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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT



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MISSISSAUGA, ONTARIO**

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Prepared for:

376 Derry Development Inc. &
390 Derry Development Inc

Fisher Project No. FE-P 16-7880-A

August 22, 2017



Issued to: 390 Derry Development Inc. & 376 Derry Development Inc.
c/o Time Development Group Inc.

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Project Name: Phase One Environmental Site Assessment

Property Address: 376-390 Derry Road West, Mississauga, ON

Project Number: FE-P-16-7880-A

Issued on: August 22, 2017

**Project Manager:
(Primary Contact)**

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A handwritten signature in blue ink, appearing to read 'Dave Fisher', is written over a horizontal line. To the right of the signature is a circular professional engineer stamp. The stamp contains the text 'LICENSED PROFESSIONAL ENGINEER' at the top, 'D. A. FISHER' in the center, and 'PROVINCE OF ONTARIO' at the bottom.

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GLOSSARY OF ACRONYMS

APEC:	Area of Potential Environmental Concern
asl:	Above Sea Level
bgs:	Below Ground Surface
BTEX:	Benzene, Toluene, Ethylbenzene and Xylenes
CPC:	Contaminant of Potential Concern
CSA:	Canadian Standards Association
CSM:	Conceptual Site Model
EC:	Electrical Conductivity
EPA	Environmental Protection Act
FIP:	Fire Insurance Plan
MNR:	Ministry of National Research and Forestry
MOECC:	Ministry of the Environment and Climate Change
Phase I ESA:	Phase One Environmental Site Assessment
Phase II ESA:	Phase Two Environmental Site Assessment
PAH:	Polycyclic Aromatic (Polyaromatic) Hydrocarbon
PCA:	Potentially Contaminating Activity
PHC (F1-F4):	Petroleum Hydrocarbon (Fractions 1 to 4)
RA:	Risk Assessment
RSC:	Record of Site Condition
SAR:	Sodium Absorption Ratio
TSSA:	Technical Safety and Standards Association
UST:	Underground Storage Tank
VOC:	Volatile Organic Compound

1. EXECUTIVE SUMMARY

Fisher Environmental Ltd. was retained by Mr. Mike Wang of 376 Derry Development Inc. and 390 Derry Development Inc. to conduct a Phase I Environmental Site Assessment (ESA) at the property addressed as 376-390 Derry Road West, Mississauga, Ontario, herein referred to as the Site. The Site is located on the south side of Derry Road West, approximately 100 m east of the intersection of Derry Road West with McLaughlin Road, near the north extent of the City of Mississauga, Ontario. Area surrounding the Site is mixed commercial and residential, with residential subdivisions located east and south of the Site and commercial properties located east and west along Derry Road West. The Site has an area of 23,448 m².

The Phase I ESA was conducted for the Client in support of proposed property redevelopment with future residential use. The scope of work included records review, interviews, site reconnaissance, review and evaluation of information collected, preparation of tables with current and past uses of the Site and APECs, CSMs, preparation of a written report with conclusions and recommendations, and submission of the report to the Client.

Records Review

The applicable search distance for the phase one study area records review included the Site, properties located, wholly or partly, within 250 m from the nearest point on a boundary of the Site, and other neighboring properties where activities considered being PCAs were apparent or anticipated.

Based on information gathered during the records review, the Site was first developed between 1946 and 1954 with a residential dwelling at 376 Derry Road West. The residential dwelling at 390 Derry Road West was developed in 1964. A chronological chain of title report prepared for each of the two on-Site addressed lots, listed all owners from before 1826 (Crown) to current (390 Derry Development Inc.) Municipal directory listings for the Site were available for the years between 2000 and 1994, at which time the Site was occupied by residential tenants.

Available environmental source information for the Site revealed two (2) domestic water wells listed from 1955 and 1964. Two fuel service stations were listed within the phase one study area, at 450 Derry Rd. W. and 7030 McLaughlin Rd., with tanks installed in 2005 and 2002 respectively.

Existing reports for previous Phase I and Phase II ESAs (both 2013), for the on-Site lot addressed 390 Derry Road West, were reviewed. The Phase I ESA listed three PCAs that created APECs at the subject property, including: historical use of heating fuel oil at the subject property; operation of a gasoline service station at 450 Derry Road West; and operation of a

second gasoline service station at 7030 McLaughlin Road. The follow-up Phase II ESA found soil exceedances of current applicable SCS for Hot-Water-Soluble Boron (2.38 ppm vs. 1.5 ppm) in BH7 (0.00-0.76 m). As part of the intrusive investigation, the on-Site groundwater flow direction was determined to be south-east.

Site topography features gradual sloping in the west and south-west directions at the Site, with the highest point on-Site measured at 199.6 m asl at the north corner of 376 Derry Road West, and the lowest on-Site points measured at the south corners of both 376 and 390 Derry Road West lots. According to the existing Phase II ESA (2013), surficial geology encountered as part of the drilling works consisted of surficial and fill materials: topsoil to weathered clayey silt with sand and gravel, to 1.5 m bgs, underlain by native soils: clayey silt till, some sand and trace gravel and shale fragments, to 8.1 m bgs. Two (2) water well records listed on the MOECC's well records database, with coordinates located within the property boundaries, listed the bedrock as consisting of red shale, and first occurring at 20 feet bgs and 34 feet bgs.

Site Reconnaissance/Interviews

An interview was conducted with the representative of the current owners of the Site (Mike Wang of Time Development Group). No PCAs, other than those identified as part of the Records Review, were found from information gleaned from the interview.

A Site and phase one study area visit was conducted on August 30, 2016. At the time of the visit, the on-Site lot addressed 376 Derry Road West was occupied by a dwelling with one residential occupant, a corrugated steel shed with tool storage, outdoor construction equipment storage around the shed, and vacant gravel paved area which encompassed the majority of Site area. The on-Site lot addressed 390 Derry Road West was occupied by a vacant residential dwelling, an empty wood with vinyl siding shed, a grass covered back yard, and an undeveloped lot at the south portion. A concrete water well and three (3) observation wells were noted at 390 Derry Road West. A steel-cased well, partially abandoned and with pump-wiring disconnected, was noted at 376 Derry Road West. Abandoned pipes were noted in the basement suggesting former installation and use of a heating oil AST.

Conclusions and Recommendations

The records review, interviews and Site reconnaissance conducted as part of the current Phase I ESA have identified PCAs at the Site and within the phase one study area that may contribute to APECs at the Site. This conclusion is supported by a combination of factors, namely the distance and up-gradient nature of off-Site PCAs identified at neighbouring fuel service stations, potential on-Site historic heating oil use, on-Site importation of fill materials of unknown quality, and the geological and hydrogeological conditions in the area.

Considering the findings of the current Phase I ESA, it is concluded that a Phase II ESA is recommended for the Site. In order to verify the existence of CPCs in the soil and/or groundwater at the Site, a number of boreholes and groundwater monitoring wells should be advanced within the identified APECs to determine the location and concentration of CPCs. Three (3) APECs and associated CPCs were identified, as described in Table 1.

TABLE 1: Conclusions and Recommendations

Location of APEC	PCA	Recommended Course of Action
APEC A – All Site area	PCA-30: Importation of Fill Materials of Unknown Quality	Drill ten (10) boreholes up to 9.0 m below grade, into the first encountered aquifer, install groundwater monitoring wells in six (6) of them, and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs, Hot-Water-Soluble Boron, pH, EC, SAR.
APEC B – At the south and exterior portion of the residential dwelling at 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Drill one (1) borehole up to 9.0 m below grade, install a monitoring well and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs.
APEC C – Along the west Site boundary within 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Drill two (2) boreholes up to 9.0 m below grade, into the first encountered aquifer, install groundwater monitoring wells in, and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs.

It is recommended that the Site maintains its current use until the results of a Phase II ESA or subsequent Site Remediation would indicate compliance of the Site with the current applicable MOECC Standards (or permit filing of an application for change in property use), or until a (Modified Generic) RA would develop property-specific standards that will allow a specific property use.

2. INTRODUCTION

Fisher Environmental Ltd. (Fisher) conducted a Phase I ESA at the commercial property addressed as 376-390 Derry Road West, Mississauga, Ontario, herein referred to as the Site. Mr. Arij Alam of Fisher conducted the site reconnaissance on May 10, 2016.

Fisher received authorization to carry out the Phase I ESA from Mr. Mike Wang of 376 Derry Development Inc. and 390 Derry Development Inc., care of Time Development Group Inc., herein referred to as the Client, whose address is 7100 Woodbine Ave., Suite 206, Markham, ON L3R 5J2, and can be contacted via email at mike.wang@timedevelopmentgroup.com. The current owners of the Site are 390 Derry Development Inc. as of July 25, 2016 (390 Derry Road West) and 376 Derry Development Inc as of March 28, 2017 (376 Derry Road West), and both registered owners are under care of Time Development Group.

2.1. Site Information

2.1.1. Site Location

The Site is located on the south side of Derry Road West, approximately 100 m east of the intersection of Derry Road West with McLaughlin Road, near the north extent of the City of Mississauga, Ontario. Area surrounding the Site is mixed commercial and residential, with residential subdivisions located east and south of the Site and commercial properties located north, east and west along Derry Road West. The Site has an area of 23,448 m².

Please refer to Appendix A for Site Location Map (Sheet 1).

2.1.2. Legal Description

The Site is legally described as Part of Lot 10, Concession 1, West of Hurontario Street, City of Mississauga, and Regional Municipality of Peel. Refer to Appendix A for Legal Survey drawing (Sheet 2).

3. SCOPE OF INVESTIGATION

3.1. Objectives

The Phase I ESA was conducted for the Client in support of proposed property redevelopment with future residential use. The purpose of the Phase I ESA was to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Site, and to determine the need and provide the basis for carrying out any Phase II ESA.

3.2. Regulatory Framework

The roles and powers of the MOECC when dealing with contaminated sites are outlined primarily in the EPA (R.S.O 1990). The MOECC has a mandate to address conditions where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant.

The Phase I ESA was conducted in accordance with Part VII and Schedule D of the Ontario Regulation 153/04 (RSC – Part XV.1 of the EPA), as amended as of July 1, 2011.

The amended Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the EPA) provides roles and responsibilities to property owners and consultants to use when assessing the environmental condition of a property, when determining whether or not restoration is required, and in determining the kind of restoration needed to allow continued use or reuse of the subject property.

3.3. Scope of Work

A Phase I ESA is the systematic preliminary process by which an assessor seeks to determine whether a particular property is subject to actual or potential contamination. A Phase I ESA does not involve the investigative procedures of sampling, analyzing, and measuring, unless enhancements are agreed upon between the client and the assessor.

The principal components of this Phase I ESA consisted of the following:

1. A records review;
2. Interviews;
3. Site reconnaissance;
4. Review and evaluation of collected information;
5. Preparation of tables with current and past uses of the Site and APECs;
6. Preparation of CSMs;
7. Preparation of a written report; and
8. Submission of the report to the Client.

4. RECORDS REVIEW

4.1. General

The specific objectives of a records review are to obtain information on the current and past uses of, and activities at, or affecting the Site in order to determine if an APEC exists at the Site and to interpret any potential environmental concern. Additionally, a review of records that relate

to properties in the phase one study area, other than the Site, determines if a PCA may be contributing to an APEC at the Site.

4.1.1. Phase One Study Area Determination

The applicable search distance for the phase one study area records review included the Site, properties located, wholly or partly, within 250 m from the nearest point on a boundary of the Site, and other neighboring properties where activities considered being potential sources of environmental contamination, were apparent or anticipated.

4.1.2. Municipal Property Use Directories for Phase One Study Area

A review of municipal directories was conducted in order to obtain a listing of previous occupants for the Site and relevant properties located, wholly or partly, within 250 m from the boundaries of the Site. This information is useful in determining the past and/or present uses and associated environmental risks at properties within the phase one study area.

A City Directory search was conducted on behalf of Fisher by LGI Copy Service Canada, for the Site and all properties within 250 m of the nearest Site boundary. Based on a search of Polk's and Might's City Directories for Halton/Peel Regions, between 2000 and 1962, no PCAs were found at the Site or at properties within the phase one study area.

The Site was first listed in the 1994 municipal directory, with two (2) residential tenants – one at each addressed residential dwelling.

4.1.3. First Developed Use Determination for Site

Based on information gathered during the records review, specifically the historical aerial photographs, the Site was first developed between 1946 and 1954 with a residential dwelling (currently existing) at 376 Derry Road West. The residential dwelling at 390 Derry Road West was developed in 1964 according to the City of Mississauga Building Permits, which represents the first developed used at the addressed lot. Prior to on-Site residential developments, the Site was undeveloped or utilized for agricultural use.

4.1.4. Fire Insurance Plans

FIPs were originally created to provide insurance companies with detailed information so that they could assess insurance risks as a fire hazard. A search was conducted at the Toronto Reference Library and the catalogue of Canadian FIPs 1875-1975, and no FIP was available for the Site or surrounding areas.

4.1.5. Chain of Title and Assessment Rolls for Site

An up-to-date title search for the Site was carried out at the time of this study by Mr. Dominic Bertucci of Domson's Title Search Inc., and reviewed by Fisher. A review of the Land Registry

document indicated the chronology of ownership for both 376 and 390 Derry Road West lots, which are provided in Table 2.

TABLE 2: Chronological Chain of Title

Reg. Date (dd/mm/year)	Parties From	Parties To
376 Derry Road West		
30/12/1826	Crown	John McIntosh
19/04/1839	John McIntosh	Amos Merigold
04/12/1839	Amos Merigold	Thomas Brown
11/11/1850	Thomas Brown	Samuel Brown
05/09/1896	Samuel Brown	Francis J. Brown
30/11/1896	Francis J. Brown	Minnie Williams Brown
26/04/1906	Minnie Williams Brown	William Cyrus Brown
11/12/1930	William Cyrus Brown	Charles Haddon Pegg
05/03/1940	Charles Haddon Pegg	Clara Ball
10/08/1943	Clara Ball	Robert W. Young
18/10/1957	Robert W. Young	Ida C. & William R. Smith
20/10/1955	Ida C. & William R. Smith	Hugh & Audrey Hegarty
02/10/1978	Audrey Hegarty	William H. Munden
06/12/1978	William H. Munden	Max Valahov; Laddy & Jane Novak
19/07/1979	Max Valahov	John Loncaric
09/09/1983	John Loncaric; Laddy & Jane Novak	Fausto, Donato & Antonio Finelli
28/03/2017	Fausto, Donato & Antonio Finelli	376 Derry Development Inc.
390 Derry Road West		
30/12/1826	Crown	John McIntosh
19/04/1839	John McIntosh	Amos Merigold
04/12/1839	Amos Merigold	Thomas Brown
11/11/1850	Thomas Brown	Samuel Brown
05/09/1896	Samuel Brown	Francis J. Brown
30/11/1896	Francis J. Brown	Minnie Williams Brown
26/04/1906	Minnie Williams Brown	William Cyrus Brown
11/12/1930	William Cyrus Brown	Charles Haddon Pegg
05/03/1940	Charles Haddon Pegg	Clara Ball
10/08/1943	Clara Ball	Robert W. Young
01/05/1964	Robert W. Young	Alfred & Erika Hoff
02/07/1987	Alfred & Erika Hoff	Paul & Eva Di Iorio
19/12/2012	Paul & Eva Di Iorio	The Buffalo Group Developments Ltd.
14/06/2013	The Buffalo Group Developments Ltd.	Friends of Pinehurst Lane Company Inc.
25/07/2016	Friends of Pinehurst Lane Company Inc.	The Buffalo Group Developments Ltd.
25/07/2016	The Buffalo Group Developments Ltd.	390 Derry Development Inc.

Refer to a copy of the title search attached in Appendix A.

4.1.6. Previous Environmental Reports for Site

The following previous reports were reviewed by Fisher Environmental and were used as a source of background information:

TABLE 3: Previous Reports

Report Title	Phase One Environmental Site Assessment; 390 Derry Road West, Mississauga, Ontario				
Prepared By	Terraprobe Inc.	Prepared For	Friends of Pinehurst Lane Company Inc.	Dated	October 28, 2013
Scope and Conclusions					
<p>The investigation was conducted for the portion of the property addressed 390 Derry Road West.</p> <p>The subject phase one ESA involved the following: a review of historical site records and activities, interviews with individuals having knowledge of current/historical site activities, a reconnaissance inspection, and evaluation of information. The report was stated to have been completed to satisfy requirements, methodologies and practices for phase one ESAs as described in O. Reg. 153/04 (as amended).</p> <p>At the time, the subject property was an unoccupied residential property, owned by Friends of Pinehurst Lane Inc. As part of the report, three (3) PCAs that created an APEC at the subject property were identified, including: historical use of heating fuel oil at the subject property; operation of a gasoline service station at 450 Derry Road West; and operation of a second gasoline service station at 7030 McLaughlin Road.</p> <p>A phase two ESA was required to investigate identified concerns prior to filing for a Record of Site Condition.</p>					
Report Title	Phase Two Environmental Site Assessment; 390 Derry Road West, Mississauga, Ontario				
Prepared By	Terraprobe Inc.	Prepared For	Friends of Pinehurst Lane Company Inc.	Dated	October 28, 2013
Scope and Conclusions					
<p>The investigation was conducted for the portion of the property addressed 390 Derry Road West.</p> <p>Scope of work included the following: field program, which involved the advancement boreholes and installation of groundwater monitoring wells; laboratory testing program for soil and groundwater samples; and, data evaluation and reporting. The following APECs were investigated as part of this investigation: APEC-1 south of the residential building (PCA-28 on-site), APEC-2 property western boundary (PCA-28 off-site at 450 Derry Rd. W.), and APEC-3 property northwestern boundary (PCA-28 off-site at 7030 McLaughlin Rd.).</p> <p>Seven (7) boreholes were advanced in the investigated property and in six (6) of them, monitoring wells were installed, from which thirty four (34) soil and seven (7) groundwater samples were submitted to the laboratory for Metals and Inorganics, PHC (F1-F4) and/or VOC analysis.</p> <p>Surficial geology encountered as part of the drilling works consisted of surficial and fill materials: topsoil</p>					

to weathered clayey silt with sand and gravel, to 1.5 m bgs, underlain by native soils: clayey silt till, some sand and trace gravel and shale fragments, to 8.1 m bgs. No bedrock was encountered.

Groundwater elevations calculated at six locations revealed groundwater flowed towards the south-east.

Analytical sample results for submitted soil and groundwater samples revealed no exceedances of current applicable MOECC SCS (Table 2, R/P/I) in groundwater, however two (2) exceedances of applicable SCS were encountered in soil, as follows:

BH5 (1.52-1.98 m) – Electrical Conductivity – 0.738 mS/cm vs. 0.7 mS/cm

BH7 (0.00-0.76 m) – Boron (Hot-Water-Soluble) – 2.38 ppm vs. 1.5 ppm

It was recommended these impacts are delineated and removed prior to filing of the RSC.

4.1.7. Environmental Source Information

Reasonable ascertainable environmental information associated with the Site and other properties within the phase one study area was collected by EcoLog ERIS Ltd., and provided to Fisher in the form of an “ERIS Report”.

A listing of all searchable databases, with descriptions, is provided at the end of the ERIS Report. In addition, other environmental source information, including available natural heritage information for the Site and surrounding areas, was researched by Fisher. Significant findings, based on property location by address are provided in Table 3.

TABLE 3: Environmental Source Information Search

Address	Description of Findings
Site	
376 Derry Rd. W., Mississauga, ON	The property was listed on the Ontario Spills database for a diesel fuel spill in 2011 due to a truck fire. A water well record listed on the MOECC's well records database, with coordinates located within the property boundaries, was utilized for water supply (domestic). The well record listed the bedrock as first occurring at 34 feet bgs (red shale). The well record was filed in 1955.
390 Derry Rd. W., Mississauga, ON	No listings for the property were found in all searched databases. A water well record listed on the MOECC's well records database, with coordinates located within the property boundaries, was utilized for water supply (domestic). The well record listed the bedrock as first occurring at 20 feet bgs (red shale). The well record was filed in 1964.
Surrounding Properties	
346 Derry Rd. W., Mississauga, ON	The property was listed as an O.Reg. 347 Waste Generator under D.F. 2000 Inc. for waste oil and lubricants. The property was utilized for landscaping services at the time.
450 Derry Rd. W., Mississauga, ON	The property was listed on the Fuel Storage Tank database maintained by TSSA, under Suncor Energy Products Partnership and Petro Canada, for three (3) active gasoline and one active diesel UST, as of 2005.

7030 McLaughlin Rd., Mississauga, ON	The property was listed on the Fuel Storage Tank database maintained by TSSA, under Muhammad Arshad O/A Zam Zam ESSO and Sharon Esso, for three (3) active gasoline USTs, as of 2002. The property was also listed on the Ontario Spills database under Esso Petroleum Canada for a gasoline spill.
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Natural Heritage Information

According to the MNRF map, no provincial or federal conservation or natural heritage area was located in the phase one study area. Fletcher's Creek, the nearest open water body, is located approximately 200 m east of the Site. According to the Credit Valley Watershed map, the Site falls within the Fletcher's Creek Subwatershed of the Credit River Watershed System.

According to the Credit Valley Source Protection Area map, maintained by Credit Valley Conservation Authority, no portion of the Site or phase one study area falls within a wellhead drawing zone.

Refer to Appendix B for ERIS Report, MNRF Map, Credit Valley Source Protection Area Map and Credit Valley Watershed Map.

4.2. Physical Setting Sources

4.3.1. Aerial Photographs

The earliest aerial photograph available for the phase one study area was dated 1946, and a digital copy was obtained from the National Air Photo Library. Aerial photographs dated 1954, 1977, 1992, 2002, 2008 and 2016 were obtained from Mississauga Maps interface (City of Mississauga), and Google Earth to corroborate any changes occurred within the phase one study area with information gathered from other records review. The selected photographs were examined stereoscopically to assess site conditions. Description of the photographs is provided as Table 4.

TABLE 4: Description of Aerial Photographs

Year	Description	
	Site	Surrounding Area
1946	The Site was undeveloped at the time, and utilized for agricultural use.	Surroundings areas were primarily agricultural, with forested areas surrounding Fletcher's Creek.
1954	A building indicative of a residential dwelling was developed at the north corner of the Site (376 Derry Rd. W.). Rest of the Site area retained agricultural use.	Surrounding areas remained primarily agricultural, with buildings indicative of residential dwellings developed east of the Site along Derry Road West.
1977	A second building indicative of a residential dwelling, and a smaller building indicative of a shed, were developed at the west portion of the Site (390 Derry Road West).	No significant changes were noted within the surrounding areas from the 1954 aerial photograph.

Year	Description	
	Site	Surrounding Area
1992	A second building, indicative of a shed, was developed at the north-east portion of the Site (376 Derry Road West). All currently existing on-Site buildings were developed at this time.	Additional buildings indicative of residential and commercial use were developed east of the Site, while much of the surrounding area remained agricultural.
2002	The lot addressed 376 Derry Road West was paved at all areas except at the existing residential dwelling's footprint, and was utilized for truck and container parking/storage.	The property east of the Site (358 Derry Road West) was occupied heavy machinery and equipment suggestive of a contractor yard. Residential subdivisions were under development at the time to the east and west of the Derry Road West and McLaughlin Road intersection, and west and south along the Site boundary.
2008	No significant changes were noted within the Site area from the 2002 aerial photograph.	Residential subdivisions developed west and south of the Site. A gas station was developed at the west adjacent property to the Site (450 Derry Road West), and a second gas station was developed east of the property at the west corner of the Derry Road West and McLaughlin Road intersection (7050 McLaughlin Road). A commercial building was developed adjacent to the aforementioned gas station.
2016	No significant changes were noted within the Site area from the 2008 aerial photograph.	A commercial plaza and residential subdivisions were developed north of the Site across Derry Road West. All currently existing buildings were developed at this time at surrounding areas.

Copies of the aerial photographs are included in Appendix A.

4.3.2. Topography, Geology and Hydrogeology of Phase One Study Area

Regional topographical, geological and hydrogeological conditions are presented in the following table:

TABLE 5: Topographical, Geological and Hydrogeological Sources

Topography and Drainage	
Source:	Google Earth; Legal Survey and Site Topography (Sheet 2); Regional Topographic Map (Sheet 3)
Regional Conditions:	Grade elevations in the east-west direction were measured along Derry Road West at 250 m east and 250 m west of the Site, which revealed westward sloping from 196 m asl to 200 m asl. Grade elevation at Aspendale Crescent, 200 m north of the Site was 201 m asl, while grade elevation at Krotone Crescent, 200 m south of the Site, was 197 m asl, suggesting a southward sloping. Lowest elevation within the phase one study area was near Fletcher's Creek at 184 m asl., 180 m east of the Site.
Site Conditions:	Site topography features gradual sloping in the west and south-west directions at the Site, with the highest point on-Site measured at 199.6 m asl at the north corner of 376 Derry Road West, and the lowest on-Site points measured at the south corners of both 376 and 390 Derry Road West lots.

Overburden Geology	
Source:	OGS Surficial Geology of Southern Ontario (Sheet 4); Phase Two Environmental Site Assessment, 390 Derry Road West, Mississauga, Ontario (2013)
Regional Surficial Geological Conditions:	Surficial geology within most of the phase one study area is classified as Till – clay to silt textured, with areas to the east and north-east classified as Tine-textured Glaciolacustrine Deposits – silt and clay, minor sand and gravel, and areas to the east classified as Modern Alluvial Deposits – clay, silt, gravel, organic remains, and Paleozoic Bedrock.
Site Conditions:	According to the existing Phase II ESA (2013), surficial geology encountered as part of the drilling works consisted of surficial and fill materials: topsoil to weathered clayey silt with sand and gravel, to 1.5 m bgs, underlain by native soils: clayey silt till, some sand and trace gravel and shale fragments, to 8.1 m bgs.
Bedrock Geology	
Source:	OGS Bedrock Geology of Ontario (Sheet 5); MOECC Well Records
Regional Bedrock Conditions:	Bedrock geology at most of the Site and phase one study area is classified as: Queenston Formation consisting of shale, limestone, dolostone, with the southwest portion classified as: Georgian Bay Formation; Blue Mountain Formation; Billings Formation; Collingwood Member; Eastview Member consisting of: shale, limestone, dolostone, siltstone.
Site Conditions:	Two (2) water well records listed on the MOECC's well records database, with coordinates located within the property boundaries, listed the bedrock as consisting of red shale, and first occurring at 20 feet bgs and 34 feet bgs.
Hydrogeology	
Source:	Freeze and Cherry 1979 and Holtz and Kovacs 1981; MNRF Map; Phase Two Environmental Site Assessment, 390 Derry Road West, Mississauga, Ontario (2013)
Regional Conditions:	The surficial deposits within the study area consist mainly of clayey silt, having a typically low hydraulic conductivity, within an expected range of 10^{-7} – 10^{-9} cm/sec.
Site Conditions:	It is expected that hydrogeological conditions underlying the Site approach regional conditions.
Nearest Open Water Body:	Fletcher's Creek, the nearest open water body, is located approximately 200 m east of the Site.
Ground Water Flow Direction:	According to the existing Phase II ESA (2013), groundwater elevations calculated at six locations revealed groundwater flowed towards the south-east, towards Fletcher's Creek.

Refer to Table 3 in this report for a summary of the existing Phase II ESA (2013); Appendix A for Legal Survey and Site Topography (Sheet 2); Appendix B for MNRF map; and, Appendix C for Regional Topography, and Surficial and Bedrock Geology maps (Sheets 3 to 5).

4.3.3. Fill Materials

The existing Phase II ESA at 390 Derry Road West (2013) revealed fill materials consisting of topsoil to weathered clayey silt, with sand and gravel, to a depth of 1.5 m bgs. In the same report, Boron (Hot-Water-Soluble) exceedance for applicable MOECC SCS for soil was encountered within the fill layer (0 to 0.78 m bgs) at the rear of the on-Site residential dwelling.

Potential importation of fill materials of unknown quality likely occurred at 376 Derry Road West as part of paving activities for the truck and heavy equipment storage yard, between 1992 and 2002. Additionally, imported fill materials may have been utilized during development of on-Site residential dwellings at both addressed lots, occurring between 1946 and 1964.

4.3.4. Water Bodies and Areas of Natural Significance

The MNRF map shows no provincial or federal conservation or natural heritage area was located in the phase one study area. According to the Credit Valley Watershed map, the Site falls within the Fletcher's Creek Subwatershed of the Credit River Watershed System. Additionally, the Credit Valley Source Protection Area map, maintained by Credit Valley Conservation Authority, shows that no portion of the Site or phase one study area falls within a wellhead drawing zone.

Refer to Appendix B for MNRF Map, Credit Valley Source Protection Area Map and Credit Valley Watershed Map.

4.3.5. Well Records

For the purpose of this study, Fisher requested a search for the Water Well Information System database, maintained by the MOECC, be conducted for the phase one study area by Ecolog ERIS Ltd. as part of the ERIS Report. The search returned results indicating the presence of six (6) listed water wells constructed between 1955 and 2013, utilized for domestic water supply or observation use, with depths ranging from 11.3 to 31.1 m bgs, where available. Out of the four (4) wells listed for domestic use, two (2) were located on-Site.

Detailed well record information for the wells indicated above, is provided in Table 6.

TABLE 6: Well Record Findings Within Phase One Study Area

Item No.	Well ID	UTM: Easting-Northing Zone 17	Construction Date dd-mm-year	Well Depth (m)	Static Water Level (m)	Water Use/ Well Status	Soil/Bedrock Type, Depth (m)
1.	7205648	603835-4832378	25-04-2013	N/A	N/A		N/A
2.	4902503	603663-4832478	16-07-1955	23.8	7.6	Domestic	Blue clay- 0-7.9/ Sand, gravel- 7.9-10.4/ Red, blue shale- 10.4-12.5/ Blue clay/shale- 12.5-23.8
3.	4902506	603598-4832400	02-05-1964	11.3	7.6	Domestic	Brown clay- 0-5.2/ Red shale- 5.2-11.3

Item No.	Well ID	UTM: Easting-Northing Zone 17	Construction Date dd-mm-year	Well Depth (m)	Static Water Level (m)	Water Use/ Well Status	Soil/Bedrock Type, Depth (m)
4.	4905313	603680-4832203	01-03-1978	31.1	3.7	Domestic	Brown clay, sand 0-7.3/ Grey clay 7.3-21.9/ Grey sand 21.9-31.1
5.	7212109	603813-4832631	01-08-2013	N/A	N/A		N/A
6.	4905539	603695-4832683	29-05-1978	18.3	7.9	Domestic	Brown clay- 0-7.0/ Red shale- 7.0-18.3

N/A: Not Available

The ERIS Report with MOECC's Water Well Information System listings within the phase one study area, and digital copies of the original well records for the two (2) on-Site drinking water wells, are provided in Appendix B.

4.3. Site Operating Records

No Site operation records were available for review.

4.4. Enhanced Investigation Property Due to Previous Use

Based on the records reviewed concerning the Site's historical use, it is concluded that the Site does not qualify as an enhanced investigation property.

7. INTERVIEWS

Interviews with persons relevant to the objectives of the Phase I ESA are conducted to obtain information determining if an APEC exists at the Site, and to identify details of PCAs or potential contaminant pathways in, on or under the Site.

5.1. Methodology

Fisher's questionnaire was used to conduct interviews with the current owner of the Site. All reasonable efforts were made to interview all persons relevant to meeting the objectives of the phase one environmental assessment. Interview was conducted in writing.

5.2. Limitations

The interview participant answered the asked questions to the best of his knowledge.

5.3. Interview Participants

- Current Site owner: Mike Wang, Representative of 390 Derry Development Inc. and 376 Derry Development Inc.

Written summary of the interview, with the date, time, duration, method and place of the interview, name of interviewed person and reason for person selection, key questions and answers for each of the topics of the interview, and comparison of info from interviews to other data sources to assess validity of interview info, are included in the Documentation of Interview form in Appendix B.

8. SITE RECONNAISSANCE

A visit at the Site, and at remaining publicly accessible phase one study area, was conducted by Arij Alam of Fisher Environmental Ltd. on August 30, 2016. Selected photographs taken during the Site and phase one study area visit are included in Appendix B.

6.1. General Requirements

The objectives of the site reconnaissance are to determine if APECs exist through observations about current and past uses and PCAs on, in or under the Site, and where practicable, current and past uses and PCAs at the remaining phase one study area.

Additionally, the objective of the site reconnaissance is to identify details of potential contaminant transport pathways on, in or under the Site and contaminants of potential concern.

6.1.1. Methodology

TABLE 7: Site Reconnaissance Methodology

Date and time of investigation:	August 30, 2016, 10:00 a.m.
Weather conditions:	Sunny, 21 °C
Duration of investigation:	3 hours
Operational industrial or commercial facility:	Yes
Enhanced investigation property:	No (based on current property use)
Observation methods:	Visual assessment and photographs of the Site's exterior features
Name and qualifications of assessor(s):	Arij Alam, M.Env.Sc.

6.1.2. Limitations

Fisher was provided access to all areas of the Site except to the steel shed at 376 Derry Road West. Fisher was allowed visual access and to photograph the shed interior through the glass windows.

6.1.3. Current Property Use and Activities

At the time of the visit, the on-Site lot addressed 376 Derry Road West was occupied by a dwelling with one residential occupant, a corrugated steel shed with tool storage, outdoor construction equipment storage around the shed, and vacant gravel paved area which encompassed the majority of Site area. The on-Site lot addressed 390 Derry Road West was occupied by a vacant residential dwelling, an empty wood with vinyl siding shed, a grass covered back yard, and an undeveloped lot at the south portion.

6.1.4. Evaluation of Site Photographs

Twenty three (23) photographs showing the exterior and interior Site areas, and documenting potentially contaminating activities and other environmentally significant observation, were reviewed. The reviewed photographs, attached and numbered in Appendix B, are described in the following Table 8.

TABLE 8: Descriptions of Site Photographs

Photo #	Compass Orientation	Description and Observations
Site Interior Areas		
1	North-west	Living room at residential dwelling at 376 Derry Road West.
2	North	Basement of residential dwelling at 376 Derry Road West with storage.
3	West	Basement of residential dwelling at 376 Derry Road West.
4	East	Storage area at steel shed at 376 Derry Road West.
5	South	Hallway at 390 Derry Road West.
6	West	Wood-burning stove at 390 Derry Road West.
7	West	Fireplace in basement of 390 Derry Road West.
8	West	Basement area at 390 Derry Road West, with gas furnace.
9	South-west	Potential former heating oil use evidenced by abandoned pipes at basement of 390 Derry Road West.
10	South	Wood and vinyl siding shed with concrete floor at 390 Derry Road West.

Photo #	Compass Orientation	Description and Observations
Site Exterior Areas		
11	North	Grass-covered area adjacent to residential dwelling at 376 Derry Road West.
12	East	Rear portion of 376 Derry Road West, with storage and grass cover.
13	South-east	Gravel-paved surface and steel shed at 376 Derry Road West.
14	East	Storage of construction equipment adjacent to shed at 376 Derry Road West.
15	West	Empty gravel pavement at the centre portion of 376 Derry Road West.
16	South	Empty gravel pavement at the south portion of 376 Derry Road West.
17	South	Front grass-covered area at 390 Derry Road West, with residential dwelling and existing water well.
18	East	Grass covered area and existing concrete well at north portion of 390 Derry Road West.
19	South-west	Shed at 390 Derry Road West, with roof tiles and vinyl siding.
20	South	Gravel and grass covered area at centre portion of 390 Derry Road West.
21	West	Dense over-growth at south portion of 390 Derry Road West.
22	East	Dense over-growth and existing monitoring well at 390 Derry Road West.

6.2. *Written Description of Specific Observations at Site*

The Site is a primarily residential property. A summary of property description is provided in Table 9.

TABLE 9: Summary of Property Description

Property Area:	23,448 m ²
Utility Providers:	Water: Region of Peel
	Storm & Sanitary Sewer: City of Mississauga/Region of Peel
	Electricity: Enersource Hydro Mississauga
	Natural gas: Enbridge
On-Site Buildings:	Four (4) buildings – Two (2) residential dwellings and two (2) sheds
Number of Levels:	Two (2) levels at residential dwellings – ground and basement.
Basement:	Present at the two (2) residential dwellings.

Year Built:	Residential dwelling at 376 Derry Rd. W.: B/w 1946 & 1954 Shed at 376 Derry Rd. W.: 1992 Residential dwelling at 390 Derry Rd. W.: 1964 Shed at 390 Derry Rd. W.: 1972
General Construction:	Residential dwelling at 390 Derry Rd. W. was a single storey brick with concrete block foundation, concrete basement flooring, and shingled roof. Shed at same address was steel siding and roof with concrete block foundation and concrete floor. Dwelling at 376 Derry Rd. W. was a single storey concrete block exterior and foundation, brick interior, concrete basement flooring, and shingled roof. Shed at same address was wood and vinyl siding, shingled roof, concrete flooring and foundation.
Property Use:	Residential

6.2.1. Exterior Aboveground and Underground Structures

Steel post and wire fences were located at the rear of both residential dwellings. A 30" concrete well was located north of the residential dwelling at 390 Derry Road West. A smaller steel-casing well, partially abandoned, was located near the exterior north-east corner of the 376 Derry Road West.

6.2.2. Underground Utility and Service Corridors

On-Site underground utilities, including natural gas, hydro, water and sewer (storm/sanitary), were all located at the front of the residential dwellings and originated from Derry Road. Hydro service was supplied by overhead wires to both buildings. No natural gas service was supplied to the residential dwelling at 376 Derry Road West. No municipal water service was provided to the residential dwelling at 390 Derry Road West, which relied on water obtained from the on-Site concrete well. No utilities or underground trenches serviced the on-Site sheds.

6.2.3. Potable Water Supply

Properties within the phase one study area rely on both municipal water service and potable water wells a source of drinking water and for domestic use. The presence of four (4) listed water wells on MOECC Well Records and utilized for domestic water supply, suggests potable groundwater use within the phase one study area.

Out of the four (4) wells listed for domestic use, two (2) were located on-Site, and located as part of the Site Visit. The well listed at 3.

6.2.4. Wells, Pits, Lagoons, Watercourses, Ditches or Standing Water

A concrete water well and three (3) observations wells were noted at 390 Derry Road West. A steel-cased well, partially abandoned and with pump-wiring disconnected, was noted at 376 Derry Road West.

No pits, lagoons, watercourses, ditches or standing water was noted on-Site.

6.2.5. Stained Materials, Stressed Vegetation and Fill Materials

No stained materials or stressed vegetation were observed.

No significant deposition of fill materials was noted at the Site area during Site visit.

6.2.6. Interior of Buildings or Structures

Both on-Site residential dwellings had unfinished basements, and the ground floor was finished with drywall and plaster walls, and wood or vinyl flooring. The dwelling at 376 Derry Road West was occupied by a single tenant at the time of Site visit, and most of the interior building area was utilized for small storage. The dwelling at 390 Derry Road West was vacant at the time of Site visit. Abandoned pipes were noted in the basement suggesting former installation and use of a heating oil AST. The on-Site shed at 376 Derry Road West was steel with concrete flooring. The shed was utilized for storage of small tools by a construction contractor. The wood shed with concrete flooring at 390 Derry Road West was empty at the time of Site visit.

6.2.7. Heating and Cooling

Dwelling at 390 Derry Road West was equipped with a gas-fired furnace in the basement. Neither the dwelling at 376 Derry Road West nor the two on-Site sheds were equipped with heating or cooling utilities.

6.2.8. Stains

No evidence of stains was observed inside the buildings during the Site visit.

6.2.9. Drains, Sumps, Pits and Oil/Water Separators

No sumps or pits were observed inside the buildings.

6.2.10. Hydraulic Equipment

No hydraulic equipment related to building systems was identified.

6.2.11. Unidentified Substances

No unidentified substances were noted on-Site at the time of our visit.

6.2.12. Designated Substances and Other Special Attention Items

Occupational Health and Safety Act (OHSA), R.S.O. 1990 defines a toxic substance as a chemical, biological or physical agent whose presence or use in the workplace may endanger

the health and safety of a worker. The parts of the Act that deals with toxic substances are intended to:

- 1) ensure that worker exposure to toxic substances is controlled;
- 2) ensure that toxic substances in the workplace are clearly identified and that workers receive enough information about them to be able to handle them safely; and,
- 3) provide the general public with access to information about toxic substances used by industry in their communities.

The Act allows a toxic substance to be “designated”, and its use in the workplace to be either prohibited or strictly controlled. Designation is reserved for substances that are particularly hazardous.

All accessible spaces within the building were visually inspected for the potential presence of Designated Substances and Other Special Attention Items of concern, and the following findings were noted:

TABLE 10: Designated Substances and Other Special Attention Items

Suspect Designated Substance or Other Special Attention Items	Present On-Site	Matrix/Source	Location On-Site	Matrix/Source Condition
Friable Asbestos-Containing Materials (ACMs)	No	Not Applicable	Not Applicable	Not Applicable
Non-friable Asbestos-Containing Materials (ACMs)	Potentially	Vinyl floor tiles, Roof tiles	Ground floor and roof of 376 Derry Rd. W. dwelling	Good
Polychlorinated Biphenyls (PCBs)	Potentially	Fluorescent light ballasts	All building areas	Good
Lead-Based Materials	No	Not Applicable	Not Applicable	Not Applicable
Urea Formaldehyde Foam Insulation (UFFI)	No	Not Applicable	Not Applicable	Not Applicable
Ozone-Depleting Substances (ODSs)	No	Not Applicable	Not Applicable	Not Applicable
Mould	No	Not Applicable	Not Applicable	Not Applicable
Radon Gas	No	Not Applicable	Not Applicable	Not Applicable
Noise and Vibration	No	Not Applicable	Not Applicable	Not Applicable

The assessment of the site for potential presence of hazardous building materials was based on the age of the building(s) and components.

6.2.13. Enhanced Investigation Property Due to Current Use

Based on records review, interviews and site reconnaissance conducted as part of the present Phase I ESA, it is concluded that the current on-Site activities are not consistent with those that define an enhanced investigation property.

6.3. *Written Description of Investigation of Phase One Study Area, other than Site*

Environmentally significant findings associated with the current and/or historic uses, as observed at the time of Site visit and revealed during the records review, of properties within 250 m surrounding the Site, are provided as the following table.

TABLE 11: Current and Historical Use of Properties Within 250 m Surrounding the Site

Property	Environmentally Significant Findings
450 Derry Road West – 0 m west	<p>Adjacent commercial property to the west. Based on observations made during the Site Visit, the property is utilized as a fuel service station with four (4) USTs (Petro Canada), a convenience store (Neighbours) and café (Tim Horton).</p> <p>According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Suncor Energy Products Partnership and Petro Canada, for three (3) active gasoline and one active diesel UST, as of 2005.</p> <p>One (1) PCA has been encountered based on current and/or historic use: PCA-28: Gasoline and Associated Products Storage in Fixed Tanks.</p>
358 Derry Road West – 0 m east	<p>Adjacent commercial property to the east. Currently, the property a vacant dwelling with the rear portion of the property utilized as a parking lot for dump trucks. No PCAs encountered as part of Records Review and Site Visit.</p>
305-391 Oaktree Circle – 0 m south-west	<p>Adjacent residential properties to the south-west. No PCAs encountered as part of Records Review and Site Visit.</p>
373-397 Arrowsmith Road – 0 m south-east	<p>Adjacent residential properties to the south-east. No PCAs encountered as part of Records Review and Site Visit.</p>
7030 McLaughlin Road - 145 m east	<p>Based on observations made during the Site Visit the property is utilized as a fuel service station with three (3) USTs (Esso), a convenience store (On The Run) and café (Tim Horton).</p> <p>According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Muhammad Arshad O/A Zam Zam ESSO and Sharon Esso, for three (3) active gasoline USTs, as of 2002. The property was also listed on the Ontario Spills database under Esso Petroleum Canada for a gasoline spill.</p> <p>One (1) PCA has been encountered based on current and/or historic use: PCA-28: Gasoline and Associated Products Storage in Fixed Tanks.</p>

6.4. Findings relevant to the existence of Areas of Potential Environmental Concern on, in or under Site

APEC A – The APEC is associated with the actual and potential importation of fill materials at the Site during and/or following property development. All findings are associated with PCA-30: Importation of Fill Materials of Unknown Quality

The existing Phase II ESA at 390 Derry Road West (2013) revealed fill materials consisting of topsoil to weathered clayey silt, with sand and gravel, to a depth of 1.5 m bgs. In the same report, Boron (Hot-Water-Soluble) exceedance for applicable MOECC SCS for soil was encountered within the fill layer (0 to 0.78 m bgs) at the rear of the on-Site residential dwelling.

APEC B – The APEC is associated with potential use of a heating oil tank in the basement of existing dwelling at 390 Derry Road West, as evidenced by abandoned pipes observed during the Site visit. No fuel tanks were listed for the Site on any researched database. The finding is associated with PCA-28: Gasoline and Associated Products Storage in Fixed Tanks.

APEC C – The APEC is associated with two (2) off-Site currently operating fuel service stations to the east. The adjacent property east of the Site along Derry Road West, addressed 450 Derry Road West, based on observations made during the Site Visit, is utilized as a fuel service station with four (4) USTs. According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Suncor Energy Products Partnership and Petro Canada, for three (3) active gasoline and one active diesel UST, as of 2005.

The property addressed 7030 McLaughlin Road, approximately 145 m east of the Site, based on observations made during the Site Visit, is utilized as a fuel service station with three (3) USTs. According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Muhammad Arshad O/A Zam Zam ESSO and Sharon Esso, for three (3) active gasoline USTs, as of 2002. The property was also listed on the Ontario Spills database under Esso Petroleum Canada for a gasoline spill.

All relevant findings are associated with PCA-28: Gasoline and Associated Products Storage in Fixed Tanks.

9. REVIEW AND EVALUATION OF INFORMATION

The review of information is conducted to evaluate and interpret the data obtained from the records review, the interviews and the site reconnaissance, in order to achieve the general and specific objectives of the Phase I ESA.

Identification of current and past uses at the Site, existence and location of any APECs on, in or under the Site and description of any PCAs at the Site and within the phase one study area, which may be contributing to an APEC at the Site, is presented in the following sections.

7.1. Current and Past Uses of the Site

TABLE 12: Current and Past Uses of the Site

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
376 Derry Road West				
Before 1826	Crown	Undeveloped	Agricultural Or Other	All owner information obtained from Title Search records, attached in Appendix A. No other records were available for this period.
1826	John McIntosh	Undeveloped	Agricultural Or Other	
1839	Amos Merigold	Undeveloped	Agricultural Or Other	
1839	Thomas Brown	Undeveloped	Agricultural Or Other	
1850	Samuel Brown	Undeveloped	Agricultural Or Other	
1896	Francis J. Brown	Undeveloped	Agricultural Or Other	
1896	Minnie Williams Brown	Undeveloped	Agricultural Or Other	
1906	William Cyrus Brown	Undeveloped	Agricultural Or Other	
1930	Charles Haddon Pegg	Undeveloped	Agricultural Or Other	
1940	Clara Ball	Undeveloped	Agricultural Or Other	
1943	Robert W. Young	Residential occupant(s)	Residential	All owner information obtained from Title Search records, attached in Appendix A. According to the 1954 aerial photograph, the property was developed with a building at the north corner.
1957	Ida C. & William R. Smith	Residential occupant(s)	Residential	
1955	Audrey Hegarty	Residential occupant(s)	Residential	
1978	William H. Munden	Residential occupant(s)	Residential	
1978	Max Valahov	Residential occupant(s)	Residential	
1979	John Loncaric; Laddy & Jane Novak	Residential occupant(s)	Residential	
1983	Fausto, Donato & Antonio Finelli	Residential occupant(s)	Residential	Names of owners obtained from Title Search records, attached in Appendix A. According to the 1992 and 2002 aerial photographs, a shed was developed at the north-east portion of the property, and the lot was paved at all areas except at the existing residential dwelling's footprint, and was utilized for truck and container parking/storage.
2017	376 Derry Development Inc.			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
390 Derry Road West				
Before 1826	Crown	Undeveloped	Agricultural Or Other	All owner information obtained from Title Search records, attached in Appendix A. No other records were available for this period.
1826	John McIntosh	Undeveloped	Agricultural Or Other	
1839	Amos Merigold	Undeveloped	Agricultural Or Other	
1839	Thomas Brown	Undeveloped	Agricultural Or Other	
1850	Samuel Brown	Undeveloped	Agricultural Or Other	
1896	Francis J. Brown	Undeveloped	Agricultural Or Other	
1896	Minnie Williams Brown	Undeveloped	Agricultural Or Other	
1906	William Cyrus Brown	Undeveloped	Agricultural Or Other	
1930	Charles Haddon Pegg	Undeveloped	Agricultural Or Other	
1940	Clara Ball	Undeveloped	Agricultural Or Other	
1943	Robert W. Young	Undeveloped	Agricultural Or Other	
1964	Alfred & Erika Hoff	Residential occupant(s)	Residential	All owner information obtained from Title Search records, attached in Appendix A. According to the 1954 aerial photograph, a building indicative of a residential dwelling, and a smaller building indicative of a shed, was developed at the north and centre portions of the Site.
1987	Paul & Eva Di Iorio	Residential occupant(s)	Residential	
2012	The Buffalo Group Developments Ltd.	Vacant	Residential	
2013	Friends of Pinehurst Lane Company Inc.	Vacant	Residential	
2016	The Buffalo Group Developments Ltd.	Vacant	Residential	
2016	390 Derry Development Inc.	Vacant	Residential	

7.2. *Potentially Contaminating Activities at the Site*

TABLE 13: PCAs at the Site

PCA	Description
PCA-30: Importation of Fill Materials of Unknown Quality	<p>The PCA is associated with the actual and potential importation of fill materials at the Site during and/or following property development.</p> <p>The existing Phase II ESA at 390 Derry Road West (2013) revealed fill materials consisting of topsoil to weathered clayey silt, with sand and gravel, to a depth of 1.5 m bgs. In the same report, Boron (Hot-Water-Soluble) exceedance for applicable MOECC SCS for soil was encountered within the fill layer (0 to 0.78 m bgs) at the rear of the on-Site residential dwelling. For a detailed description, refer to Section 6.4 for findings associated with PCA (associated with APEC A).</p>
PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	<p>The PCA is associated with potential use of a heating oil tank in the basement of existing dwelling at 390 Derry Road West, as evidenced by abandoned pipes observed during the Site visit. No fuel tanks were listed for the Site on any researched database.</p>

7.3. *Potentially Contaminating Activities at the Remaining Phase One Study Area that may contribute to an Area of Potential Environmental Concern at the Site*

TABLE 14: PCAs Contributing to APEC

Property Address	PCA	Description
450 Derry Road West, Mississauga	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	The adjacent property east of the Site along Derry Road West, based on observations made during the Site Visit, is utilized as a fuel service station with four (4) USTs. According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Suncor Energy Products Partnership and Petro Canada, for three (3) active gasoline and one active diesel UST, as of 2005.
7030 McLaughlin Road, Mississauga	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	The property, approximately 145 m east of the Site, based on observations made during the Site Visit, is utilized as a fuel service station with three (3) USTs. According to the ERIS Report, the property was listed on the Fuel Storage Tank database maintained by TSSA, under Muhammad Arshad O/A Zam Zam ESSO and Sharon Esso, for three (3) active gasoline USTs, as of 2002. The property was also listed on the Ontario Spills database under Esso Petroleum Canada for a gasoline spill.

7.4. Areas of Potential Environmental Concern

TABLE 15: APECs

APEC	Location of APEC On-Site	PCA	Location of PCA (On-Site or Off-Site)	CPCs/COCs	Media Potentially Impacted (Groundwater, Soil, and/or Sediment)
APEC A	All Site area	PCA-30: Importation of Fill Materials of Unknown Quality	On-site	Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs, Hot-Water-Soluble Boron, pH, EC, SAR	Soil and groundwater
APEC B	At the south and exterior portion of the residential dwelling at 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs	Soil and groundwater
APEC C	Along the west Site boundary within 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Off-site	Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs	Soil and groundwater

7.4.1. Reasoning and Uncertainty of Evaluation

APEC A – No information regarding origin of imported fill material deposits or disposal documentation was available for review. To select the CPCs/COCs associated with the on-Site fill material deposits, the identified COCs (Hot-Water-Soluble Boron) found in soil during the existing Phase II ESA (2013), as well as CPCs normally associated with fill materials for property development and paving works.

APEC B – No records or information gleaned from interviews could confirm the historic presence of a heating oil tank, and suggestion of a heating oil AST at 390 Derry Road West is based solely on observations made during the Site visit.

APEC C – No records of UST spills at the two fuel service stations were available on the reviewed databases.

7.5. Phase One Conceptual Site Model

This phase one CSM synthesizes relevant information gathered during phase one study area evaluation, co-relates the Site features and geological/hydrogeological conditions in the area with on-site and/or off-site PCAs, and identifies transport pathways and CPCs within phase one study area that may contribute to APECs on, in or under Site.

The graphic form of the phase one CSM includes:

Figure A: Site plan of the phase one study area that shows, if present, water bodies and areas of natural significance located in whole or in part on the phase one study area, roads, uses of properties adjacent to the Site, areas where PCAs have occurred, tanks, water wells and off-Site transport pathways.

Figure B: Site plan of the Site that presents any existing buildings and surface and sub-surface structures, APECs, PCAs, transport pathways, and proposed borehole and/or groundwater monitoring well locations.

Figure C: Site plan of the Site that presents the proposed roadways/lands to be conveyed to the City of Mississauga.

The narrative form of the phase one CSM presented below is prepared on the assumption that the Site will maintain its commercial property use. The associated figures are included in Appendix D.

TABLE 16: Narrative Phase One CSM

Areas where PCA have occurred in the phase one study area:	PCA-30 (Importation of Fill Materials of Unknown Quality): On-Site; PCA-28 (Gasoline and Associated Products Storage in Fixed Tanks): On-Site, 390 Derry Road West and 7030 McLaughlin Road.
Surface and subsurface structures that may affect contaminant distribution and transport:	T-1: Off-Site underground utility mains along Derry Road West T-2: On-Site underground utility service lines to residential dwellings, between Derry Road West and the dwellings T-3: On-Site water line at 390 Derry Road West to residential dwelling from concrete well
Geological and hydrogeological interpretations:	
Considering that the surficial geology of native soils in the APECs is primarily clayey silt, and that the regional hydrogeologic conditions indicate a typical range of hydraulic conductivity for these soils of $10^{-7} - 10^{-8}$ cm/sec, it is expected that contaminants introduced to the subsurface groundwater are more likely to be significantly distributed in areas where the first encountered aquifer makes direct contact with the imported fill materials as opposed to areas where the actual and potential contaminants within the fill materials access the aquifer through leaching. Additionally, any groundwater contamination within the aquifer is more likely limited to the shallower zones of the first encountered aquifer, as vertical migration within very fine soils, as is the case at the Site, is limited without reliance on coarse seams and fractures. Due to the heterogeneous nature of fill materials and deep building foundations (basements), as expected at the Site, the groundwater may exhibit local anomalies in flow direction and contaminant transport.	
Uncertainty or absence of information:	
The imported fill materials at the Site are likely highly heterogeneous. No information regarding origin of imported fill material deposits or disposal documentation was available for review. No records or information gleaned from interviews could confirm the historic presence of a heating oil tank, and suggestion of a heating oil AST at 390 Derry Road West is based solely on observations made during the Site visit. No information regarding UST spills at the two fuel service stations were available on the reviewed databases. This phase one CSM represents the current understanding of the Site in terms of the relevant potentially contaminating sources, subsurface materials and processes, serves as the basis for further Site characterization, and will ultimately support the evaluation of various remedial alternatives, if necessary.	

Because of the limited intrusive and/or non-intrusive investigations data in the phase one study area, the site conceptual model can only provide an approximation to the real world. At the early stages of the CSM development, it is possible that several realizations will be tenable however, as more monitoring and other data become available, the subsequent CSMs should provide a more detailed picture of fluid flow and material transport, and transformation processes.

10. CONCLUSIONS

8.1. Requirement for Phase Two Environmental Site Assessment

Considering the findings of the current Phase I ESA, it is concluded that a Phase II ESA is required for the Site. The rationale for this conclusion is presented below.

PCAs at the Site and other properties within phase one study area have been revealed after the records review and during the site reconnaissance, as noted in sections 7.2 and 7.3 of this report. Three (3) APECs and associated CPCs were identified at the Site, as noted in section 7.4 of this report.

In order to verify the existence of CPCs in the soil and/or groundwater at the Site, a number of boreholes and groundwater monitoring wells should be advanced within the identified APECs to determine the location and concentration of CPCs in the land or water on, in or under the Site, as follows:

TABLE 17: Phase II ESA Requirements

Location of APEC	PCA	Recommended Course of Action
APEC A – All Site area	PCA-30: Importation of Fill Materials of Unknown Quality	Drill ten (10) boreholes up to 9.0 m below grade, into the first encountered aquifer, install groundwater monitoring wells in six (6) of them, and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs, Hot-Water-Soluble Boron, pH, EC, SAR.
APEC B – At the south and exterior portion of the residential dwelling at 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Drill one (1) borehole up to 9.0 m below grade, install a monitoring well and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs.
APEC C – Along the west Site boundary within 390 Derry Road West	PCA-28: Gasoline and Associated Products Storage in Fixed Tanks	Drill two (2) boreholes up to 9.0 m below grade, into the first encountered aquifer, install groundwater monitoring wells in, and collect soil and groundwater samples for analysis of Metals, PHCs (F1 to F4), VOCs II (BTEX), PAHs.

It is recommended that the Site maintains its residential use until the results of a Phase II ESA or subsequent Site Remediation would indicate compliance of the Site with the current applicable MOECC Standards (or permit filing of an application for change in property use), or until a (Modified Generic) RA would develop property-specific standards that will allow a specific property use.

8.2. *Record of Site Condition Based on Phase I ESA Alone*

The records review, interviews and Site reconnaissance conducted as part of the current Phase I ESA have identified PCAs at the Site and within the phase one study area that may contribute to APECs at the Site. This conclusion is supported by a combination of factors, namely the distance and up-gradient nature of off-Site PCAs identified at neighbouring fuel service stations, potential on-Site historic heating oil use, on-Site importation of fill materials of unknown quality, and the geological and hydrogeological conditions in the area.

It is expected that the Site could continue its current use, however in this case, and considering the above findings, a RSC for the Site cannot be filed based on Phase I ESA only.

8.3. *Signatures*

Fisher carried out the present Phase I ESA at the request of 376 Derry Development Inc. and 390 Derry Development Inc. and by signing below the Qualified Person confirms the findings and conclusions of this report.

Respectfully submitted,

David Fisher, P. Eng., C. Chem.
Principal
Fisher Environmental Ltd.

11. REFERENCES

- *Ontario Regulation 153/04 (RSC – Part XV.1 of the EPA), Part VII and Schedule D of the Amended Regulation;*
- *Occupational Health and Safety Act (OHSA), R.S.O. 1990, Ministry of Labour;*
- *National Air Photo Library;*
- *Toronto Reference Library;*
- *Catalogue of Canadian Fire Insurance Plans 1875-1975;*
- *City of Mississauga – Mississauga Maps;*
- *City of Mississauga – Planning & Building;*
- *MOECC – Well Records;*
- *Ecolog ERIS Ltd. (ERIS Report);*
- *Google Earth;*
- *Domson's Title Search Inc. (Title Search Report);*
- *MNRF Make a Topographic Map;*
- *ArcGIS Online;*
- *OGS: Surficial Geology of Southern Ontario (Google Earth Layer);*
- *OGS: Bedrock Geology of Ontario (Google Earth Layer);*
- *Freeze and Cherry 1979 and Holtz and Kovacs 1981;*
- *Credit Valley Source Protection Area Map, CVC (Credit Valley Conservation);*
- *Credit Valley Conservation Watershed, CVC;*
- *Phase One Environmental Site Assessment; 390 Derry Road West, Mississauga, Ontario, Terraprobe Inc., October 28, 2013;*
- *Phase Two Environmental Site Assessment; 390 Derry Road West, Mississauga, Ontario, Terraprobe Inc., October 28, 2013.*

12. QUALIFICATIONS OF THE ASSESSOR

The records review and Site visit for this assessment were conducted by Mr. Arij Alam, who has been trained and has over six (6) years of experience in conducting Phase I ESAs in accordance with the CSA and MOECC O.Reg 153/04 Standards. Mr. Alam has conducted more than one hundred (100) Phase I ESAs for commercial/industrial/residential clients and government agencies and is routinely engaged in this field.

As a Qualified Person who conducts and supervises Phase I ESAs, Mr. David Fisher, president of Fisher Environmental Ltd., is a senior Managerial and Environmental Engineering Specialist with over thirty (30) years of progressive, innovative experience in the Petrochemical and Environmental Engineering Industry. Mr. Fisher is responsible for the development and management of a progressive environmental consulting engineering company specializing in environmental site assessments and remediation, geotechnical and hydrogeological investigations, tank removals, PCB waste treatment, land reclamation, recycling, hazardous waste disposal, and associated laboratory analytical practices.

Fisher Environmental Ltd. has been established as a team of engineers and consultants since 1989, and continues to develop a strong, wide client base. The company is staffed with personnel holding graduate or postgraduate qualifications at the Markham headquarter, as well as specialist associates offering a broad range of expertise and knowledge in environmental consulting. With a background in the petroleum industry, extensive experience has been gained in the prevention and cleanup of contamination in air, water and soil.

13. LIMITATIONS

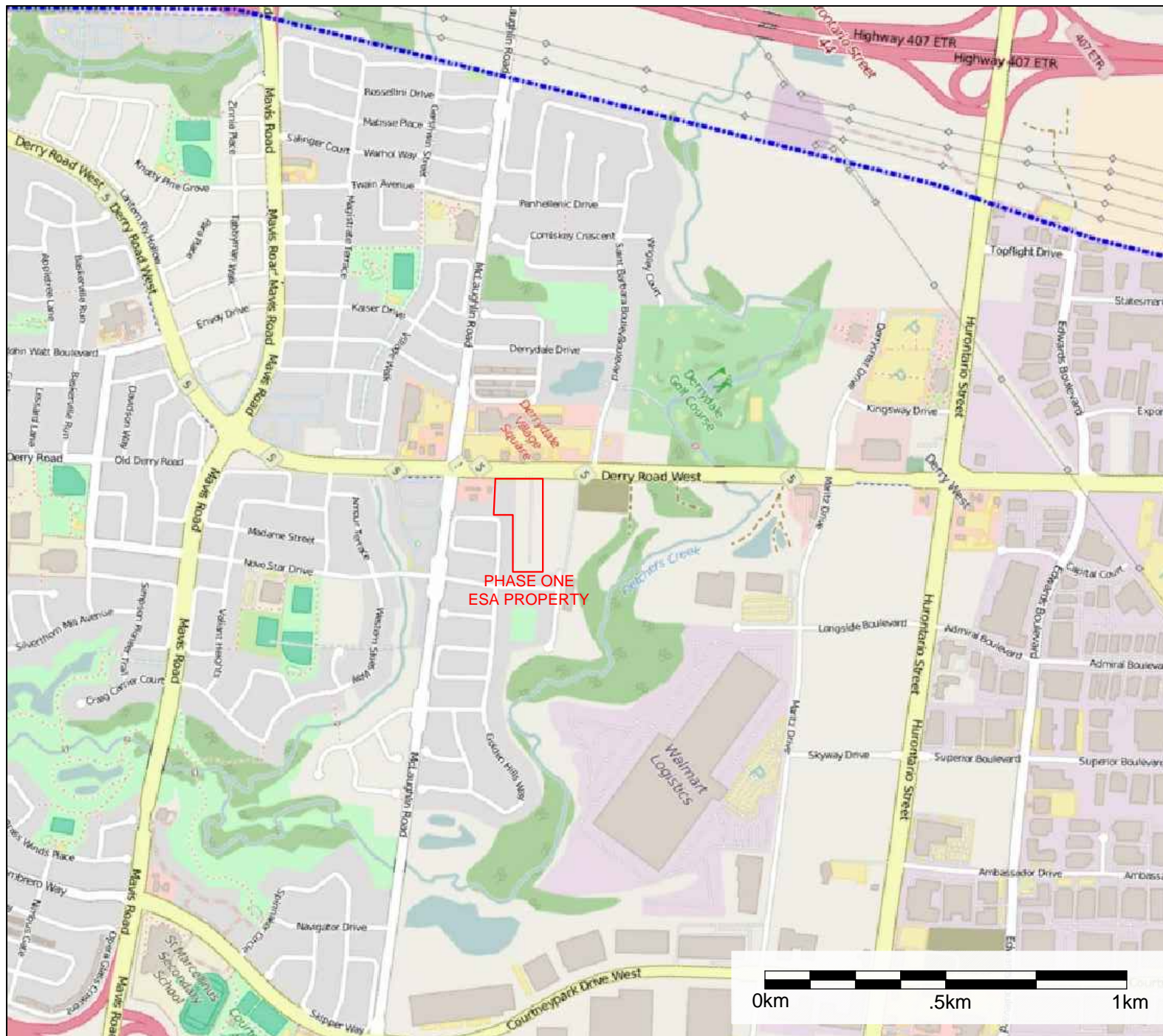
This report was prepared for use by 390 Derry Development Inc. and 376 Derry Development Inc., and is based on the work as described in the Scope of Work. The conclusions presented in this report reflect existing Site conditions within the scope of this assignment.

Some information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to consult alternative sources of information, in certain cases Fisher Environmental Ltd. has been required to assume that the information provided is accurate. The findings and conclusions presented in this report are based predominately on interpretation of data obtained from visual observations and records review at publicly accessible areas, as conducted. Considering the uncertainties or absence of information noted in the report, there is no warranty, expressed or implied, by Fisher Environmental that this assessment has identified all Potential Contaminating Activities or Contaminants of Potential Concern at the phase one study area, or that the subject site is free from any and all contamination from past or current practices other than that noted, nor that all issues of environmental compliance have been addressed.

No investigation method can eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and the formulation of the conclusions and recommendations. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions reached, but commit ourselves to care and competence in reaching those conclusions. No warranty, whether expressed or implied, is included or intended in this report.

The scope of services performed may not be appropriate for the purposes of any other users. This report should not be used in contexts other than pertaining to the evaluation of the property at the current time. Written authorization must be obtained from Fisher Environmental Ltd. prior to use by any other parties, or any future use of this document or its findings, conclusions, or recommendations represented herein. Any use that a third party makes of this report, or any reliance on or decisions made on the basis of it, are the responsibility of the third party. Fisher Environmental Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

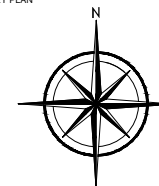
APPENDIX A – SITE LOCATION MAP, PLAN OF SURVEY, TITLE SEARCH, AERIAL PHOTOGRAPHS



Fisher Environmental Ltd.

400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario Fax: 905 475-7718
L3R 3K2

KEY PLAN



LEGEND

Site marked as red polygon

PROJECT NAME AND ADDRESS

Phase One Environmental Site Assessment

376-390 Derry Road West,
Mississauga, ON

Site Location

PROJECT NO.
FE-P 16-7880-A

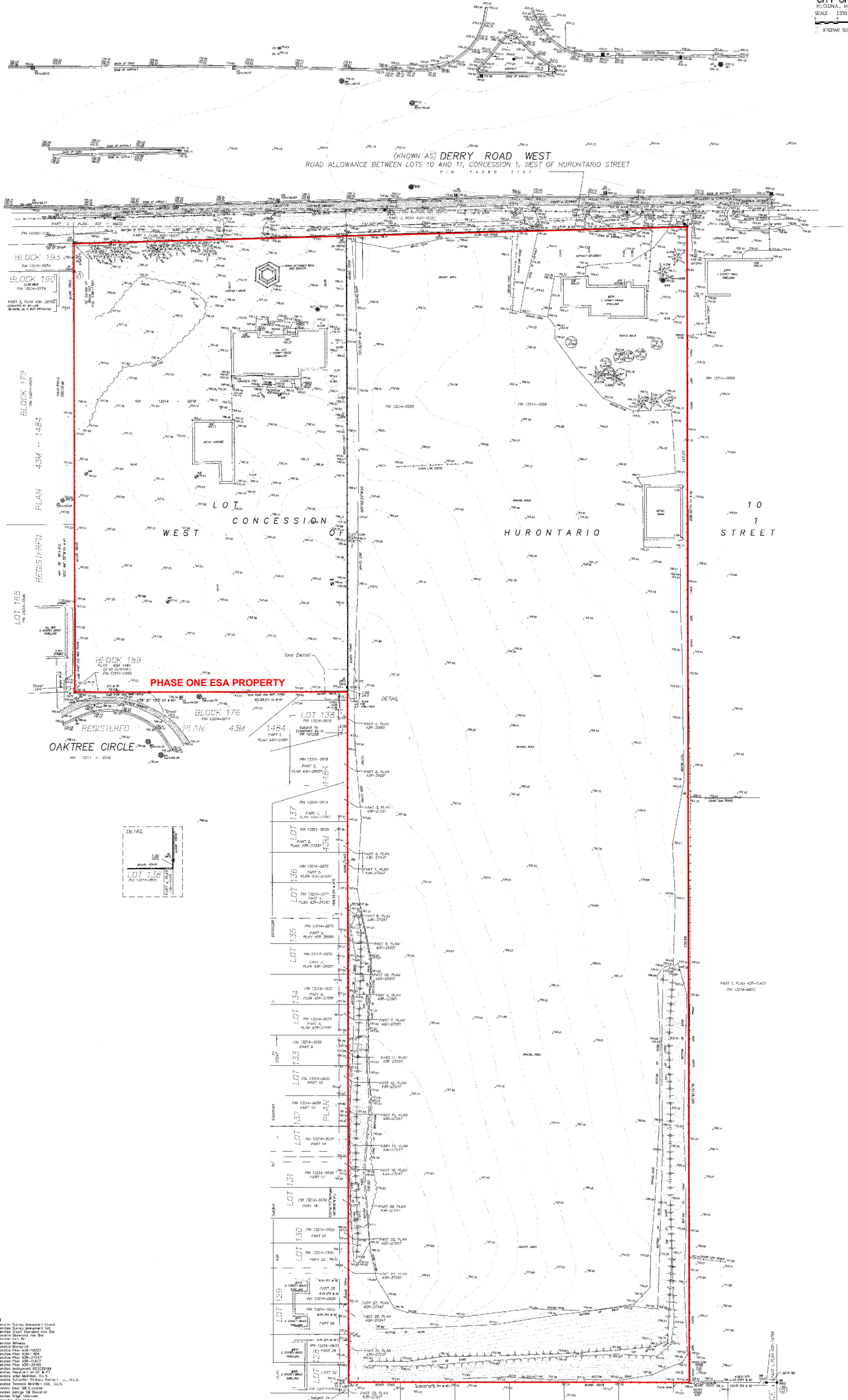
DATE
24 October 2016

SCALE
AS SHOWN

SHEET NO.

1

PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 10
CONCESSION 1
WEST OF HURONTARIO STREET
(Geographic Township of Toronto)
CITY OF MISSISSAUGA
NATIONAL MUNICIPALITY OF P.2.2
SCALE 1:250
KIMMUR SURVEYORS LTD. 2016



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BEARING NOTES
Bearings are given in degrees, minutes and seconds, true, unless otherwise stated.
Distances are given in feet and inches, unless otherwise stated.
The survey was conducted on July 5, 2016.

DISTANCE NOTES - METRIC
Distances are given in meters, unless otherwise stated.
The survey was conducted on July 5, 2016.

ELEVATIONS
Elevations are given in meters, unless otherwise stated.
The survey was conducted on July 5, 2016.

CONTOURS
Contours are shown at 0.30 meter intervals.
The survey was conducted on July 5, 2016.

SURVEYOR'S CERTIFICATE
I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land surveyed.

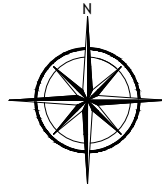
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Date: [Date]



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

Source:
National Air Photo Library (National Resources Canada)

**Aerial Photograph
1946**

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.
FE-P 16-7880-A

DATE
24 October 2016

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AS SHOWN

SHEET NO.

6





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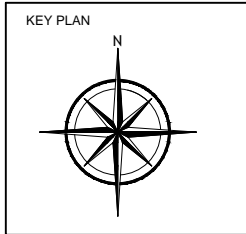
400 Esna Park Dr., #15

Markham, Ontario

L3R 3K2

Tel: 905 475-7755

Fax: 905 475-7718



LEGEND

Site marked as red polygon

Source:
Mississauga Maps - Interactive Online Mapping Service
(City of Mississauga)

Aerial Photograph
1954

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

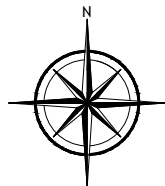
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DATE 24 October 2016		
SCALE AS SHOWN		



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Markham, Ontario
L3R 3K2

Tel: 905 475-7755
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KEY PLAN



LEGEND

Site marked as red polygon

Source:
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(City of Mississauga)

Aerial Photograph
1977

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.

FE-P 16-7880-A

DATE

24 October 2016

SCALE

AS SHOWN

SHEET NO.

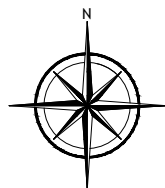
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400 Esna Park Dr., #15
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L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

Source:
Mississauga Maps - Interactive Online Mapping Service
(City of Mississauga)

Aerial Photograph
1992

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.
FE-P 16-7880-A

DATE
24 October 2016

SCALE
AS SHOWN

SHEET NO.

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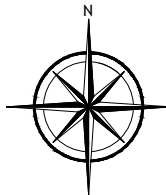


**Fisher
Environmental
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Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

*Source:
Mississauga Maps - Interactive Online Mapping Service
(City of Mississauga)*

**Aerial Photograph
2002**

PROJECT NAME AND ADDRESS

**Phase One Environmental
Site Assessment**

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.

FE-P 16-7880-A

DATE

24 October 2016

SCALE

AS SHOWN

SHEET NO.

10

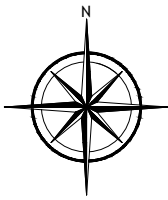


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Environmental
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Markham, Ontario
L3R 3K2

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Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

*Source:
Mississauga Maps - Interactive Online Mapping Service
(City of Mississauga)*

**Aerial Photograph
2008**

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.

FE-P 16-7880-A

DATE

24 October 2016

SCALE

AS SHOWN

SHEET NO.

11

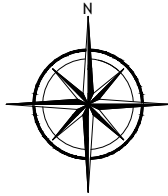


**Fisher
Environmental
Ltd.**

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Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

*Source:
Mississauga Maps - Interactive Online Mapping Service
(City of Mississauga)*

**Aerial Photograph
2016**

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.
FE-P 16-7880-A

DATE
24 October 2016

SCALE
AS SHOWN

SHEET NO.

12

CHAIN OF TITLE REPORT

Project # FE-P 16-7880-A
Address: 376 Derry Road, West, Mississauga
Legal Part Lot 10, Con 1 WHS
Description: as in RO656531 ex. Pts 2 & 3 43R18327

PIN# 13214-0058 (LT)

Searched at: Brampton
LRO #: 43

Page 1

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	Patent	30 12 1826	Crown	John McINTOSH
16088	Deed	19 04 1839	John McIntosh	Amos MERIGOLD
16779	Deed	04 12 1839	Amos Merigold	Thomas BROWN
38475	Deed	11 11 1850	Thomas Brown	Samuel BROWN
9226	Deed	05 09 1896	Samuel Brown	Francis J. BROWN
9306	Deed	30 11 1896	Francis J. Brown	Minnie Williams BROWN
12275	Deed	26 04 1906	Minnie Williams Brown	William Cyrus BROWN
33402	Deed	11 12 1930	William Cyrus Brown	Charles Haddon PEGG
39770	Deed	05 03 1940	Charles Haddon Pegg	Clara BALL

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # FE-P 16-7880-A
Address: 376 Derry Road, West, Mississauga
Legal Part Lot 10, Con 1 WHS
Description: as in RO656531 ex. Pts 2 & 3 43R18327

PIN# 13214-0058 (LT)

Searched at: Brampton
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
43137	Deed	10 08 1943	Clara Ball	Robert W. YOUNG
64902	Deed	18 10 1957	Robert W. Young	Ida C. SMITH & William R. SMITH
91557	Deed	20 10 1955	Ida C. Smith & William R. Smith	Hugh HEGARTY & Audrey HEGARTY
491832	Deed	02 10 1978	Audrey Hegarty (Surviving Jt Tenant)	William H. MUNDEN
499445	Deed	06 12 1978	William H. Munden	Max VLAHOV - 1/2% int Laddy NOVAK & Jane NOVAK - 1/2% int
521978	Deed	19 07 1979	Max Vlahov - 1/2% int	John LONCARIC - 1/2% int
RO656531	Deed (Present Owners)	09 09 1983	John Loncaric - 1/2 % Int Laddy Novak & Jane Novak - 1/2 % int	Fausto FINELLI - 1/2% int Donato FINELLI - 1/4% int Antonio FINELLI - 1/4% int



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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

13214-0058 (LT)

PROPERTY DESCRIPTION: PT LT 10 CON 1 WMS TORONTO AS IN R0656531 EXCEPT PIS 2 & 3, 43R18327 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13214-0128

PIN CREATION DATE:

1999/03/08

OWNERS' NAMES

FINELLI, FAUSTO

FINELLI, DONATO

FINELLI, ANTONIO

CAPACITY SHARE

TCOM 1/2

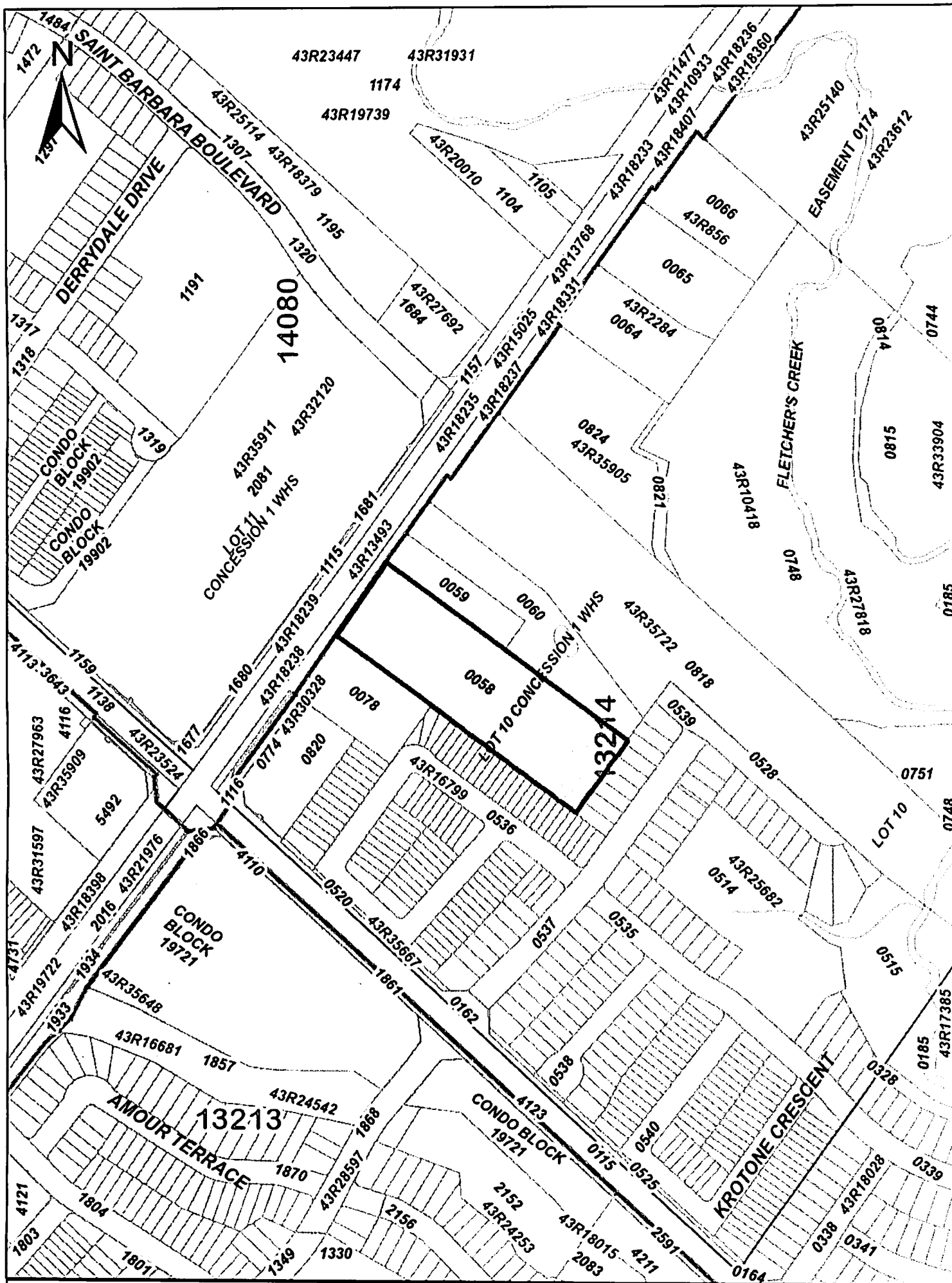
TCOM 1/4

TCOM 1/4

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
EFFECTIVE 2000/07/29		THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN				
WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1999/03/08				
** PRINTOUT		INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1999/03/08 **				
**SUBJECT,		ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
**		SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *				
**		AND ESCHEATS OR FORFEITURE TO THE CROWN.				
**		THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF				
**		IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY				
**		CONVENTION.				
**		ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
**DATE OF CONVERSION TO		LAND TITLES: 1999/03/09 **				
VS248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
R0656531	1983/09/09	TRANSFER	\$2			C
FINELLI, FAUSTO FINELLI, DONATO FINELLI, ANTONIO						
LT2057426	2000/03/27	NOTICE				C
REMARKS: PEARSON AIRPORT ZONING REGULATION HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA						
PS19021	2003/10/07	CHARGE		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR2764320	2015/08/12	DISCH OF CHARGE		PINELLI, ANTONIO PINELLI, DONATO PINELLI, PAUSTO	AVIVA INSURANCE COMPANY OF CANADA	
REMARKS: PR519021.				*** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
PR2765059	2015/08/13	CHARGE	\$1,500,000	PINELLI, ANTONIO PINELLI, DONATO PINELLI, PAUSTO	ROYAL BANK OF CANADA	C
PR2765067	2015/08/13	NO ASSGN RENT GEN		PINELLI, ANTONIO PINELLI, DONATO PINELLI, PAUSTO	ROYAL BANK OF CANADA	C
REMARKS: PR2765059.						



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PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

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



0449
08050

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

THIS IS NOT A PLAN OF SURVEY



CHAIN OF TITLE REPORT

Project # FE-P 16-7880-A
Address: 390 Derry Road, West, Mississauga
Legal Part Lot 10, Con 1 WHS
Description: as in RO1035199 ex. Pt 1 43R18327

PIN# 13214-0078 (LT)

Searched at: Brampton
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	30 12 1826	Crown	John McINTOSH
16088	Deed	19 04 1839	John McIntosh	Amos MERIGOLD
16779	Deed	04 12 1839	Amos Merigold	Thomas BROWN
38475	Deed	11 11 1850	Thomas Brown	Samuel BROWN
9226	Deed	05 09 1896	Samuel Brown	Francis J. BROWN
9306	Deed	30 11 1896	Francis J. Brown	Minnie Williams BROWN
12275	Deed	26 04 1906	Minnie Williams Brown	William Cyrus BROWN
33402	Deed	11 12 1930	William Cyrus Brown	Charles Haddon PEGG
39770	Deed	05 03 1940	Charles Haddon Pegg	Clara BALL

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # FE-P 16-7880-A
Address: 390 Derry Road, West, Mississauga
Legal Part Lot 10, Con 1 WHS
Description: as in RO1035199 ex. Pt 1 43R18327

PIN# 13214-0078 (LT)

Searched at: Brampton
LRO #: 43

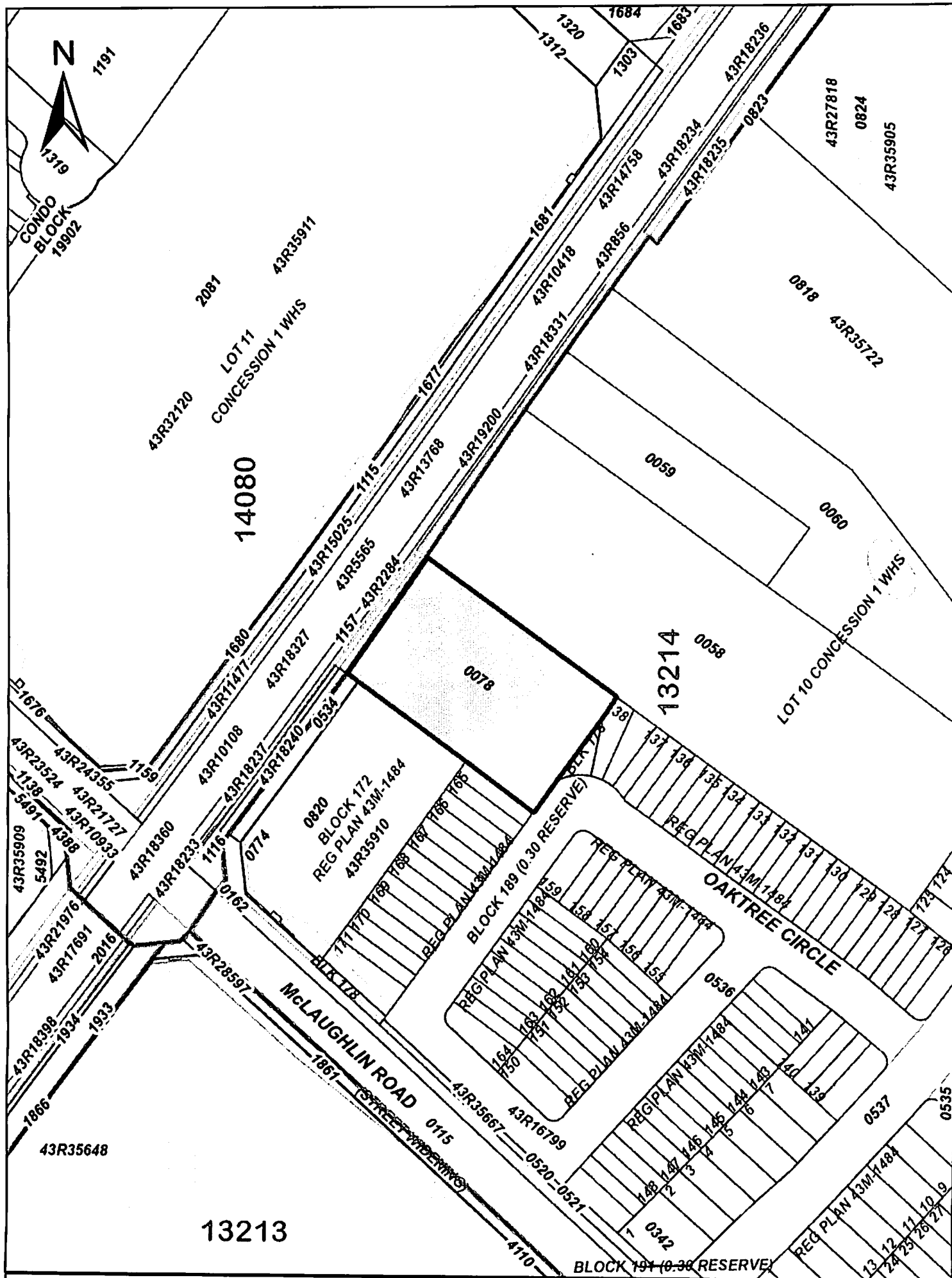
INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
43137	Deed	10 08 1943	Clara Ball	Robert W. YOUNG
166885	Deed	01 05 1964	Robert W. Young - Estate	Alfred HOFF & Erika HOFF
RO807025	Deed	02 07 1987	Alfred Hoff & Erika Hoff	Paul DI IORIO & Eva DI IORIO
PR2312519	Deed	19 12 2012	Eva Di Iorio (Surviving Jt Tenant)	The Buffalo Group Developments Ltd.
PR2384026	Deed	14 06 2013	The Buffalo Group Developments Ltd.	Friends of Pinehurst Lane Company inc.
PR2954425	Name Change	25 07 2016	Friends of Pinehurst Lane Company inc.	The Buffalo Group Developments Ltd.
PR2955012	Deed (Present Owner)	25 07 2016	The Buffalo Group Developments Ltd.	390 Derry Development Inc.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
VS248789	1973/02/12	NOTICE				
R0807025	1987/07/02	TRANSFER				
R01063878	1994/04/29	CHARGE				
LT1967102	1999/07/23	DISCH OF CHARGE				
REMARKS: AMENDED BY LT1035199						
REMARKS: RE: R01063878						
THE TORONTO-DOMINION BANK						
DI IORIO, PAUL DI IORIO, EVA						
C						

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
PR156042	2001/10/22	CHARGE		*** COMPLETELY DELETED *** DI IORIO, EVA THE TORONTO-DOMINION BANK	THE TORONTO-DOMINION BANK	
PR306232	2002/08/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
PR2312506	2012/12/19	APL OF SURV-LAND		*** COMPLETELY DELETED *** DI IORIO, PAUL	DI IORIO, EVA	
PR2312519	2012/12/19	TRANSFER		*** COMPLETELY DELETED *** DI IORIO, EVA		
PR2384026	2013/06/14	TRANSFER		*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	FRIENDS OF PINEHURST LANE COMPANY INC.	
PR2954425	2016/07/25	APL CH NAME OWNER		*** COMPLETELY DELETED *** FRIENDS OF PINEHURST LANE COMPANY INC.	THE BUFFALO GROUP DEVELOPMENTS LTD.	
PR2955012	2016/07/25	TRANSFER	\$3,150,000	THE BUFFALO GROUP DEVELOPMENTS LTD.	390 DERRY DEVELOPMENT INC.	C
PR2955013	2016/07/25	CHARGE	\$2,350,000	390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	C
PR2955014	2016/07/25	NO ASSGN RENT GEN		390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	C
REMARKS: PR2955013						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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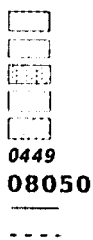
PRINTED ON 26 AUG, 2016 AT 16:19:20
FOR D.B.



PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

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



NOTES

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FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
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ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED

THIS IS NOT A PLAN OF SURVEY



Properties			
PIN	13214 - 0058	LT	Interest/Estate Fee Simple
Description	PT LT 10 CON 1 WHS TORONTO AS IN RO656531 EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA		
Address	376 DERRY ROAD WEST MISSISSAUGA		

Consideration	
Consideration	\$ 11,700,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	FINELLI, ANTONIO
Address for Service	966 Silverthorn Mill Avenue, Mississauga, Ontario L5W 1A3
I am at least 18 years of age.	
The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.	
This document is not authorized under Power of Attorney by this party.	

Name	FINELLI, DONATO
Address for Service	5 Redthorn Court, Etobicoke, Ontario M9C 3K1
I am at least 18 years of age.	
I am not a spouse	
This document is not authorized under Power of Attorney by this party.	

Name	FINELLI, FAUSTO
Address for Service	5 Redthorn Court, Etobicoke, Ontario M9C 3K1
I am at least 18 years of age.	
I am not a spouse	
This document is not authorized under Power of Attorney by this party.	

Transferee(s)	Capacity	Share
Name	376 DERRY DEVELOPMENT INC.	
Address for Service	7100 Woodbine Avenue, Suite 206, Markham, Ontario L3R 5J2	

STATEMENT OF THE SOLICITOR FOR THE TRANSFeree (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Robert David Kligerman	20 Holly St. Ste 300 Toronto M4S 3B1	acting for Transferor(s)	Signed	2017 03 28
Tel	416-486-9800			
Fax	416-486-3309			

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Yi Zhou	509-2347 Kennedy Road Toronto M1T 3T8	acting for Transferee(s)	Signed	2017 03 28
Tel	416-916-2068			
Fax	416-292-4822			

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

YI ZHOU LAW OFFICE	509-2347 Kennedy Road Toronto M1T 3T8	2017 03 28
Tel	416-916-2068	
Fax	416-292-4822	

Fees/Taxes/Payment

Statutory Registration Fee	\$63.35
Provincial Land Transfer Tax	\$230,475.00
Total Paid	\$230,538.35

File Number

Transferor Client File Number :	9687-003
Transferee Client File Number :	4821-16

LAND
REGISTRY
OFFICE #43

13214-0078 (LT)

PAGE 1 OF 2
PREPARED FOR Yizhou01
ON 2017/02/06 AT 07:05:09

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

PROPERTY DESCRIPTION: PT LT 10 CON 1 WHS TORONTO AS IN R01035199 EXCEPT PT 1, 43R18327; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13214-0137

PIN CREATION DATE:

1999/03/08

OWNERS' NAMES

390 DERRY DEVELOPMENT INC.

CAPACITY

SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/03/08					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 1999/03/08 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/03/09 **					
VS248789	1973/02/12	NOTICE				C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER					
RO807025	1987/07/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DI IORIO, PAUL DI IORIO, EVA	
	REMARKS: AMENDED BY LT1035199					
RO1063878	1994/04/29	CHARGE		*** COMPLETELY DELETED ***		
	THE TORONTO-DOMINION BANK					
LT1967102	1999/07/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
	REMARKS: RE: RO1063878					
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: PEARSON AIRPORT ZONING REGULATION		TRANSPORT CANADA		
PR156042	2001/10/22	CHARGE		*** COMPLETELY DELETED *** DI IORIO, EVA	THE TORONTO-DOMINION BANK	
PR306232	2002/08/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: PR156042				
PR2312506	2012/12/19	APL OF SURV-LAND		*** COMPLETELY DELETED *** DI IORIO, PAUL	DI IORIO, EVA	
PR2312519	2012/12/19	TRANSFER		*** COMPLETELY DELETED *** DI IORIO, EVA	THE BUFFALO GROUP DEVELOPMENTS LTD.	
PR2384026	2013/06/14	TRANSFER		*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	FRIENDS OF PINEHURST LANE COMPANY INC.	
PR2954425	2016/07/25	APL CH NAME OWNER		*** COMPLETELY DELETED *** FRIENDS OF PINEHURST LANE COMPANY INC.	THE BUFFALO GROUP DEVELOPMENTS LTD.	
PR2955012	2016/07/25	TRANSFER	\$3,150,000	THE BUFFALO GROUP DEVELOPMENTS LTD.	390 DERRY DEVELOPMENT INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
PR2955013	2016/07/25	CHARGE	\$2,350,000	390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	C
PR2955014	2016/07/25	NO ASSGN RENT GEN		390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	C
		REMARKS: PR2955013				

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

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

APPENDIX B – SITE PHOTOGRAPHS, DOCUMENTATION OF INTERVIEWS AND OTHER SOURCE INFORMATION



376-390 Derry Road West, Mississauga – Interior Areas



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #10



376-390 Derry Road West, Mississauga – Exterior Areas



PHOTO #11



PHOTO #12



PHOTO #13



PHOTO #14



PHOTO #15



PHOTO #16



PHOTO #17



PHOTO #18



PHOTO #19



PHOTO #20



PHOTO #21



PHOTO #22



DATABASE REPORT

Project Property: *Phase I ESA - 376-390 Derry Rd. W.,
Mississauga, ON
376 Derry Rd W
Mississauga ON L5W1N6
FE-P 16-7880-A*

Project No: *20160824101*

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

Order No: *20160824101*

Requested by: *Fisher Environmental*

Date Completed: *August 30, 2016*

**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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Executive Summary: Site Report Summary - Surrounding Properties.....	7
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Unplottable Report.....	36
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Definitions.....	127

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Executive Summary

Property Information:

Project Property: *Phase I ESA - 376-390 Derry Rd. W., Mississauga, ON
376 Derry Rd W Mississauga ON L5W1N6*

Project No: *FE-P 16-7880-A*

Order Information:

Order No: *20160824101*

Date Requested: *August 24, 2016*

Requested by: *Fisher Environmental*

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

Additional Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	6	6
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	3	3	6
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	7	7
FSTH	Fuel Storage Tank - Historic	Y	0	2	2
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	10	10
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBW	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	10	10
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	1	1
RSC	Record of Site Condition	Y	0	1	1
RST	Retail Fuel Storage Tanks	Y	0	1	1
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	1	2	3
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	1	6	7
Total:			5	50	55

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>	EHS		376 Derry Rd W Mississauga ON L5W1N6	-/0.0	0.82	<u>17</u>
<u>2</u>	SPL		gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	-/0.0	1.92	<u>17</u>
<u>3</u>	EHS		390 Derry Rd W Mississauga ON L5W1N6	-/0.0	2.14	<u>17</u>
<u>3</u>	EHS		390 Derry Rd W Mississauga ON L5W 1N6	-/0.0	2.14	<u>17</u>
<u>5</u>	WWIS		lot 10 con 1 ON	-/0.0	2.82	<u>17</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
4	WWIS		ON	E/10.5	1.82	18
6	WWIS		lot 10 con 1 ON	W/1.2	2.82	18
7	EHS		346 Derry Rd W Mississauga ON L5W 1N6	N/50.3	2.82	19
7	GEN	DERRY FENCE LTD.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	N/50.3	2.82	19
7	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	N/50.3	2.82	19
7	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	N/50.3	2.82	19
7	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	N/50.3	2.82	20
8	WWIS		MISSISSAUGA ON	W/31.2	2.82	20
9	WWIS		lot 10 con 1 ON	SSW/115.6	-3.18	20
10	RSC	High Tech Pet Products Inc.	320 Derry Road West Mississauga ON	ENE/102.5	-1.03	21
11	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	WSW/63.9	2.71	21
11	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	WSW/63.9	2.71	22
11	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	WSW/63.9	2.71	22
11	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	WSW/63.9	2.71	22
11	FSTH	PETRO CANADA - ASSET MANAGEMENT **	450 DERRY RD W MISSISSAUGA ON L5W 1V5	WSW/63.9	2.71	22
11	FSTH	JECO MANAGEMENT INC O/A PETRO CANADA	450 DERRY RD W MISSISSAUGA ON L5W 1V5	WSW/63.9	2.71	23
12	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/115.3	1.51	24
12	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/115.3	1.51	24
12	CA	1314996 ONTARIO LIMITED	DERRY RD/MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/115.3	1.51	24
12	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/115.3	1.51	24
12	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/115.3	1.51	25
12	GEN	J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	WSW/115.3	1.51	25
12	REC	J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	WSW/115.3	1.51	25

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
13	EHS		320 Derry Rd W Mississauga ON	E/104.8	-6.57	25
14	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON	N/148.3	2.82	26
14	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	N/148.3	2.82	26
15	WWIS		ON	NNE/196.5	2.82	26
16	ECA	Shailtel International Inc.	290 & 298 Derry Road West City of Mississauga ON	NNE/204.9	2.82	26
17	EHS		290 Derry Rd W Mississauga ON L5W 1N6	NNE/218.0	2.15	26
18	WWIS		lot 11 con 1 ON	N/191.4	2.82	27
19	CA	Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON L5W 1W7	WSW/181.9	0.79	27
19	FST	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/181.9	0.79	27
19	FST	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/181.9	0.79	28
19	FST	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/181.9	0.79	28
19	RST	SHARON ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/181.9	0.79	28
19	SPL	Esso Petroleum Canada, A Division of Imperial Oil Limited	ESSO SERVICE STN, 7030 MCLAUGHLIN RD.<UNOFFICIAL> Mississauga ON L5W 1W7	WSW/181.9	0.79	28
20	GEN	Khurram Hussain Inc.	7070 MCLAUGHLIN RD Mississauga ON	W/211.7	3.69	29
20	GEN	Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	W/211.7	3.69	29
20	GEN	Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	W/211.7	3.69	29
20	GEN	Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	W/211.7	3.69	29
20	PES	TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN DR MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	W/211.7	3.69	30
20	PES	1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS	7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	W/211.7	3.69	30
20	PES	1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS	7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W 1W7	W/211.7	3.69	31
20	PES	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	W/211.7	3.69	31

<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>
20	SPL	Loblaws Inc.	7070 McLaughlin Rd Mississauga ON	W/211.7	3.69	31

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 6 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	115.3	<u>12</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	115.3	<u>12</u>
1314996 ONTARIO LIMITED	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	115.3	<u>12</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	115.3	<u>12</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	115.3	<u>12</u>
Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON L5W 1W7	181.9	<u>19</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Feb 29, 2016 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Shailtel International Inc.	290 & 298 Derry Road West City of Mississauga ON	204.9	<u>16</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Aug 2014 has found that there are 6 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	376 Derry Rd W Mississauga ON L5W1N6	0.0	<u>1</u>
	390 Derry Rd W Mississauga ON L5W1N6	0.0	<u>3</u>
	390 Derry Rd W Mississauga ON L5W 1N6	0.0	<u>3</u>
	346 Derry Rd W Mississauga ON L5W 1N6	50.3	<u>7</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	320 Derry Rd W Mississauga ON	104.8	13
	290 Derry Rd W Mississauga ON L5W 1N6	218.0	17

FST - Fuel Storage Tank

A search of the FST database, dated 2010-Nov 2015 has found that there are 7 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	63.9	11
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	63.9	11
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	63.9	11
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA ON L5M 2B5	63.9	11
MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	181.9	19
MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	181.9	19
MUHAMMAD ARSHAD O/A ZAM ZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	181.9	19

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
PETRO CANADA - ASSET MANAGEMENT **	450 DERRY RD W MISSISSAUGA ON L5W 1V5	63.9	11
JECO MANAGEMENT INC O/A PETRO CANADA	450 DERRY RD W MISSISSAUGA ON L5W 1V5	63.9	11

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-May 2015 has found that there are 10 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	50.3	7

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	50.3	<u>7</u>
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	50.3	<u>7</u>
DERRY FENCE LTD.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	50.3	<u>7</u>
J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	115.3	<u>12</u>
Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON	148.3	<u>14</u>
Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	211.7	<u>20</u>
Khurram Hussain Inc.	7070 MCLAUGHLIN RD Mississauga ON	211.7	<u>20</u>
Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	211.7	<u>20</u>
Prime Urgent Care Clinic	7070 McLaughlin rd. UnitF1 Mississauga ON	211.7	<u>20</u>

PES - Pesticide Register

A search of the PES database, dated 1988-Jun 2013 has found that there are 10 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	148.3	<u>14</u>
853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS	7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W 1W7	211.7	<u>20</u>
TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN DR MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS	7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W1W7	211.7	<u>20</u>
SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN)	7070 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	211.7	<u>20</u>

REC - Ontario Regulation 347 Waste Receivers Summary

A search of the REC database, dated 1986-2013 has found that there are 1 REC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	115.3	<u>12</u>

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2016 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
High Tech Pet Products Inc.	320 Derry Road West Mississauga ON	102.5	<u>10</u>

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 2014 has found that there are 1 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SHARON ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	181.9	<u>19</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2015 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

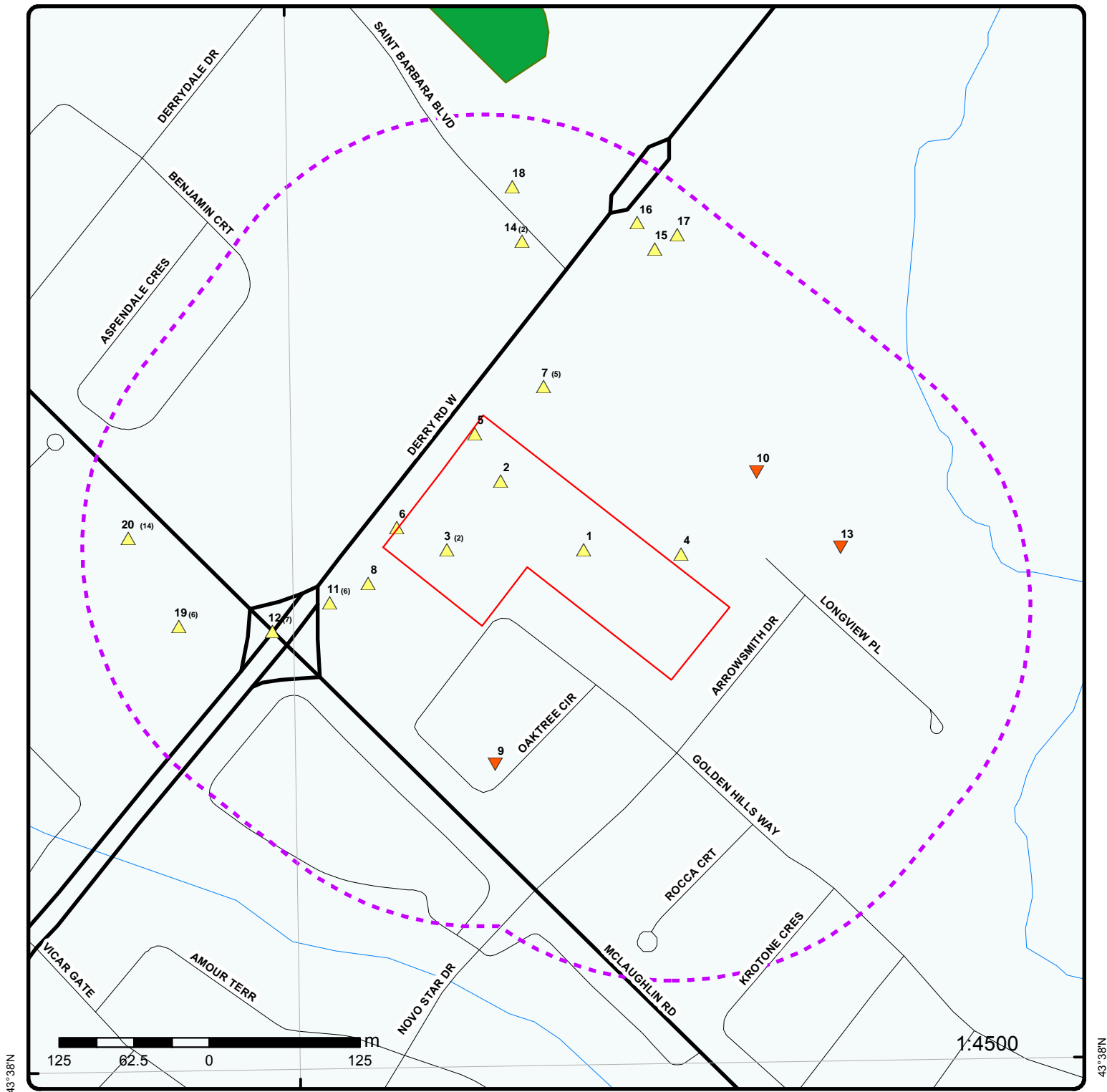
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	0.0	<u>2</u>
Eso Petroleum Canada, A Division of Imperial Oil Limited	ESSO SERVICE STN, 7030 MCLAUGHLIN RD.<UNOFFICIAL> Mississauga ON L5W 1W7	181.9	<u>19</u>
Loblaws Inc.	7070 McLaughlin Rd Mississauga ON	211.7	<u>20</u>

WWIS - Water Well Information System

A search of the WWIS database, dated 1955-Mar 2014 has found that there are 7 WWIS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	ON	10.5	<u>4</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 10 con 1 ON	0.0	<u>5</u>
	lot 10 con 1 ON	1.2	<u>6</u>
	MISSISSAUGA ON	31.2	<u>8</u>
	lot 10 con 1 ON	115.6	<u>9</u>
	ON	196.5	<u>15</u>
	lot 11 con 1 ON	191.4	<u>18</u>



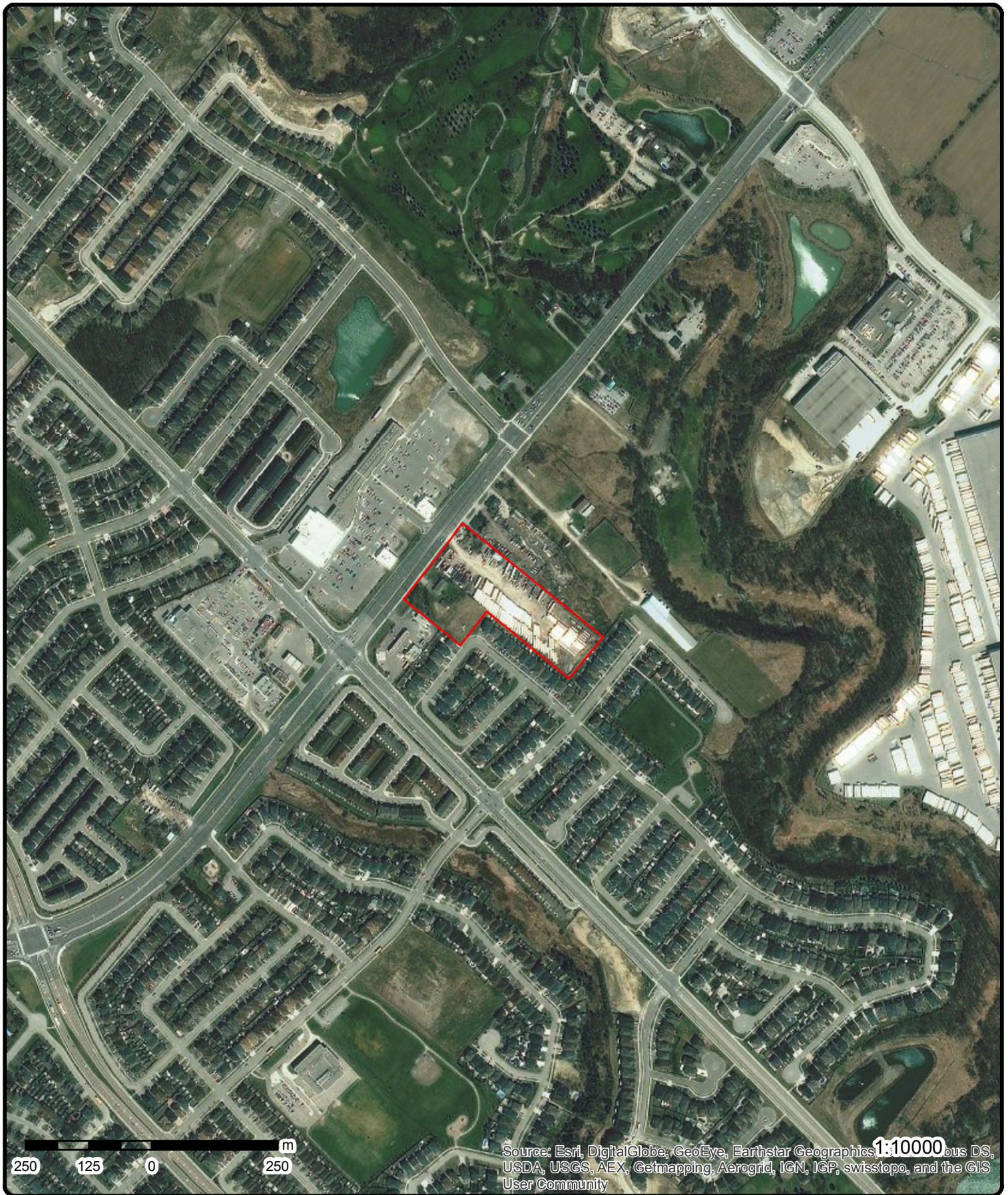
Map

Address: 376 Derry Rd W, Mississauga, ON, L5W1N6

Order No: 20160824101



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



Aerial

Address: 376 Derry Rd W, Mississauga, ON, L5W1N6

Source: ESRI World Imagery

Order No: 20160824101



© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 1	-/0.0	198.0	376 Derry Rd W Mississauga ON L5W1N6	EHS
Addit. Info Ordered: Order No.: 20131206029 Report Date: 17-DEC-13 Report Type: Standard Report Search Radius (km): .25					
2	1 of 1	-/0.0	199.1	gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	SPL
Ref NO: 7124-8JSAFJ Contaminant Code: 13 Contaminant Name: DIESEL FUEL Contaminant Quantity: 50 L Incident Cause: Other Discharges Incident Dt: 7/15/2011 Incident Reason: Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion) Incident Summary: truck set on fire, est. 50L oper. fluids to gravel, cont. MOE Reported Dt: 7/15/2011 Environmental Impact: Confirmed Nature of Impact: Soil Contamination Receiving Medium: SAC Action Class: Land Spills Sector Source Type: Site Municipality: Mississauga					
3	1 of 2	-/0.0	199.3	390 Derry Rd W Mississauga ON L5W1N6	EHS
Addit. Info Ordered: Order No.: 20130515008 Report Date: 23-MAY-13 Report Type: Standard Select Report Search Radius (km): .25					
3	2 of 2	-/0.0	199.3	390 Derry Rd W Mississauga ON L5W 1N6	EHS
Addit. Info Ordered: Fire Insur. Maps and/or Site Plans Order No.: 20130412017 Report Date: 23-APR-13 Report Type: Custom Report Search Radius (km): .25					
5	1 of 1	-/0.0	200.0	lot 10 con 1 ON	WWIS

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Well ID: Concession: County: Easting Nad83: Zone: Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Elevation (m): Depth to Bedrock: Water Type:	4902503 01 PEEL 603663.6 17 Domestic 5 GPM Cable Tool 199.96 48 FRESH			Lot: Concession Name: Municipality: Northing Nad83: Utm Reliability: Construction Date: Well Depth: Static Water Level: Clear/Cloudy: Final Well Status: Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material:	010 HS W MISSISSAUGA CITY 4832478 unknown UTM 16-JUL-55 78 ft 25 ft CLEAR Water Supply N Bedrock FRESH, MINERIAL
--- Details ---					
Thickness:	26 ft			Original Depth:	26 ft
Material Colour:	BLUE			Material:	CLAY
+					
Thickness:	8 ft			Original Depth:	34 ft
Material Colour:				Material:	MEDIUM SAND, GRAVEL
+					
Thickness:	4 ft			Original Depth:	38 ft
Material Colour:	RED			Material:	CLAY
+					
Thickness:	10 ft			Original Depth:	48 ft
Material Colour:	BLUE			Material:	CLAY
+					
Thickness:	30 ft			Original Depth:	78 ft
Material Colour:	BLUE			Material:	SHALE
<u>4</u>	1 of 1	E/10.5	199.0	ON	WWIS
Well ID: Concession: County: Easting Nad83: Zone: Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Elevation (m): Depth to Bedrock: Water Type:	7205648 PEEL 603835 17 			Lot: Concession Name: Municipality: Northing Nad83: Utm Reliability: Construction Date: Well Depth: Static Water Level: Clear/Cloudy: Final Well Status: Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material:	 MISSISSAUGA CITY 4832378 margin of error : 30 m - 100 m 25-APR-13
<u>6</u>	1 of 1	W/1.2	200.0	lot 10 con 1 ON	WWIS
Well ID: Concession: County: Easting Nad83: Zone: Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate:	4902506 01 PEEL 603598.6 17 Domestic 1 GPM 			Lot: Concession Name: Municipality: Northing Nad83: Utm Reliability: Construction Date: Well Depth: Static Water Level: Clear/Cloudy:	010 HS W MISSISSAUGA CITY 4832400 margin of error : 100 m - 300 m 02-MAY-64 37 ft 25 ft CLEAR

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Specific Capacity: Construction Method: Boring Elevation (m): 198.33 Depth to Bedrock: 25 Water Type: FRESH				Final Well Status: Water Supply Flowing (y/n): N Elevation Reliability: Overburden/Bedrock: Bedrock Casing Material: SULPHUR	
--- Details ---					
Thickness: 8 ft				Original Depth: 8 ft	
Material Colour: BROWN				Material: TOPSOIL, CLAY	
+					
Thickness: 17 ft				Original Depth: 25 ft	
Material Colour: RED				Material: CLAY	
+					
Thickness: 12 ft				Original Depth: 37 ft	
Material Colour: RED				Material: SHALE	
7	1 of 5	N/50.3	200.0	346 Derry Rd W Mississauga ON L5W 1N6	EHS
Addit. Info Ordered: Order No.: 19991216001 Report Date: 12/23/99 Report Type: Basic Report Search Radius (km): 0.40					
7	2 of 5	N/50.3	200.0	DERRY FENCE LTD. 346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	GEN
Generator #: ON2401500 Approval Yrs: 98,99 SIC Code: 2549 SIC Description: OTHER MILLWORK IND.					
--- Details ---					
Waste Code: 252					
Waste Description: WASTE OILS & LUBRICANTS					
7	3 of 5	N/50.3	200.0	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator #: ON2401500 Approval Yrs: 2009 SIC Code: 561730 SIC Description: Landscaping Services					
--- Details ---					
Waste Code: 252					
Waste Description: WASTE OILS & LUBRICANTS					
7	4 of 5	N/50.3	200.0	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	GEN
Generator #: ON2401500 Approval Yrs: 00,01,02,03,04,05,06,07,08 SIC Code: 2549 SIC Description: OTHER MILLWORK IND.					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
7	5 of 5	N/50.3	200.0	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator #:		ON2401500			
Approval Yrs:		2010			
SIC Code:		561730			
SIC Description:		Landscaping Services			
--- Details ---					
Waste Code:		252			
Waste Description:		WASTE OILS & LUBRICANTS			
8	1 of 1	W/31.2	200.0	MISSISSAUGA ON	WWIS
Well ID:	4910137			Lot:	
Concession:				Concession Name:	
County:	PEEL			Municipality:	MISSISSAUGA CITY
Easting Nad83:	603575			Northing Nad83:	4832353
Zone:	17			Utm Reliability:	margin of error : 10 - 30 m
Primary Water Use:				Construction Date:	10-MAR-06
Sec. Water Use:				Well Depth:	6.5 m
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Abandoned-Other
Construction Method:	Rotary (Convent.)			Flowing (y/n):	
Elevation (m):	199.52			Elevation Reliability:	
Depth to Bedrock:	16			Overburden/Bedrock:	Mixed in a Layer
Water Type:				Casing Material:	
--- Details ---					
Thickness:	2 m			Original Depth:	2 m
Material Colour:	BROWN			Material:	CLAY, SILTY, SAND
+					
Thickness:	2.9 m			Original Depth:	4.9 m
Material Colour:	BROWN			Material:	CLAY, SILTY, SAND
+					
Thickness:	1.6 m			Original Depth:	6.5 m
Material Colour:	GREY			Material:	CLAY, SILTY, SHALE
9	1 of 1	SSW/115.6	194.0	lot 10 con 1 ON	WWIS
Well ID:	4905313			Lot:	010
Concession:	01			Concession Name:	HS W
County:	PEEL			Municipality:	MISSISSAUGA CITY
Easting Nad83:	603680.6			Northing Nad83:	4832203
Zone:	17			Utm Reliability:	margin of error : 30 m - 100 m
Primary Water Use:	Domestic			Construction Date:	01-MAR-78
Sec. Water Use:				Well Depth:	102 ft
Pump Rate:	10 GPM			Static Water Level:	12 ft
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status:	Water Supply
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	195.35			Elevation Reliability:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Depth to Bedrock: Water Type:	FRESH			Overburden/Bedrock: Casing Material:	Overburden FRESH
--- Details ---					
Thickness:	24 ft			Original Depth:	24 ft
Material Colour:	BROWN			Material:	CLAY, SAND
+					
Thickness:	48 ft			Original Depth:	72 ft
Material Colour:	GREY			Material:	CLAY
+					
Thickness:	22 ft			Original Depth:	94 ft
Material Colour:	GREY			Material:	FINE SAND
+					
Thickness:	8 ft			Original Depth:	102 ft
Material Colour:	GREY			Material:	COARSE SAND, GRAVEL
10	1 of 1	ENE/102.5	196.1	High Tech Pet Products Inc. 320 Derry Road West Mississauga ON	RSC
Date Submitted:	2-Apr-14				
Date Acknowledg.:					
Date Returned:					
Certification Date:					
Soil Type:					
Restoration Type:					
Registration #:	212750				
Stratified (Y/N):					
Criteria:					
Consultant:					
District Office:	Mississauga				
Intended Prop Use:	Residential				
Current Property Use:					
Certificate Prop Use #:					
Applicable Standards:					
Legal Description:					
Prop. Identification #:					
Entire legal prop. (y/n):					
UTM Coordinates:					
Latitude & Longitude:					
Accuracy Estimate:					
Measurement Method:					
CPU Issued Sect 1686:					
11	1 of 6	WSW/63.9	199.9	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA ON L5M 2B5	FST
Instance Number:	39178270				
Cont Name:					
Instance Type:	FS Liquid Fuel Tank				
Fuel Type:	Diesel				
Status:	Active				
Capacity:	35000				
Tank Material:	Fiberglass (FRP)				
Corrosion Protection:	Fiberglass				
Tank Type:	Double Wall UST				
Install Year:	2005				
Parent Facility Type:	FS Gasoline Station - Self Serve				

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Facility Type:		FS Liquid Fuel Tank			
11	2 of 6	WSW/63.9	199.9	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA ON L5M 2B5	FST
Instance Number:		39178267			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			
Capacity:		50000			
Tank Material:		Fiberglass (FRP)			
Corrosion Protection:		Fiberglass			
Tank Type:		Double Wall UST			
Install Year:		2005			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Type:		FS Liquid Fuel Tank			
11	3 of 6	WSW/63.9	199.9	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA ON L5M 2B5	FST
Instance Number:		39178269			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			
Capacity:		50000			
Tank Material:		Fiberglass (FRP)			
Corrosion Protection:		Fiberglass			
Tank Type:		Double Wall UST			
Install Year:		2005			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Type:		FS Liquid Fuel Tank			
11	4 of 6	WSW/63.9	199.9	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA ON L5M 2B5	FST
Instance Number:		39178268			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			
Capacity:		50000			
Tank Material:		Fiberglass (FRP)			
Corrosion Protection:		Fiberglass			
Tank Type:		Double Wall UST			
Install Year:		2005			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Type:		FS Liquid Fuel Tank			
11	5 of 6	WSW/63.9	199.9	PETRO CANADA - ASSET MANAGEMENT ** 450 DERRY RD W MISSISSAUGA ON L5W 1V5	FSTH
License Issue Date:		8/30/2006			
Tank Status:		Licensed			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Tank Status As Of:		August 2007			
Operation Type:		Retail Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
--- Details ---					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		35000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Diesel			
11	6 of 6	WSW/63.9	199.9	JECO MANAGEMENT INC O/A PETRO CANADA 450 DERRY RD W MISSISSAUGA ON L5W 1V5	FSTH
License Issue Date:		8/30/2006 11:55:00 AM			
Tank Status:		Licensed			
Tank Status As Of:		December 2008			
Operation Type:		Retail Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
--- Details ---					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		50000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
+					
Status:		Active			
Capacity:		35000			
Year of Installation:		2005			
Corrosion Protection:					
Tank Fuel Type:		Liquid Fuel Double Wall UST - Diesel			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
12	1 of 7	WSW/115.3	198.7	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-0484-93- 93 6/16/1993 Municipal water Approved			
12	2 of 7	WSW/115.3	198.7	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		3-0609-93- 93 6/16/1993 Municipal sewage Approved			
12	3 of 7	WSW/115.3	198.7	1314996 ONTARIO LIMITED DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		3-0028-99- 99 1/29/1999 Municipal sewage Approved			
12	4 of 7	WSW/115.3	198.7	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date:		3-1303-93- 93 11/17/1993			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		Municipal sewage Approved			
12	5 of 7	WSW/115.3	198.7	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-1016-93- 93 11/17/1993 Municipal water Approved			
12	6 of 7	WSW/115.3	198.7	J.R. OIL SALES(SEE & USE ?R1390) 581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		RR1430 86 060			
12	7 of 7	WSW/115.3	198.7	J.R. OIL SALES(SEE & USE ?R1390) 581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	REC
Receiver #: Facility Type: Approval Yrs: --- Details --- Waste Code: Waste Description: + Waste Code: Waste Description:		RR1430 MISCELLANEOUS 86,87,88,89,90,92,94,06,07,08 211 AROMATIC SOLVENTS 213 PETROLEUM DISTILLATES			
13	1 of 1	E/104.8	190.6	320 Derry Rd W Mississauga ON	EHS
Addit. Info Ordered: Order No.:		20130625006			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Report Date: Report Type: Search Radius (km):		04-JUL-13 Custom Report .25			
14	1 of 2	N/148.3	200.0	Derry Village Animal Clinic 7070 St Barbara Blvd, Unit 32 Mississauga ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON4168757 As of May 2015 --- Details --- Waste Code: Waste Description:			
		312 Pathological wastes			
14	2 of 2	N/148.3	200.0	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655 7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	PES
Licence No.: Licence Type:		Vendor			
15	1 of 1	NNE/196.5	200.0	ON	WWIS
Well ID: Concession: County: Easting Nad83: Zone: Primary Water Use: Sec. Water Use: Pump Rate: Flow Rate: Specific Capacity: Construction Method: Elevation (m): Depth to Bedrock: Water Type:		7212109 PEEL 603813 17		Lot: Concession Name: Municipality: Northing Nad83: Utm Reliability: Construction Date: Well Depth: Static Water Level: Clear/Cloudy: Final Well Status: Flowing (y/n): Elevation Reliability: Overburden/Bedrock: Casing Material:	
				MISSISSAUGA CITY 4832631 margin of error : 100 m - 300 m 01-AUG-13	
16	1 of 1	NNE/204.9	200.0	Shailtel International Inc. 290 & 298 Derry Road West City of Mississauga ON	ECA
Record Type: PDF URL: CofA Number: Date: Status: Project Type:		 3637-9MWRW5 8/13/14 Approved Municipal and Private Sewage			
17	1 of 1	NNE/218.0	199.3	290 Derry Rd W Mississauga ON L5W 1N6	EHS
Addit. Info Ordered: Order No.:		Fire Insur. Maps and/or Site Plans 20121105044			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Report Date:		14-NOV-12			
Report Type:		Custom Report			
Search Radius (km):		.25			
18	1 of 1	N/191.4	200.0	lot 11 con 1 ON	WWIS
Well ID:		4905539		Lot: 011	
Concession:		01		Concession Name: HS W	
County:		PEEL		Municipality: MISSISSAUGA CITY	
Easting Nad83:		603694.6		Northing Nad83: 4832683	
Zone:		17		Utm Reliability: margin of error : 30 m - 100 m	
Primary Water Use:		Domestic		Construction Date: 29-MAY-78	
Sec. Water Use:				Well Depth: 60 ft	
Pump Rate:		10 GPM		Static Water Level: 26 ft	
Flow Rate:				Clear/Cloudy: CLOUDY	
Specific Capacity:				Final Well Status: Water Supply	
Construction Method:		Cable Tool		Flowing (y/n): N	
Elevation (m):		199.74		Elevation Reliability:	
Depth to Bedrock:		23		Overburden/Bedrock: Bedrock	
Water Type:		FRESH		Casing Material: FRESH	
--- Details ---					
Thickness:		1 ft		Original Depth: 1 ft	
Material Colour:		BLACK		Material: TOPSOIL	
+					
Thickness:		22 ft		Original Depth: 23 ft	
Material Colour:		BROWN		Material: CLAY	
+					
Thickness:		37 ft		Original Depth: 60 ft	
Material Colour:		RED		Material: SHALE	
19	1 of 6	WSW/181.9	198.0	Imperial Oil Limited 7030 McLaughlin Rd Mississauga ON L5W 1W7	CA
Certificate #:		9159-7L6JQY			
Application Year:		2008			
Issue Date:		11/7/2008			
Approval Type:		Industrial Sewage Works			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
19	2 of 6	WSW/181.9	198.0	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	FST
Instance Number:		63326670			
Cont Name:					
Instance Type:		FS Liquid Fuel Tank			
Fuel Type:		Gasoline			
Status:		Active			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		46000 Fiberglass (FRP) Fiberglass Double Wall UST 2002 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
19	3 of 6	WSW/181.9	198.0	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		63326671 FS Liquid Fuel Tank Gasoline Active 46000 Fiberglass (FRP) Fiberglass Double Wall UST 2002 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
19	4 of 6	WSW/181.9	198.0	MUHAMMAD ARSHAD O/A ZAM ZAM ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	FST
Instance Number: Cont Name: Instance Type: Fuel Type: Status: Capacity: Tank Material: Corrosion Protection: Tank Type: Install Year: Parent Facility Type: Facility Type:		63326669 FS Liquid Fuel Tank Gasoline Active 46000 Fiberglass (FRP) Fiberglass Double Wall UST 2002 FS Gasoline Station - Self Serve FS Liquid Fuel Tank			
19	5 of 6	WSW/181.9	198.0	SHARON ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	RST
Facility: Description:		Service Stations-Gasoline, Oil & Natural Gas			
19	6 of 6	WSW/181.9	198.0	Esso Petroleum Canada, A Division of Imperial Oil Limited ESSO SERVICE STN, 7030 MCLAUGHLIN RD.<UNOFFICIAL> Mississauga ON L5W 1W7	SPL
Ref NO: Contaminant Code: Contaminant Name: Contaminant Quantity:		8146-66BUSU 12 GASOLINE 8 L			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
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:		Pipe Or Hose Leak 10/31/2004 Equipment Failure TSSA-Esso S.S.-8 L gas to grd 11/1/2004 Not Anticipated Soil Contamination Land M.C.B.S. - Fuel Safety; Spill to Land Service Station Mississauga			
20	1 of 14	W/211.7	200.9	Khurram Hussain Inc. 7070 MCLAUGHLIN RD Mississauga ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description: --- Details --- Waste Code: Waste Description:		ON6501180 As of May 2015 312 Pathological wastes			
20	2 of 14	W/211.7	200.9	Prime Urgent Care Clinic 7070 Mclaughlin rd. UnitF1 Mississauga ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description:		ON4981603 2012 621110 Offices of Physicians			
20	3 of 14	W/211.7	200.9	Prime Urgent Care Clinic 7070 Mclaughlin rd. UnitF1 Mississauga ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description: --- Details --- Waste Code: Waste Description:		ON4981603 As of May 2015 312 Pathological wastes			
20	4 of 14	W/211.7	200.9	Prime Urgent Care Clinic 7070 Mclaughlin rd. UnitF1 Mississauga ON	GEN
Generator #: Approval Yrs: SIC Code: SIC Description: --- Details --- Waste Code: Waste Description:		ON4981603 2013 621110 OFFICES OF PHYSICIANS 312 PATHOLOGICAL WASTES			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
20	5 of 14	W/211.7	200.9	TONY & RENATA'S NO FRILLS 7070 MCLAUGHLIN DR MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Limited Vendor			
20	6 of 14	W/211.7	200.9	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN) 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Vendor			
20	7 of 14	W/211.7	200.9	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Limited Vendor			
20	8 of 14	W/211.7	200.9	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN) 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	PES
Licence No.: Licence Type:		23-01-13102-0 LIMITED			
20	9 of 14	W/211.7	200.9	1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS 7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Vendor			
20	10 of 14	W/211.7	200.9	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Limited Vendor			
20	11 of 14	W/211.7	200.9	853262 ONTARIO LIMITED O/A TONY & RENATA'S NO FRILLS 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Vendor			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
20	12 of 14	W/211.7	200.9	1761614 ONTARIO LIMITED O/A MIKE'S NO FRILLS 7070 MCLAUGHLIN ROAD MISSISSAUGA ON L5W 1W7	PES
Licence No.: Licence Type:		23-01-14817-0 LIMITED			
20	13 of 14	W/211.7	200.9	SHOPPERS DRUG MART #0902 (DERRY AND MCLAUGHLIN) 7070 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	PES
Licence No.: Licence Type:		Limited Vendor			
20	14 of 14	W/211.7	200.9	Loblaws Inc. 7070 McLaughlin Rd Mississauga ON	SPL
Ref NO:		1788-7ERMBZ			
Contaminant Code:		15			
Contaminant Name:		TRANSMISSION OIL			
Contaminant Quantity:		1 L			
Incident Cause:					
Incident Dt:					
Incident Reason:					
Incident Summary:		No Frills: leaking vehicle on parking lot.possible cb impact			
MOE Reported Dt:		5/18/2008			
Environmental Impact:		Not Anticipated			
Nature of Impact:					
Receiving Medium:					
SAC Action Class:		Land Spills			
Sector Source Type:		Other Motor Vehicle			
Site Municipality:		Mississauga			

Unplottable Summary

Total: **82** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	MISSISSAUGA CITY	MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	The Corporation of the City of Mississauga	McLaughlin Rd	Mississauga ON	
CA		McLaughlin Road	Mississauga ON	
CA		Lots 7,8,9,10,11,12, Concessions 1/2, McLaughlin Road	Mississauga ON	
CA	R.M. OF PEEL	MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	GASPERO DEVELOPMENTS LTD.	STREET A W. OF MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL	MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	GASPERO DEVELOPMENTS LTD. FILE#8776	STREET 'A' MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	MISSISSAUGA CITY	MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	ORLANDO CORPORATION	MCLAUGHLIN RD.	MISSISSAUGA CITY ON	
CA	CLERGY PROPERTIES LIMITED	SAINT BARBARA BOULEVARD	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL	DERRY RD. WEST	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL WINSTON CHURCHILL BLVD.	DERRY RD.	MISSISSAUGA CITY ON	
CA	MARKBOROUGH PROPERTIES INC.	DERRY RD.,FIRST FLUSH POND #1	MISSISSAUGA CITY ON	
CA	THE ERIN MILLS DEVELOPMENT CORPORATION	DERRY RD. EASEMENT	MISSISSAUGA CITY ON	
CA	GANNA CONTRACTING INC.	DERRY RD.	MISSISSAUGA CITY ON	

CA	The Regional Municipality of Peel	Derry Rd	Mississauga ON
CA	MONARCH CONSTRUCTION LIMITED	GOODERHAM EST.SUB.PH2/DERRY RD	MISSISSAUGA ON
CA	GANA CONTRACTING INC.	DERRY RD.	MISSISSAUGA CITY ON
CA	Cactus Gate and Crimson King Circle	Part of Lot 11 and 12	Mississauga ON
CA	Derryvale Subdivision	Part of Lot 11, Cons. 2. W.H.S.	Mississauga ON
CA	Fletcher's Creek Business Park	Lot 10, Concession 1, W.H.S.	Mississauga ON
CA	Fletcher's Creek Business Park	Lot 10, Concession 1, W.H.S.	Mississauga ON
CA	Fletcher's Creek Business Park	Lot 10, Concession 1, W.H.S.	Mississauga ON
CA	Fletcher's Creek Business Park	Lot 10, Concession 1, W.H.S.	Mississauga ON
CA	Petro-Canada Inc.	Block 172, Registered Plan 43M-1484	Mississauga ON
CA	Derryvale Subdivision	Part of Lot 11, Cons. 2. W.H.S.	Mississauga ON
CA	GWL Realty Advisors Inc.	Part of Lot 11, Concession 1, West of Hurontario Street	Mississauga ON
CA	Terano Properties Inc.	Lots 8, 9, and Part of Lot 10, Reg. Plan 334	Mississauga ON
CA	Fletcher's Creek Business Park	Lot 10, Concession 1, W.H.S.	Mississauga ON
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON
CA	PETRO-CANADA PRODUCTS-LAKE ONTARIO REFIN	ZEBRA MUSSEL CONTROL PROGRAM	MISSISSAUGA CITY ON
CA	Imperial Oil	Part of Lot 11, Concession 2 WHS	Mississauga ON
CA	GASPERO DEVELOPMENTS LTD.	STREET A W. OF MCLAUGHLIN RD.	MISSISSAUGA CITY ON
CA	ORLANDO CORPORATION	STREET LINE MCLAUGHLIN RD.	MISSISSAUGA CITY ON
CONV	LOBLAWS SUPERMARKETS LIMITED		ON
EBR	Petro-Canada Products		City of Mississauga ON

EBR	Imperial Oil Ltd.Toronto Division	Part of Lots 11 and 12	City of Mississauga ON	
ECA	High Tech Pet Products Inc.		City of Mississauga ON	
EXP	SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN	UNKNOWN	MISSISSAUGA ON	
EXP	SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN	UNKNOWN	MISSISSAUGA ON	
EXP	SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN	UNKNOWN	MISSISSAUGA ON	
EXP	SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN	UNKNOWN	MISSISSAUGA ON	
GEN	Staedtler Mars Ltd	McLaughlin Road	Mississauga ON	
GEN	Staedtler Mars Ltd	McLaughlin Road	Mississauga ON	
GEN	Staedtler Mars Ltd	McLaughlin Road	Mississauga ON	L5R 3K5
GEN	UCO PETROLEUM INC. 39-262	UCO WOODSTOCK, PT LOT 11&12, CON.1,EAST OXFORD TWP, C/O P.O.BOX 7030 STN.A	MISSISSAUGA ON	L5B 2N6
GEN	Staedtler Mars Ltd	McLaughlin Road	Mississauga ON	L5R 3K5
GEN	Staedtler Mars Ltd	McLaughlin Road	Mississauga ON	
REC	PPM INC. - PETRO CAN. INC.	PETRO CANADA INC. TRAFALGAR REFINERY	MISSISSAUGA ON	
REC	PPM INC. - PETRO CAN. INC.	TRAFALGAR REFINERY, MISSISSAUGA C/O 1 YONGE STREET, SUITE 801	TORONTO ON	M5E 1E5
SPL	PETRO-CANADA	TANK TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL	PETRO-CANADA	SERVICE STATION	MISSISSAUGA CITY ON	
SPL	IMPERIAL OIL	ESSO SERVICE STATION	MISSISSAUGA CITY ON	
SPL	IMPERIAL OIL LTD.	BULK STATION/STORAGE DEPOT	MISSISSAUGA CITY ON	
SPL	IMPERIAL OIL	ESSO SERVICE STATION	MISSISSAUGA CITY ON	
SPL	Suncor Energy Inc.	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	Petro-Canada	Clarkson Refinery	Mississauga ON	
SPL	Suncor Energy Inc.	Clarkson Refinery	Mississauga ON	
SPL	Suncor Energy Inc.		Mississauga ON	
SPL	Imperial Oil Limited		Mississauga ON	
SPL	Tej Transport<UNOFFICIAL>	Derry Road Exit	Mississauga ON	
SPL	CIBA Specialty Chemical Canada Inc.<UNOFFICIAL>	DERRY RD., FEW BLOCKS EAST OF MISSISSAUGA RD.<UNOFFICIAL>	Mississauga ON	
SPL	TRANSPORT TRUCK	WESTBOUND RAMP OF DERRY RD GOING TO HWY # 410 NORTHBOUND. TRANSPORT TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL		north of Derry Rd. KENNEDY AND SECRETARIAT RD<UNOFFICIAL>	Mississauga ON	
SPL	S.21	Derry Road, west of Glen Erin Dr.	Mississauga ON	
SPL		Derry Rd EB, E of Mississauga Rd	Mississauga ON	
SPL	Suncor Energy Inc.	Clarkson Refinery	Mississauga ON	
SPL		PETRO-CANADA SERVICE STATION \	MISSISSAUGA CITY ON	
SRDS	PETRO-CANADA PRODUCTS - MISSISSAUGA LUBRICANTS CENTER		MISSISSAUGA ON	
SRDS	PETRO-CANADA LUBRICANTS INC.		MISSISSAUGA ON	
SRDS	PETRO-CANADA LUBRICANTS INC.		MISSISSAUGA ON	
SRDS	PETRO-CANADA LUBRICANTS INC.		MISSISSAUGA ON	
WDS	Petro-Canada		Mississauga ON	
WDS	Suncor Energy Inc.	Mississauga	ON	
WDS	Petro-Canada Lubricants Inc.	Clarkson Refinery	Mississauga ON	
WDS	Petro-Canada		Mississauga ON	
WWIS		lot 10 con 2	ON	

Unplottable Report

Site: *MISSISSAUGA CITY
MCLAUGHLIN RD. MISSISSAUGA CITY ON*

Database:
CA

Certificate #: 3-1719-87-
Application Year: 87
Issue Date: 9/29/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *The Corporation of the City of Mississauga
McLaughlin Rd Mississauga ON*

Database:
CA

Certificate #: 8100-7BEKYU
Application Year: 2008
Issue Date: 2/5/2008
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *McLaughlin Road Mississauga ON*

Database:
CA

Certificate #: 2118-52VPFS
Application Year: 01
Issue Date: 9/27/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: The Corporation of the Regional Municipality of Peel
Client Address: 10 Peel Centre Drive, Fourth Floor
Client City: Brampton
Client Postal Code: L6T 4B9
Project Description: This application is for the construction of a storm sewer on McLaughlin Road in the City of Mississauga.
Contaminants:
Emission Control:

Site: *Lots 7,8,9,10,11,12, Concessions 1/2, McLaughlin Road Mississauga ON*

Database:
CA

Certificate #: 4076-4PJRSS
Application Year: 00
Issue Date: 9/27/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation Of The City Of Mississauga
Client Address: 3185 Mavis Road
Client City: Mississauga
Client Postal Code: L5C 1T7
Project Description: storm sewers to be constructed on McLaughlin Road
Contaminants:
Emission Control:

Site: **R.M. OF PEEL**
MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1435-88-
Application Year: 88
Issue Date: 8/24/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **GASPERO DEVELOPMENTS LTD.**
STREET A W. OF MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0002-88-
Application Year: 88
Issue Date: 1/22/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **R.M. OF PEEL**
MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-1230-88-
Application Year: 88
Issue Date: 8/25/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:

Contaminants:
Emission Control:

Site: GASPERO DEVELOPMENTS LTD. FILE#8776
STREET 'A' MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0022-88-
Application Year: 88
Issue Date: 6/12/1990
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MISSISSAUGA CITY
MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1436-88-
Application Year: 88
Issue Date: 8/5/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ORLANDO CORPORATION
MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-0054-89-
Application Year: 89
Issue Date: 1/27/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: CLERGY PROPERTIES LIMITED
SAINT BARBARA BOULEVARD MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-0218-99-
Application Year: 99
Issue Date: 4/22/1999
Approval Type: Municipal water

Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF PEEL
DERRY RD. WEST MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1843-86-
Application Year: 86
Issue Date: 12/31/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF PEEL WINSTON CHURCHILL BLVD.
DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-2271-87-
Application Year: 87
Issue Date: 1/12/1988
Approval Type: Municipal sewage
Status: Approved in 1988
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MARKBOROUGH PROPERTIES INC.
DERRY RD., FIRST FLUSH POND #1 MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1026-95-
Application Year: 95
Issue Date: 9/12/1995
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: THE ERIN MILLS DEVELOPMENT CORPORATION
DERRY RD. EASEMENT MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0154-88-
Application Year: 88
Issue Date: 2/24/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GANA CONTRACTING INC.
DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-1888-88-
Application Year: 88
Issue Date: 11/24/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Regional Municipality of Peel
Derry Rd Mississauga ON

Database:
CA

Certificate #: 4290-6ZYKD6
Application Year: 2007
Issue Date: 4/12/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MONARCH CONSTRUCTION LIMITED
GOODERHAM EST.SUB.PH2/DERRY RD MISSISSAUGA ON

Database:
CA

Certificate #: 3-0009-98-
Application Year: 98
Issue Date: 1/14/1998
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:

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

Site: **GANA CONTRACTING INC.**
 DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-2232-88-
Application Year: 88
Issue Date: 11/24/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Database:
CA

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

Contaminants:
Emission Control:

Site: **Derryvale Subdivision**
 Part of Lot 11, Cons. 2. W.H.S. Mississauga ON

Database:
CA

Certificate #: 6041-4JXQA8
Application Year: 00
Issue Date: 5/3/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Monarch Construction Limited
Client Address: 2025 Sheppard Avenue East
Client City: Willowdale
Client Postal Code: M2J 1X7
Project Description: Installation of Watermains on Lantern Fly Hollow from Tabbyman Walk to Sedan Square
Contaminants:
Emission Control:

Site: **Fletcher's Creek Business Park**
 Lot 10, Concession 1, W.H.S. Mississauga ON

Database:
CA

Certificate #: 2003-4LSHCN

Application Year: 00
Issue Date: 7/25/00
Approval Type: Municipal & Private water
Status: Revoked and/or Replaced
Application Type: New Certificate of Approval
Client Name: 1296421 Ontario Inc.
Client Address: 50 Burnhamthorpe Road West, Suite #1600
Client City: Mississauga
Client Postal Code: L5B 3C3
Project Description: Extension of existing watermain system to service proposed industrial/commercial subdivision.
Contaminants:
Emission Control:

Site: *Fletcher's Creek Business Park*
Lot 10, Concession 1, W.H.S. Mississauga ON

Database:
CA

Certificate #: 8450-4LSH4W
Application Year: 00
Issue Date: 7/25/00
Approval Type: Municipal & Private sewage
Status: Revoked and/or Replaced
Application Type: New Certificate of Approval
Client Name: 1296421 Ontario Inc.
Client Address: 50 Burnhamthorpe Road West, Suite #1600
Client City: Mississauga
Client Postal Code: L5B 3C3
Project Description: Construct storm sewer system to service this proposed industrial/commercial subdivision. Extension of existing municipal sanitary sewer system to service proposed industrial/commercial subdivision.
Contaminants:
Emission Control:

Site: *Fletcher's Creek Business Park*
Lot 10, Concession 1, W.H.S. Mississauga ON

Database:
CA

Certificate #: 7327-4MDH9V
Application Year: 00
Issue Date: 7/20/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: 1296421 Ontario Inc.
Client Address: 50 Burnhamthorpe Road West, Suite #1600
Client City: Mississauga
Client Postal Code: L5B 3C3
Project Description: This application is for the construction of a storm water management pond and sediment forebay to service a proposed industrial/commercial development as well as 76.30 hectares of upstream lands.
Contaminants:
Emission Control:

Site: *Fletcher's Creek Business Park*
Lot 10, Concession 1, W.H.S. Mississauga ON

Database:
CA

Certificate #: 3354-4MDKRC
Application Year: 00
Issue Date: 7/25/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: Amended CofA
Client Name: 1296421 Ontario Inc.
Client Address: 90 Burnhamthorpe Road West, Suite #1600
Client City: Mississauga
Client Postal Code: L5B 3C2
Project Description: Proponent made a mistake in the mailing address.

Contaminants:
Emission Control:

Site: *Petro-Canada Inc.
Block 172, Registered Plan 43M-1484 Mississauga ON*

Database:
CA

Certificate #: 3278-6JSJPM
Application Year: 2005
Issue Date: 12/7/2005
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Derryvale Subdivision
Part of Lot 11, Cons. 2. W.H.S. Mississauga ON*

Database:
CA

Certificate #: 5387-4JRQUR
Application Year: 00
Issue Date: 4/28/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Monarch Construction Limited
Client Address: 2025 Sheppard Avenue East
Client City: Willowdale
Client Postal Code: M2J 1X7
Project Description: This application is for the installation of storm and sanitary sewers on Lantern Fly Hollow from Tabbyman Walk to Para Place
Contaminants:
Emission Control:

Site: *GWL Realty Advisors Inc.
Part of Lot 11, Concession 1, West of Hurontario Street Mississauga ON*

Database:
CA

Certificate #: 4754-6H6M96
Application Year: 2005
Issue Date: 10/17/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Terano Properties Inc.
Lots 8, 9, and Part of Lot 10, Reg. Plan 334 Mississauga ON*

Database:
CA

Certificate #: 7549-5SHNF6
Application Year: 2003
Issue Date: 10/21/2003

Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *Fletcher's Creek Business Park*
Lot 10, Concession 1, W.H.S. Mississauga ON

Database:
CA

Certificate #: 3851-4MDKTK
Application Year: 00
Issue Date: 7/25/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: Amended CofA
Client Name: 1296421 Ontario Inc.
Client Address: 90 Burnhamthorpe Road West, Suite #1600
Client City: Mississauga
Client Postal Code: L5B 3C2
Project Description: Proponent made a mistake in the address.
Contaminants:
Emission Control:

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

Database:
CA

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

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

Database:
CA

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

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

Database:
CA

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

Site: *PETRO-CANADA PRODUCTS-LAKE ONTARIO REFIN
ZEBRA MUSSEL CONTROL PROGRAM MISSISSAUGA CITY ON*

Database:
CA

Certificate #: 4-0047-90-
Application Year: 90
Issue Date: 6/20/1990
Approval Type: Industrial wastewater
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description: ZEBRA MUSSEL CONTROL
Contaminants: Chlorine
Emission Control: Dechlorination

Site: *Imperial Oil
Part of Lot 11, Concession 2 WHS Mississauga ON*

Database:
CA

Certificate #: 4487-4WEPBM
Application Year: 01
Issue Date: 5/14/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Imperial Oil Limited
Client Address: 5160 Yonge Street
Client City: Toronto
Client Postal Code: M2K 3A3
Project Description: Sanitary sewers to be constructed on Derry Road West
Contaminants:
Emission Control:

Site: *GASPERO DEVELOPMENTS LTD.
STREET A W. OF MCLAUGHLIN RD. MISSISSAUGA CITY ON*

Database:
CA

Certificate #: 7-0001-88-
Application Year: 88
Issue Date: 1/22/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:

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

Site: **ORLANDO CORPORATION**
STREET LINE MCLAUGHLIN RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0052-89-
Application Year: 89
Issue Date: 1/27/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **LOBLAWS SUPERMARKETS LIMITED**
ON

Database:
CONV

File No.:
Crown Brief No.: 02-0108-0749
Ministry District: YORK-DURHAM
Region: CENTRAL REGION
Description: STORE AND DISPLAY PESTICIDE IN MANNER LIKELY TO BRING IT INTO CONTACT WITH FOOD.

--- Details ---

Date Charged: 3/24/2003
Fine: \$7000
Act/Regulation/Section: PA 914 125(C)
Charge Disposition: FINED

Site: **Petro-Canada Products**
City of Mississauga ON

Database:
EBR

Year: 1997
EBR Registry No.: IA7E1336
Ministry Ref. No.:
Type: Instrument
Instrument Type: EPA s. 27 - Approval for a waste disposal site.
Proposal Date: 9/4/97
Location: City of Mississauga
Proponent Address: Petro-Canada Products,Oakville Refinery,3275 Rebecca St.,Oakville, Ontario,L5N 6G7

Site: **Imperial Oil Ltd.Toronto Division**
Part of Lots 11 and 12 City of Mississauga ON

Database:
EBR

Year: 1997
EBR Registry No.: IA7E1529
Ministry Ref. No.:
Type: Instrument
Instrument Type: EPA s. 46 - Approval for use of a former waste disposal site.
Proposal Date: 10/9/97
Location: City of Mississauga
Proponent Address: Imperial Oil Ltd.Toronto Division,111 St. Clair Ave.W.,Toronto, Ontario, M5W 1K3

Site: High Tech Pet Products Inc.
City of Mississauga ON

Database:
[ECA](#)

Record Type: ECA
PDF URL: <https://www.accessenvironment.ene.gov.on.ca/instruments/1889-A72TRZ-14.pdf>
CofA Number: 9131-A7EPMV
Date: 2016-02-29
Status: Approved
Project Type: Municipal and Private Sewage Works

Site: SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN
UNKNOWN MISSISSAUGA ON

Database:
[EXP](#)

Instance ID: 18286
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10448701
Instance Type: FS Highway Tank - Gas/Diesel
Status: EXPIRED
Description: FS HIGHWAY TANK - GASOLINE/DIESEL

Site: SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN
UNKNOWN MISSISSAUGA ON

Database:
[EXP](#)

Instance ID: 17634
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10448714
Instance Type: FS Highway Tank - Gas/Diesel
Status: EXPIRED
Description: FS HIGHWAY TANK - GASOLINE/DIESEL

Site: SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN
UNKNOWN MISSISSAUGA ON

Database:
[EXP](#)

Instance ID: 17514
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10448705
Instance Type: FS Highway Tank - Gas/Diesel
Status: EXPIRED
Description: FS HIGHWAY TANK - GASOLINE/DIESEL

Site: SUNCOR ENERGY INC - REFINING & MARKETING ATTN C VANDERZWAN
UNKNOWN MISSISSAUGA ON

Database:
[EXP](#)

Instance ID: 17353
TSSA Program Area:
Maximum Hazard Rank:
Facility Type:
Expired Date:
Instance Number: 10448717

Instance Type: FS Highway Tank - Gas/Diesel
Status: EXPIRED
Description: FS HIGHWAY TANK - GASOLINE/DIESEL

Site: **Staedtler Mars Ltd**
McLaughlin Road Mississauga ON

Database:
GEN

Generator #: ON1949386
Approval Yrs: 2010
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

--- Details ---

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

Site: **Staedtler Mars Ltd**
McLaughlin Road Mississauga ON

Database:
GEN

Generator #: ON1949386
Approval Yrs: 2009
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

--- Details ---

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

Site: **Staedtler Mars Ltd**
McLaughlin Road Mississauga ON L5R 3K5

Database:
GEN

Generator #: ON1949386
Approval Yrs: 2012
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

--- Details ---

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

Site: **UCO PETROLEUM INC. 39-262**
UCO WOODSTOCK, PT LOT 11&12, CON.1,EAST OXFORD TWP, C/O P.O.BOX 7030 STN.A MISSISSAUGA ON L5B 2N6

Database:
GEN

Generator #: ON1446929
Approval Yrs: 94,95
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.

--- Details ---

Waste Code: 221
Waste Description: LIGHT FUELS

Site: **Staedtler Mars Ltd**
McLaughlin Road Mississauga ON L5R 3K5

Database:
GEN

Generator #: ON1949386
Approval Yrs: 02,03,04,05,06,07,08
SIC Code:
SIC Description:

--- Details ---

Waste Code: 145

Waste Description: PAINT/PIGMENT/COATING RESIDUES

Site: Staedtler Mars Ltd
McLaughlin Road Mississauga ON

Database:
GEN

Generator #: ON1949386
Approval Yrs: 2011
SIC Code: 339990
SIC Description: All Other Miscellaneous Manufacturing

--- Details ---

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

Site: PPM INC. - PETRO CAN. INC.
PETRO CANADA INC. TRAFALGAR REFINERY MISSISSAUGA ON

Database:
REC

Receiver #: A210416
Facility Type:
Approval Yrs: 06,07,08

Site: PPM INC. - PETRO CAN. INC.
TRAFALGAR REFINERY, MISSISSAUGA C/O 1 YONGE STREET, SUITE 801 TORONTO ON M5E 1E5

Database:
REC

Receiver #: A210416
Facility Type: RECLAIM
Approval Yrs: 92,93,94,95,96,97,98

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: 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: IMPERIAL OIL
ESSO SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 118444
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: CONTAINER OVERFLOW
Incident Dt: 9/13/1995
Incident Reason: ERROR
Incident Summary: IMPERIAL OIL: 75L DIESEL FUEL TO ASPHALT,SEPARATOR& CATCHBASIN: CLEANING UP
MOE Reported Dt: 9/13/1995
Environmental Impact: POSSIBLE
Nature of Impact: Multi Media Pollution
Receiving Medium: LAND / WATER
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site: IMPERIAL OIL LTD.
BULK STATION/STORAGE DEPOT MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 110613
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: VALVE/FITTING LEAK OR FAILURE
Incident Dt: 3/6/1995
Incident Reason: GASKET/JOINT
Incident Summary: IMPERIAL OIL: 30L DIESEL FUEL TO CONCRETE PAD & OIL/WATER SEPARATOR:MCCR
MOE Reported Dt: 3/6/1995
Environmental Impact: NOT ANTICIPATED
Nature of Impact: Water course or lake
Receiving Medium: LAND / WATER
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

Site: IMPERIAL OIL
ESSO SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref NO: 110268
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: PIPE/HOSE LEAK
Incident Dt: 2/22/1995
Incident Reason: EQUIPMENT FAILURE
Incident Summary: IMPERIAL OIL: 60L DIESEL FUEL TO CONCRETE PAD,ROAD& CATCHBASIN: WORKS
MOE Reported Dt: 2/22/1995
Environmental Impact: CONFIRMED
Nature of Impact: Multi Media Pollution
Receiving Medium: LAND / WATER
SAC Action Class:
Sector Source Type:
Site Municipality: 21102

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: 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: 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
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: **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: **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: **Imperial Oil Limited**
Mississauga ON

Database:
SPL

Ref NO: 0332-8RFT59
Contaminant Code: 13
Contaminant Name: PETROLEUM DISTILLATES (N.O.S.)
Contaminant Quantity:
Incident Cause:
Incident Dt: 13-FEB-12
Incident Reason:
Incident Summary: I.O.L.-Ukn Qty Petroleum to Ground at Card Lock

MOE Reported Dt: 13-FEB-12
Environmental Impact: Not Anticipated
Nature of Impact:
Receiving Medium: Sewage - Municipal/Private and Commercial
SAC Action Class: Land Spills
Sector Source Type:
Site Municipality: Mississauga

Site: *Tej Transport<UNOFFICIAL>
Derry Road Exit Mississauga ON*

Database:
SPL

Ref NO: 5126-7MTVHB
Contaminant Code: 13
Contaminant Name: DIESEL FUEL
Contaminant Quantity: 100 L
Incident Cause: Other Transport Accident
Incident Dt:
Incident Reason:
Incident Summary: Tej Transport: 410 south, 100L diesel to ditch
MOE Reported Dt: 12/30/2008
Environmental Impact: Possible
Nature of Impact: Other Impact(s)
Receiving Medium:
SAC Action Class: Highway Spills (usually highway accidents)
Sector Source Type: Transport Truck
Site Municipality: Mississauga

Site: *CIBA Specialty Chemical Canada Inc.<UNOFFICIAL>
DERRY RD., FEW BLOCKS EAST OF MISSISSAUGA RD.<UNOFFICIAL> Mississauga ON*

Database:
SPL

Ref NO: 8404-5RBM3N
Contaminant Code: 28
Contaminant Name: PIGMENT (N.O.S.)
Contaminant Quantity: 50 kg
Incident Cause: Other Discharges
Incident Dt: 9/12/2003
Incident Reason:
Incident Summary: CIBA Specialty Chem.,50 kg yellow pigment to rd
MOE Reported Dt: 9/12/2003
Environmental Impact: Possible
Nature of Impact: Soil Contamination
Receiving Medium: Land
SAC Action Class: Spill to Land
Sector Source Type: Transport Truck
Site Municipality: Mississauga

Site: *TRANSPORT TRUCK
WESTBOUND RAMP OF DERRY RD GOING TO HWY # 410 NORTHBOUND. TRANSPORT TRUCK (CARGO)
MISSISSAUGA CITY ON*

Database:
SPL

Ref NO: 230845
Contaminant Code:
Contaminant Name:
Contaminant Quantity:
Incident Cause: OTHER CONTAINER LEAK
Incident Dt: 7/5/2002
Incident Reason: OTHER
Incident Summary: TRANSPORT TRUCK-26 BOXES OF 4/4 L GLYCOL CONTAINERFELL OFF TO HWY & SPILLED
MOE Reported Dt: 7/5/2002
Environmental Impact: POSSIBLE
Nature of Impact: Soil contamination
Receiving Medium: LAND
SAC Action Class:

Sector Source Type:
Site Municipality: 21102

Site: north of Derry Rd. KENNEDY AND SECRETARIAT RD<UNOFFICIAL> Mississauga ON

Database:
SPL

Ref NO: 2354-6VDTPJ
Contaminant Code: 44
Contaminant Name: SEWAGE,RAW UNCHLORINATED
Contaminant Quantity: Unknown
Incident Cause:
Incident Dt: 11/9/2006
Incident Reason:
Incident Summary: Mississauga, Kennedy & Secretariat Rd., sewage spill.
MOE Reported Dt: 11/9/2006
Environmental Impact: Possible
Nature of Impact: Soil Contamination; Surface Water Pollution
Receiving Medium: Land & Water
SAC Action Class:
Sector Source Type: Sewer
Site Municipality: Mississauga

Site: S.21
Derry Road, west of Glen Erin Dr. Mississauga ON

Database:
SPL

Ref NO: 7756-66HKPQ
Contaminant Code:
Contaminant Name: Vehicle Fluids - (gas and oil)
Contaminant Quantity: 100 L
Incident Cause: Other Discharges
Incident Dt: 11/7/2004
Incident Reason: Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion)
Incident Summary: MVA - Firewater & vehicle fluids to road
MOE Reported Dt: 11/7/2004
Environmental Impact: Possible
Nature of Impact: Soil Contamination; Surface Water Pollution
Receiving Medium: Land & Water
SAC Action Class: Spill to Highway (Accident)
Sector Source Type: Other
Site Municipality: Mississauga

Site: Derry Rd EB, E of Mississauga Rd Mississauga ON

Database:
SPL

Ref NO: 3301-8F8P57
Contaminant Code: 13
Contaminant Name: DIESEL FUEL
Contaminant Quantity: 200 L
Incident Cause: Tank (Above Ground) Leak
Incident Dt: 3/23/2011
Incident Reason:
Incident Summary: Canada Drayage: TT MVA, 200 L diesel to rd & CB
MOE Reported Dt: 3/23/2011
Environmental Impact: Possible
Nature of Impact: Other Impact(s); Surface Water Pollution
Receiving Medium:
SAC Action Class: Watercourse Spills
Sector Source Type: Transport Truck
Site Municipality: Mississauga

Site: Suncor Energy Inc.

Database:

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: 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

Site: PETRO-CANADA PRODUCTS - MISSISSAUGA LUBRICANTS CENTER
 MISSISSAUGA ON

Database:
 SRDS

Year: 2010
Works Id: 33
Company Code: 0000130104
SIC: 3612
SIC Desc: LUB. OIL & GREASE
Sector: PETROLEUM REFINERIES
Region: MOE CENTRAL REGION
District: MOE HALTON-PEEL DISTRICT
Body of Water:
Terminal Stream:
Minor Basin: LAKE ONTARIO
Major Basin: GREAT LAKES
Mailing Address: 000385 SOUTHDOWN RD ,000385SOUTHDOWN RD,,MISSISSAUGA,ONTARIO,CANADA,L5J 2Y3
Corp Address: 385 SOUTHDOWN RD ,385 SOUTHDOWN RD,,MISSISSAUGA,ONTARIO,CANADA,L5J 2Y3

--- Details ---

IMIS Control Point: 0700
Control Point: PLANT - PROCESS EFFLUENT
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IMIS Control Point: 0800
Control Point: PLANT - ONCE THROUGH COOLING WATER (OTCW)

Site: PETRO-CANADA LUBRICANTS INC.
 MISSISSAUGA ON

Database:
 SRDS

2013

0000130104

PETROLEUM REFINERIES

IMIS Control Point:

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Site: PETRO-CANADA LUBRICANTS INC.
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Database:
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Year: 2012
Works Id:
Company Code: 0000130104
SIC:
SIC Desc:
Sector: PETROLEUM REFINERIES
Region:
District:
Body of Water:
Terminal Stream:
Minor Basin:
Major Basin:
Mailing Address:
Corp Address:

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MISSISSAUGA ON

Year: 2009
Works Id: 33
Company Code: 0000130104
SIC: 3612 3611
SIC Desc: LUB. OIL & GREASE, REFINED PETRO. PROD.
Sector: PETROLEUM REFINERIES
Region: MOE CENTRAL REGION
District: MOE HALTON-PEEL DISTRICT
Body of Water: LAKE ONTARIO
Terminal Stream:
Minor Basin: LAKE ONTARIO
Major Basin: GREAT LAKES
Mailing Address: 000385 SOUTHDOWN RD ,000385SOUTHDOWN RD,,MISSISSAUGA,ONTARIO,CANADA,L5J 2Y3
Corp Address: 385 SOUTHDOWN RD ,385 SOUTHDOWN RD,,MISSISSAUGA,ONTARIO,CANADA,L5J 2Y3

--- Details ---

IMIS Control Point: 0100
Control Point: PROCESS EFFLUENT
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IMIS Control Point: 0300
Control Point: ONCE-THROUGH COOLING WATER
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IMIS Control Point: 0500
Control Point: ONCE-THROUGH COOLING WATER
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IMIS Control Point: 0700
Control Point: PLANT - PROCESS EFFLUENT
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IMIS Control Point: 0800
Control Point: PLANT - O.T.C.W.

Site: Petro-Canada
Mississauga ON

Database:
WDS

Certificate No.: A680263
Issue Date: 5/26/2011
Status: Approved
Application Status:
Concession:
Lot:
Region/County:
Proponent:
Address:
City:
Facility Type:
District Office:
Municipalities Served:
Total Area (ha):
Landfill Capacity (m³):
Landfill Monitoring:
Landfill Control Type:
Est. Closure Date:
Transfer Area (ha):
Transfer Capacity (m³):
Transfer Sites Certificate No.:
Incinerator Area (ha):
Incinerator Capacity (t):
Processing Area (m³):
Processing Capacity (m³/d):
Processing Volume (m³):
Processing Feed (m³):
Mobile Units:
Mobile Description:
Mobile Capacity:
Mobile Unit Certificate No.:
Waste Type:

Waste Type Other:
Waste Class:
Other Approvals/Permits:
Approval Description:
Waste Description:
Site Closing Description:
PDF URL:
Record Type:
Project Type:

Site: Suncor Energy Inc.
Mississauga ON

Database:
[WDS](#)

Certificate No.: A680263
Issue Date: 5/25/2012
Status: Approved
Application Status:
Concession:
Lot:
Region/County: Mississauga
Proponent:
Address:
City:
Facility Type:
District Office:
Municipalities Served:
Total Area (ha):
Landfill Capacity (m³):
Landfill Monitoring:
Landfill Control Type:
Est. Closure Date:
Transfer Area (ha):
Transfer Capacity (m³):
Transfer Sites Certificate No.:
Incinerator Area (ha):
Incinerator Capacity (t):
Processing Area (m³):
Processing Capacity (m³/d):
Processing Volume (m³):
Processing Feed (m³):
Mobile Units:
Mobile Description:
Mobile Capacity:
Mobile Unit Certificate No.:
Waste Type:
Waste Type Other:
Waste Class:
Other Approvals/Permits:
Approval Description:
Waste Description:
Site Closing Description:
PDF URL:
Record Type:
Project Type:

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

Database:
[WDS](#)

Certificate No.: A220111
Issue Date: 7/29/2010
Status: Approved
Application Status:
Concession:
Lot:
Region/County:

Proponent:
Address:
City:
Facility Type:
District Office:
Municipalities Served:
Total Area (ha):
Landfill Capacity (m³):
Landfill Monitoring:
Landfill Control Type:
Est. Closure Date:
Transfer Area (ha):
Transfer Capacity (m³):
Transfer Sites Certificate No.:
Incinerator Area (ha):
Incinerator Capacity (t):
Processing Area (m³):
Processing Capacity (m³/d):
Processing Volume (m³):
Processing Feed (m³):
Mobile Units:
Mobile Description:
Mobile Capacity:
Mobile Unit Certificate No.:
Waste Type:
Waste Type Other:
Waste Class:
Other Approvals/Permits:
Approval Description:
Waste Description:
Site Closing Description:
PDF URL:
Record Type:
Project Type:

Site: **Petro-Canada**
 Mississauga ON

Database:
[WDS](#)

Certificate No.: A680263
Issue Date: 5/8/2007
Status: Approved
Application Status:
Concession:
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Region/County:
Proponent:
Address:
City:
Facility Type:
District Office:
Municipalities Served:
Total Area (ha):
Landfill Capacity (m³):
Landfill Monitoring:
Landfill Control Type:
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Processing Volume (m³):
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Mobile Capacity:
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Waste Type Other:
Waste Class:
Other Approvals/Permits:
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Record Type:
Project Type:

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Database:
WWIS

Well ID: 4906787
Concession: 02
County: PEEL
Easting Nad83:
Zone: 17
Primary Water Use: Livestock
Sec. Water Use:
Pump Rate: 12 GPM
Flow Rate:
Specific Capacity:
Construction Method: Cable Tool
Elevation (m):
Depth to Bedrock:
Water Type: FRESH

Lot: 010
Concession Name: CON
Municipality: MISSISSAUGA CITY
Northing Nad83:
Utm Reliability: unknown UTM
Construction Date: 04-JAN-88
Well Depth: 114 ft
Static Water Level: 6 ft
Clear/Cloudy: CLOUDY
Final Well Status: Water Supply
Flowing (y/n): N
Elevation Reliability:
Overburden/Bedrock: Overburden
Casing Material: FRESH

--- Details ---

Thickness: 14 ft
Material Colour: BROWN
 +
Thickness: 84 ft
Material Colour: BLUE
 +
Thickness: 10 ft
Material Colour: GREY
 +
Thickness: 6 ft
Material Colour: GREY

Original Depth: 14 ft
Material: CLAY, SANDY, LOOSE

Original Depth: 98 ft
Material: CLAY, LOOSE

Original Depth: 108 ft
Material: SAND, GRAVEL, PACKED

Original Depth: 114 ft
Material: FINE GRAVEL, PACKED

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Mar 2015

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial [CA](#)

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

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial

CFOT

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

Government Publication Date: 1948-Dec 2015

Chemical Register:

Private

CHEM

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

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial

COAL

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

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial

CONV

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

Government Publication Date: 1989-Feb 2014

Certificates of Property Use:

Provincial

CPU

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

Government Publication Date: 1994-Jan 2016

Drill Hole Database:

Provincial

DRL

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

Government Publication Date: 1886-Jun 2014

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Feb 29, 2016

Environmental Registry:

Provincial

EBR

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

Government Publication Date: 1994-Jan 2016

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Feb 29, 2016

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System:

Federal

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: Current to Nov 2015

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: June 2000-Oct 2015

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:

Provincial

FST

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

Government Publication Date: 2010-Nov 2015

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-May 2015

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: Dec 31, 2013

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

TSSA Incidents:

Provincial

INC

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

Government Publication Date: June 2009 - Nov 2015

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: 2012

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Apr 2013

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: 1994-2013

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: Dec 31, 2014

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-2015

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-Aug 2015

Inventory of PCB Storage Sites:

Provincial

OPCB

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

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

Orders:

Provincial

ORD

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

Government Publication Date: 1994-Jan 2016

Canadian Pulp and Paper:

Private

PAP

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

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

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Nov 30, 2015

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Jan 2016

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial

RSC

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

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

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

Retail Fuel Storage Tanks:

Private

RST

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

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

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

Government Publication Date: 1988-Jun 2015

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-2013

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Government Publication Date: Current to Nov 2015

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

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

Government Publication Date: Feb 29, 2016

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

WDSH

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

WWIS

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

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

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

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

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

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

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



PLANNING&BUILDING

[Property Details](#)
[Zoning Information](#)
[Building Permits](#)
[Development Applications](#)
[Committee of Adjustment](#)
[Heritage](#)
[Map It](#)

Property Information

QUICK LINKS

- [My Applications](#)
- [My Properties](#)
- [Plan & Build eServices](#)

[Building & Renovating](#)
[City Planning](#)
[Development Applications](#)
[ePlans](#)
[Mississauga Data](#)
[Official Plans & Zoning By-laws](#)
[Planning Information Hub](#)
[Property Information & Maps](#)
[Urban Design](#)
[Services Online](#) > [Plan & Build eServices](#) > [Property Information](#)

Property Information

You can bookmark this property by clicking [Add To My Properties](#) link. This will display an address link in the MY PROPERTIES area. This feature will also provide you with email notifications when Building Permits, Development, or Committee of Adjustment Applications are received by the City of Mississauga. To unsubscribe from this service please click on the [My Properties](#) link.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
----------------------------------	------------------------------------	----------------------------------	--	---	--------------------------	------------------------

PROPERTY DETAILS

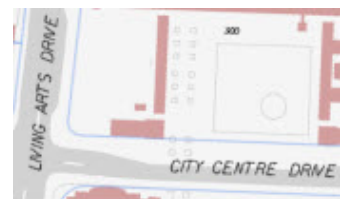
[View Another Property](#)

Address:	376 DERRY RD W	Ward:	11
Legal Description:	CON 1 WHS W PT LOT 10	Councillor:	GEORGE CARLSON
		Area:	19911.24 SM
Roll Number:	21-05-040-098-25200-0000	Depth:	0.00 M
Common Name:		Frontage:	0.00 M
Property Code:	SINGLE FAMILY DETACHED (NOT ON WATER)	Status:	Registered

Access Maps and Aerial Imagery

This online service allows you to:

- browse and explore accurate, regularly maintained mapping data
- view current and historical aerial photography
- search and locate an address
- search and locate a street intersection
- search and locate points of interest, such as parks
- measure distances and areas
- view the location and details of survey monuments
- view the location and details of City-planted trees
- rotate the map and click an Arrow button for true-north


[Map](#)

Contact Us



Call Us

3-1-1 or 905-615-4311
outside city limits.

Visit Us

P&B Customer Services Counter

Mississauga City Hall 3rd Floor,
300 City Centre Drive
Monday to Friday 8:30 a.m. to 4:30 p.m.

[email us](#)



PLANNING&BUILDING

[Property Details](#)
[Zoning Information](#)
[Building Permits](#)
[Development Applications](#)
[Committee of Adjustment](#)
[Heritage](#)
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Property Information

QUICK LINKS

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[Building & Renovating](#)
[City Planning](#)
[Development Applications](#)
[ePlans](#)
[Mississauga Data](#)
[Official Plans & Zoning By-laws](#)
[Planning Information Hub](#)
[Property Information & Maps](#)
[Urban Design](#)
[Services Online](#) > [Plan & Build eServices](#) > [Property Information](#)

Property Information

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Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
----------------------------------	------------------------------------	----------------------------------	--	---	--------------------------	------------------------

PROPERTY DETAILS

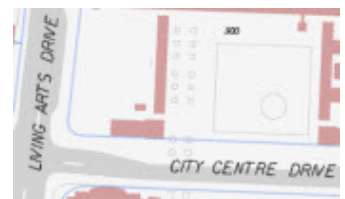
[View Another Property](#)

Address:	390 DERRY RD W	Ward:	11
Legal Description:	CON 1 WHS W PT LOT 10	Councillor:	GEORGE CARLSON
		Area:	6154.62 SM
Roll Number:	21-05-040-098-25100-0000	Depth:	101.82 M
Common Name:		Frontage:	0.00 M
Property Code:	SINGLE FAMILY DETACHED (NOT ON WATER)	Status:	Registered

Access Maps and Aerial Imagery

This online service allows you to:

- browse and explore accurate, regularly maintained mapping data
- view current and historical aerial photography
- search and locate an address
- search and locate a street intersection
- search and locate points of interest, such as parks
- measure distances and areas
- view the location and details of survey monuments
- view the location and details of City-planted trees
- rotate the map and click an Arrow button for true-north


[Map](#)

Contact Us



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outside city limits.

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Mississauga City Hall 3rd Floor,
300 City Centre Drive
Monday to Friday 8:30 a.m. to 4:30 p.m.

email us

MY APPLICATIONS

Access all your applications in one place by adding applications to your My Applications profile.

- [Login](#) to Bookmark Applications

MY PROPERTIES

Access all your Properties in one place by adding a property to your My Properties profile.

- [Login](#) to Bookmark Properties



City of Mississauga, 300 City Centre Drive, Mississauga, Ontario Canada L5B 3C1
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Property Information

The Building Permit page displays a listing of all Building Permits associated with the property. Since properties may contain multiple buildings, you may see different addresses than originally requested in your lookup.

Building permit data is displayed in order of Application Date with the most recent application appearing first in the list below. You can change the sort order by clicking on the App Date or Issue Date link. If you have any questions about the building permit data displayed below, please contact our Building Division at (905) 896-5619.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	-------------------------	--------------------------	-------------------------	----------	--------

PROPERTY BUILDING PERMITS

[View Another Property](#)

Address: 376 DERRY RD W
Legal Description: CON 1 WHS W PT LOT 10
Roll Number: 21-05-040-098-25200-0000



[Print Friendly Page](#)

Building Permits

3 Permit(s) found Page: 1 ▼ of 1

▣ App Number	▣ Address	▣ Scope	▣ <u>Issue Date</u>
▣ <u>App Date</u>	▣ Description	▣ Type Description	▣ Status
BPC 94 8811 P 1994-07-26	376 DERRY RD W SEWER CONVERSION	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1994-07-26 COMPLETED -ALL INSP SIGNED OFF
BPC 91 5547 1991-11-27	376 DERRY RD W DEMO&REPLACE BARN	NEW BUILDING RESIDENTIAL - OTHER	1992-06-16 ISSUED PERMIT
HCC 91 293426 1991-10-08	376 DERRY RD W NO COMMENTS AT THIS TIME		HISTORY COMMENT PERMIT

3 Permit(s) found Page: 1 ▼ of 1

Property Information

The Building Permit page displays a listing of all Building Permits associated with the property. Since properties may contain multiple buildings, you may see different addresses than originally requested in your lookup.

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Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	-------------------------	--------------------------	-------------------------	----------	--------

PROPERTY BUILDING PERMITS

[View Another Property](#)

Address: 390 DERRY RD W
Legal Description: CON 1 WHS W PT LOT 10
Roll Number: 21-05-040-098-25100-0000



[Print Friendly Page](#)

Building Permits

6 Permit(s) found Page: **1** of 1

App Number	Address	Scope	Issue Date
App Date	Description	Type Description	Status
BPC 94 10774 P 1994-12-06	390 DERRY RD W SEWER CONVERSION	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1994-12-06 COMPLETED -ALL INSP SIGNED OFF
BPC 86 5176 1986-03-18	390 DERRY RD W ABANDONED 95/04	ADDITION AND ALTERATION RESIDENTIAL - OTHER	CANCELLED APPLICATION
HCC 82 122014 1982-11-15	390 DERRY RD W ADDITION CODE 1374, PER48183-DEC 9/82		HISTORY COMMENT PERMIT
HCC 72 122013 1972-04-25	390 DERRY RD W BOAT & IMPLEMENT BLDG PER72-0414		HISTORY COMMENT PERMIT
HCC 64 122012 1964-09-16	390 DERRY RD W PLG PER17119		HISTORY COMMENT PERMIT
HCC 64 122011 1964-04-24	390 DERRY RD W SINGLE FAMILY DWLLG		HISTORY COMMENT PERMIT

6 Permit(s) found Page: **1** of 1

Property Information

The Committee of Adjustment is authorized by the Ontario Planning Act to grant minor variances from the provisions of the Zoning By-law, to permit extensions, enlargements or variations of existing legal non-conforming uses and give consent to an owner of land who wishes to sell, convey or transfer an interest "part" of their land.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	----------	--------

PROPERTY COMMITTEE OF ADJUSTMENT APPLICATIONS

[View Another Property](#)

Address: 376 DERRY RD W
Legal Description: CON 1 WHS W PT LOT 10
Roll Number: 21-05-040-098-25200-0000



[Print Friendly Page](#)

Committee of Adjustment Applications

4 Application(s) found Page: 1 ▼ of 1

Address/Description	App Number	App Date	Status
376 DERRY RD W	A-8/15	2014-12-01	OMB APPEAL

The applicants request the Committee to authorize a minor variance to continue to permit the outside storage of tractor trailers on the subject property; whereas By-law 0225-2007, as amended, permits a building or structure legally existing on the date of the passing of this By-law (June 20, 2007) and the existing legal use of such building or structure and does not permit the erection of new buildings or structure and the enlargement or replacement of existing buildings and structures in a D - Development zone in this instance.

[View Decision / Certificate Text](#)

376 DERRY RD W	A-213/13	2013-04-29	OMB APPEAL
----------------	----------	------------	------------

The applicants request the Committee to authorize a minor variance to permit the outside storage of tractor trailers on the subject property; whereas By-law 0225-2007, as amended, permits a building or structure legally existing on the date of passing of this By-law (June 20, 2007) and the existing legal use of such building or structure and does not permit the erection of new buildings or structures and the enlargement or replacement of existing buildings and structures in a D, Development zone in this instance.

[View Decision / Certificate Text](#)

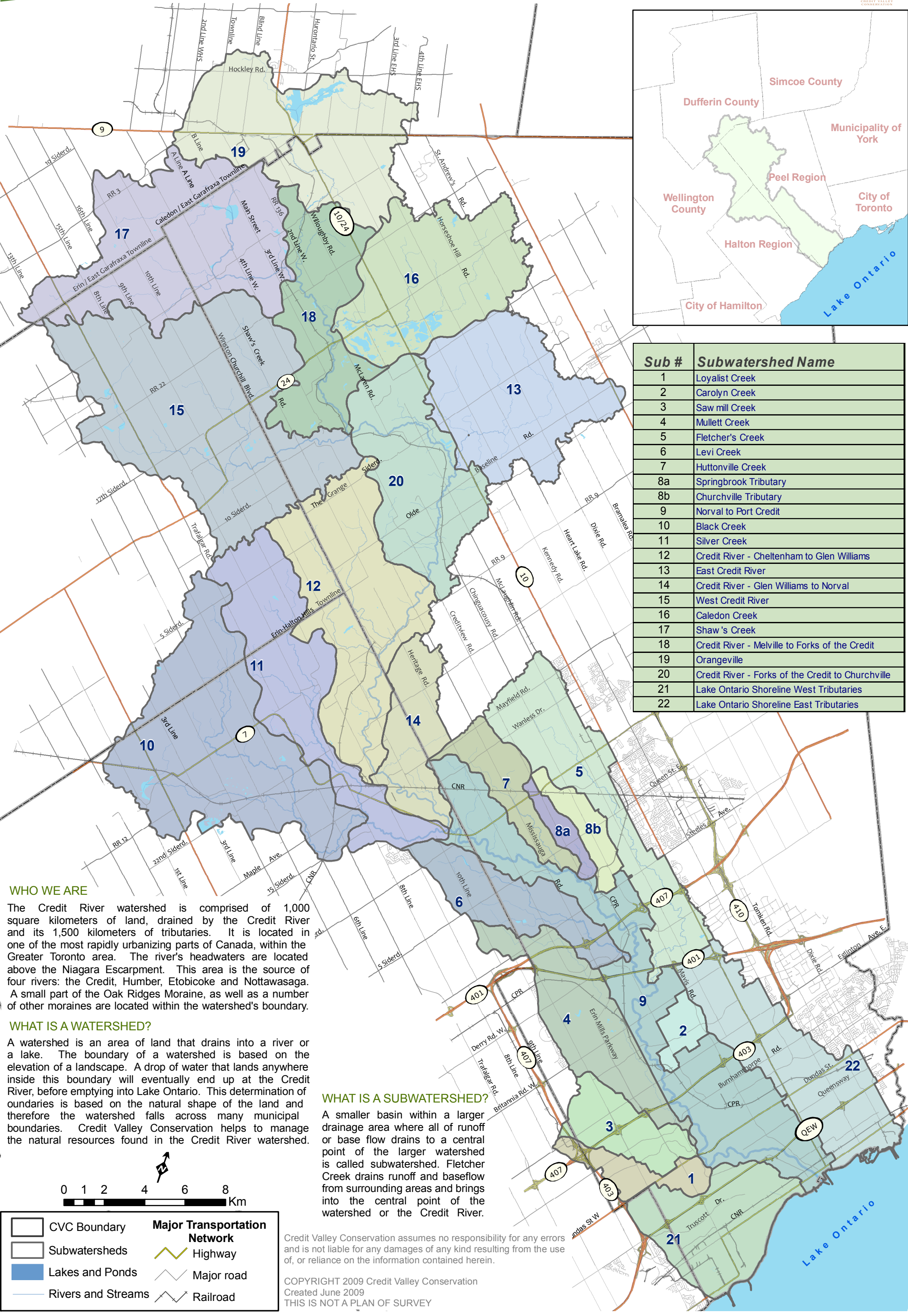
No Address Data	A-46/92	1992-01-23	APPROVED
-----------------	---------	------------	----------

[View Decision / Certificate Text](#)

No Address Data	A-294/84	1984-06-28	REFUSED
-----------------	----------	------------	---------

[View Decision / Certificate Text](#)

4 Application(s) found Page: 1 ▼ of 1



Sub #	Subwatershed Name
1	Loyalist Creek
2	Carolyn Creek
3	Saw mill Creek
4	Mullett Creek
5	Fletcher's Creek
6	Levi Creek
7	Huttonville Creek
8a	Springbrook Tributary
8b	Churchville Tributary
9	Norval to Port Credit
10	Black Creek
11	Silver Creek
12	Credit River - Cheltenham to Glen Williams
13	East Credit River
14	Credit River - Glen Williams to Norval
15	West Credit River
16	Caledon Creek
17	Shaw's Creek
18	Credit River - Melville to Forks of the Credit
19	Orangeville
20	Credit River - Forks of the Credit to Churchville
21	Lake Ontario Shoreline West Tributaries
22	Lake Ontario Shoreline East Tributaries

WHO WE ARE

The Credit River watershed is comprised of 1,000 square kilometers of land, drained by the Credit River and its 1,500 kilometers of tributaries. It is located in one of the most rapidly urbanizing parts of Canada, within the Greater Toronto area. The river's headwaters are located above the Niagara Escarpment. This area is the source of four rivers: the Credit, Humber, Etobicoke and Nottawasaga. A small part of the Oak Ridges Moraine, as well as a number of other moraines are located within the watershed's boundary.

WHAT IS A WATERSHED?

A watershed is an area of land that drains into a river or a lake. The boundary of a watershed is based on the elevation of a landscape. A drop of water that lands anywhere inside this boundary will eventually end up at the Credit River, before emptying into Lake Ontario. This determination of oundaries is based on the natural shape of the land and therefore the watershed falls across many municipal boundaries. Credit Valley Conservation helps to manage the natural resources found in the Credit River watershed.

WHAT IS A SUBWATERSHED?

A smaller basin within a larger drainage area where all of runoff or base flow drains to a central point of the larger watershed is called subwatershed. Fletcher Creek drains runoff and baseflow from surrounding areas and brings into the central point of the watershed or the Credit River.

Credit Valley Conservation assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on the information contained herein.

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Created June 2009
THIS IS NOT A PLAN OF SURVEY

Basin 24 1 1 1 West

**ONTARIO**

The Water-well Drillers Act, 1954
Department of Mines

49-102503
RECEIVED
 AUG 30 1955
 GEOLOGICAL BRANCH
 DEPARTMENT of IN 3

Water-Well Record MISSISSAUGA

County or Territorial District.....Peel.....Township, Village, Town or City.....(Toronto).....

Village, Town or City).....

Address Brampton

Date completed (day) (month) (year)

Pipe and Casing Record

Pumping Test

Casing diameter(s)	4	Static level	25 to water
Length(s)	49 feet	Pumping rate	5 G. P. M.
Type of screen	70	Pumping level	6.2
Length of screen		Duration of test	

Well Log

Water Record

[illegible]

For what purpose(s) is the water to be used?

house,

Is water clear or cloudy?.....*clear*.....

Is well on upland, in valley, or on hillside?.....

Drilling firm

Address

Name of Driller Steve McCauley

Address Mond Road

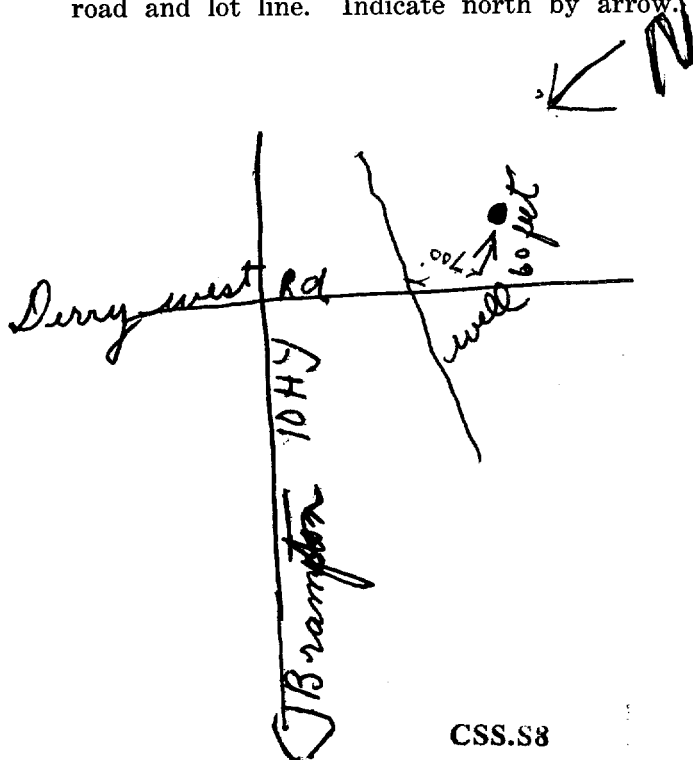
Licence Number.....609.....

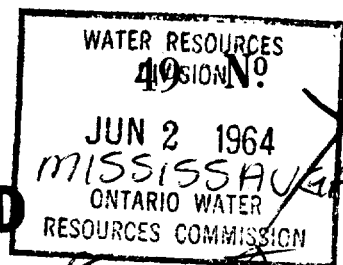
I certify that the foregoing
statements of fact are true.

Date: July 29 Steve McCaul
Signature of Licensee

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.





B
2506

47
UTM 17Z 603 584 E
HURONTARIO ST. WEST
5R 4832177N

Com 4
Elev. 13 0650
Basin 24
County or District 1 West

The Ontario Water Resources Commission Act

WATER WELL RECORD

Township, Village, Town or City (Toronto)

Date completed 2 May 1964
(day month year)

Address RR 6 Brampton Ont

Casing and Screen Record

Inside diameter of casing 30 inches
Total length of casing 38 feet
Type of screen
Length of screen
Depth to top of screen
Diameter of finished hole 30 inches

Pumping Test

Static level ground to water 25 feet
Test-pumping rate 1/2 gallon per min G.P.M.
Pumping level
Duration of test pumping
Water clear or cloudy at end of test clear
Recommended pumping rate 1/2 G.P.M.
with pump setting of 36 feet below ground surface

Well Log

Overburden and Bedrock Record

tan brown soil
redish clay
red shale
water comes from the bottom

From ft.

To ft.

Depth(s) at which water(s) found

Kind of water (fresh, salty, sulphur)

0 8
8 25
25 37

37 feet

fresh

For what purpose(s) is the water to be used? house

Is well on upland, in valley, or on hillside? upland

Drilling or Boring Firm

Address

Licence Number 1278

Name of Driller or Borer

Address M. Maniv 90 B Burnhamthorpe Rd E. Tabicook Ont

Date May 2/64

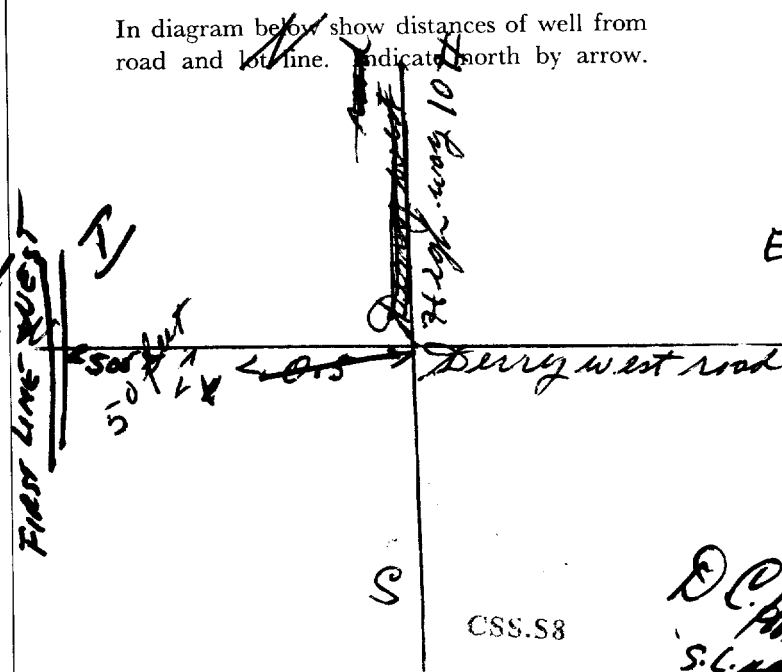
(Signature of Licensed Drilling or Boring Contractor)

Form 10M-62-1152

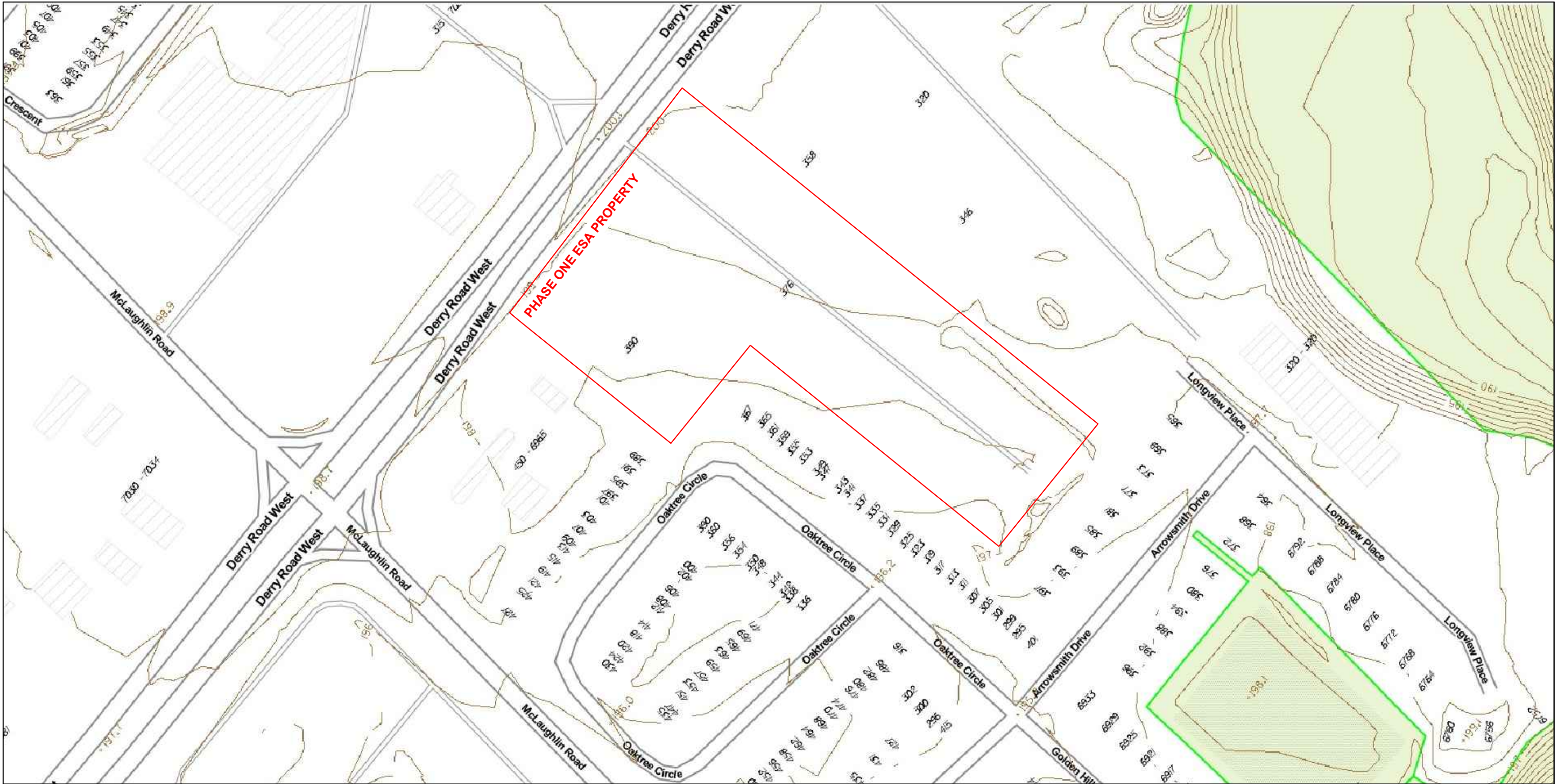
OWRC COPY

Location of Well

In diagram below show distances of well from road and lot line. Indicate north by arrow.



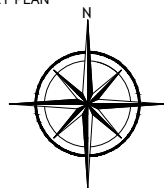
APPENDIX C – TOPOGRAPHICAL & GEOLOGICAL MAPS



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

Source:
ArcGIS Online

Regional Topography

PROJECT NAME AND ADDRESS

Phase One Environmental
Site Assessment

376-390 Derry Road West,
Mississauga, ON

PROJECT NO.

FE-P 16-7880-A

DATE

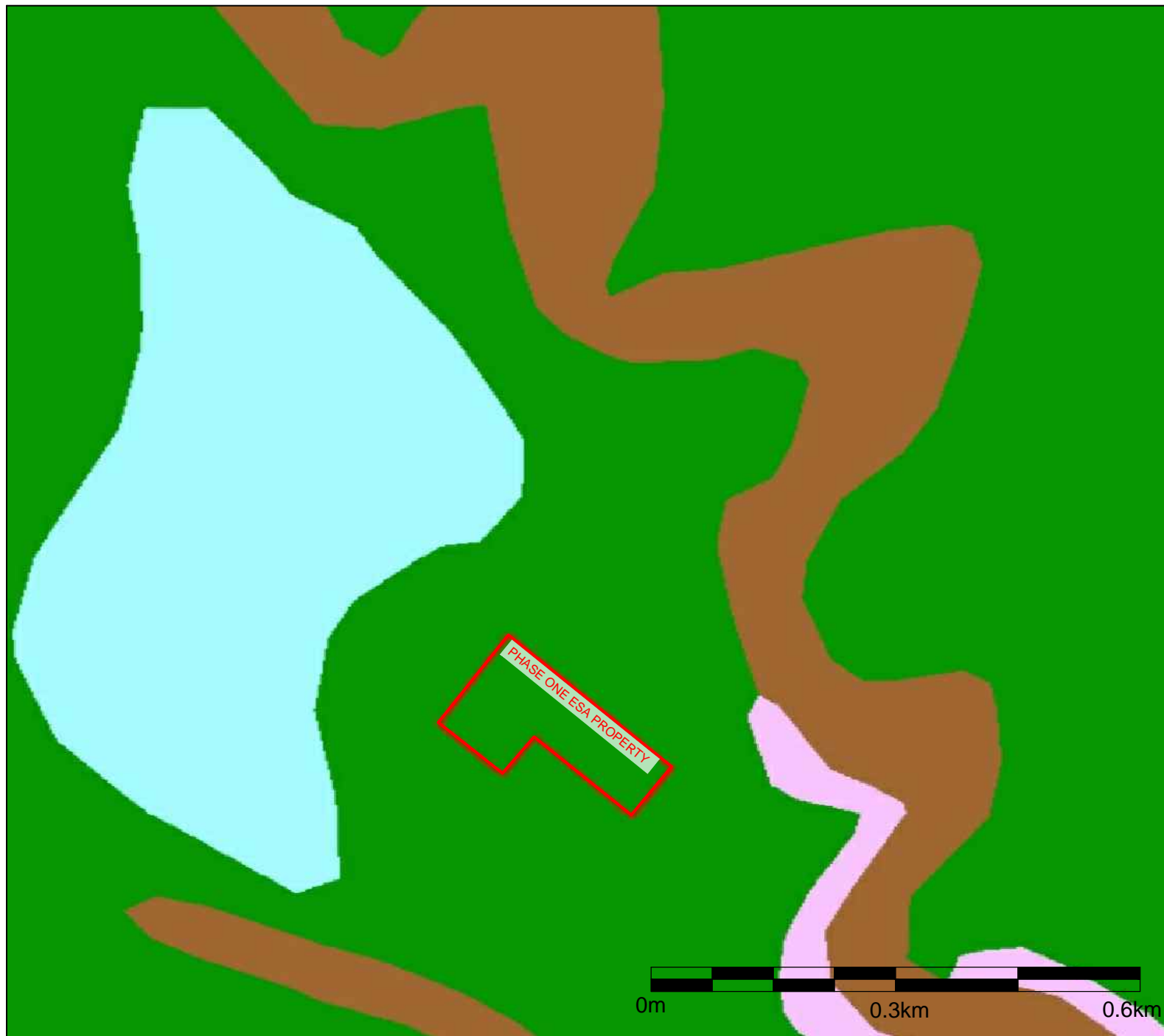
24 October 2016

SCALE

AS SHOWN

SHEET NO.

3



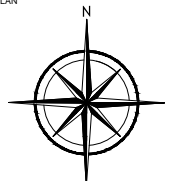


**Fisher
Environmental
Ltd.**

400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND

Site marked as red polygon

5d: Till
Clay to silt-textured (derived from glaciolacustrine deposits or shale)

8b: Fine-textured Glaciolacustrine Deposits
Silt and clay, minor sand and gravel

19: Modern Alluvial Deposits
Clay, silt, sand, gravel, may contain organic remains

3: Paleozoic Bedrock

Source:
Ontario Geological Survey
Google Earth Layer

PROJECT NAME AND ADDRESS

Phase One Environmental Site Assessment

376-390 Derry Road West,
Mississauga, ON

Surficial Geology

PROJECT NO. FE-P 16-7780-A	SHEET NO. <div>4</div>
DATE 24 October 2016	
SCALE AS SHOWN	

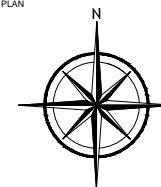


**Fisher
Environmental
Ltd.**

400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755
Fax: 905 475-7718

KEY PLAN



LEGEND



**Phase One ESA
Property**

54a: Limestone, dolostone, shale, arkose, sandstone

Ottawa Group; Simcoe Group;
Shadow Lake Formation

Source:
Ontario Geological Survey
Google Earth Layer

PROJECT NAME AND ADDRESS

Phase One Environmental Site
Assessment

376-390 Derry Road West,
Mississauga, ON

Bedrock Geology

PROJECT NO.

FE-P 16-7780-A

DATE

24 October 2016

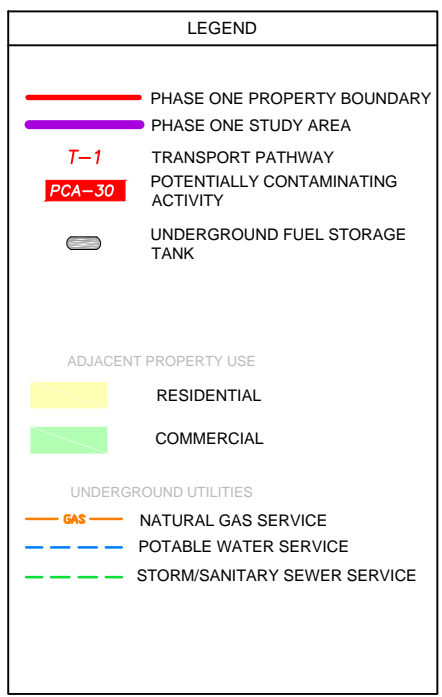
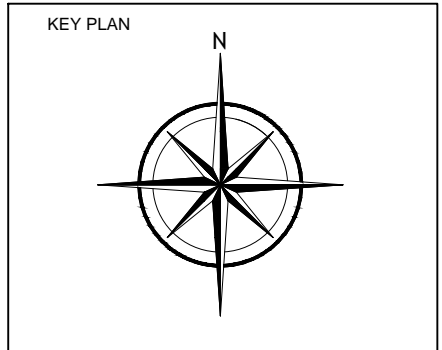
SCALE

AS SHOWN

SHEET NO.

5

APPENDIX D – CONCEPTUAL SITE MODEL PLANS AND DIAGRAMS



PROJECT NAME AND ADDRESS

Phase I ESA

376-390 Derry Road West,
Mississauga, Ontario

FIGURE 1:

**SITE PLAN OF
PHASE ONE STUDY
AREA**

PROJECT NO. FE-P 16-7880-A	SHEET NO. 14
DATE 25 OCTOBER 2016	
SCALE AS SHOWN	

