b>  <b>Material Group:</b>  <b>Client Type:</b>  <b>Sector Type:</b>  <b>Source Type:</b>  <b>Nearest Watercourse:</b>  <b>Site Name:</b>  <b>Site Address:</b>  <b>Site District Office:</b>  <b>Site County/District:</b>  <b>Site Postal Code:</b>  <b>Site Region:</b>  <b>Site Municipality:</b> 21102  <b>Site Lot:</b>  <b>Site Conc:</b>  <b>Northing:</b>  <b>Easting:</b> PEEL REGION WORKS  <b>Site Geo Ref Accu:</b>  <b>Site Geo Ref Meth:</b>  <b>Site Map Datum:</b> </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Dt Document Closed:</b> <b>Agency Involved:</b> <b>SAC Action Class:</b> <b>Incident Reason:</b> UNKNOWN <b>Incident Summary:</b> SOURCE UNKNOWN:STYROFOAM PIECES FROM SKY AFFECTING10-15 HOMES, WORKS INVEST					
<a href="#">24</a>	1 of 1	NW/239.9	109.8 / 2.18	2570 CONFEDERATION PARKWAY MISSISSAUGA ON L5B 1S2	HINC
<b>External File Num:</b> FS INC 0904-02038 <b>Date of Occurrence:</b> 4/7/2009 <b>Fuel Occurrence Type:</b> Pipeline Strike <b>Fuel Type Involved:</b> Natural Gas <b>Status Desc:</b> Completed - Causal Analysis(End) <b>Job Type Desc:</b> Incident/Near-Miss Occurrence (FS) <b>Oper. Type Involved:</b> Construction Site (pipeline strike) <b>Service Interruptions:</b> Yes <b>Property Damage:</b> No <b>Fuel Life Cycle Stage:</b> Transmission, Distribution and Transportation <b>Root Cause:</b> Root Cause: Equipment/Material/Component:No Procedures:No Maintenance:No Design:No Training:No Management:No Human Factors:Yes <b>Reported Details:</b> <b>Fuel Category:</b> Gaseous Fuel <b>Occurrence Type:</b> Incident <b>Affiliation:</b> Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) <b>County Name:</b> Peel <b>Approx. Quant. Rel:</b> <b>Nearby body of water:</b> <b>Enter Drainage Syst.:</b> <b>Approx. Quant. Unit:</b> <b>Environmental Impact:</b>					
<a href="#">25</a>	1 of 1	ESE/250.4	103.8 / -3.82	ON	BORE
<b>Borehole ID:</b> 651633 <b>Use:</b> Geotechnical/Geological Investigation <b>Drill Method:</b> Power auger <b>Easting:</b> 612025 <b>Location Accuracy:</b> <b>Elev. Reliability Note:</b> <b>Total Depth m:</b> 3.2 <b>Township:</b> <b>Lot:</b> <b>Completion Date:</b> APR-1969 <b>Primary Water Use:</b> Not Used <b>Type:</b> Borehole <b>Status:</b> <b>UTM Zone:</b> 17 <b>Northing:</b> 4825423 <b>Orig. Ground Elev m:</b> 104 <b>DEM Ground Elev m:</b> 106 <b>Primary Name:</b> <b>Concession:</b> <b>Municipality:</b> <b>Static Water Level:</b> .1 <b>Sec. Water Use:</b>					
<b>--Details--</b>					
<b>Stratum ID:</b> 218533659 <b>Bottom Depth(m):</b> 0.2 <b>Top Depth(m):</b> 0.0 <b>Stratum Desc:</b> SOIL.					
<b>Stratum ID:</b> 218533660 <b>Bottom Depth(m):</b> 2.5 <b>Top Depth(m):</b> 0.2 <b>Stratum Desc:</b> SAND-MEDIUM,SILT. BROWN,DENSE,AGE QUATERNARY, WATER STABLE AT 343.9 FEET.					
<b>Stratum ID:</b> 218533661 <b>Bottom Depth(m):</b> 3.2 <b>Top Depth(m):</b> 2.5 <b>Stratum Desc:</b> SHALE. GREY,WEATHERED,VERY DENSE, AGE ORDOVICIAN. 018 00006025000837201038					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">26</a>	1 of 1	ENE/252.8	105.4 / -2.24	ON	BORE
<b>Borehole ID:</b>		653205	<b>Type:</b>		Borehole
<b>Use:</b>		Geotechnical/Geological Investigation	<b>Status:</b>		
<b>Drill Method:</b>		Power auger	<b>UTM Zone:</b>		17
<b>Easting:</b>		612055	<b>Northing:</b>		4825643
<b>Location Accuracy:</b>			<b>Orig. Ground Elev m:</b>		107
<b>Elev. Reliability Note:</b>			<b>DEM Ground Elev m:</b>		106
<b>Total Depth m:</b>		5.9	<b>Primary Name:</b>		
<b>Township:</b>			<b>Concession:</b>		
<b>Lot:</b>			<b>Municipality:</b>		
<b>Completion Date:</b>		DEC-1965	<b>Static Water Level:</b>		.1
<b>Primary Water Use:</b>		Not Used	<b>Sec. Water Use:</b>		
<b>--Details--</b>					
<b>Stratum ID:</b>		218538337	<b>Top Depth(m):</b>		0.0
<b>Bottom Depth(m):</b>		0.3	<b>Stratum Desc:</b>		SOIL.
<b>Stratum ID:</b>		218538338	<b>Top Depth(m):</b>		0.3
<b>Bottom Depth(m):</b>		3.6	<b>Stratum Desc:</b>		SAND-MEDIUM,SILT. DENSE,AGE QUATERNARY, WATER STABLE AT 352.6 FEET.
<b>Stratum ID:</b>		218538339	<b>Top Depth(m):</b>		3.6
<b>Bottom Depth(m):</b>		5.9	<b>Stratum Desc:</b>		TILL,SILT,SAND, GRAVEL. GREY,VERY DENSE, AGE QUATERNARY. 0001004000118060
<a href="#">27</a>	1 of 1	W/253.5	109.8 / 2.18	2545 Argyle Road Mississauga ON L5B 1V4	EHS
<b>Order No:</b>		20120605005	<b>Nearest Intersection:</b>		
<b>Status:</b>		C	<b>Municipality:</b>		
<b>Report Type:</b>		Standard Report	<b>Client Prov/State:</b>		ON
<b>Report Date:</b>		13-JUN-12	<b>Search Radius (km):</b>		.25
<b>Date Received:</b>		05-JUN-12	<b>X:</b>		-79.619296
<b>Previous Site Name:</b>			<b>Y:</b>		43.574373
<b>Lot/Building Size:</b>					
<b>Additional Info Ordered:</b>		City Directory; Aerial Photos			
<a href="#">28</a>	1 of 1	ESE/265.4	103.8 / -3.82	The Regional Municipality of Peel 2345 Confederation Parkway Mississauga ON	SPL
<b>Ref No:</b>		3726-B2BPER	<b>Discharger Report:</b>		
<b>Site No:</b>		NA	<b>Material Group:</b>		
<b>Incident Dt:</b>		2018/07/03	<b>Client Type:</b>		Municipal Government
<b>Year:</b>			<b>Sector Type:</b>		Miscellaneous Communal
<b>Incident Cause:</b>			<b>Source Type:</b>		Water Supply
<b>Incident Event:</b>		Leak/Break	<b>Nearest Watercourse:</b>		
<b>Contaminant Code:</b>		41	<b>Site Name:</b>		Watermain break<UNOFFICIAL>
<b>Contaminant Name:</b>		WATER/SEDIMENT	<b>Site Address:</b>		2345 Confederation Parkway
<b>Contaminant Limit 1:</b>			<b>Site District Office:</b>		Halton-Peel
<b>Contam Limit Freq 1:</b>			<b>Site County/District:</b>		Regional Municipality of Peel
<b>Contaminant UN No 1:</b>		n/a	<b>Site Postal Code:</b>		
<b>Contaminant Qty:</b>		0 other - see incident description	<b>Site Region:</b>		Central
<b>Environment Impact:</b>			<b>Site Municipality:</b>		Mississauga
<b>Nature of Impact:</b>			<b>Site Lot:</b>		
<b>Receiving Medium:</b>			<b>Site Conc:</b>		
<b>Receiving Env:</b>		Land; Surface Water	<b>Northing:</b>		4825350.57

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Health/Env Conseq:</b> 2 - Minor Environment <b>MOE Response:</b> No <b>Dt MOE Arvl on Scn:</b> <b>MOE Reported Dt:</b> 2018/07/03 <b>Dt Document Closed:</b> 2018/08/02 <b>Agency Involved:</b> <b>SAC Action Class:</b> Watercourse Spills <b>Incident Reason:</b> Equipment Failure <b>Incident Summary:</b> RoP: watermain break murky water to Mary Fix Creek, repaired.					
<a href="#">29</a>	1 of 1	NE/272.3	106.8 / -0.82	<b>Enbridge Gas Distribution Inc.</b> <b>32 Floradale Drive</b> <b>Mississauga ON</b>	SPL
<b>Ref No:</b> 0544-9LCMUN <b>Site No:</b> NA <b>Incident Dt:</b> 2014/06/23 <b>Year:</b> <b>Incident Cause:</b> Leak/Break <b>Incident Event:</b> <b>Contaminant Code:</b> 35 <b>Contaminant Name:</b> NATURAL GAS (METHANE) <b>Contaminant Limit 1:</b> <b>Contam Limit Freq 1:</b> <b>Contaminant UN No 1:</b> <b>Contaminant Qty:</b> 0 other - see incident description <b>Environment Impact:</b> Confirmed <b>Nature of Impact:</b> Air Pollution <b>Receiving Medium:</b> <b>Receiving Env:</b> <b>Health/Env Conseq:</b> <b>MOE Response:</b> Not Moe mandate <b>Dt MOE Arvl on Scn:</b> <b>MOE Reported Dt:</b> 2014/06/23 <b>Dt Document Closed:</b> 2014/07/15 <b>Agency Involved:</b> <b>SAC Action Class:</b> Pollution Incident Reports (PIRs) and "Other" calls <b>Incident Reason:</b> Unknown / N/A <b>Incident Summary:</b> Line strike - 1/2" plastic, made safe.					
<a href="#">30</a>	1 of 1	SSE/272.7	105.1 / -2.57	<b>ON</b>	BORE
<b>Borehole ID:</b> 651631 <b>Use:</b> Geotechnical/Geological Investigation <b>Drill Method:</b> Power auger <b>Easting:</b> 611875 <b>Location Accuracy:</b> <b>Elev. Reliability Note:</b> <b>Total Depth m:</b> 6 <b>Township:</b> <b>Lot:</b> <b>Completion Date:</b> JAN-1968 <b>Primary Water Use:</b> Not Used					
<b>Type:</b> Borehole <b>Status:</b> <b>UTM Zone:</b> 17 <b>Northing:</b> 4825273 <b>Orig. Ground Elev m:</b> 107 <b>DEM Ground Elev m:</b> 104 <b>Primary Name:</b> <b>Concession:</b> <b>Municipality:</b> <b>Static Water Level:</b> .2 <b>Sec. Water Use:</b>					
<b>--Details--</b> <b>Stratum ID:</b> 218533653 <b>Bottom Depth(m):</b> 0.2 <b>Stratum ID:</b> 218533654 <b>Bottom Depth(m):</b> 3.8					
<b>Top Depth(m):</b> 0.0 <b>Stratum Desc:</b> SOIL. <b>Top Depth(m):</b> 0.2 <b>Stratum Desc:</b> SAND-MEDIUM,SILT.					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
					BROWN,COMPACT,AGE QUATERNARY.
<b>Stratum ID:</b>	218533655			<b>Top Depth(m):</b>	3.8
<b>Bottom Depth(m):</b>	6.0			<b>Stratum Desc:</b>	SHALE. WEATHERED,LAYERED, AGE ORDOVICIAN, WATER STABLE AT 351.8 FEET.0000602600125240
<b>31</b>	<b>1 of 1</b>	<b>NNE/272.8</b>	<b>107.8 / 0.18</b>	<b>ON</b>	<b>BORE</b>
<b>Borehole ID:</b>	645541			<b>Type:</b>	Borehole
<b>Use:</b>	Geotechnical/Geological Investigation			<b>Status:</b>	
<b>Drill Method:</b>	Diamond Drill			<b>UTM Zone:</b>	17
<b>Easting:</b>	611935			<b>Northing:</b>	4825823
<b>Location Accuracy:</b>				<b>Orig. Ground Elev m:</b>	107
<b>Elev. Reliability Note:</b>				<b>DEM Ground Elev m:</b>	107
<b>Total Depth m:</b>	4.6			<b>Primary Name:</b>	
<b>Township:</b>				<b>Concession:</b>	
<b>Lot:</b>				<b>Municipality:</b>	
<b>Completion Date:</b>	SEP-1971			<b>Static Water Level:</b>	-999.9
<b>Primary Water Use:</b>	Not Used			<b>Sec. Water Use:</b>	
<b>--Details--</b>					
<b>Stratum ID:</b>	218511723			<b>Top Depth(m):</b>	0.0
<b>Bottom Depth(m):</b>	3.5			<b>Stratum Desc:</b>	SAND. BROWN,GLACIAL,DENSE, AGE GLACIAL.
<b>Stratum ID:</b>	218511724			<b>Top Depth(m):</b>	3.5
<b>Bottom Depth(m):</b>	4.6			<b>Stratum Desc:</b>	TILL,CLAY,SILT, GRAVEL. GREY,GLACIAL,HARD,AGE GLACIAL. 015 012 00000060
<b>32</b>	<b>1 of 1</b>	<b>N/275.2</b>	<b>109.0 / 1.34</b>	<b>MISSISSAUGA ON</b>	<b>WWIS</b>
<b>Well ID:</b>	7154087			<b>Data Entry Status:</b>	
<b>Construction Date:</b>				<b>Data Src:</b>	
<b>Primary Water Use:</b>	Monitoring and Test Hole			<b>Date Received:</b>	11/4/2010
<b>Sec. Water Use:</b>	0			<b>Selected Flag:</b>	Yes
<b>Final Well Status:</b>	Monitoring and Test Hole			<b>Abandonment Rec:</b>	
<b>Water Type:</b>				<b>Contractor:</b>	7241
<b>Casing Material:</b>				<b>Form Version:</b>	7
<b>Audit No:</b>	Z122785			<b>Owner:</b>	
<b>Tag:</b>	A108798			<b>Street Name:</b>	2500 HURONTARIO ST.
<b>Construction Method:</b>				<b>County:</b>	PEEL
<b>Elevation (m):</b>				<b>Municipality:</b>	MISSISSAUGA CITY
<b>Elevation Reliability:</b>				<b>Site Info:</b>	
<b>Depth to Bedrock:</b>				<b>Lot:</b>	
<b>Well Depth:</b>				<b>Concession:</b>	
<b>Overburden/Bedrock:</b>				<b>Concession Name:</b>	
<b>Pump Rate:</b>				<b>Easting NAD83:</b>	
<b>Static Water Level:</b>				<b>Northing NAD83:</b>	
<b>Flowing (Y/N):</b>				<b>Zone:</b>	
<b>Flow Rate:</b>				<b>UTM Reliability:</b>	
<b>Clear/Cloudy:</b>					
<b><u>Bore Hole Information</u></b>					
<b>Bore Hole ID:</b>	1003362519			<b>Elevation:</b>	109.35
<b>DP2BR:</b>				<b>Elevrc:</b>	
<b>Spatial Status:</b>				<b>Zone:</b>	17

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Code OB:				East83:	611819
Code OB Desc:				Org CS:	UTM83
Open Hole:				North83:	4825884
Cluster Kind:				UTMRC:	3
Date Completed:	15-OCT-10			UTMRC Desc:	margin of error : 10 - 30 m
Remarks:				Location Method:	gis
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<b><u>Overburden and Bedrock</u></b>					
<b><u>Materials Interval</u></b>					
Formation ID:		1003481997			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		06			
Other Materials:		SILT			
Mat3:		66			
Other Materials:		DENSE			
Formation Top Depth:		0			
Formation End Depth:		12			
Formation End Depth UOM:		ft			
<b><u>Overburden and Bedrock</u></b>					
<b><u>Materials Interval</u></b>					
Formation ID:		1003481998			
Layer:		2			
Color:		2			
General Color:		GREY			
Mat1:		17			
Most Common Material:		SHALE			
Mat2:					
Other Materials:					
Mat3:		73			
Other Materials:		HARD			
Formation Top Depth:		12			
Formation End Depth:		15			
Formation End Depth UOM:		ft			
<b><u>Annular Space/Abandonment</u></b>					
<b><u>Sealing Record</u></b>					
Plug ID:		1003482000			
Layer:		1			
Plug From:		15			
Plug To:		4			
Plug Depth UOM:		ft			
<b><u>Annular Space/Abandonment</u></b>					
<b><u>Sealing Record</u></b>					
Plug ID:		1003482001			
Layer:		2			
Plug From:		4			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plug To:		0			
Plug Depth UOM:		ft			
<b><u>Method of Construction &amp; Well Use</u></b>					
Method Construction ID:		1003482007			
Method Construction Code:		B			
Method Construction:		Other Method			
Other Method Construction:		DIRECT PUSH			
<b><u>Pipe Information</u></b>					
Pipe ID:		1003481996			
Casing No:		0			
Comment:					
Alt Name:					
<b><u>Construction Record - Casing</u></b>					
Casing ID:		1003482003			
Layer:		1			
Material:		5			
Open Hole or Material:		PLASTIC			
Depth From:		0			
Depth To:		5			
Casing Diameter:		1.25			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<b><u>Construction Record - Screen</u></b>					
Screen ID:		1003482004			
Layer:		1			
Slot:		10			
Screen Top Depth:		5			
Screen End Depth:		15			
Screen Material:		5			
Screen Depth UOM:		ft			
Screen Diameter UOM:		inch			
Screen Diameter:		1.5			
<b><u>Water Details</u></b>					
Water ID:		1003482002			
Layer:					
Kind Code:					
Kind:					
Water Found Depth:					
Water Found Depth UOM:		ft			
<b><u>Hole Diameter</u></b>					
Hole ID:		1003481999			
Diameter:					
Depth From:					
Depth To:					
Hole Depth UOM:		ft			
Hole Diameter UOM:		inch			



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">33</a>	1 of 1	NNE/276.4	107.8 / 0.18	ON	BORE
<div> <div> <b>Borehole ID:</b> 645540  <b>Use:</b> Geotechnical/Geological Investigation  <b>Drill Method:</b> Diamond Drill  <b>Easting:</b> 611915  <b>Location Accuracy:</b>  <b>Elev. Reliability Note:</b>  <b>Total Depth m:</b> 4.7  <b>Township:</b>  <b>Lot:</b>  <b>Completion Date:</b> SEP-1971  <b>Primary Water Use:</b> Not Used </div> <div> <b>Type:</b> Borehole  <b>Status:</b>  <b>UTM Zone:</b> 17  <b>Northing:</b> 4825843  <b>Orig. Ground Elev m:</b> 107  <b>DEM Ground Elev m:</b> 108  <b>Primary Name:</b>  <b>Concession:</b>  <b>Municipality:</b>  <b>Static Water Level:</b> -999.9  <b>Sec. Water Use:</b> </div> </div>					
<b>--Details--</b>					
<div> <b>Stratum ID:</b> 218511721  <b>Bottom Depth(m):</b> 3.7 </div> <div> <b>Top Depth(m):</b> 0.0  <b>Stratum Desc:</b> SAND-MEDIUM,SILT. GLACIAL,DENSE,AGE GLACIAL. </div>					
<div> <b>Stratum ID:</b> 218511722  <b>Bottom Depth(m):</b> 4.7 </div> <div> <b>Top Depth(m):</b> 3.7  <b>Stratum Desc:</b> TILL,CLAY,SILT, GRAVEL. GREY,GLACIAL,HARD. 014 00000050K,SHALE </div>					
<a href="#">34</a>	1 of 3	WSW/280.4	110.0 / 2.31	2512 Argyle Rd Mississauga ON L5B1V1	EHS
<div> <div> <b>Order No:</b> 20180103110  <b>Status:</b> C  <b>Report Type:</b> Standard Express Report  <b>Report Date:</b> 03-JAN-18  <b>Date Received:</b> 03-JAN-18  <b>Previous Site Name:</b>  <b>Lot/Building Size:</b>  <b>Additional Info Ordered:</b> </div> <div> <b>Nearest Intersection:</b>  <b>Municipality:</b>  <b>Client Prov/State:</b> ON  <b>Search Radius (km):</b> .25  <b>X:</b> -79.618995  <b>Y:</b> 43.573334 </div> </div>					
<a href="#">34</a>	2 of 3	WSW/280.4	110.0 / 2.31	2512 Argyle Rd Mississauga ON L5B1V1	EHS
<div> <div> <b>Order No:</b> 20180103110  <b>Status:</b> C  <b>Report Type:</b> Standard Express Report  <b>Report Date:</b> 03-JAN-18  <b>Date Received:</b> 03-JAN-18  <b>Previous Site Name:</b>  <b>Lot/Building Size:</b>  <b>Additional Info Ordered:</b> </div> <div> <b>Nearest Intersection:</b>  <b>Municipality:</b>  <b>Client Prov/State:</b> ON  <b>Search Radius (km):</b> .25  <b>X:</b> -79.618995  <b>Y:</b> 43.573334 </div> </div>					
<a href="#">34</a>	3 of 3	WSW/280.4	110.0 / 2.31	2512 Argyle Rd Mississauga ON L5B1V1	EHS
<div> <div> <b>Order No:</b> 20180103110  <b>Status:</b> C  <b>Report Type:</b> Standard Express Report  <b>Report Date:</b> 03-JAN-18  <b>Date Received:</b> 03-JAN-18  <b>Previous Site Name:</b>  <b>Lot/Building Size:</b>  <b>Additional Info Ordered:</b> </div> <div> <b>Nearest Intersection:</b>  <b>Municipality:</b>  <b>Client Prov/State:</b> ON  <b>Search Radius (km):</b> .25  <b>X:</b> -79.618995  <b>Y:</b> 43.573334 </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">35</a>	1 of 2	W/283.3	110.4 / 2.77	R.M. OF PEEL - PT. LOTS 16 & 17/CONC. 1 ARGYLE RD./DUNDAS ST.W/DUNBAR MISSISSAUGA CITY ON	CA
<b>Certificate #:</b> <b>Application Year:</b> <b>Issue Date:</b> <b>Approval Type:</b> <b>Status:</b> <b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>		7-0604-91-91 5/31/1991 Municipal water Approved			
<a href="#">35</a>	2 of 2	W/283.3	110.4 / 2.77	MISSISSAUGA CITY - LOTS 16&17, CONC. 1 ARGYLE RD/DUNDAS ST/DUNBAR RD MISSISSAUGA CITY ON	CA
<b>Certificate #:</b> <b>Application Year:</b> <b>Issue Date:</b> <b>Approval Type:</b> <b>Status:</b> <b>Application Type:</b> <b>Client Name:</b> <b>Client Address:</b> <b>Client City:</b> <b>Client Postal Code:</b> <b>Project Description:</b> <b>Contaminants:</b> <b>Emission Control:</b>		3-0805-91-91 6/10/1991 Municipal sewage Approved			
<a href="#">36</a>	1 of 1	NNE/284.4	107.8 / 0.18	ON	BORE
<b>Borehole ID:</b> <b>Use:</b> <b>Drill Method:</b> <b>Easting:</b> <b>Location Accuracy:</b> <b>Elev. Reliability Note:</b> <b>Total Depth m:</b> <b>Township:</b> <b>Lot:</b> <b>Completion Date:</b> <b>Primary Water Use:</b>		654780 Geotechnical/Geological Investigation Power auger 611935		<b>Type:</b> <b>Status:</b> <b>UTM Zone:</b> <b>Northing:</b> <b>Orig. Ground Elev m:</b> <b>DEM Ground Elev m:</b> <b>Primary Name:</b> <b>Concession:</b> <b>Municipality:</b> <b>Static Water Level:</b> <b>Sec. Water Use:</b>	
		4.9		Borehole 17 4825838 107 108	
<b>--Details--</b> <b>Stratum ID:</b> <b>Bottom Depth(m):</b>		218544638 0.2		<b>Top Depth(m):</b> <b>Stratum Desc:</b>	
		218544639 3.5		0.0 SOIL,SAND.	
<b>Stratum ID:</b> <b>Bottom Depth(m):</b>		218544640 3.5		0.2 SAND-MEDIUM,SILT. BROWN,VERY DENSE.	
				<b>Top Depth(m):</b> 3.5	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Bottom Depth(m):	4.9			Stratum Desc:	TILL,SILT,CLAY,SHALEGREY,GLACIAL,HARD,AGE GLACIAL.0000809000115200
<a href="#">37</a>	1 of 1	NNE/291.5	107.8 / 0.18	ON	BORE
Borehole ID:	645547			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Diamond Drill			UTM Zone:	17
Easting:	611895			Northing:	4825873
Location Accuracy:				Orig. Ground Elev m:	108
Elev. Reliability Note:				DEM Ground Elev m:	108
Total Depth m:	4.6			Primary Name:	
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	SEP-1971			Static Water Level:	.5
Primary Water Use:	Not Used			Sec. Water Use:	
<b>--Details--</b>					
Stratum ID:	218511740			Top Depth(m):	0.0
Bottom Depth(m):	3.0			Stratum Desc:	SAND-MEDIUM,SILT. GLACIAL,DENSE,AGE GLACIAL.
Stratum ID:	218511741			Top Depth(m):	3.0
Bottom Depth(m):	4.0			Stratum Desc:	CLAY,SILT. LACUSTRINE, WATER STABLE AT 353.5 FEET.
Stratum ID:	218511742			Top Depth(m):	4.0
Bottom Depth(m):	4.6			Stratum Desc:	TILL,SILT,GRAVEL. 010 0000005000008000
<a href="#">38</a>	1 of 1	NNE/296.0	108.6 / 0.91	ON	BORE
Borehole ID:	655063			Type:	Borehole
Use:	Geotechnical/Geological Investigation			Status:	
Drill Method:	Power auger			UTM Zone:	17
Easting:	611885			Northing:	4825883
Location Accuracy:				Orig. Ground Elev m:	107
Elev. Reliability Note:				DEM Ground Elev m:	108
Total Depth m:	5			Primary Name:	
Township:				Concession:	
Lot:				Municipality:	
Completion Date:	MAY-1971			Static Water Level:	-999.9
Primary Water Use:	Not Used			Sec. Water Use:	
<b>--Details--</b>					
Stratum ID:	218545457			Top Depth(m):	0.0
Bottom Depth(m):	0.2			Stratum Desc:	SOIL,SAND. LOOSE.
Stratum ID:	218545458			Top Depth(m):	0.2
Bottom Depth(m):	1.5			Stratum Desc:	SAND-MEDIUM,SILT. BROWN,STIFF,LAYERED.
Stratum ID:	218545459			Top Depth(m):	1.5
Bottom Depth(m):	3.0			Stratum Desc:	SAND,SILT. BROWN,GREY,COMPACT.
Stratum ID:	218545460			Top Depth(m):	3.0
Bottom Depth(m):	3.7			Stratum Desc:	SAND,SILT,SHALE. GREY,DENSE.
Stratum ID:	218545461			Top Depth(m):	3.7

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Bottom Depth(m):	5.0			Stratum Desc:	TILL,SILT,CLAY,SHALEGREY,GLACIAL,HARD,AGE GLACIAL.00000014000080160005006700100 07500120082
<a href="#">39</a>	1 of 1	SSE/298.9	106.2 / -1.48	ON	BORE
<b>Borehole ID:</b>	639258			<b>Type:</b>	Borehole
<b>Use:</b>	Geotechnical/Geological Investigation			<b>Status:</b>	
<b>Drill Method:</b>	Power auger			<b>UTM Zone:</b>	17
<b>Easting:</b>	611865			<b>Northing:</b>	4825243
<b>Location Accuracy:</b>				<b>Orig. Ground Elev m:</b>	29.5
<b>Elev. Reliability Note:</b>				<b>DEM Ground Elev m:</b>	104
<b>Total Depth m:</b>	2.4			<b>Primary Name:</b>	
<b>Township:</b>				<b>Concession:</b>	
<b>Lot:</b>				<b>Municipality:</b>	
<b>Completion Date:</b>	AUG-1970			<b>Static Water Level:</b>	.2
<b>Primary Water Use:</b>	Not Used			<b>Sec. Water Use:</b>	
<b>--Details--</b>					
<b>Stratum ID:</b>	218487661			<b>Top Depth(m):</b>	0.0
<b>Bottom Depth(m):</b>	0.1			<b>Stratum Desc:</b>	SOIL.
<b>Stratum ID:</b>	218487662			<b>Top Depth(m):</b>	0.1
<b>Bottom Depth(m):</b>	1.4			<b>Stratum Desc:</b>	TILL,SILT,SAND,CLAY.BROWN,GREY,GLACIAL,DENSE, AGE GLACIAL.
<b>Stratum ID:</b>	218487663			<b>Top Depth(m):</b>	1.4
<b>Bottom Depth(m):</b>	1.8			<b>Stratum Desc:</b>	TILL,SILT,SAND,CLAY.BROWN,GLACIAL,DENSE, AGE GLACIAL, WATER STABLE AT 96.0 FEET.
<b>Stratum ID:</b>	218487664			<b>Top Depth(m):</b>	1.8
<b>Bottom Depth(m):</b>	2.4			<b>Stratum Desc:</b>	TILL,SILT,SAND,CLAY.GREY,GLACIAL,DENSE, AGE GLACIAL. 000020240006003800005LT

# Unplottable Summary

Total: **9** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	MISSISSAUGA CITY	PAISLEY BLVD.	MISSISSAUGA CITY ON	
CA	The Corporation of the City of Mississauga	Confederation Parkway	Mississauga ON	
CA	The Regional Municipality of Peel	from Burnhamthorpe Road to Paisley Boulevard Pky	Mississauga ON	
CA	MATTHEWS GROUP LIMITED	CONFEDERATION PARKWAY	MISSISSAUGA CITY ON	
CA	The Regional Municipality of Peel	Confederation Parkway (from Rathburn Road to Burnhamthorpe Road West)	Mississauga ON	
CA	MATTHEWS GROUP LIMITED	CONFEDERATION PARKWAY	MISSISSAUGA CITY ON	
CA	The Corporation of the City of Mississauga	Confederation Parkway	Mississauga ON	
SPL		Paisley Blvd West	Mississauga ON	
SPL	Unknown source<UNOFFICIAL>	Paisley Blvd	Mississauga ON	

# Unplottable Report

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**Site:** *MISSISSAUGA CITY  
PAISLEY BLVD. MISSISSAUGA CITY ON*

**Database:**  
*CA*

**Certificate #:** 3-1041-86-  
**Application Year:** 86  
**Issue Date:** 7/22/1986  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *The Corporation of the City of Mississauga  
Confederation Parkway Mississauga ON*

**Database:**  
*CA*

**Certificate #:** 0205-6ZAS2S  
**Application Year:** 2007  
**Issue Date:** 3/25/2007  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *The Regional Municipality of Peel  
from Burnhamthorpe Road to Paisley Boulevard Pky Mississauga ON*

**Database:**  
*CA*

**Certificate #:** 6046-7E5R9D  
**Application Year:** 2008  
**Issue Date:** 4/29/2008  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *MATTHEWS GROUP LIMITED  
CONFEDERATION PARKWAY MISSISSAUGA CITY ON*

**Database:**  
*CA*

**Certificate #:** 3-0171-86-

**Application Year:** 86  
**Issue Date:** 5/2/1986  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *The Regional Municipality of Peel  
Confederation Parkway (from Rathburn Road to Burnhamthorpe Road West) Mississauga ON*

**Database:**  
[CA](#)

**Certificate #:** 2176-6EWPC2  
**Application Year:** 2005  
**Issue Date:** 8/4/2005  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *MATTHEWS GROUP LIMITED  
CONFEDERATION PARKWAY MISSISSAUGA CITY ON*

**Database:**  
[CA](#)

**Certificate #:** 7-0120-86-  
**Application Year:** 86  
**Issue Date:** 5/2/1986  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

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**Site:** *The Corporation of the City of Mississauga  
Confederation Parkway Mississauga ON*

**Database:**  
[CA](#)

**Certificate #:** 9005-6FEK7P  
**Application Year:** 2005  
**Issue Date:** 8/22/2005  
**Approval Type:** Municipal and Private Sewage Works  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**



<b>Site:</b> Paisley Blvd West Mississauga ON		<b>Database:</b> SPL
<b>Ref No:</b>	6131-8TUP6A	<b>Discharger Report:</b>
<b>Site No:</b>		<b>Material Group:</b>
<b>Incident Dt:</b>	30-APR-12	<b>Client Type:</b>
<b>Year:</b>		<b>Sector Type:</b> Water Supply
<b>Incident Cause:</b>	Discharge Or Bypass To A Watercourse	<b>Source Type:</b>
<b>Incident Event:</b>		<b>Nearest Watercourse:</b>
<b>Contaminant Code:</b>	99	<b>Site Name:</b> Huron Park<UNOFFICIAL>
<b>Contaminant Name:</b>	SILT	<b>Site Address:</b> Paisley Blvd West
<b>Contaminant Limit 1:</b>		<b>Site District Office:</b>
<b>Contam Limit Freq 1:</b>		<b>Site County/District:</b>
<b>Contaminant UN No 1:</b>		<b>Site Postal Code:</b>
<b>Contaminant Qty:</b>		<b>Site Region:</b>
<b>Environment Impact:</b>	Confirmed	<b>Site Municipality:</b> Mississauga
<b>Nature of Impact:</b>	Other Impact(s); Surface Water Pollution	<b>Site Lot:</b>
<b>Receiving Medium:</b>	Sewage - Municipal/Private and Commercial	<b>Site Conc:</b>
<b>Receiving Env:</b>		<b>Northing:</b>
<b>Health/Env Conseq:</b>		<b>Easting:</b>
<b>MOE Response:</b>	Deferred Field Response	<b>Site Geo Ref Accu:</b>
<b>Dt MOE Arvl on Scn:</b>		<b>Site Geo Ref Meth:</b>
<b>MOE Reported Dt:</b>	30-APR-12	<b>Site Map Datum:</b>
<b>Dt Document Closed:</b>	21-JUN-12	
<b>Agency Involved:</b>		
<b>SAC Action Class:</b>	Watercourse Spills	
<b>Incident Reason:</b>	Spill	
<b>Incident Summary:</b>	Huron Park: silt to creek due to watermain bk	

<b>Site:</b> Unknown source<UNOFFICIAL> Paisley Blvd Mississauga ON		<b>Database:</b> SPL
<b>Ref No:</b>	1188-8KSSBN	<b>Discharger Report:</b>
<b>Site No:</b>		<b>Material Group:</b>
<b>Incident Dt:</b>	8/16/2011	<b>Client Type:</b>
<b>Year:</b>		<b>Sector Type:</b> Unknown
<b>Incident Cause:</b>	Unknown	<b>Source Type:</b>
<b>Incident Event:</b>		<b>Nearest Watercourse:</b>
<b>Contaminant Code:</b>	98	<b>Site Name:</b> Huron Park<UNOFFICIAL>
<b>Contaminant Name:</b>	UNKNOWN	<b>Site Address:</b> Paisley Blvd
<b>Contaminant Limit 1:</b>		<b>Site District Office:</b>
<b>Contam Limit Freq 1:</b>		<b>Site County/District:</b>
<b>Contaminant UN No 1:</b>		<b>Site Postal Code:</b>
<b>Contaminant Qty:</b>	0 other - see incident description	<b>Site Region:</b>
<b>Environment Impact:</b>	Not Anticipated	<b>Site Municipality:</b> Mississauga
<b>Nature of Impact:</b>	Surface Water Pollution	<b>Site Lot:</b>
<b>Receiving Medium:</b>		<b>Site Conc:</b>
<b>Receiving Env:</b>		<b>Northing:</b>
<b>Health/Env Conseq:</b>		<b>Easting:</b>
<b>MOE Response:</b>		<b>Site Geo Ref Accu:</b>
<b>Dt MOE Arvl on Scn:</b>		<b>Site Geo Ref Meth:</b>
<b>MOE Reported Dt:</b>	8/16/2011	<b>Site Map Datum:</b>
<b>Dt Document Closed:</b>		
<b>Agency Involved:</b>		
<b>SAC Action Class:</b>	Watercourse Spills	
<b>Incident Reason:</b>	Unknown - Reason not determined	
<b>Incident Summary:</b>	Huron Park: unkn material in creek, unkn source	

## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial [AAGR](#)

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

**Government Publication Date: Sept 2002\***

### **Aggregate Inventory:**

Provincial [AGR](#)

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

**Government Publication Date: Up to Sep 2018**

### **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-Nov 2016**

### **Anderson's Waste Disposal Sites:**

Private [ANDR](#)

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

**Government Publication Date: 1860s-Present**

### **Automobile Wrecking & Supplies:**

Private [AUWR](#)

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

**Government Publication Date: 1999-Jul 31, 2018**

### **Borehole:**

Provincial [BORE](#)

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

**Government Publication Date: 1875-Jul 2014**

### **Certificates of Approval:**

Provincial [CA](#)

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

**Government Publication Date: 1985-Oct 30, 2011\***

**Commercial Fuel Oil Tanks:**

Provincial

CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; this listing is a copy of the data captured at one moment in time and is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Chemical Register:**

Private

CHEM

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

**Government Publication Date: 1999-Jul 31, 2018**

**Compressed Natural Gas Stations:**

Private

CNG

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

**Government Publication Date: Dec 2012 - Jul 2018**

**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-Sep 2018**

**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-Oct 31, 2018**

**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-Nov 30, 2017**

**Dry Cleaning Facilities:**

Federal

DRYCLEANERS

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

**Government Publication Date: Jan 2004-Dec 2016**

**Environmental Activity and Sector Registry:**

Provincial

EASR

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

**Government Publication Date: Oct 2011-Oct 31, 2018**

**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-Oct 31, 2018**

**Environmental Compliance Approval:**

Provincial

ECA

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

**Government Publication Date: Oct 2011-Oct 31, 2018**

**Environmental Effects Monitoring:**

Federal

EEM

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

**Government Publication Date: 1992-2007\***

**ERIS Historical Searches:**

Private

EHS

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

**Government Publication Date: 1999-Oct 31, 2018**

**Environmental Issues Inventory System:**

Federal

EIIS

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

**Government Publication Date: 1992-2001\***

**Emergency Management Historical Event:**

Provincial

EMHE

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

**Government Publication Date: Dec 31, 2016**

**List of TSSA Expired Facilities:**

Provincial

EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Federal Convictions:**

Federal

FCON

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

**Government Publication Date: 1988-Jun 2007\***

**Contaminated Sites on Federal Land:**

Federal

FCS

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

**Government Publication Date: Jun 2000-Aug 2018**

**Fisheries & Oceans Fuel Tanks:**

Federal

FOFT

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

**Government Publication Date: 1964-Sep 2017**

**Fuel Storage Tank:**

Provincial

FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Fuel Storage Tank - Historic:**

Provincial

FSTH

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

**Government Publication Date: Pre-Jan 2010\***

**Ontario Regulation 347 Waste Generators Summary:**

Provincial

GEN

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

**Government Publication Date: 1986-June 30, 2018**

**Greenhouse Gas Emissions from Large Facilities:**

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO<sub>2</sub> eq).

**Government Publication Date: 2013-Dec 2016**

**TSSA Historic Incidents:**

Provincial

HINC

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

**Government Publication Date: 2006-June 2009\***

**Indian & Northern Affairs Fuel Tanks:**

Federal

IAFT

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

**Government Publication Date: 1950-Aug 2003\***



**TSSA Incidents:**

Provincial

INC

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the 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. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Landfill Inventory Management Ontario:**

Provincial

LIMO

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

**Government Publication Date: Sep 30, 2017**

**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\***

**Environmental Penalty Annual Report:**

Provincial

MISA PENALTY

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

**Government Publication Date: Jan 1, 2011 - Dec 31, 2017**

**Mineral Occurrences:**

Provincial

MNR

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

**Government Publication Date: 1846-Jan 2018**

**National Analysis of Trends in Emergencies System (NATES):**

Federal

NATE

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

**Government Publication Date: 1974-1994\***

**Non-Compliance Reports:**

Provincial

NCPL

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

**Government Publication Date: Dec 31, 2016**

**National Defense & Canadian Forces Fuel Tanks:**

Federal

NDFT

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

**Government Publication Date: Up to May 2001\***

**National Defense & Canadian Forces Spills:**

Federal

NDSP

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

**Government Publication Date: Mar 1999-Apr 2018**

**National Defence & Canadian Forces Waste Disposal Sites:**

Federal

NDWD

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

**Government Publication Date: 2001-Apr 2007\***

**National Energy Board Pipeline Incidents:**

Federal

NEBI

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

**Government Publication Date: 2008-Jun 30, 2018**

**National Energy Board Wells:**

Federal

NEBW

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

**Government Publication Date: 1920-Feb 2003\***

**National Environmental Emergencies System (NEES):**

Federal

NEES

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

**Government Publication Date: 1974-2003\***

**National PCB Inventory:**

Federal

NPCB

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

**Government Publication Date: 1988-2008\***

**National Pollutant Release Inventory:**

Federal

NPRI

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

**Government Publication Date: 1993-May 2017**

**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](http://www.nickles.com).

**Government Publication Date: 1988-August 31, 2018**

**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 OGSRL Library has over 20,000+ wells in their database. Information available for all wells in the ERIS database include well owner/operator, location, permit issue date, and well cap date, license No., status, depth and the primary target (rock unit) of the well being drilled. All geology/stratigraphy table information, plus all water table information is also provide for each well record.

**Government Publication Date: 1800-May 2018**



**Inventory of PCB Storage Sites:**

Provincial

[OPCB](#)

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

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

**Orders:**

Provincial

[ORD](#)

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

**Government Publication Date: 1994-Oct 31, 2018**

**Canadian Pulp and Paper:**

Private

[PAP](#)

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

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

**Parks Canada Fuel Storage Tanks:**

Federal

[PCFT](#)

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

**Government Publication Date: 1920-Jan 2005\***

**Pesticide Register:**

Provincial

[PES](#)

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

**Government Publication Date: 1988-Mar 2018**

**TSSA Pipeline Incidents:**

Provincial

[PINC](#)

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Private and Retail Fuel Storage Tanks:**

Provincial

[PRT](#)

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

**Government Publication Date: 1989-1996\***

**Permit to Take Water:**

Provincial

[PTTW](#)

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

**Government Publication Date: 1994-Oct 31, 2018**

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial

[REC](#)

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

**Government Publication Date: 1986-2016**

**Record of Site Condition:**

Provincial

RSC

The Record of Site Condition (RSC) is part of the Ministry of the Environment's Brownfields Environmental Site Registry. Protection from environmental 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-Sep 2018**

**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 31, 2018**

**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-Jul 2018**

**Wastewater Discharger Registration Database:**

Provincial

SRDS

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

**Government Publication Date: 1990-Dec 31, 2016**

**Anderson's Storage Tanks:**

Private

TANK

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

**Government Publication Date: 1915-1953\***

**Transport Canada Fuel Storage Tanks:**

Federal

TCFT

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

**Government Publication Date: 1970-Aug 2017**

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial

VAR

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

**Government Publication Date: Feb 28, 2017**

**Waste Disposal Sites - MOE CA Inventory:**

Provincial

[WDS](#)

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

**Government Publication Date: Oct 2011-Oct 31, 2018**

**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: Dec 31, 2017**

# Definitions

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

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

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

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

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

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

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

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

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

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

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

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

**APPENDIX E**

**Aerial Photographs**





Aerial Photograph

1946

**wood.**



Date:

January 2019

Drawn by:

AP

Scale:

Not to Scale

Approved by:

JC

Project No.:

TPB188171





Aerial Photograph

1950

**wood.**



Date:

January 2019

Drawn by:

AP

Scale:

Not to Scale

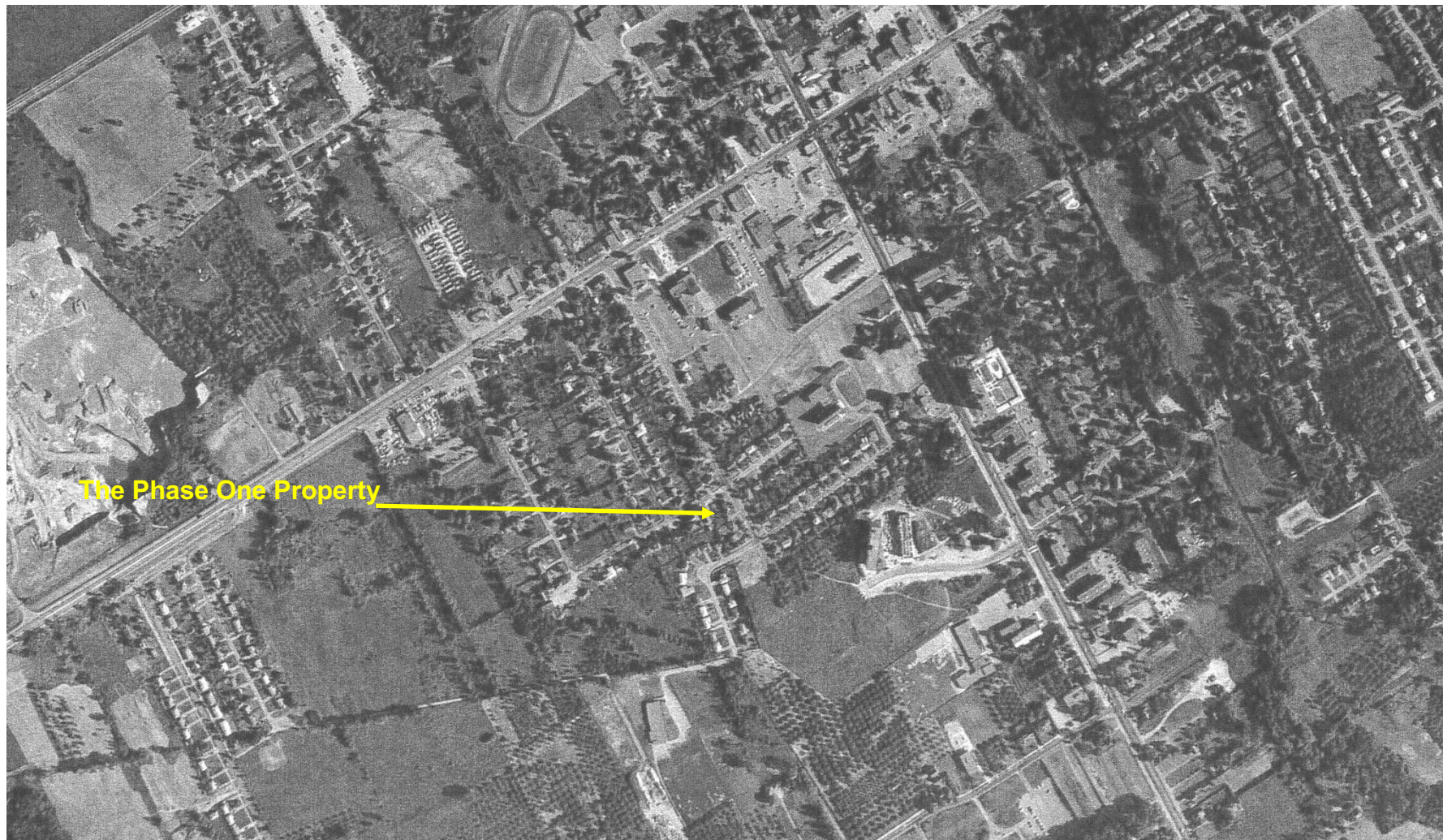
Approved by:



JC

Project No.:

TPB188171





Aerial Photograph			Date: January 2019	Scale: Not to Scale	Project No.:  TPB188171
1966			Drawn by: AP	Approved by: JC	





Aerial Photograph

1978

**wood.**



Date:

January 2019

Drawn by:

AP

Scale:

Not to Scale

Approved by:



JC

Project No.:

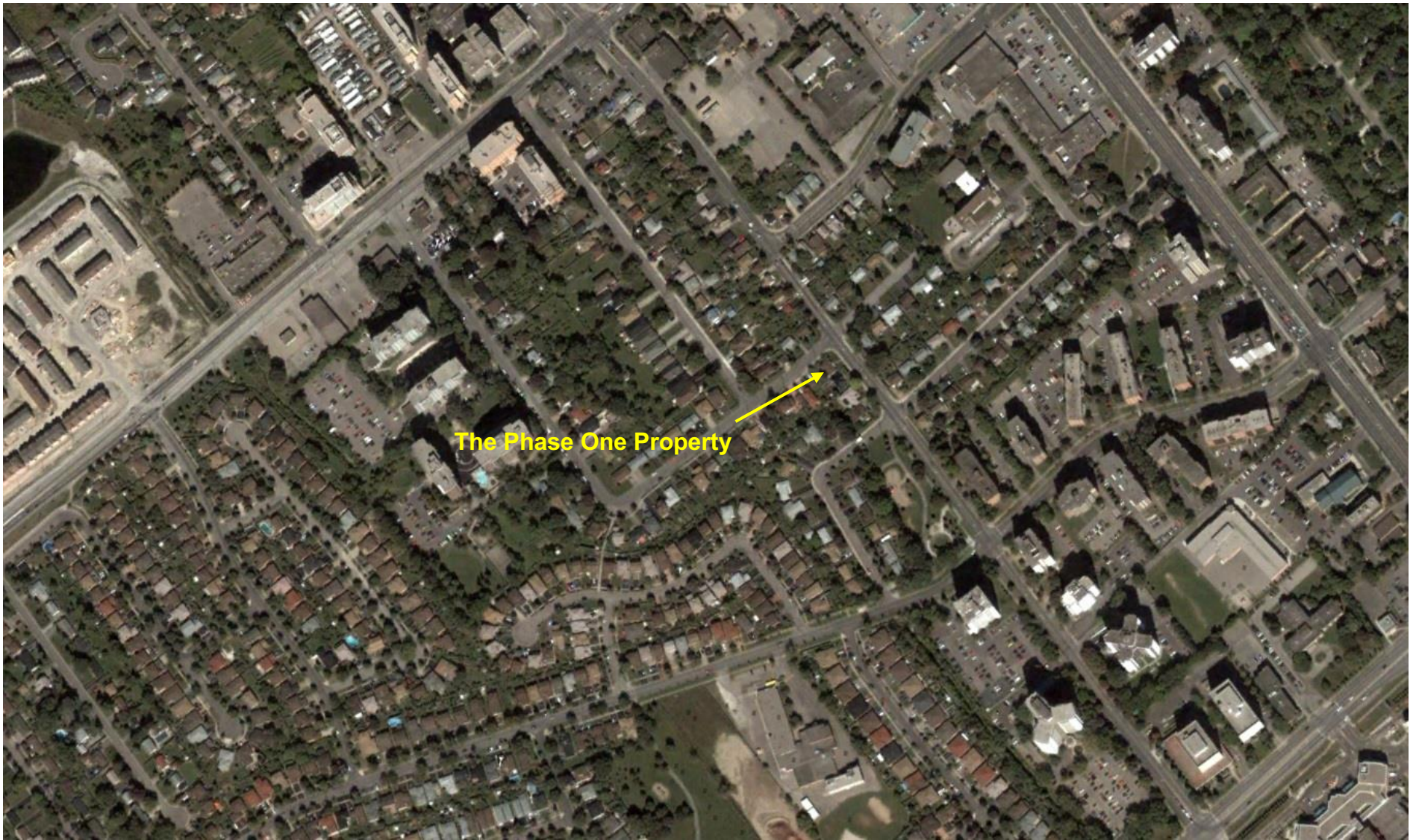
TPB188171





Aerial Photograph			Date: January 2019	Scale: Not to Scale	Project No.:  TPB188171
1988			Drawn by: AP	Approved by: JC	





Aerial Photograph

2005

wood.



Date:

January 2019

Drawn by:

AP

Scale:

Not to Scale

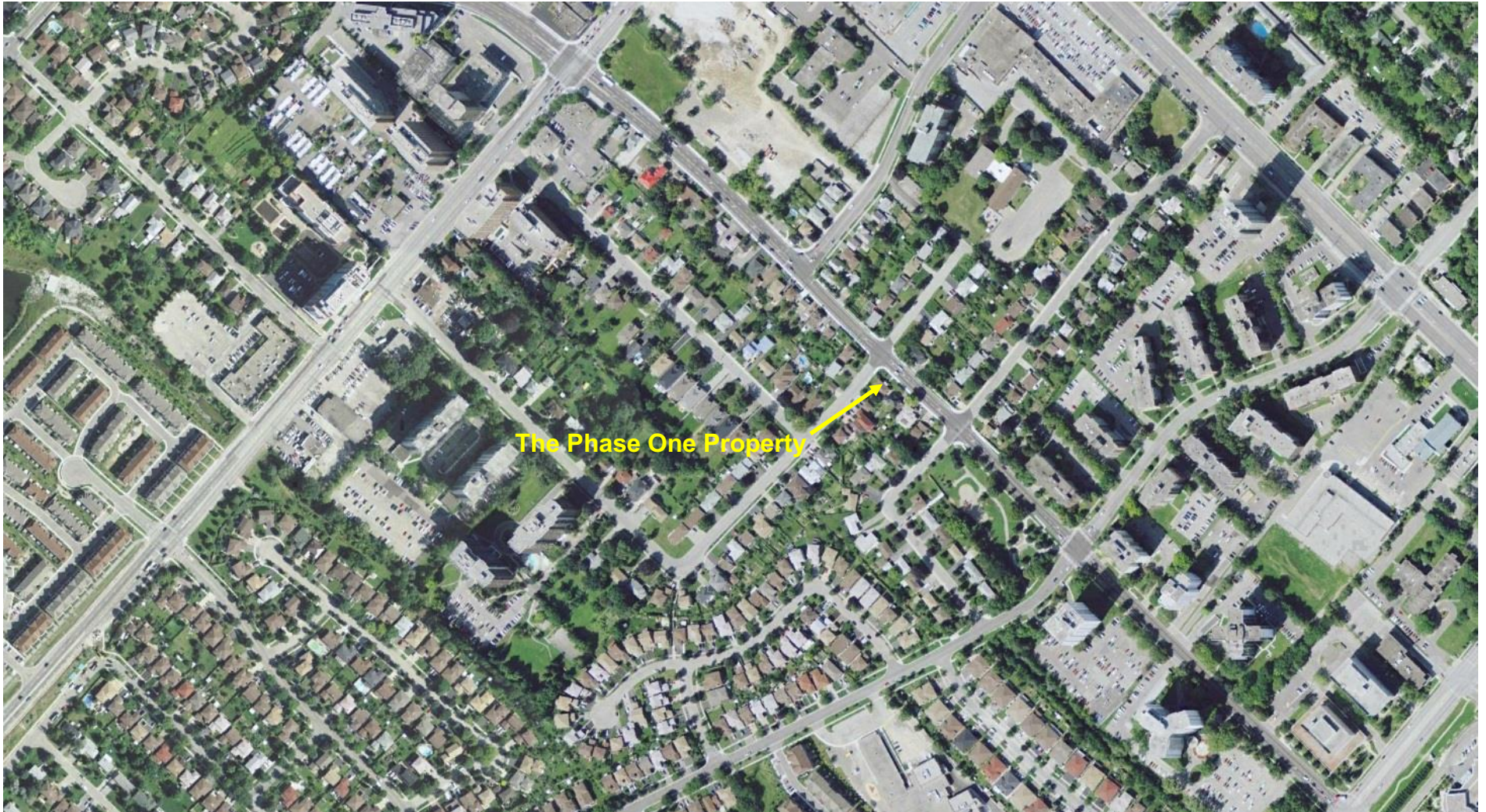
Approved by:


JC

Project No.:

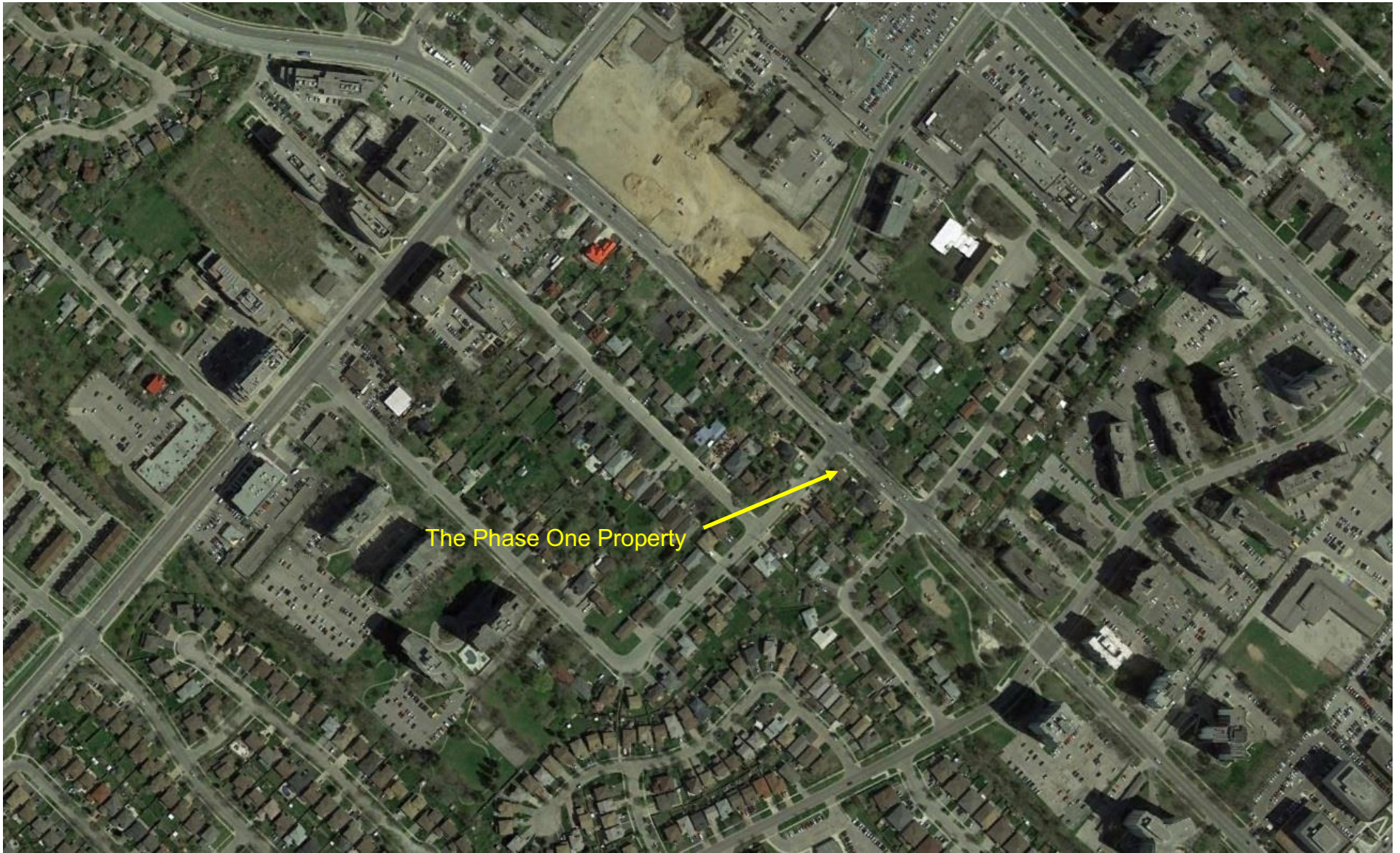
TPB188171







Aerial Photograph	wood.		Date: January 2019	Scale: Not to Scale	Project No.:  TPB188171
2009			Drawn by: AP	Approved by: JC	



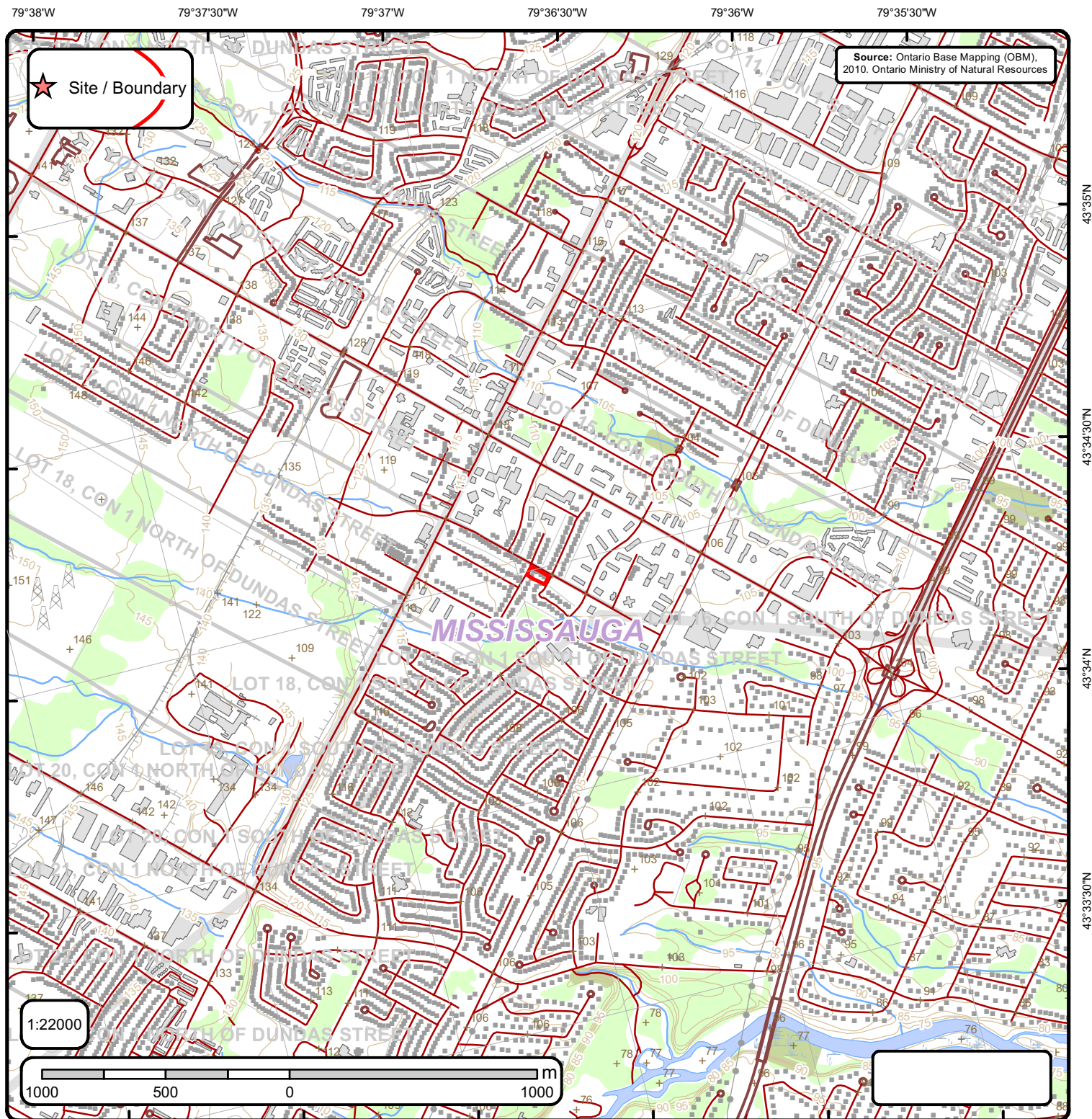


Aerial Photograph			Date: January 2019	Scale: Not to Scale	Project No.:  TPB188171
2018			Drawn by: AP	Approved by: JC	

**APPENDIX F**

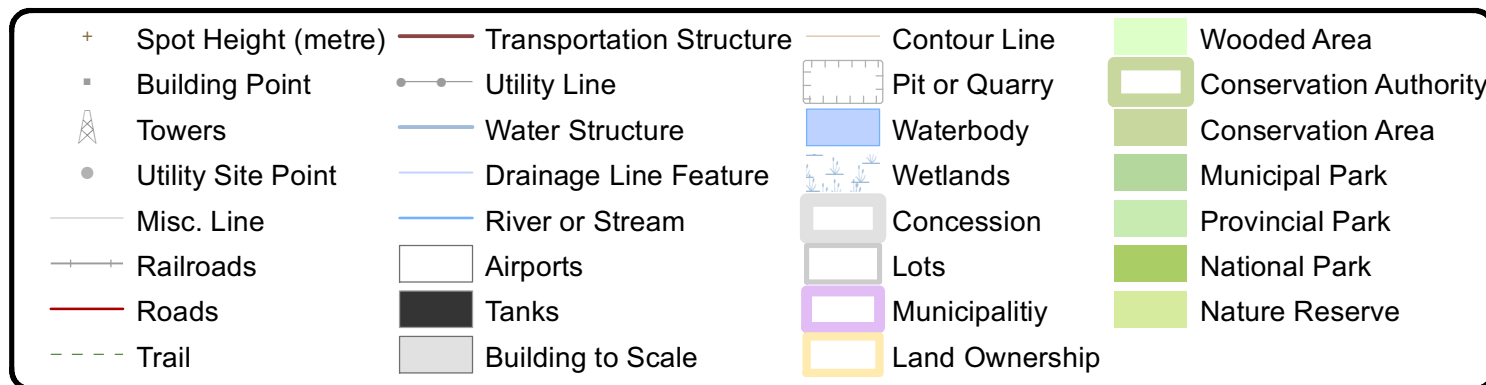
**Topographic Map**





## Ontario Base Mapping (OBM) Data

Order No. 20181130055



**wood.**

## **APPENDIX G**

### **Photographs**





**Photo 1:**

A view of the residential dwelling with attached garage at 2476 Confederation Parkway.

**Date:**

31/10/18

**Direction:**

Southwest



**Photo 2:**

A view of the rear side of the residential dwelling at 2476 Confederation Parkway from the southern end of the Phase One Property.

**Date:**

12/12/18

**Direction:**

Northeast





**Photo 3:**

A view of the southeastern boundary of the Phase One Property; in the background is shown a metal shed and on the right side of the photo a gazebo structure mounted on a concrete slab.

**Date:**

12/12/18

**Direction:**

Southwest



**Photo 4:**

A view of the backyard at 2476 Confederation Parkway. A greenhouse is shown on the center of the photo.

**Date:**

12/12/18

**Direction:**

West





**Photo 5:**

A view of the western corner of the residential dwelling at 2476 Confederation Parkway. Animal feces were observed below the wooden deck.

A residential type A/C machine with R410A as gas refrigerant is shown in the center of the photo

**Date:**

12/12/18

**Direction:**

North



**Photo 6:**

A view of the interior of the greenhouse shown on photo 4.

**Date:**

12/12/18

**Direction:**

Southwest





**Photo 7:**

A view of the interior of the shed shown on photo 3. Animal feces were observed on the ground. Domestic quantities of charcoal, pesticides and motor oil were observed on the shelf.

**Date:**  
12/12/18

**Direction:**  
South



**Photo 8:**

A view of the southeastern end of the Phase One Property, with storage of garbage bin at 2476 Confederation Parkway

**Date:**  
12/12/18

**Direction:**  
Southwest



**Photo 9:**

A view of the kitchen  
at the residential  
dwelling at 2476  
Confederation  
Parkway

**Date:**

12/12/18

**Direction:**

Southeast



**Photo 10:**

A view of one of the  
rooms of the  
residential dwelling  
at 2476  
Confederation  
Parkway

**Date:**

12/12/18

**Direction:**

Northwest





**Photo 11:**

A view of the access to the basement of the residential dwelling at 2476 Confederation Parkway

**Date:**

12/12/18

**Direction:**

Northwest



**Photo 12:**

A view of one of the rooms in the basement of the residential dwelling at 2476 Confederation Parkway. Vinyl tiles are shown in the floor, some of which were broken.

**Date:**

12/12/18

**Direction:**

Northwest



**Photo 13:**

A view of the natural gas furnace and hot water tank in the basement of the residential dwelling at 2476 Confederation Parkway. Vinyl tiles are shown in the floor.

**Date:**

12/12/18

**Direction:**

South



**Photo 14:**

View of kitchen and wood burning stove in basement of the residential dwelling at 2476 Confederation Parkway.

**Date:**

12/12/18

**Direction:**

Southwest





**Photo 15:**

A view of the front façade of the residential dwelling located at 2482 Confederation Parkway. Inferred hydroelectric overhead cable is shown at the northern corner of the dwelling.

**Date:**

12/12/18

**Direction:**

Southeast



**Photo 16:**

A view of the southwestern façade and backyard of the residential dwelling located at 2482 Confederation Parkway. On the right end of the photo is shown the detached garage of the parcel.

**Date:**

12/12/18

**Direction:**

Northeast





**Photo 17:**

A view of the southern end of 2482 Confederation Parkway. A rusty drum containing ashes is shown in the center of the photo.

**Date:**

12/12/18

**Direction:**

Southwest



**Photo 18:**

Miscellaneous materials, including a plastic tank for compost, metal and wooden sheet are shown along the western exterior wall of the detached garage at 2482 Confederation Parkway

**Date:**

12/12/18

**Direction:**

Northwest





**Photo 19:**

A close caption of the drum with ashes shown on photo 17

**Date:**

12/12/18

**Direction:**

Southeast



**Photo 20:**

A view of the kitchen at the residential dwelling at 2482 Confederation Parkway

**Date:**

12/12/18

**Direction:**

Southwest



**Photo 21:**

A view of one of the rooms of the residential dwelling at 2482 Confederation Parkway.

**Date:**

12/12/18

**Direction:**

West



**Photo 22:**

A view of the access to the basement of the residential dwelling at 2482 Confederation Parkway

**Date:**

12/12/18

**Direction:**

West





**Photo 23:**

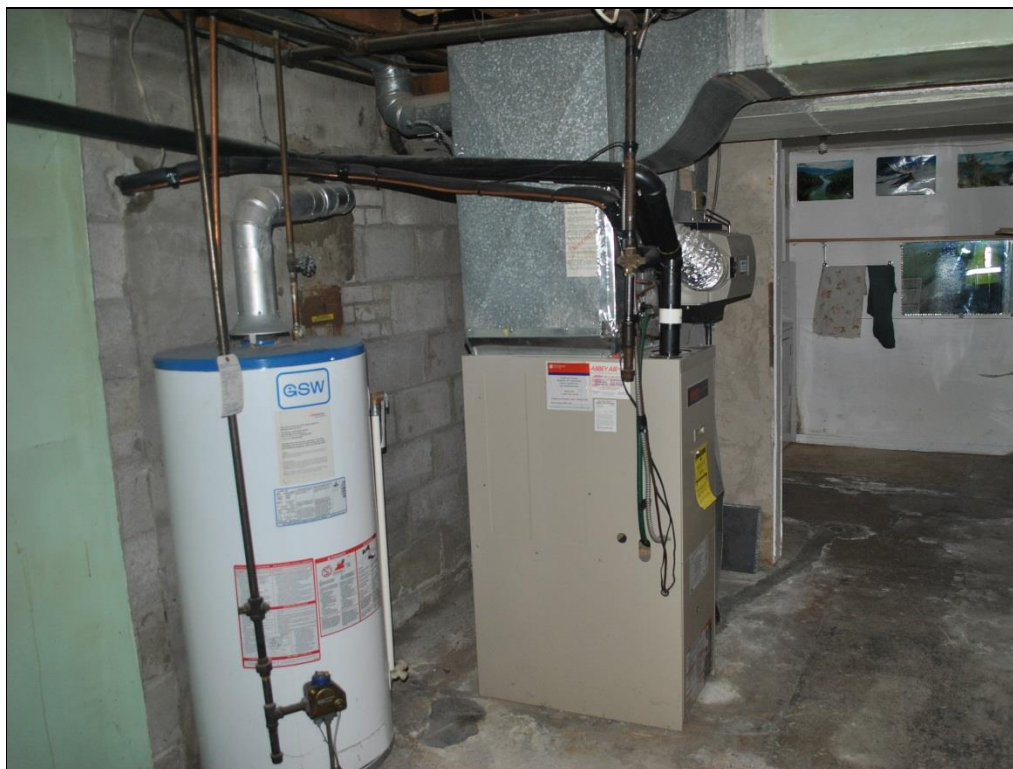
A view of the kitchen in the basement of the residential dwelling at 2482 Confederation Parkway.

**Date:**

12/12/18

**Direction:**

South



**Photo 24:**

A view of the natural gas furnace and hot water tank in the basement of the residential dwelling at 2482 Confederation Parkway. A floor drain is shown on the right of the photo

**Date:**

12/12/18

**Direction:**

West



**Photo 25:**

A view of a room in the basement of the residential dwelling at 2482 Confederation Parkway. On the right side of the photo is shown a stove

**Date:**

12/12/18

**Direction:**

North



**Photo 26:**

A view of the interior of the detached garage at 2482 Confederation Parkway.

**Date:**

12/12/18

**Direction:**

Southeast



## **APPENDIX H**

### **Qualifications of the Assessor**



**Alessandro Pellerito, M.Sc., Ph.D., C.Chem., EIT**

Environmental Scientist

Alessandro Pellerito is an Environmental Scientist with over 20 years of Canadian and international experience in the environmental services field in academic, private and government sectors. His areas of expertise include environmental site assessments, waste management, risk management, peer reviews, and pollution monitoring. Dr. Pellerito has conducted numerous environmental site assessments for a variety of industrial, commercial, residential and undeveloped properties within Ontario for private and public sectors. Responsibilities have included project management and coordination, soil, ground water and vapour sampling, data analysis, reporting and reviewing.

**Ian A. Powell, B.E.S., P.Geo., QP<sub>ESA</sub>**

Senior Environmental Geoscientist

Mr. Powell is Qualified Person for Environmental Site Assessments and Records of Site Conditions as per Ontario Regulation 153/04, as amended. Mr. Powell is a Senior Environmental Geoscientist in Wood's head office in Mississauga. Mr. Powell has over 25 years of experience in the environmental consulting field covering a wide variety of environmental site assessment, Site remediation, hydrogeology, and contaminated soils management projects.

**Jeff Carson, P. Eng.**

Former Associate Environmental Engineer at Wood

Jeff Carson is a Qualified Person ("QP") as defined by O.Reg. 153/04 under the Environmental Protection Act and RAQs approved by the MTO for Contaminant/Waste Management work. Mr. Carson has over 20 years of combined environmental engineering and environmental field experience in both the private and public sectors. Mr. Carson has conducted and overseen hundreds of Phase I, II, III environmental site assessments, designated substance surveys and site remediation throughout the province of Ontario and has served clients in the following sectors: petroleum, automotive, manufacturing, land development, real-estate, finance, education, government [municipal, provincial (such as MTO, MECP, ORC, IO, Hydro One), federal such as PWGS, Hamilton Port Authority], chemical production, recycling, pharmaceutical, transportation, natural resource and major retail.

Site assessments and remediation activities have included building materials with designated substances (such as asbestos containing materials, PCBs, lead-based paint and UFFI suspected materials) and soil and ground water impacted by petroleum, volatile organic compounds, PCBs, PAHs, metals, dioxins and furans. Remedial solutions have included in-situ and ex-situ bioremediation/oxidation, multi-phase pump and treat systems, soil vapour extraction, petroleum product removal and traditional 'dig and dump' methods. Mr. Carson has filed several Records of Site Condition with the Ontario Ministry of Environment, Conservation and Parks for former petroleum service stations and industrial Brownfield sites.

## **APPENDIX I**

### **Limitations**

### **Limitations**

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - (b) The Scope of Services;
  - (c) Time and Budgetary limitations as described in our Contract; and,
  - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Phase One Property and attendant structures. Our conclusions cannot and are not extended to include those portions of the Phase One Property or structures which were not reasonably available, in Wood's opinion, for direct observation.
4. The environmental conditions at the Phase One Property were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Phase One Property with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed.
5. The Phase One Property history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on Phase One Property and may be revealed by different of other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Wood must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of Wood's services during the implementation of any remedial measures will allow Wood to observe compliance with the conclusions and recommendations contained in the report. Wood's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information of conclusions in the report, is the sole responsibility of such third party. Wood accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Wood.
11. Provided that the report is still reliable, and less than 12 months old, Wood will issue a third-party reliance letter to parties client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Wood's report, by such reliance agree to be bound by our proposal and Wood's standard reliance letter. Wood's standard reliance letter indicates that in no event shall Wood be liable for any damages, howsoever arising, relating to third-party reliance on Wood's report. No reliance by any party is permitted without such agreement.