



CHUNG & VANDER DOELEN
ENGINEERING LTD.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO

SUBMITTED TO:

Mr. Mark Sinden
Sifton Properties Limited
195 Dufferin Avenue, Suite 800
London, Ontario
N6A 1K7



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November 25, 2016

FILE NO.: E16337

Mr. Mark Sinden
Sifton Properties Limited
195 Dufferin Avenue, Suite 800
London, Ontario
N6A 1K7

Dear Mr. Sinden:

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO

We are enclosing one (1) copy of our Phase I Environmental Site Assessment (ESA) report conducted for the above-referenced property.

If you have any questions or clarifications are required, please contact the undersigned at your convenience.

We thank you for giving us this opportunity to be of service to you.

Yours truly,

CHUNG & VANDER DOELEN ENGINEERING LTD.

Michael J. Lefebvre, P.Geo.
Manager, Environmental Services

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1.0 EXECUTIVE SUMMARY

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by Mr. Mark Sinden of Sifton Properties Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the institutional property located at 2132 Dundas Street West, Mississauga, Ontario (hereinafter referred to as the "Site").

The purpose of the Phase I ESA is to evaluate the environmental conditions of the Site and to identify actual or potential sources of contamination associated with the Site and surrounding properties. It is our understanding that this assessment is required for due diligence purposes for development of the property and that a Record of Site Condition (RSC) is not intended for the Site.

The Site is a rectangular-shaped property approximately 1 ha in area that is located at the intersection of Fifth Line West and Dundas Street West in an area of commercial and residential land uses. The Site is improved with a multi-level building complex that has been used as a retirement residence since construction in 1978. The building complex includes individual condo style suites, medical facilities, kitchen/dining facilities, common recreational areas and offices. According to available resources, the Site and surrounding areas have historically been rural residential and/or agricultural until urban development began during circa late-1970s.

The findings of the Phase I ESA did not identify any actual or potential sources of contamination associated with the Site and surrounding properties. Seven (7) Potentially Contaminating Activities (PCAs) associated with the Site and surrounding properties were identified, but are not expected to pose an environmental concern to the Site at this time.

This opinion is based on the following:

- The Site does not appear to have ever been used for any land use that may produce or dispose of environmentally hazardous materials.
- Based on the down-gradient and/or trans-gradient locations in terms of inferred groundwater flow and separation distances, current and historical land uses, including PCAs, on neighbouring properties are not expected to pose environmental concerns to the Site at this time.
- Based on observations by CVD and available information, the current and historical PCAs on-Site are not expected to pose an environmental concern at this time.
- Based on observations by CVD, the small quantities of chemical stored and handled on-Site are not expected to pose an environmental concern at this time.

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

- Secondary containment, such as chemical storage cabinets or spill containment trays, should be provided for the storage of chemical/fuel containers (i.e. refrigerant oil, hydraulic oil, coolants, and diesel fuel jerry cans) used on-Site.



2.0 INTRODUCTION

2.1 *Phase I Property Information*

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by Mr. Mark Sinden of Sifton Properties Ltd. to conduct a Phase I Environmental Site Assessment (ESA) of the institutional property located at 2132 Dundas Street West, Mississauga, Ontario (hereinafter referred to as the “Site”).

The purpose of the Phase I ESA is to evaluate the environmental conditions of the Site and to identify actual or potential sources of contamination associated with the Site and surrounding properties. It is our understanding that this assessment is required for due diligence purposes for development of the property and that a Record of Site Condition (RSC) is not intended for the Site.

The Site is a rectangular-shaped property approximately 1 ha in area that is located at the intersection of Fifth Line West and Dundas Street West in an area of commercial and residential land uses. The Site is improved with a multi-level building complex that has been used as a retirement residence since construction in 1978. The building complex includes individual condo style suites, medical facilities, kitchen/dining facilities, common recreational areas and offices. According to available resources, the Site and surrounding areas have historically been rural residential and/or agricultural until urban development began during circa late-1970s.

For the purpose of this investigation, Dundas Street West is considered to be north of the Site and extending in an east/west orientation.

Appendix A shows the location of the Site. A Site Plan is available in Appendix B.

3.0 SCOPE OF THE INVESTIGATION

CVD conducted this Phase I ESA in general accordance with the amended Ontario Regulation 153/04 (O. Reg. 153/04 as amended). This report also conforms to Canadian Standards Association (CSA) Z768-01 (2012). These procedures set standards for review of information pertaining to the Site, development of detailed checklists or protocols, conducting the Site inspection, and preparation of the final report. This report may not satisfy all of the necessary requirements for filing a Record of Site Condition (RSC) under O. Reg. 153/04 as amended.

The scope of work for the Phase I ESA consisted of the following tasks:

- Site reconnaissance on November 17, 2016;
- An interview with Mr. Jacques Cartier, the General Manager of the Site (hereinafter referred to as the “Site Representative”);
- A review of available city directories and fire insurance plans (FIPs) to determine previous occupants of the Site and surrounding properties and to determine the first developed use of



the Site;

- A search of available databases to identify actual or potential sources of contamination associated with the Site and surrounding properties;
- Review of previous environmental reports, if available;
- Interpretation of available aerial photographs;
- Interpretation of available topographic maps;
- Prepare this report with conclusions based on the information obtained during this assessment.

CVD relies on information received from all parties as accurate, unless contradicted by field observations or written documentation.

4.0 RECORDS REVIEW

4.1 General

Available information sources including regulatory databases were assessed in an effort to gain information related to past Site activities and to address potential environmental issues that may be present at, or in the vicinity of the Site.

4.1.1 Phase I Study Area Determination

A preliminary review of the documents listed in Section 4.0 indicates that there are no obvious concerns with any properties outside a 250 m radius of the Site. The study area for the Phase I ESA is therefore determined to be within a 250 m radius of the Site.

4.1.2 Site History

The Site was developed with the existing building complex and has been used as a retirement residence facility since 1978.

According to available resources, prior to development, the Site was historically rural residential and/or agricultural.

4.1.3 Fire Insurance Plans

A search for available Canadian Fire Insurance Plans (FIPs) was completed. However, no FIPs were available. The Site and surrounding properties are located outside the spatial coverage of Clarkson FIPs.



4.1.4 Previous Investigations

Previous environmental reports were not available to CVD during the completion of the Phase I ESA.

4.2 Environmental Source Information

A summary of information obtained from available resource documents and from regulatory agency databases is provided as follows:

Inventory of Coal Gasification Plant Waste Sites in Ontario

A review of the Intera Technologies Ltd. "Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987)" revealed that the Site and surrounding properties within 250 metres have not been used for the gasification of coal.

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

A review of the Intera Technologies Ltd. "Inventory of Industrial Sites Producing Coal Tars and Related Tars in Ontario (July 1988)" revealed that the production and use of coal or other tars has not taken place at the Site or surrounding properties within 250 metres.

Ministry of the Environment and Climate Change (MOECC) Inventory of PCB Storage Sites in Ontario

The 1998 Inventories of PCB Storage Sites in Ontario indicates the Site and surrounding properties within 250 metres have not been registered as a PCB storage site.

MOECC Freedom of Information (FOI) Request

A FOI request was submitted to the MOECC for information regarding any environmental concerns, orders, spills, investigations/prosecutions, Waste Generator Numbers/Classes and Certificates of Approval related to the Site. At the time of writing this report, we have not yet received a response to this request. Any relevant information received from the MOECC will be forwarded as an addendum to this report. The FOI request and response are included in Appendix E.

The Technical Standards and Safety Authority (TSSA), Fuels Safety Division (FSD)

A Customer Service Advisor at TSSA was contacted to determine if any aboveground or underground storage tanks (ASTs or USTs) were listed in its database for the subject property. The TSSA indicated that there are no registered fuel tanks on the Site. A copy of the TSSA correspondence is included in Appendix E.

MOECC Brownfields Environmental Site Registry

A review of the Brownfields Environmental Site Registry database indicated that a RSC has not previously been filed on the Site or surrounding properties within 250 m.



Waste Disposal Site Inventory – Ontario MOECC (1991)

The Site is not listed in the MOECC's Waste Disposal Inventory. In addition, there is no active or closed landfill sites located within 250 m of the Site. Two (2) closed landfill sites are located approximately 500 m and 1 km north of the Site. Based on the separation distance and regional direction of groundwater flow, the landfills are not expected to be an environmental concern to the Site at this time.

City Directories

A search of Mississauga City Directories for the Site and surrounding properties was completed by Environmental Risk Information Services (ERIS) for selected years to determine historical Site occupancy.

A summary is provided in the table below:

Property	Occupancy History
Site	<ul style="list-style-type: none">- Residential Occupant (1970, 1975)- Multi-tenant residential (1981, 1985, 1991, 1996, 2000)
2125 Dundas Street West	<ul style="list-style-type: none">- Jiffy Auto Radiator (1985)- Petro Canada (1991, 1996)- Quality Auto Service (1996)
2645 Fifth Line Road West	<ul style="list-style-type: none">- Elite Service Centre (1996)- Sunoco (2000)- Ultramar (2000)
2145 Dundas Street West	<ul style="list-style-type: none">- Residential Occupant (1970, 1975)- No Return (1981, 1985)- Speedy Muffler King (1991, 1996, 2000)

EcoLog ERIS

A records and regulatory agency database review was completed through a database search carried out by EcoLog ERIS. The EcoLog ERIS Standard Select report includes a review of selected public and private database records for the subject Site and surrounding properties within 250 metres. The report includes a summary of search results in selected databases, a Site map and aerial photo, and a detailed report of database findings.



The following is a list of the database searches completed by EcoLog ERIS for this Phase I ESA:

- Commercial Fuel Oil Tanks (CFOT)
- Fuel Storage Tank (FST)
- Fuel Storage Tank – Historic (FSTH)
- Ontario Regulation 347 Waste Generator Summary (GEN)
- Private and Retail Fuel Storage Tanks (PRT)
- Retail Fuel Storage Tanks (RST)
- Scott's Manufacturing Directory (SCT)
- Ontario Spills (SPL)

Three (3) database listings were provided in the Ecolog ERIS report for the subject Site:

- Three (3) listings were provided from the GEN database. The listings are not expected to pose an environmental concern at this time.

Twenty-three (23) database listings were provided in the Ecolog ERIS report for properties within 250 m of the Site:

- Ten (10) listings were provided from the FST database. The listings were evaluated as part of PCAs.
- Four (4) listings were provided from the FSTH database. The listings were evaluated as part of PCAs.
- One (1) listing was provided from the GEN database. The listing is not expected to pose an environmental concern at this time.
- Four (4) listings were provided from the PRT database. The listings were evaluated as part of PCAs.
- Three (3) listings were provided from the RST database. The listings were evaluated as part of PCAs.
- One (1) listing was provided from the SPL database. The listing is not expected to pose an environmental concern to the Site at this time.

A copy of the Ecolog Eris Standard Report is included in Appendix F. Evaluations of PCAs are summarized in Section 7.2.

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs obtained from the City of Mississauga Interactive Online Mapping Service were reviewed for the years 1954, 1966, 1975, 1985, 1997, 2006, and 2016.

The aerial photographs are graphically illustrated in Appendix C and are summarized in the following table:



<i>Year</i>	<i>Observations</i>
1954	The Site and surround properties were rural residential and/or agricultural.
1966	The Site was rural residential. Residential subdivision development ongoing in the area south of the Site.
1975	No significant changes were observed at the Site. Surrounding properties were experiencing on-going commercial and residential development
1985	The Site was developed with the current Site building. Surrounding properties were experiencing on-going commercial and residential development.
1997	No significant changes were observed at the Site. Surrounding properties were completely developed for residential and commercial land uses.
2006	No significant changes were observed at the Site and surrounding properties.
2016	No significant changes were observed at the Site and surrounding properties.

4.3.2 Topography, Hydrology, Geology

The Atlas of Canada Toporama interactive map and the City of Mississauga Interactive Online Mapping Service were accessed to retrieve spatial data relevant to the Site. Map contours show the Site elevation to be between 138 to 140 m.a.s.l. (metres above sea level). The local topography slopes down eastwards towards the Credit River, located approximately 1.2 km east of the Site.

According to the Preliminary Map P.2204 entitled “Quaternary Geology, Toronto and Surrounding Area, Southern Ontario” published by the Ontario Geological Survey, the Site is located in a physiographic region that consists of Late Wisconsinan clayey silt till of the Halton Till.

According to Map 2544, “Bedrock Geology of Southern Ontario, Southern Sheet,” published by the Ontario Geological Survey, the bedrock in the area generally consists of Upper Ordovician shale, limestone, dolostone and siltstone of the Queenston Formation.

The localized groundwater flow direction is inferred to follow topography and flow in an easterly direction towards Credit River.

4.3.3 Fill Materials

Fill material composition and source location are considerations in determining whether environmental concerns are present. Based on observations made at the time of the Site reconnaissance, the property appears to have been re-graded during development. Therefore, granular fill materials are expected to have been imported onto the Site for re-grading purposes. However, CVD does not expect deleterious fill material to be present on the Site at this time.



4.3.4 Water Bodies and Areas of Natural Significance

The closest surficial body of water to the Site is Loyalist Creek, a tributary of Credit River, located approximately 500 m south of the Site. The regional shallow ground water flow in the vicinity of the Site is anticipated to flow eastwards towards Credit River, which is located approximately 1.2 km east of the Site.

No areas of natural significance are located within 250 m of the Site.

4.4 Site Operating Records

The Phase I ESA property did not have any Site operation records for review during the Phase I ESA.

5.0 INTERVIEWS

On November 17, 2016, CVD conducted an on-Site interview with the Site Representative. Relevant information gathered from the Site Representative has been incorporated into various sections of this report (both previous and proceeding sections).

The information gathered from other individuals and/or regulatory agencies has also been incorporated into various sections of this report (both previous and proceeding sections).

6.0 SITE RECONNAISSANCE

6.1 General Requirements

A visual survey of the Site was completed by CVD on November 17, 2016. The qualifications of the assessor are provided in Appendix G. Access to the Site was provided by the Site Representative.

Photographs documenting the Site, taken on the day of the Site reconnaissance, along with written descriptions can be found in Appendix D.

6.2 Specific Observations at Phase I Property

Structures

The Site was developed with a multi-level building complex that has been used as a retirement residence facility since 1978. The front central portion of the Site building is three-storey complex with a basement level. The remainder of the complex is a two-storey slab-on-grade construction.



Renovations since construction have modernized portions of the building. Interior finishes include but are not limited to carpeted, ceramic, bare concrete and/or vinyl floors, painted drywall and acoustic ceiling tiles. Exterior finishes include brick and mortar walls, bare concrete walls, metal siding, and shingled and flat roofs.

Heating and cooling are provided by natural gas furnaces and electric air conditioner respectively located in a rooftop boiler room. A backup diesel electric generator is located in the basement to provide power in the event of a power outage.

Exterior Description

Site access is provided from paved asphalt driveway entrances along Dundas Street West and Fifth Line West. Grass lawn and paved parking areas surround the Site building. A courtyard with garden areas is located in the central portion of the Site, surrounded by the Site building complex.

Underground and Aboveground Storage Tanks

Site inspections and interviews were conducted to assess the presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site.

A 454 L double wall steel AST for combustible liquids was observed in the basement level of the Site building. The AST stores diesel fuel for an attached emergency backup generator that provides power to the Site building in the event of a power outage.

Prior to redevelopment, the Site was a rural residential and may potentially have had furnace oil ASTs or USTs associated with the heating system of the former residential building.

The Technical Standards and Safety Authority (TSSA) were also requested to review their computer database for the Site with regard to registered USTs and ASTs containing petroleum products. The TSSA reported that there are no records for fuel storage tanks at the Site. The TSSA's response is included in Appendix E.

Chemical Inventory, Storage and Handling

For the operation and maintenance of the central boiler system, small quantities of refrigeration oil, coolant, lubricants and cleaners are stored and used on-Site within the rooftop boiler room. For the operation and maintenance of the elevator, small quantities of hydraulic oil and lubricants are stored within the elevator room. Other chemicals observed on-Site include small quantities of diesel fuel in plastic jerry cans, sanitizers, household cleaners and detergents.

CVD did not observe any signs of chemical storage or handling practices that have the potential to impair the Site. It is recommended that the chemicals be stored within secondary containments to prevent potential environmental impacts from spills.



Solid and Liquid Waste Generation and Disposal

Solid non-hazardous wastes generated on the property are primarily domestic household wastes. All solid non-hazardous wastes are collected into steel dumpsters for regular removal and recycling by licensed waste haulers. According to the available information, no other solid wastes are generated on-Site.

Liquid wastes generated on-Site are limited to sanitary waste water generated from bathrooms and kitchens. Sanitary wastewater is discharged to the municipal sanitary sewer. According to available resources, no other liquid wastes are generated on-Site.

Designated Substances

In Ontario, the Occupational Health and Safety Act has a list of nearly a dozen substances that have been classified as "designated substances" largely in response to their harmful characteristics.

Asbestos Containing Materials

Asbestos is a group of naturally occurring minerals, formerly used for thermal and acoustic insulation, as well as fireproofing. The use of asbestos was common due to its strength and resistance to heat, and is often found in old ceiling tiles, pipe and vessel insulation, blown into structural beams and ceilings, in floor tile, linoleum, and mastic. The use of asbestos building materials was banned in Canada in the late-1970s.

Asbestos is not always an immediate hazard. When asbestos containing materials are disturbed, microscopic fibres become airborne and may be inhaled by humans, where it may cause cancer and lung disease.

Based on the date of construction of the Site building complex (1978), there is a potential for ACMs to be present.

Lead Based Paint

Lead is a highly toxic metal which, when present in the human body (in sufficient quantities), attacks the central nervous system and can result in numerous health problems. Lead-based paints have not been used since the late-1970s, when the U.S. Department of Housing and Urban Development (HUD) banned it for use in all homes and most other buildings.

Based on the date of construction of the Site building complex (1978), there is a potential for lead based paints to be present.

Other Designated Substances

Any thermostats in the buildings may contain small amounts of mercury. CVD did not observe any other designated or hazardous substances at the Site. Observations were made only in readily accessible areas of the buildings (i.e., not in concealed spaces such as behind walls or above ceilings).



6.3 *Surrounding Properties Phase I Study Area*

Land uses currently and historically surrounding the Site are described as follows:

North of the Site (inferred trans-gradient):

Adjacent to the north of the Site is Dundas Street West, beyond which is are commercial land use properties including a Petro Canada Gas Station and a Speedy Auto Service Garage. Further north are residential properties along Fifth Line West.

According to available resources, land uses adjacent to the north of the Site have been rural residential and/or agricultural prior to development during circa 1980s.

East of the Site (inferred down-gradient):

Adjacent to the east of the Site is Fifth Line West, beyond which is a Petro Canada gas station and a Peel Regional Police Station. Further east are residential properties.

According to available resources, land uses adjacent to the east of the Site have been rural residential and/or agricultural prior to development during circa 1980s.

South of the Site (inferred trans-gradient):

Adjacent to the south of the Site are residential land use properties.

According to available resources, land uses adjacent to the south of the Site have been rural residential and/or agricultural prior to development during circa 1960s.

West of the Site (inferred up-gradient):

Adjacent to the west of the Site is the Christ Our King Lutheran Church, beyond which are residential land use properties.

According to available resources, land uses adjacent to the south of the Site have been rural residential and/or agricultural prior to development during circa 1960s.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 *Current and Past Uses on the Phase I Property*

The Site was historically rural residential and/or agricultural until redevelopment into a institutional land use as the Erinview Retirement Residence in 1978.



7.2 Potential Contaminating Activities (PCAs)

Potentially contaminating activities (PCAs) are a use or activity set out in Column A of Table 2 of Schedule D within Ontario Regulation 153/04 that is occurring or has occurred in a phase I study area. Seven (7) PCAs have been identified on the Site and surrounding properties within 250 metres. The PCAs are summarized in the following table:

PCA	Location	Description	Evaluation
1	On-Site	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	<p>A diesel fuel AST was observed to be in-use in the basement of the current Site building as part of an emergency generator system.</p> <p>The tank appears to be in good condition with no evidence of fuel leaks or staining. The PCA is not expected to be an environmental concern at this time.</p>
2	On-Site	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	<p>Historical land use of the Site was as a rural residential property and there is a potential for historical use of furnace oil ASTs or USTs on-Site.</p> <p>According to available information from the Site representative and development history of the Site, all historical storage tanks are expected to have been removed and are not expected to be an environmental concern at this time.</p>
3	2125 Dundas Street West	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	<p>The south portion of this property, located north of the Site, has been used as a gasoline service station since circa late-1980s.</p> <p>Based on the separation distance (~50 m) and trans-gradient location in terms of inferred groundwater flow, this PCA is not expected to be an environmental concern to the Site at this time.</p>



PCA	Location	Description	Evaluation
4	2125 Dundas Street West	PCA No. 52 – Storage, maintenance, fuelling and repair of vehicles	<p>The north portion of this property, located north of the Site, has been used as a garage for the servicing and/or maintenance of vehicles since circa mid-1980s.</p> <p>Based on the separation distance (~100 m) and trans-gradient location in terms of inferred groundwater flow, this PCA is not expected to be an environmental concern to the Site at this time.</p>
5	2645 Fifth Line West	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	<p>This property located to the east of the Site has been developed and used as a gasoline service station since circa 1990s.</p> <p>Based on the separation distance (~25 m) and down-gradient location in terms of inferred groundwater flow, this PCA is not expected to be an environmental concern to the Site at this time.</p>
6	2145 Dundas Street West	PCA No. 52 – Storage, maintenance, fuelling and repair of vehicles	<p>This property located to the north of the Site has been used as a garage for the servicing and/or maintenance of vehicles since circa 1990s.</p> <p>Based on the separation distance (~60 m) and trans-gradient location in terms of inferred groundwater flow, this PCA is not expected to be an environmental concern to the Site at this time.</p>
7	3030 Erin Mills Parkway	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	<p>This property is occupied by the Peel Regional Police 11 Division and contains a private fuel (gasoline) outlet with an associated fiberglass UST.</p> <p>Based on the separation distance (~150 m) and down-gradient location in terms of inferred groundwater flow, this PCA is not expected to be an environmental concern to the Site at this time.</p>



7.3 Areas of Potential Environmental Concern (APECs)

Areas of potential environmental concern (APECs) are defined within the amended Ontario Regulation 153/04 (amended regulation) as those on, in or under a phase one property where one or more contaminants are potentially present. APECs are related to potentially contaminating activities set out and numbered in Column A of Table 2 of Schedule D in the amended regulation.

No APECs were identified on-Site.

8.0 CONCLUSIONS

CVD was retained to conduct a Phase I ESA on the commercial property located at 2132 Dundas Street West in Mississauga, Ontario. The purpose of the Phase I ESA is to evaluate the environmental conditions of the Site and to identify actual or potential sources of contamination associated with the Site and surrounding properties.

The findings of the Phase I ESA did not identify any actual or potential sources of contamination associated with the Site and surrounding properties. Seven (7) PCAs associated with the Site and surrounding properties were identified, but are not expected to pose environmental concerns to the Site at this time.

This opinion is based on the following:

- The Site does not appear to have ever been used for any land use that may produce or dispose of environmentally hazardous materials.
- Based on the down-gradient and/or trans-gradient locations in terms of inferred groundwater flow and separation distances, current and historical land uses, including PCAs, on neighbouring properties are not expected to pose environmental concerns to the Site at this time.
- Based on observations by CVD and available information, the current and historical PCAs on-Site are not expected to pose an environmental concern at this time.
- Based on observations by CVD, the small quantities of chemical stored and handled on-Site are not expected to pose an environmental concern at this time.

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

- Secondary containment, such as chemical storage cabinets or spill containment trays, should be provided for the storage of chemical/fuel containers (i.e. refrigerant oil, hydraulic oil, coolants, and diesel fuel jerry cans) used on-Site.



9.0 STUDY LIMITATIONS

CVD has prepared this report for the exclusive use of Sifton Properties Ltd. in evaluating the environmental conditions of the Site at the time of CVD's Site visit. CVD will not be responsible for the use of this report by any third party, or reliance on or any decision to be made based on it without the prior written consent of CVD. CVD accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report.

This report presents an overview of issues of environmental concern, reflecting CVD's best judgment using information reasonably available at the Site at the time of CVD's Site visit. CVD has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to CVD at the time of the Site visit.

The American Society of Testing and Materials Standard of Practice notes that no environmental Site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental Site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost. This assessment was carried out using historical data and a Site walkover. Intrusive testing is not part of the scope of this assessment.

We trust that the above report is complete within our terms of reference. If there are any questions concerning this matter, please do not hesitate to contact our office.

Respectfully submitted,
CHUNG & VANDER DOELEN ENGINEERING LTD.



Peter Dao, M.Sc., P.Geo
Environmental Scientist



Michael J. Lefebvre, P.Geo
Manager, Environmental Services



10.0 REFERENCES

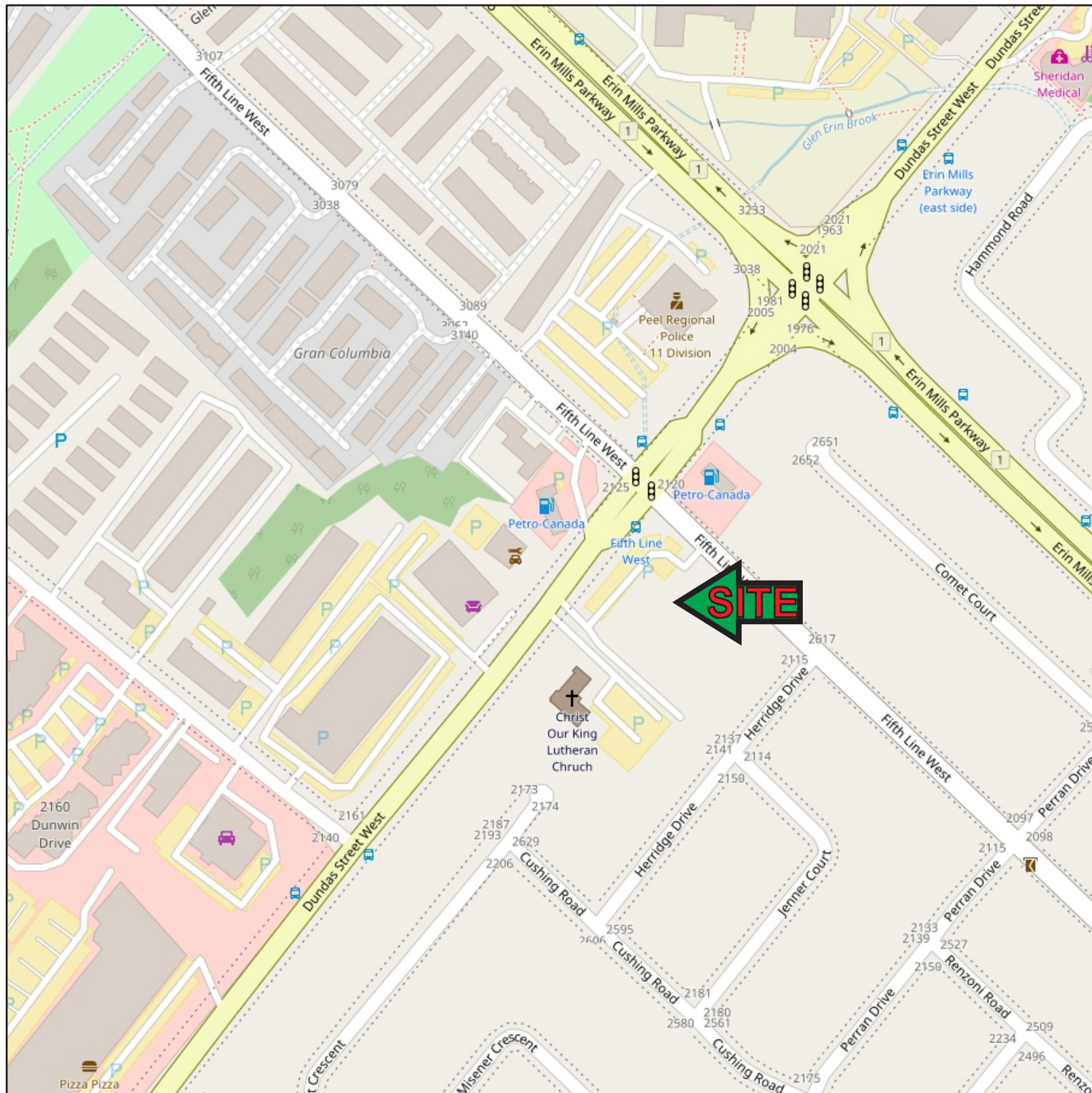
The following documents, maps, or other publications may have been used in the preparation of this report.

- Intera Technologies Ltd., “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, July 1988.
- Ministry of Northern Development and Mines, Map 2544, “Bedrock Geology of Southern Ontario – Southern Sheet”, 1991.
- Ontario Geological Survey, Preliminary Map P2204 “Quaternary Geology, Toronto and Surrounding Area, Southern Ontario”, 1981.
- Ontario Ministry of the Environment, “Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario”, November 1998.
- Ontario Ministry of the Environment, “Ontario Inventory of Approved PCB Storage Sites”, September 1998.
- Ontario Ministry of the Environment, “Waste Disposal Site Inventory”, June 1991.
- Phase I Environmental Site Assessment Canadian Standards Association (CSA) Z768-01 (R2012).
- Technical Standards and Safety Act, 2000 (S.O. 2000, Chapter 16). Retrieved from Government of Ontario e-laws website: <http://www.e-laws.gov.on.ca/>



APPENDIX A KEY PLAN





CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



KEY PLAN

**2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO**

Date: NOV. 2016

Scale: NTS

File No.: E16337

Appendix: A

APPENDIX B

SITE PLAN





LEGEND

Site Boundary



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979





<p>SITE PLAN</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	B

APPENDIX C

AERIAL PHOTOGRAPHS





	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979				
	AERIAL PHOTO - 1954 2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO			Date:	NOV. 2016
				Scale:	NTS
				File No.:	E16337
				Appendix:	C





CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



<p>AERIAL PHOTO - 1966</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C



 <p>CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979</p>		
	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C

AERIAL PHOTO - 1975

2132 DUNDAS STREET WEST
MISSISSAUGA, ONTARIO



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



<p>AERIAL PHOTO - 1985</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C

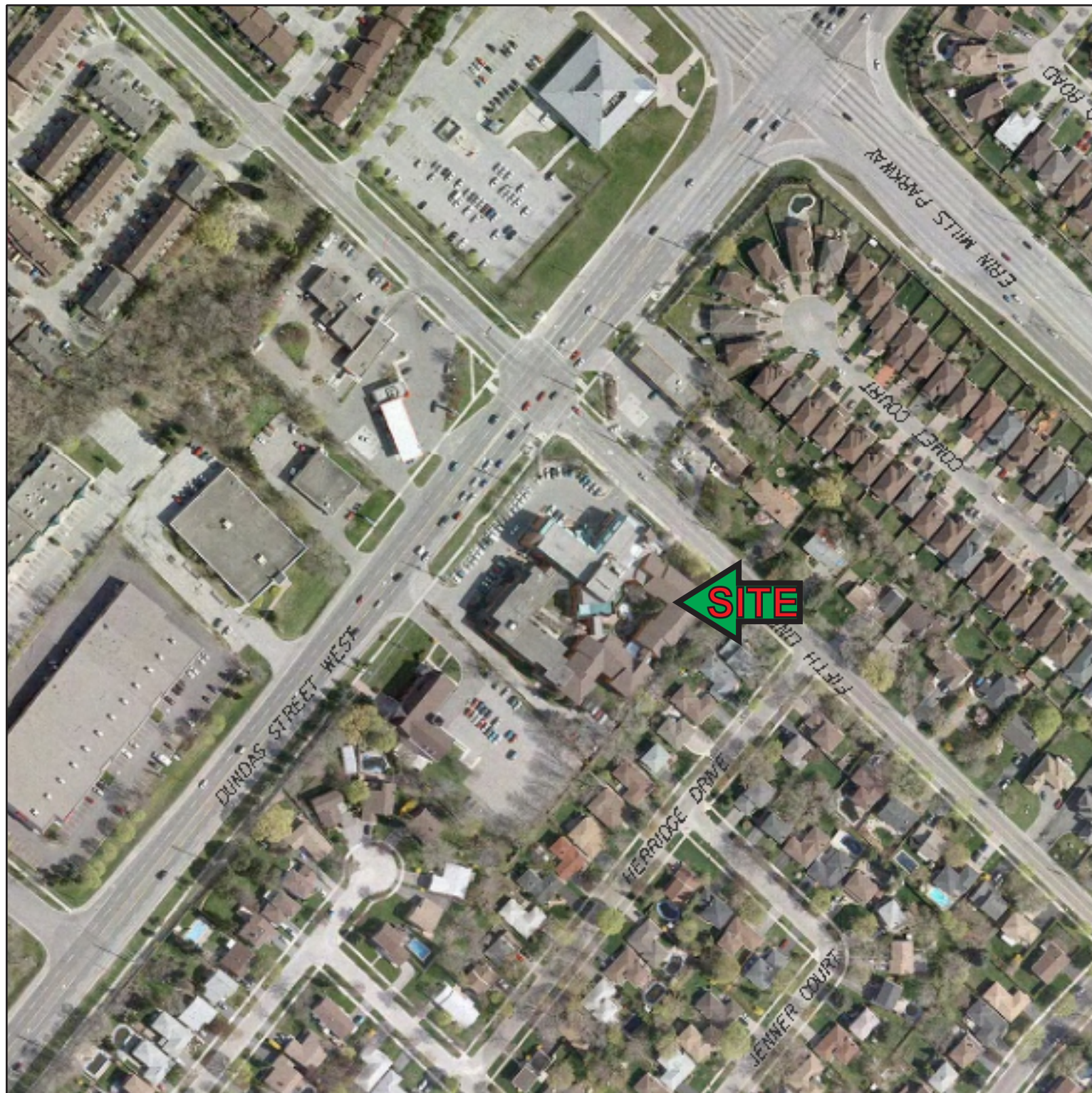


CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



<p>AERIAL PHOTO - 1997</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C

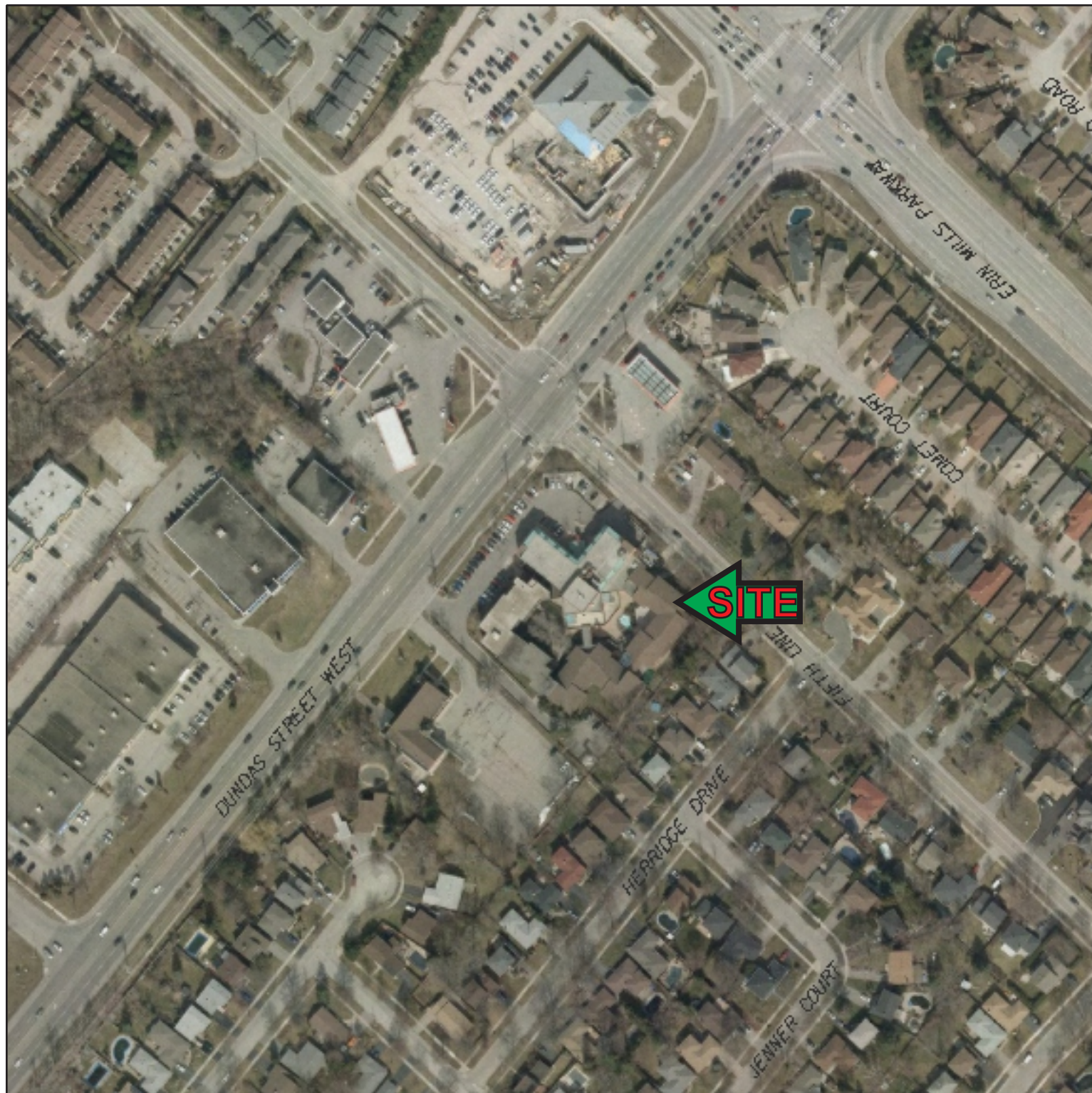


CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



<p>AERIAL PHOTO - 2006</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979

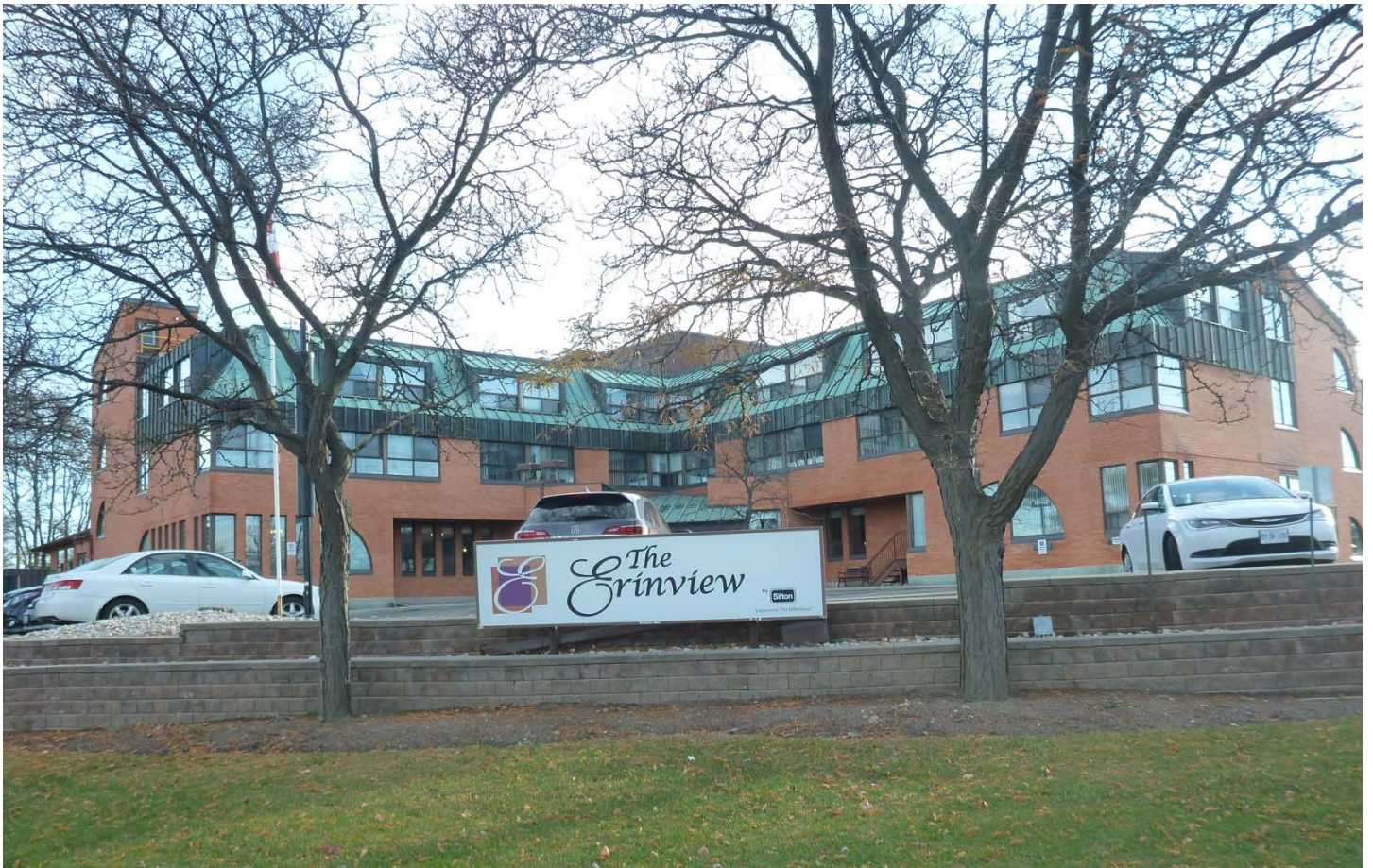


<p>AERIAL PHOTO - 2016</p> <p>2132 DUNDAS STREET WEST MISSISSAUGA, ONTARIO</p>	Date:	NOV. 2016
	Scale:	NTS
	File No.:	E16337
	Appendix:	C

APPENDIX D

SITE PHOTOGRAPHS





Photograph 1: View of the front of the Site building from the Dundas Street West and Fifth Line West Intersection.



Photograph 2: View of the rear (south) end of the Site building.



Photograph 3: View of the west end of the Site.



Photograph 4: View of the east end of the Site from Fifth Line West.



Photograph 5: View of an AST containing diesel fuel for a backup generator in the basement level of the Site building.



Photograph 6: View of the rooftop boiler room. Pails of refrigeration oil and/or coolants stored within.


APPENDIX E

CORRESPONDENCE



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 Peter Dao Chung & Vander Doelen Engineering Ltd 311 Victoria Street North Kitchener, Ontario N2H 5E1 Email Address: peter.dao@cvdengineering.com Telephone/Fax Nos. Tel: 519-742-8979 Fax: 519-742-7739			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid
			Response Due Date	
Your Project/Reference No.	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"/>		
E16337				

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)	
2132 Dundas Street West, Mississauga, ON	
Present Property Owner(s) and Date(s) of Ownership	
The Erinview Retirement Residences	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	

Search Parameters

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	All
Orders	All
Spills	All
Investigations/prosecutions ▶ Owner/tenant information must be provided	All
Waste Generator number/classes	

Certificates of Approval ▶ Proponent information must be provided

1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.

	SD	Specify Year(s) Requested
air – emissions		1986 to present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)		1986 to present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations		1986 to present
waste water – industrial discharge		1986 to present
waste sites – disposal, landfill sites, transfer stations, processing sites, incinerator sites		1986 to present
waste systems		
- haulers: sewage, non-hazardous & hazardous waste		
- mobile waste processing units		
- PCB destruction		
pesticides – licenses		1986 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
and Climate Change

Freedom of Information and
Protection of Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

Ministère de l'Environnement et de
l'Action en matière de changement
climatique

Bureau de l'accès à l'information et
de la protection de la vie privée

12^e étage
40, avenue St. Clair ouest
Toronto ON M4V 1M2
Tél. : (416) 314-4075
Télec.: (416) 314-4285



November 10, 2016

Peter Dao
Chung & Vander Doelen Engineering Ltd.
311 Victoria Street N
Kitchener, ON N2H 5E1

Dear Peter Dao:

RE: ***Freedom of Information and Protection of Privacy Act Request***
Our File # A-2016-07019, Your Reference E16337

The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

The search is being conducted on the following: 2132 Dundas St W, Mississauga. If there is any discrepancy please contact us immediately.

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Jeneska Abano at jeneska.abano@ontario.ca.

Yours truly,


Tracey Goodwin
FOI Manager (A)

Peter Dao

From: Public Information Services [publicinformationservices@tssa.org]
Sent: Friday, November 11, 2016 9:56 AM
To: Peter Dao
Subject: RE: Records Search - Storage Tanks

Thank you for your inquiry.

We have no record in our database of any fuel storage tanks at the subject address (addresses).

For a further search in our archives please submit your request in writing to Public Information Services via e-mail (publicinformationservices@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.

Thanks!



Suman Guram | Coordinator

Records

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6203 | Fax: +1-416-231-6183 | E-Mail: sguram@tssa.org

www.tssa.org



From: Peter Dao [<mailto:peter.dao@cvdengineering.com>]
Sent: Thursday, November 10, 2016 2:42 PM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: Records Search - Storage Tanks

Hello,

At your earliest convenience, could you please search your records for the following properties for any reference to aboveground or underground storage tanks:

- 2132 Dundas Street West, Mississauga, ON

Thanks,

Peter



Peter Dao, M.Sc., P.Geo

ENVIRONMENTAL SCIENTIST

CHUNG & VANDER DOELEN ENGINEERING LTD.

311 VICTORIA STREET NORTH / KITCHENER / ONTARIO / N2H 5E1

O 519 742 8979 C 519 498 6453
E peter.dao@cvdengineering.com

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APPENDIX F

ECOLOG ERIS REPORT





DATABASE REPORT

Project Property: *Phase I ESA - 2132 Dundas Street West,
Mississauga, Ontario
2132 Dundas Street West
Mississauga ON
E16337*

Project No: *Standard Select Report*

Report Type: *20161110029*

Order No: *Chung & Vander Doelen Engineering Ltd.*

Requested by: *November 15, 2016*

Date Completed:

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

www.erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Phase I ESA - 2132 Dundas Street West, Mississauga, Ontario
2132 Dundas Street West Mississauga ON*

Project No: *E16337*

Coordinates:

Latitude: *43.534681*
Longitude: *-79.667447*
UTM Northing: *4,821,055.53*
UTM Easting: *607,668.17*
UTM Zone: *UTM Zone 17T*

Elevation: *455 FT
138.80 M*

Order Information:

Order No: *20161110029*
Date Requested: *November 10, 2016*
Requested by: *Chung & Vander Doelen Engineering Ltd.*
Report Type: *Standard Select Report*

Historical/Products:

City Directory Search *Subject Site plus 5 Adjacent Properties*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FST	Fuel Storage Tank	Y	0	10	10
FSTH	Fuel Storage Tank - Historic	Y	0	4	4
GEN	Ontario Regulation 347 Waste Generators Summary	Y	3	1	4
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	<i>N</i>	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	<i>N</i>	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	<i>N</i>	-	-	-
NEBW	<i>National Energy Board Wells</i>	<i>N</i>	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	<i>N</i>	-	-	-
NPCB	<i>National PCB Inventory</i>	<i>N</i>	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	<i>N</i>	-	-	-
OGW	<i>Oil and Gas Wells</i>	<i>N</i>	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	<i>N</i>	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	<i>N</i>	-	-	-
ORD	<i>Orders</i>	<i>N</i>	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	<i>N</i>	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	<i>N</i>	-	-	-
PES	<i>Pesticide Register</i>	<i>N</i>	-	-	-
PINC	<i>TSSA Pipeline Incidents</i>	<i>N</i>	-	-	-
PRT	<i>Private and Retail Fuel Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>4</i>	<i>4</i>
PTTW	<i>Permit to Take Water</i>	<i>N</i>	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	<i>N</i>	-	-	-
RSC	<i>Record of Site Condition</i>	<i>N</i>	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>3</i>	<i>3</i>
SCT	<i>Scott's Manufacturing Directory</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
SPL	<i>Ontario Spills</i>	<i>Y</i>	<i>0</i>	<i>1</i>	<i>1</i>
SRDS	<i>Wastewater Discharger Registration Database</i>	<i>N</i>	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	<i>N</i>	-	-	-
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	<i>N</i>	-	-	-
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	<i>N</i>	-	-	-
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	<i>N</i>	-	-	-
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	<i>N</i>	-	-	-
WWIS	<i>Water Well Information System</i>	<i>N</i>	-	-	-
		Total:	3	23	26

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>
<u>1</u>	GEN	The Erinview by Sifton The Erinview Retirement Residences - Sifton	2132 Dundas Street West Mississauga ON	NE/0.5	0.00	<u>12</u>
<u>1</u>	GEN	The Erinview by Sifton The Erinview Retirement Residences - Sifton	2132 Dundas Street West Mississauga ON L5K 2K7	NE/0.5	0.00	<u>12</u>
<u>1</u>	GEN	Erin Mills Lodge	2132 Dundas St West Mississauga ON L5K 2K7	NE/0.5	0.00	<u>13</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
2	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	13
2	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	13
2	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	13
2	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	14
2	FSTH	1704480 ONTARIO LTD O/A GAS STN	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	14
2	PRT	ULTRAMAR CANADA INC	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	15
2	PRT	SOUTH WESTERN ONTARIO PROPANE DIV 998131 ONTARIO L	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	15
2	RST	FOUR HOWELL BROTHERS	2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	NNE/104.2	-1.99	15
2	RST	ULTRA MAR CANADA LTD	2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	NNE/104.2	-1.99	15
2	RST	SUNOCO	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE/104.2	-1.99	15
3	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	15
3	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	16
3	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	16
3	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	16
3	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	17
3	FSTH	4 HOWELL BROTHERS INC	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW/147.3	-0.07	17
3	PRT	D & K GAS BAR LTD ATTN KUMAR MANBODH	2125 DUNDAS ST W MISSISSAUGA ON L5K2E2	NW/147.3	-0.07	17
3	SPL	PHILIP ENVIRONMENTAL	2125 DUNDAS ST. TRANSPORT TRUCK (CARGO) MISSISSAUGA CITY ON	NW/147.3	-0.07	18
4	FST	PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N/232.2	-2.96	18
4	FSTH	PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N/232.2	-2.96	18
4	FSTH	PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N/232.2	-2.96	19
4	GEN	Peel Regional Police	3030 Erin Mills Parkway Mississauga ON L5L 1A1	N/232.2	-2.96	19
4	PRT	PEEL REGIONAL POLICE	3030 ERIN MILLS PKWY MISSISSAUGA ON L5L 1A1	N/232.2	-2.96	19

Executive Summary: Summary By Data Source

FST - Fuel Storage Tank

A search of the FST database, dated Aug 31, 2016 has found that there are 10 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	<u>2</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	<u>2</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	<u>2</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	<u>2</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N	232.19	<u>4</u>

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 4 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1704480 ONTARIO LTD O/A GAS STN	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	<u>2</u>
4 HOWELL BROTHERS INC	2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	NW	147.31	<u>3</u>
PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N	232.19	<u>4</u>
PEEL REGIONAL POLICE	3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	N	232.19	<u>4</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Sep 2016 has found that there are 4 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Erin Mills Lodge	2132 Dundas St West Mississauga ON L5K 2K7	NE	0.49	1
The Erinview by Sifton The Erinview Retirement Residences - Sifton	2132 Dundas Street West Mississauga ON	NE	0.49	1
The Erinview by Sifton The Erinview Retirement Residences - Sifton	2132 Dundas Street West Mississauga ON L5K 2K7	NE	0.49	1

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Peel Regional Police	3030 Erin Mills Parkway Mississauga ON L5L 1A1	N	232.19	4

PRT - Private and Retail Fuel Storage Tanks

A search of the PRT database, dated 1989-1996* has found that there are 4 PRT site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
SOUTH WESTERN ONTARIO PROPANE DIV 998131 ONTARIO L	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	2
ULTRAMAR CANADA INC	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	2
D & K GAS BAR LTD ATTN KUMAR MANBODH	2125 DUNDAS ST W MISSISSAUGA ON L5K2E2	NW	147.31	3
PEEL REGIONAL POLICE	3030 ERIN MILLS PKWY MISSISSAUGA ON L5L 1A1	N	232.19	4

RST - Retail Fuel Storage Tanks

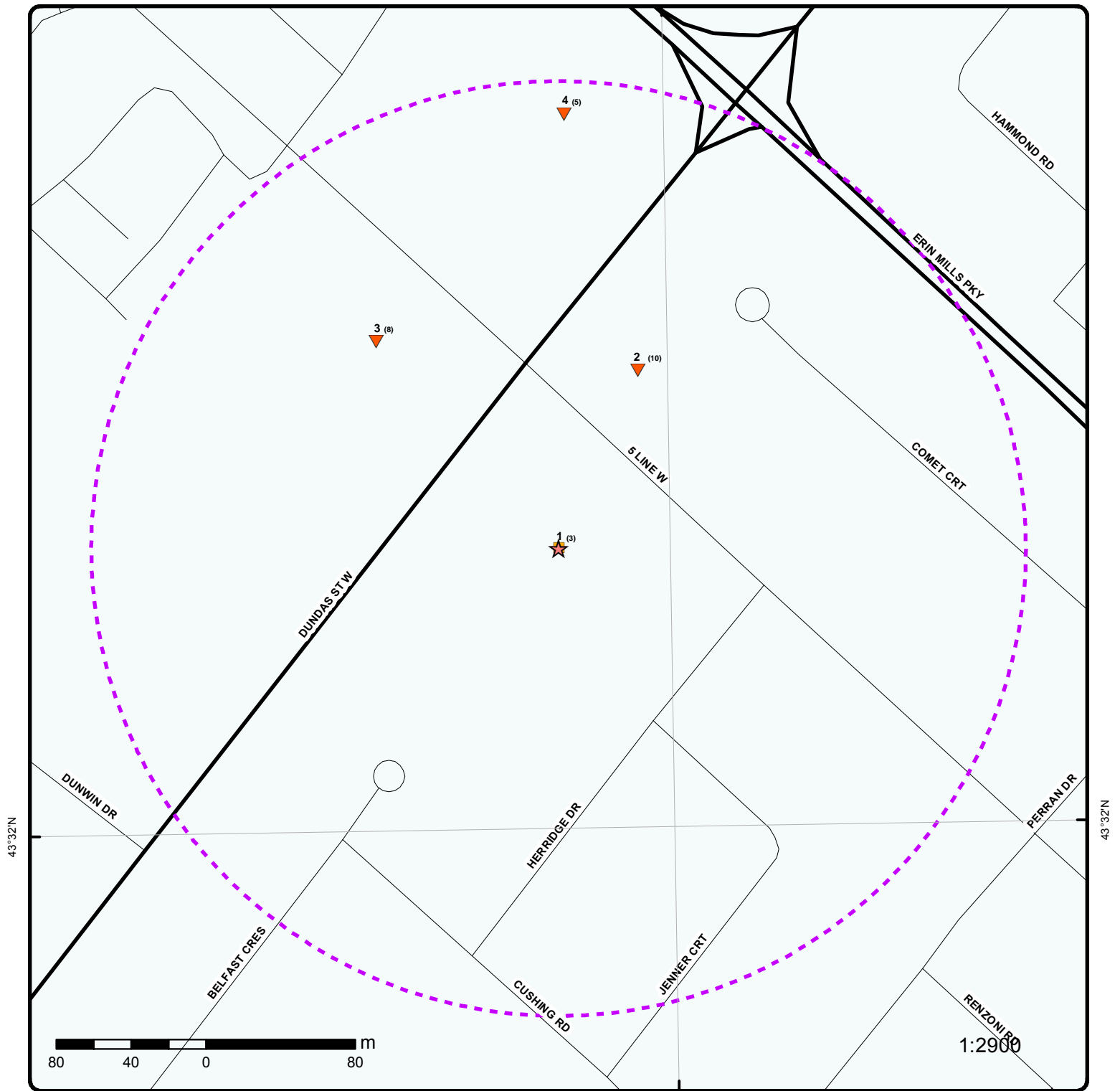
A search of the RST database, dated Oct 31, 2015 has found that there are 3 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
FOUR HOWELL BROTHERS	2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	NNE	104.25	2
ULTRA MAR CANADA LTD	2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	NNE	104.25	2
SUNOCO	2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	NNE	104.25	2

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jan 2016 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
PHILIP ENVIRONMENTAL	2125 DUNDAS ST. TRANSPORT TRUCK (CARGO) MISSISSAUGA CITY ON	NW	147.31	3



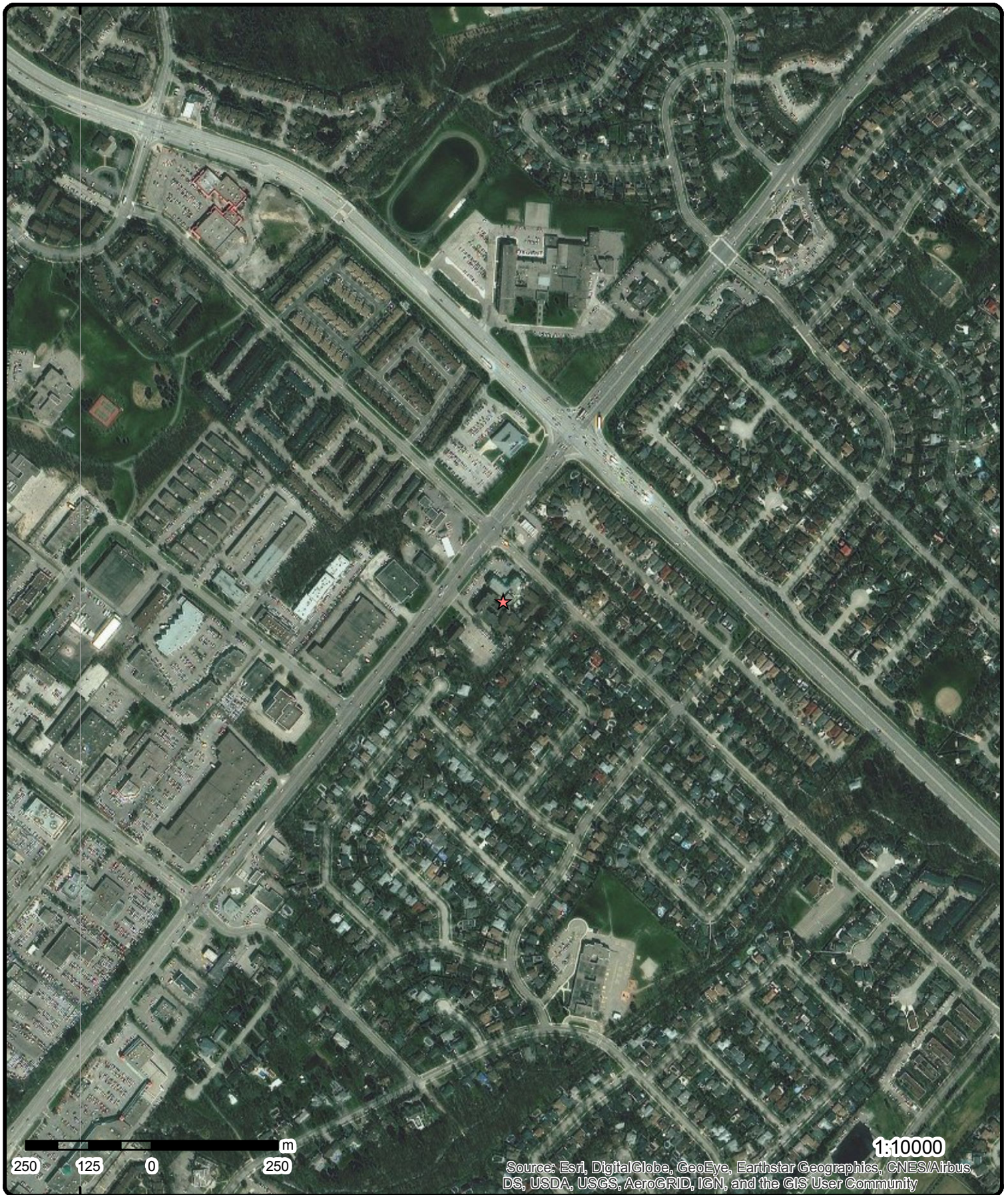
Map : 0.25 Kilometer Radius

Address: 2132 Dundas Street West, Mississauga, ON

Order No: 20161110029



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	Pipelines and Transmission	Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		



Aerial

Address: 2132 Dundas Street West, Mississauga, ON

Source: ESRI World Imagery

Order No: 20161110029



© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 3	NE/0.5	138.8	The Erinview by Sifton The Erinview Retirement Residences - Sifton 2132 Dundas Street West Mississauga ON	GEN
PO Box Num:					
Status:					
Country:					
Generator #:					
Approval Yrs:					
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					

1	2 of 3	NE/0.5	138.8	The Erinview by Sifton The Erinview Retirement Residences - Sifton 2132 Dundas Street West Mississauga ON L5K 2K7	GEN
PO Box Num:					
Status:					
Country:					
Generator #:					
Approval Yrs:					
SIC Code:					
SIC Description:					
--- Details ---					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					
+					
Waste Code:					
Waste Description:					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Waste Code: Waste Description:		331 I Waste compressed gases including cylinders			
1	3 of 3	NE/0.5	138.8	Erin Mills Lodge 2132 Dundas St West Mississauga ON L5K 2K7	GEN
PO Box Num: Status: Country: Generator #: Approval Yrs: SIC Code: SIC Description:		ON5681087 2010 623999 All Other Residential Care Facilities			
--- Details --- Waste Code: Waste Description:		251 OIL SKIMMINGS & SLUDGES			
2	1 of 10	NNE/104.2	136.8	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11281497 FS Liquid Fuel Tank Gasoline Active 25000 Fiberglass (FRP) Fiberglass Double Wall UST 1993 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
2	2 of 10	NNE/104.2	136.8	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11281483 FS Liquid Fuel Tank Gasoline Active 35000 Fiberglass (FRP) Fiberglass Double Wall UST 1993 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
2	3 of 10	NNE/104.2	136.8	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	FST
Instance Number: Cont Name: Instance Type: Fuel Type:		10856182 FS Liquid Fuel Tank Gasoline			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		Active 35000 Fiberglass (FRP) Fiberglass Double Wall UST 1993 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
2	4 of 10	NNE/104.2	136.8	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11281503 FS Liquid Fuel Tank Gasoline Active 25000 Fiberglass (FRP) Fiberglass Double Wall UST 1993 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
2	5 of 10	NNE/104.2	136.8	1704480 ONTARIO LTD O/A GAS STN 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		9/12/2007 11:28:00 AM Licensed December 2008 Retail Fuel Outlet Gasoline Station - Self Serve			
--- Details ---					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 35000 1993 Liquid Fuel Double Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 35000 1993 Liquid Fuel Double Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 25000 1993 Liquid Fuel Double Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 25000 1993 Liquid Fuel Double Wall UST - Gasoline			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
2	6 of 10	NNE/104.2	136.8	ULTRAMAR CANADA INC 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	PRT
Location ID: Type: Expiry Date: Capacity (L): Licence #:		9091 retail 1995-05-31 113500 0054339001			
2	7 of 10	NNE/104.2	136.8	SOUTH WESTERN ONTARIO PROPANE DIV 998131 ONTARIO L 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	PRT
Location ID: Type: Expiry Date: Capacity (L): Licence #:		9091 retail 1995-07-31 0 0076427202			
2	8 of 10	NNE/104.2	136.8	FOUR HOWELL BROTHERS 2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	RST
Code: Facility: Description: List Name:		01186800 SERVICE STATIONS GASOLINE OIL & NATURAL			
2	9 of 10	NNE/104.2	136.8	ULTRA MAR CANADA LTD 2645 FIFTH LINE W MISSISSAUGA ON L5K1V9	RST
Code: Facility: Description: List Name:		1186800 Service Stations-Gasoline, Oil & Natural Gas			
2	10 of 10	NNE/104.2	136.8	SUNOCO 2645 FIFTH LINE W MISSISSAUGA ON L5K 1V9	RST
Code: Facility: Description: List Name:		01186800 SERVICE STATIONS-GASOLINE, OIL & NATURAL GAS			
3	1 of 8	NW/147.3	138.7	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity:		11441298 FS Liquid Fuel Tank Diesel Active 25000			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		Fiberglass (FRP) Fiberglass Double Wall UST 1996 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
<u>3</u>	2 of 8	NW/147.3	138.7	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11496085 FS Liquid Fuel Tank Gasoline Active 46419 Fiberglass (FRP) Fiberglass Single Wall UST 1986 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
<u>3</u>	3 of 8	NW/147.3	138.7	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11496063 FS Liquid Fuel Tank Gasoline Active 25000 Fiberglass (FRP) Fiberglass Single Wall UST 1986 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
<u>3</u>	4 of 8	NW/147.3	138.7	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11581392 FS Liquid Fuel Tank Gasoline Active 22755 Fiberglass (FRP) Fiberglass Single Wall UST 1986 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
3	5 of 8	NW/147.3	138.7	SUNCOR ENERGY PRODUCTS PARTNERSHIP 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		11496075 FS Liquid Fuel Tank Gasoline Active 25000 Fiberglass (FRP) Fiberglass Single Wall UST 1986 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
3	6 of 8	NW/147.3	138.7	4 HOWELL BROTHERS INC 2125 DUNDAS ST W MISSISSAUGA ON L5K 2E2	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		9/23/2008 9:25:00 AM Licensed December 2008 Retail Fuel Outlet Gasoline Station - Self Serve			
--- Details ---					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 25000 1996 Liquid Fuel Double Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 25000 1986 Liquid Fuel Single Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 46419 1986 Liquid Fuel Single Wall UST - Gasoline			
+					
Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 2500 1996 Liquid Fuel Double Wall UST - Gasoline			
3	7 of 8	NW/147.3	138.7	D & K GAS BAR LTD ATTN KUMAR MANBODH 2125 DUNDAS ST W MISSISSAUGA ON L5K2E2	PRT
Location ID: Type:		9062 retail			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Expiry Date: Capacity (L): Licence #:		1996-05-31 0 0076408541			
3	8 of 8	NW/147.3	138.7	PHILIP ENVIRONMENTAL 2125 DUNDAS ST. TRANSPORT TRUCK (CARGO) MISSISSAUGA CITY ON	SPL
Ref NO: Contaminant Code: Contaminant Name: Contaminant Quantity: Incident Cause: Incident Dt: Incident Reason: Incident Summary: MOE Reported Dt: Environmental Impact: Nature of Impact: Receiving Medium: SAC Action Class: Sector Source Type: Site Municipality:		131673 OTHER CONTAINER LEAK 9/10/1996 UNKNOWN PHILIP ENVIRONMENTAL-45L WASTE PAINT TO GROUND & TO CATCHBASIN. 9/11/1996 POSSIBLE Water course or lake LAND / WATER 21102			
4	1 of 5	N/232.2	135.8	PEEL REGIONAL POLICE 3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		10855853 FS Liquid Fuel Tank Gasoline Active 27276 Fiberglass (FRP) Fiberglass Single Wall UST 1987 Fuels Safety Private Fuel Outlet - Self Serve FS Liquid Fuel Tank			
4	2 of 5	N/232.2	135.8	PEEL REGIONAL POLICE 3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type: --- Details --- Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		11/26/1990 Licensed August 2007 Private Fuel Outlet Gasoline Station - Self Serve Active 27276 1987 Liquid Fuel Single Wall UST - Gasoline			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
4	3 of 5	N/232.2	135.8	PEEL REGIONAL POLICE 3030 ERIN MILLS PKY MISSISSAUGA ON L5L 1A1	FSTH
License Issue Date: Tank Status: Tank Status As Of: Operation Type: Facility Type:		11/26/1990 Licensed December 2008 Private Fuel Outlet Gasoline Station - Self Serve			
--- Details --- Status: Capacity: Year of Installation: Corrosion Protection: Tank Fuel Type:		Active 27276 1987 Corrosion Protection: Liquid Fuel Single Wall UST - Gasoline			
4	4 of 5	N/232.2	135.8	Peel Regional Police 3030 Erin Mills Parkway Mississauga ON L5L 1A1	GEN
PO Box Num: Status: Country: Generator #: Approval Yrs: SIC Code: SIC Description:		Registered Canada ON6319835 As of Sep 2016 SIC Code: SIC Description:			
--- Details --- Waste Code: Waste Description: + Waste Code: Waste Description: + Waste Code: Waste Description: + Waste Code: Waste Description:		261 P Pharmaceuticals 221 L Light fuels 221 I Light fuels 251 I Waste oils/sludges (petroleum based)			
4	5 of 5	N/232.2	135.8	PEEL REGIONAL POLICE 3030 ERIN MILLS PKWY MISSISSAUGA ON L5L 1A1	PRT
Location ID: Type: Expiry Date: Capacity (L): Licence #:		9078 private 27276.00 0001042804			

Unplottable Summary

Total: 21 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
GEN	GOEYECARE INC	Erin Mills Parkway Millway Plaza	Mississauga ON	
GEN	GOEYECARE INC	Erin Mills Parkway Millway Plaza	Mississauga ON	L5L 1W8
GEN	GOEYECARE INC	Erin Mills Parkway Millway Plaza	Mississauga ON	
GEN	GOEYECARE INC	Erin Mills Parkway Millway Plaza	Mississauga ON	L5L 1W8
SPL	ULTRAMAR CANADA INC.	CARD LOCK/BULK STATION	MISSISSAUGA CITY ON	
SPL	Suncor Energy Inc.		Mississauga ON	
SPL	Petro-Canada Lubricants Inc.	Clarkson Refinery	Mississauga ON	NA
SPL	PETRO-CANADA	SERVICE STATION	MISSISSAUGA CITY ON	
SPL	PETRO-CANADA	TANK TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL	Suncor Energy Inc.	Clarkson Refinery	Mississauga ON	
SPL	Suncor Energy Inc.	Clarkson Refinery	Mississauga ON	
SPL	Suncor Energy Inc.	Clarkson Refinery	Mississauga ON	
SPL	Petro-Canada	Clarkson Refinery	Mississauga ON	
SPL	Petro-Canada Lubricants Inc.	Clarkson Refinery	Mississauga ON	L5J 2Y3
SPL	Petro-Canada Lubricants Inc.	Clarkson Refinery	Mississauga ON	L5J 2Y3
SPL		Fifth Line West	Mississauga ON	
SPL	The Regional Municipality of Peel	Erin Mills Parkway (north of Mill Creek Drive)	Mississauga ON	
SPL	TRANSPORT TRUCK	LOYALIST CREEK (SOUTH OF DUNDAS ST. AND WEST OF LIRUMA ST.) MOTOR VEHICLE (OPERATING FLUID)	MISSISSAUGA CITY ON	

SPL	Erin Mills Pkwy, S of Millway Rd	Mississauga ON
SPL	Erin Mills Parkway, just north of 403	Mississauga ON
SPL	PETRO-CANADA SERVICE STATION \	MISSISSAUGA CITY ON

Unplottable Report

Site: GOEYECARE INC
Erin Mills Parkway Millway Plaza Mississauga ON

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON9409907
Approval Yrs: 2012
SIC Code: 621110
SIC Description: Offices of Physicians

--- Details ---
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Site: GOEYECARE INC
Erin Mills Parkway Millway Plaza Mississauga ON L5L 1W8

Database:
GEN

PO Box Num:
Status: Registered
Country: Canada
Generator #: ON9409907
Approval Yrs: As of Sep 2016
SIC Code:
SIC Description:

--- Details ---
Waste Code: 312 P
Waste Description: Pathological wastes

Site: GOEYECARE INC
Erin Mills Parkway Millway Plaza Mississauga ON

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON9409907
Approval Yrs: 2013
SIC Code: 621110
SIC Description: OFFICES OF PHYSICIANS

--- Details ---
Waste Code: 312
Waste Description: PATHOLOGICAL WASTES

Site: GOEYECARE INC
Erin Mills Parkway Millway Plaza Mississauga ON L5L 1W8

Database:
GEN

PO Box Num:
Status:
Country:
Generator #: ON9409907
Approval Yrs: As of May 2015
SIC Code:
SIC Description:

--- Details ---

Waste Code: 312
Waste Description: Pathological wastes

Site: ULTRAMAR CANADA INC.
CARD LOCK/BULK STATION MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 126065
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: CONTAINER OVERFLOW
Incident Dt: 5/8/1996
Incident Reason: ERROR
Incident Summary: ULTRAMAR-100L DIESEL TO CONCRETE PAD,SEPARATOR. DRIVER OVERFILL. CLEANED.
MOE Reported Dt: 5/8/1996
Environmental Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site: Suncor Energy Inc.
Mississauga ON

Database:
SPL

Ref NO: 3173-8HB27H
Contaminant Code: 12
Contaminant Name: NAPTHA (WHITE GASOLINE)
Contaminant Quantity: 45 L
Incident Cause: Discharge or Emission to Air
Incident Dt: 5/28/2011
Incident Reason: Gasket/Joint Failure - Any point of connection (Except Weld/Seam)
Incident Summary: Suncor-45 L Naptha Hydrogen Mix to Grnd/Air
MOE Reported Dt: 5/28/2011
Environmental Impact: Not Anticipated
Nature of Impact:
Receiving Medium:
SAC Action Class: Air Spills - Gases and Vapours
Sector Source Type: Petroleum Refinery
Site Municipality: Mississauga

Site: Petro-Canada Lubricants Inc.
Clarkson Refinery Mississauga ON NA

Database:
SPL

Ref NO: 2275-9ZXUB2
Contaminant Code: 14
Contaminant Name: LUBRICANT OIL(LUBE OIL)
Contaminant Quantity: 31000 L
Incident Cause:
Incident Dt: 9/1/2015
Incident Reason: Operator/Human Error
Incident Summary: ~31000L of lubricating oil to train tracks from open valve, contained
MOE Reported Dt: 9/1/2015
Environmental Impact:
Nature of Impact:
Receiving Medium:
SAC Action Class: Land Spills
Sector Source Type: Petroleum Refineries
Site Municipality: Mississauga

Site: PETRO-CANADA
SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 8408
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: PIPE/HOSE LEAK
Incident Dt: 8/21/1988
Incident Reason: ERROR
Incident Summary: PETROCAN SERVICE CENTRE - UNKNOWN AMOUNT (SMALL) OF GASOLINE TO PAVEMENT.
MOE Reported Dt: 8/21/1988
Environmental Impact:
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site: **PETRO-CANADA**
TANK TRUCK (CARGO) MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 51137
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: PIPE/HOSE LEAK
Incident Dt: 5/24/1991
Incident Reason: ERROR
Incident Summary: PETRO CANADA - 50 L. OF GAS TO GROUND AT 2125 DUNDAS STREET
MOE Reported Dt: 5/24/1991
Environmental Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site: **Suncor Energy Inc.**
Clarkson Refinery Mississauga ON

Database:
SPL

Ref NO: 5112-9KWRPN
Contaminant Code: 44
Contaminant Name: SEWAGE,RAW UNCHLORINATED
Contaminant Quantity: 0 other - see incident description
Incident Cause: Leak/Break
Incident Dt: 2014/06/09
Incident Reason: Blockage
Incident Summary: Suncor: sewer line blocked, raw sewage spilled on property
MOE Reported Dt: 2014/06/09
Environmental Impact: Confirmed
Nature of Impact: Soil Contamination
Receiving Medium:
SAC Action Class: Sewage Incident Report Flowchart
Sector Source Type: Sewer (Private or Municipal)
Site Municipality: Mississauga

Site: **Suncor Energy Inc.**
Clarkson Refinery Mississauga ON

Database:
SPL

Ref NO: 7085-9L5A79
Contaminant Code: 41
Contaminant Name: PROCESS WATER (NOT OTHERWISE SPECIFIED)
Contaminant Quantity: 7570 L
Incident Cause: Overflow/Surcharge
Incident Dt: 2014/06/15
Incident Reason: Equipment Failure

Incident Summary: Suncor: 7,570 L untreated water to Lake Ontario
MOE Reported Dt: 2014/06/16
Environmental Impact: Confirmed
Nature of Impact: Surface Water Pollution
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type: Sewer (Private or Municipal)
Site Municipality: Mississauga

Site: **Suncor Energy Inc.**
Clarkson Refinery Mississauga ON

Database:
SPL

Ref NO: 4711-8CKU59
Contaminant Code: 15
Contaminant Name: OIL (PETROLEUM BASED, NOT SPECIFIED)
Contaminant Quantity: 0 other - see incident description
Incident Cause: Other Discharges
Incident Dt:
Incident Reason: Equipment Failure - Malfunction of system components
Incident Summary: Suncor-waxy oil/cndnste mixture leak from steam coil tnk 353
MOE Reported Dt: 12/28/2010
Environmental Impact: Not Anticipated
Nature of Impact: Other Impact(s)
Receiving Medium:
SAC Action Class: Reporting Details
Sector Source Type: Storage Depot
Site Municipality: Mississauga

Site: **Petro-Canada**
Clarkson Refinery Mississauga ON

Database:
SPL

Ref NO: 1288-8C2A4E
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: Valve / Fitting Leak Or Failure
Incident Dt:
Incident Reason: Unknown - Reason not determined
Incident Summary: 4L DMDS injection to concrete, cleaning
MOE Reported Dt: 12/11/2010
Environmental Impact: Possible
Nature of Impact: Soil Contamination
Receiving Medium:
SAC Action Class: Land Spills
Sector Source Type:
Site Municipality: Mississauga

Site: **Petro-Canada Lubricants Inc.**
Clarkson Refinery Mississauga ON L5J 2Y3

Database:
SPL

Ref NO: 8266-8BEHLC
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: Unknown
Incident Dt:
Incident Reason: Unknown - Reason not determined
Incident Summary: Petro-Canada Lubricants: spill of dewaxed oil to property
MOE Reported Dt: 11/21/2010
Environmental Impact: Not Anticipated
Nature of Impact: Other Impact(s)
Receiving Medium:
SAC Action Class: Land Spills
Sector Source Type: Other

Site Municipality:

Site: Petro-Canada Lubricants Inc.
Clarkson Refinery Mississauga ON L5J 2Y3

Database:
SPL

Ref NO: 2822-86QNMF
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: Valve / Fitting Leak Or Failure
Incident Dt:
Incident Reason: Equipment Failure - Malfunction of system components
Incident Summary: Petro Canada Lubricants; leak of chlorinated water from line
MOE Reported Dt: 6/24/2010
Environmental Impact: Not Anticipated
Nature of Impact: Surface Water Pollution
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type: Other
Site Municipality:

Site: Fifth Line West Mississauga ON

Database:
SPL

Ref NO: 5074-9YNG9X
Contaminant Code: 35
Contaminant Name: METHANE GAS, COMPRESSED (NATURAL GAS)
Contaminant Quantity: 1 number (count)
Incident Cause:
Incident Dt: 7/21/2015
Incident Reason: Operator/Human Error
Incident Summary: TSSA: line strike 1/2", Fifth Line, made safe
MOE Reported Dt: 7/22/2015
Environmental Impact:
Nature of Impact:
Receiving Medium:
SAC Action Class: Air Spills - Gases and Vapours
Sector Source Type: Miscellaneous Communal
Site Municipality: Mississauga

Site: The Regional Municipality of Peel
Erin Mills Parkway (north of Mill Creek Drive) Mississauga ON

Database:
SPL

Ref NO: 0226-9UHQXU
Contaminant Code: 99
Contaminant Name: WATER
Contaminant Quantity: 0 other - see incident description
Incident Cause: Leak/Break
Incident Dt: 3/11/2015
Incident Reason: Freeze/Thaw
Incident Summary: Region of Peel: 400 mm water main break
MOE Reported Dt: 3/11/2015
Environmental Impact:
Nature of Impact: Land; Surface Water
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type:
Site Municipality: Mississauga

Site: TRANSPORT TRUCK
LOYALIST CREEK (SOUTH OF DUNDAS ST. AND WEST OF LIRUMA ST.) MOTOR VEHICLE (OPERATING FLUID)
MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 66843
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: OTHER CONTAINER LEAK
Incident Dt: //
Incident Reason: UNKNOWN
Incident Summary: BACKENTRY-COMPLAINT INITIATED SPILL-DIESEL IN DRAIN & CREEK, REMOVED.
MOE Reported Dt: 12/27/1991
Environmental Impact: NOT ANTICIPATED
Nature of Impact:
Receiving Medium: LAND / WATER
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site:
Erin Mills Pkwy, S of Millway Rd Mississauga ON

Database:
SPL

Ref NO: 3633-8T5KQA
Contaminant Code: 13
Contaminant Name: DIESEL FUEL
Contaminant Quantity:
Incident Cause: Other Discharges
Incident Dt: 07-APR-12
Incident Reason: Spill
Incident Summary: Mercuri Landscape: operating fluids to road, clog
MOE Reported Dt: 07-APR-12
Environmental Impact: Not Anticipated
Nature of Impact: Other Impact(s)
Receiving Medium: Sewage - Municipal/Private and Commercial
SAC Action Class: Land Spills
Sector Source Type: Other
Site Municipality: Mississauga

Site:
Erin Mills Parkway, just north of 403 Mississauga ON

Database:
SPL

Ref NO: 0524-8V2VNF
Contaminant Code: 15
Contaminant Name: MOTOR OIL
Contaminant Quantity:
Incident Cause: Overturn - Truck Or Trailer
Incident Dt: 07-JUN-12
Incident Reason: Other - Reason not otherwise defined
Incident Summary: Brother Z Logistics: 15L oil to cb, Credit River
MOE Reported Dt: 07-JUN-12
Environmental Impact: Confirmed
Nature of Impact: Surface Water Pollution
Receiving Medium: Sewage - Municipal/Private and Commercial
SAC Action Class: Watercourse Spills
Sector Source Type: Motor Vehicle
Site Municipality: Mississauga

Site:
PETRO-CANADA SERVICE STATION \ MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 123672
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause:
Incident Dt: 2/16/1996

Incident Reason:
Incident Summary:
MOE Reported Dt: 2/16/1996
Environmental Impact:
Nature of Impact:
Receiving Medium: LAND
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

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

AGR

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 2016

Abandoned Mine Information System:

Provincial

AMIS

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

Government Publication Date: 1800-Oct 2014

Anderson's Waste Disposal Sites:

Private

ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

AUWR

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

Government Publication Date: Oct 31, 2015

Borehole:

Provincial

BORE

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial

CA

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial

CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

Government Publication Date: Aug 31, 2016

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: Oct 31, 2015

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-Jul 2016

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 2016

Drill Hole Database:

Provincial

DRL

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

Government Publication Date: 1886-Jun 2014

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Jul 31, 2016

Environmental Registry:

Provincial

EBR

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

Government Publication Date: 1994-Oct 2016

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Jul 31, 2016

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System:

Federal

EIS

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 EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance.

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial

EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Aug 31, 2016

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: June 2000-Oct 2015

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:

Provincial

FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

Government Publication Date: Aug 31, 2016

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-Sep 2016

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013 - Dec 2014

TSSA Historic Incidents:

Provincial

HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

Government Publication Date: Aug 31, 2016

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: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2016

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, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: Dec 31, 2014

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-Jun 2016

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-Aug 2015

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Oct 2016

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:

Provincial

PINC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

Government Publication Date: Aug 31, 2016

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 2016

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2016

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: Oct 31, 2015

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-Jan 2016

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: 1990-2014

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

The TSSA, under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

Government Publication Date: Aug 31, 2016

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: Jul 31, 2016

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

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

Government Publication Date: Jun 30, 2016

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 G

QUALIFICATIONS OF ASSESSOR



**Environmental
Site
Assessor**

Mr. Dao has over 5 years of experience in geological, geotechnical and environmental investigations in the mining and municipal sectors.

Mr. Dao has specialized in the environmental inspection and assessment of residential, commercial, and industrial properties for a broad range of clients in the property management, insurance, automotive, and manufacturing sectors.

Education

Masters of Science, Earth and Environmental Science, McMaster University, 2011.
Honours Bachelor of Science, Earth and Environmental Science, McMaster University, 2009.

**Professional
Affiliations**

Association of Professional Geoscientists of Ontario, 2015 – Present

**Project
Experience**

Mr. Dao has conducted over 20 Phase I and Phase II Environmental Site Assessments (ESA's) for various commercial and industrial properties including service stations, shopping plazas, apartment buildings and industrial manufacturing facilities.