



FINAL **Phase I Environmental** **Site Assessment**

5055 Hurontario Street,
Mississauga, Ontario

Prepared for:

**1930378 Ontario Inc. As General
Partner for 91 Eglinton Limited
Partnership**

1 Steelcase Road West, Unit 8
Markham, ON L3R 0T3

Attn: Mark Liddy, P. Eng.

January 29, 2018

Pinchin File: 218041

© 2018 Pinchin Ltd.





Phase I Environmental Site Assessment

5055 Hurontario Street, Mississauga, Ontario
1930378 Ontario Inc.
As General Partner for 91 Eglinton Limited Partnership

January 29, 2018
Pinchin File: 218041
FINAL

Issued To: 1930378 Ontario Inc.
As General Partner for 91 Eglinton Limited Partnership
Contact: Mark Liddy, P. Eng.
Issued On: January 29, 2018
Pinchin File: 218041
Issuing Office: 2470 Milltower Court, Mississauga, ON L5N 7W5
Primary Contact: Frank Schlaefli B.Sc.,
Project Manager
905.363.1444
fschlaefli@pinchin.com

Author: _____
Chelsea Thorne, M.Sc.
Environmental Scientist
905.363.1430
cthorne@pinchin.com

Reviewer: _____
Rob Daciw, B.Sc., P.Geo.
Director, Real Estate Due Diligence
905.363.1460
rdaciw@pinchin.com



Phase I Environmental Site Assessment

5055 Hurontario Street, Mississauga, Ontario
1930378 Ontario Inc.
As General Partner for 91 Eglinton Limited Partnership

January 29, 2018
Pinchin File: 218041
FINAL

EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on January 18, 2018 through an Authorization to Proceed signed by Michael Uster of 1930378 Ontario Inc. As General Partner for 91 Eglinton Limited Partnership (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 5055 Hurontario Street, Mississauga, Ontario (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to internal due diligence purposes.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled “*Phase I Environmental Site Assessment, CSA Standard Z768-01*” dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- Residential and assumed related buildings were previously located in the west corner of the Site since at least 1954. During Pinchin's Site reconnaissance, Pinchin observed the Site to have been vacant. The origin and quality of the fill material used following demolition of the former buildings on-Site is unknown. In addition, it is unknown if building materials are currently present on-Site below the surface.

In addition, two piles of sand and gravel fill were observed in the northeast portion of the Site. The Site Representative indicated that these piles did not originate on-Site and that the origin of this fill is unknown.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site as well as sampling the observed fill piles prior to off-Site disposal or reuse at the Site.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received responses from the Ontario Ministry of the Environment and Climate Change or the Technical Standards & Safety Authority. Once responses from these regulatory bodies are received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.



TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Background.....	1
1.2	Scope of Work	1
2.0	SITE DESCRIPTION.....	1
2.1	Site Location and Physical Description	1
2.2	Topographic, Geologic and Hydrogeological Setting	2
2.3	Site Operations	3
3.0	HISTORICAL RECORDS REVIEW	3
3.1	Site Interviews and Records.....	3
3.2	Aerial Photographs and Satellite Imagery	4
3.3	Opta Information	6
3.4	City Directories	6
3.5	Previous Environmental Reports	6
3.6	Historical Summary.....	8
4.0	REGULATORY INFORMATION AND CORRESPONDENCE	8
4.1	Site Regulatory Information	8
4.2	Ontario Ministry of the Environment and Climate Change	8
4.3	Technical Standards & Safety Authority	8
4.4	EcoLog ERIS	9
4.5	Regulatory Information Summary.....	11
5.0	SITE RECONNAISSANCE	11
5.1	Hazardous Materials.....	11
5.2	Storage Tanks	11
5.2.1	Aboveground Storage Tanks	11
5.2.2	Underground Storage Tanks.....	11
5.3	Water and Wastewater	12
5.4	Hydraulic Equipment	12
5.5	Polychlorinated Biphenyls	12
5.6	Asbestos-Containing Materials.....	13
5.7	Lead-Containing Paints	13
5.8	Ozone-Depleting Substances	13
5.9	Radon	13
5.10	Mould or Microbial Contamination	14
5.11	Air Emissions	14
5.12	Staining and Stressed Vegetation	14
5.13	Non-Hazardous Wastes	15
6.0	ACTIVITIES ON ADJACENT PROPERTIES.....	15
7.0	FINDINGS AND RECOMMENDATIONS.....	16
8.0	TERMS AND LIMITATIONS	17
9.0	REFERENCES.....	19



Phase I Environmental Site Assessment

5055 Hurontario Street, Mississauga, Ontario

1930378 Ontario Inc.

As General Partner for 91 Eglinton Limited Partnership

January 29, 2018

Pinchin File: 218041

FINAL

FIGURES

FIGURE 1

Key Map

FIGURE 2

Site and Surrounding Land Use Plan

APPENDICES

APPENDIX I

Opta Response

APPENDIX II

Correspondence with Regulatory Agencies

APPENDIX III

EcoLog ERIS Report

APPENDIX IV

Qualifications of Assessor

APPENDIX V

Photographs



1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on January 18, 2018 through an Authorization to Proceed signed by Michael Uster of 1930378 Ontario Inc. As General Partner for 91 Eglinton Limited Partnership (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 5055 Hurontario Street, Mississauga, Ontario (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to internal due diligence purposes.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on January 23, 2018, and was unaccompanied. Subsequent to the Site reconnaissance, Joan Laird, office manager of Gallucci Group of Companies, provided Pinchin with information pertaining to the Site.

In addition, Pinchin reviewed the report entitled "*Phase II Environmental Site Assessment, 91 Eglinton Avenue East, Mississauga, Ontario*" prepared by Pinchin for Dr. Jamie Kaukinen and dated August 23, 2017 (2017 Pinchin Phase II ESA Report).

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located southeast side of Armdale Road, approximately 120 m northeast of the intersection of Armdale Road and Hurontario Street, in Mississauga, Ontario. The Site is situated in an area that predominantly consists of residential and commercial land uses. Figure 2 illustrates the Site and surrounding area.

**Phase I Environmental Site Assessment**

5055 Hurontario Street, Mississauga, Ontario

1930378 Ontario Inc.

As General Partner for 91 Eglinton Limited Partnership

January 29, 2018

Pinchin File: 218041

FINAL

A summary of the current physical description of the Site is provided below:

Topic	Details
Approximate Site Area	0.56 hectares (1.38 acres).
Buildings on-Site	None.
Approximate Year of Construction and Significant Additions or Renovations	Not applicable.
Number of Floors (Including ground level)	Not applicable.
Subsurface Levels	Not applicable.
Approximate Footprint Area of Building	Not applicable.
Approximate Total Area of Building	Not applicable.
Heating / Cooling	Not applicable.
Elevators	Not applicable.
Emergency Generators	None observed.
Landscaped / Grassed/Bare Ground Areas	The majority of the Site exterior consists of vegetated and bare soil surfaces.
Paved or Other Sealed Surface Materials	None observed,

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	The Site and surrounding area gradually slopes towards the south.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties to the northeast and southeast. The adjoining property to the southwest is approximately 0.5 – 1.5 m lower in elevation than the Site and the adjoining property to the northwest is approximately 0.25 – 0.5 m lower in elevation than the Site.



Topic	Findings
Subsurface Soils	Silt to approximately 2.3 m below ground surface followed by sandy silt to approximately 4.57 mbgs, sand to approximately 6.1 mbgs and shale to at least 6.7 mbgs, based on a review of the 2017 Pinchin Phase II ESA Report.
Fill Materials	Two piles of sand and gravel fill were observed in the north portion of the Site. The Site Representative indicated that these piles did not originate on-Site and that the origin of this fill is unknown. As such it is Pinchin's opinion that these fill piles should be sampled in order to determine the environmental quality of this material prior to off-Site disposal or reuse at the Site.
Bedrock Type	Shale based on a review of the 2017 Pinchin Phase II ESA Report.
Inferred Bedrock Depth	Approximately 6.7 mbgs based on a review of the 2017 Pinchin Phase II ESA Report.
Inferred Groundwater Depth	Approximately 3.4 mbgs, based on a review of the 2017 Pinchin Phase II ESA Report.
Nearest Open Water Body	Cooksville Creek is located approximately 440 m south-southeast of the Site. Cooksville Creek flows south and discharges into Lake Ontario, located approximately 9 kilometres southeast of the Site.
Inferred Groundwater Flow Direction	South-southeast based on topography and the nearest body of water.

2.3 Site Operations

The Site consists of a vacant undeveloped parcel of land. Two piles of sand and gravel fill were observed in the north portion of the Site. The Site Representative indicated that these piles did not originate on-Site and that the origin of this fill is unknown. As such, it is Pinchin's opinion that these fill piles should be sampled in order to determine the environmental quality of this material prior to off-Site disposal or reuse at the Site. Non-hazardous waste (e.g. scrap wood, metal fencing, plastic tables and chairs, empty plastic bottles, clothing etc.) was observed throughout the Site.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- No aboveground or underground storage tanks were associated with the former residential building on-Site.



- No dry cleaning operations have historically taken place at the Site; and
- No retail fuel outlets (RFOs) have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1954, 1966, 1975, 1985, 1992, 2002, 2010 and 2017 were obtained from the Mississauga Maps website and reviewed by Pinchin.

It should be noted that accurate details could not be determined from the 1954, 1966, 1975 and 2017 aerial photographs due to the large reference scale and the low resolution of the photographs.

A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1954, 1966, 1975, 1985 and 1992	The Site appears to be developed with an assumed residential dwelling in the west portion of the Site.
2002	An additional building appears to have been constructed in the west portion of the Site.
2010	An additional building appears to have been constructed in the west portion of the Site.
2017	The buildings in the west portion of the Site appear to be partially demolished.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	Northwest	Northeast	Southwest	Northwest
1954, 1966, 1975, 1985 and 1992	Undeveloped/ agricultural land, assumed residential dwellings and forested areas.	Undeveloped/ agricultural land, assumed residential dwellings and forested areas.	Assumed commercial and residential buildings and apparent rows of trees, resembling an apple orchard.	Undeveloped/ agricultural land, assumed residential dwellings and forested areas.
2002	Similar to 1992.	Similar to 1992.	Similar to 1992, except buildings similar in size and configuration to present-day 5027 – 5035 Hurontario Street are visible.	Similar to 1992.

**Phase I Environmental Site Assessment**

5055 Hurontario Street, Mississauga, Ontario

1930378 Ontario Inc.

As General Partner for 91 Eglinton Limited Partnership

January 29, 2018

Pinchin File: 218041

FINAL

Year of Photograph	Northwest	Northeast	Southwest	Northwest
2010	Similar to 2002, except surrounding properties appear to have been cleared for development.	Similar to 2002.	Similar to 2002.	Similar to 2002.
2017	Similar to 2010, except roadways similar in location and orientation to present-day Armdale Road, Kencourt Drive and Preston Meadow Avenue are visible followed by a residential development similar to present-day conditions to the north and northwest of the Site.	Similar to 2010.	Similar to 2010.	Similar to 2010.

Residential and assumed related buildings were visible in the west corner of the Site since at least 1954. During Pinchin's Site reconnaissance, Pinchin observed the Site to have been vacant. The origin and quality of the fill material used following demolition of the former buildings on-Site is unknown. In addition, it is unknown if building materials are currently present on-Site below the surface. As such, it is Pinchin's opinion that the potential fill material in the area of the former buildings on-Site could result in subsurface impacts at the Site.

An assumed apple orchard was visible on the southeast adjacent property in all aerial photographs. A review of the aerial photographs indicates that the apple orchard existed on this property from at least 1954 to at least 1975. Based on the age of the orchard, the potential use of pesticides and/or herbicides could result in potential subsurface impacts at the Site. Based on a review of the 2017 Pinchin Phase II ESA Report (see Section 3.5), no related soil or groundwater impacts were identified at the property. As such it is Pinchin's opinion that this off-Site apple orchard is unlikely to result in subsurface impacts at the Site.



3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated January 24, 2018 indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I.

3.4 City Directories

City directories for the years 1966 to 2001 were reviewed by Pinchin at the Toronto Reference Library, Toronto, Ontario. It should be noted that no city directories were available for the City of Toronto subsequent to 2001. A summary of information obtained with respect to the Site is provided in the following table:

Year(s)	Occupant Listings for Site Address
1966	Site address not listed.
1970-1971, 1976, 1981 and 1986	Sandusky RR (res)
1991	Site address not listed.
1996	Jeans KC (res)
2001	Site address not listed.

In general, the city directories indicated that the surrounding area has historically consisted of commercial and residential land uses since 1970-1971. No historical dry cleaning operations, RFOs or other operations of potential environmental concern were identified, however, Pinchin notes the following:

- Models Cleaners was listed at 5035 Hurontario Street from 1997 until 2001. This property is located adjacent to the south of the Site and situated hydraulically downgradient of the Site relative to the inferred groundwater flow direction. This adjacent dry cleaner is not registered as a generator of hazardous wastes (i.e., dry cleaning related chemicals). Based on this information, as well as the inferred groundwater flow direction, it is Pinchin's opinion that this current off-Site operation is unlikely to result in potential subsurface impacts at the Site; and
- Historical RFOs and automotive repair facilities were listed within the city directories reviewed for the Site area. However, based on the distance of these facilities from the Site and the inferred groundwater flow direction it is Pinchin's opinion that these historical facilities are unlikely to result in potential subsurface impacts at the Site.



3.5 Previous Environmental Reports

2017 Pinchin Phase II ESA Report

The Phase II ESA completed by Pinchin for the property adjacent to the southeast of the Site (i.e. 91 Eglinton Avenue East) was carried out in order to investigate the following potential issues of environmental concern identified in a previous Phase I ESA completed for the property by Pinchin (the findings of which are provided under separate cover):

- An orchard was formerly present on the central portion of the property. Pesticides and herbicides were typically applied to orchards. Based on the age of the orchard (from at least 1954 to at least 1975), the potential use of pesticides and/or herbicides could result in potential subsurface impacts at the property; and
- A former Speedy Auto Service repair facility was located adjacent to the southwest of the property.

Based on the above-mentioned findings, Pinchin recommended that a Phase II ESA be conducted at the property in order to assess for the presence of environmental impacts.

The Phase II ESA was completed between August 3 and 9, 2017 and consisted of the advancement of three boreholes, two of which were completed as groundwater monitoring wells.

Subsurface soils consisted of silt to approximately 2.3 mbgs followed by sandy silt to approximately 4.57 mbgs, sand to approximately 6.1 mbgs and shale to at least 6.7 mbgs. Depth to groundwater was measured at approximately 3.4 mbgs on August 8, 2017.

Selected “worst case” soil samples collected during the borehole drilling program were submitted for laboratory analysis of petroleum hydrocarbons (PHCs) in the F1 to F4 fraction ranges (F1-F4), benzene, toluene, ethylbenzene and xylenes (BTEX), pesticides, polychlorinated biphenyls (PCBs) and/or metals. Groundwater samples collected from the monitoring wells were submitted for laboratory analysis of PHCs (F1-F4), polycyclic aromatic hydrocarbons (PAHs), pesticides and/or metals.

Based on property-specific information, the soil and groundwater quality was assessed based on the Ontario Ministry of the Environment and Climate Change (MOECC) *Table 6 Standards* for residential/parkland/institutional property use and medium/fine-textured soil. The *Table 6 Standards* were applied due to the shallow bedrock (i.e., less than 2 mbgs) encountered within the eastern portion of this property.

Reported concentrations in the soil and groundwater samples submitted for analysis of PHCs (F1-F4), BTEX, PAHs, pesticides, PCBs and/or metals satisfied the *Table 6 Standards*.

Based on the findings of this Phase II ESA, it was Pinchin’s opinion that no further subsurface investigation was required for the property in relation to the findings of the Phase I ESA.



Further, based on the findings of this Phase II ESA, it is Pinchin's opinion that this off-Site apple orchard is unlikely to result in subsurface impacts at the Site.

3.6 Historical Summary

Based on the results of the historical review, the following could result in potential subsurface impacts at the Site:

- Residential and assumed related buildings were visible in the west corner of the Site since at least 1954. During Pinchin's Site reconnaissance, Pinchin observed the Site to have been vacant. The origin and quality of the fill material used following demolition of the former buildings is unknown. In addition, it is unknown if building materials are currently present on-Site below the surface.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative and was advised that there is no regulatory information with respect to the Site.

4.2 Ontario Ministry of the Environment and Climate Change

An Ontario Ministry of the Environment and Climate Change (MOECC, formerly the Ontario Ministry of the Environment) Freedom of Information request was submitted to the MOECC for information on file with respect to the Site. Specifically, the MOECC was asked what information it has regarding historical spills, orders, investigations/prosecutions, waste generator numbers/classes, Certificates-of-Approval and Environmental Compliance Approvals. At the time of writing this report, no response had been received from the MOECC. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the MOECC is provided in Appendix II of this report.

Pinchin conducted a search of the MOECC *Brownfields Environmental Site Registry*. Based on the results of Pinchin's search, a Record of Site Condition (RSC) has not been filed for the Site or neighbouring properties within a 200 m radius of the Site.

4.3 Technical Standards & Safety Authority

The Technical Standards & Safety Authority (TSSA) was contacted to establish the status of the Site with respect to its files, to identify outstanding instructions, tank registrations, incident reports, fuel/oil spills or contamination records associated with the Site.



At the time of writing this report, no response had been received from the TSSA. When a formal response is received, it will be reviewed by Pinchin. If there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information. A copy of Pinchin's request submitted to the TSSA is provided in Appendix II of this report.

4.4 EcoLog ERIS

Pinchin submitted a request to EcoLog Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- *"Anderson's Storage Tanks";*
- *"Inventory of PCB Storage Sites";*
- *"Ontario Regulation 347 Waste Generators Summary";*
- *"Ontario Spills";*
- *"Commercial Fuel Oil Tanks";*
- *"List of TSSA Expired Facilities";*
- *"Fuel Storage Tank";*
- *"Fuel Storage Tank – Historic";*
- *"TSSA Historic Incidents";*
- *"TSSA Incidents";*
- *"TSSA Pipeline Incidents";*
- *"Retail Fuel Storage Tanks";*
- *"Private and Retail Fuel Storage Tanks";*
- *"TSSA Variances for Abandonment of Underground Storage Tanks";*
- *"Waste Disposal Sites - MOE CA Inventory";* and
- *"Waste Disposal Sites – MOE 1991 Historical Approval Inventory".*

In addition, Pinchin reviewed the following publications prepared by Intera Technologies Inc. for the MOECC:

- *"Inventory of Coal Gasification Plant Waste Sites in Ontario",* dated April 1987; and
- *"Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario",* dated November 1988.



A copy of the EcoLog ERIS report is provided in Appendix III. Based on a review of the information obtained from the above-noted sources, Pinchin notes the following:

- The Site was not listed in any of the above-noted databases;
- The property located at 5035 Hurontario Street had been listed under the following databases:
 - Hurontario Medical Centre had been registered with the MOECC as a generator (Generator #ON2850255) of pathological wastes between 2012 and 2017. Based on a review of Pinchin's in-house MOECC Waste Generator database, approximately 70 kilograms (kg) of pathological wastes were generated at this property between 2012 and 2016;
 - Haunsla Pharmacy Ltd. had been registered with the MOECC as a generator (Generator #ON7604024) of pathological wastes and pharmaceuticals from 2015 and 2016. Based on a review of Pinchin's in-house MOECC Waste Generator database, no waste generated was listed under this generator number;
 - Chris Gigeris Dental Office had been registered with the MOECC as a generator (Generator #ON8906063) of pathological wastes from 2016 and 2017. Based on a review of Pinchin's in-house MOECC Waste Generator database, approximately 23 kg of pathological wastes were generated at this property in 2016; and
 - Color Your World, a retail paint company, had been registered with the MOECC as a generator (Generator #ON0058804) of aromatic solvents from 1996 to 2001. Based on a review of Pinchin's in-house MOECC Waste Generator database, approximately 2,945 kg of aromatic solvents were generated at this property from 1997 to 2000.

This property is located adjacent to the south of the Site and is situated hydraulically downgradient of the Site relative to the inferred groundwater flow direction. Based on the inferred groundwater flow direction and the limited quantities of the hazardous wastes generated, it is Pinchin's opinion that the generation of hazardous wastes at this property are unlikely to result in subsurface impacts to the Site.

- The Ontario Spills database indicated that on an unknown date, the sanitary sewer overflowed into a catch basin at the strip mall located at 5027-5035 Hurontario Street. The spill was reported on October 29, 2009 and environmental impact was confirmed as surface water pollution.



This property is located immediately adjacent to the south of the Site and situated hydraulically downgradient of the Site relative to the inferred groundwater flow direction. Based on receiving medium of the spill (i.e. catch basin), the type of environmental impact (i.e. surface water pollution) and the inferred groundwater flow direction, it is Pinchin's opinion that this historical spill is unlikely to result in potential subsurface impacts at the Site.

4.5 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on January 23, 2018, and was unaccompanied. The Site reconnaissance included a walk-through of accessible exterior areas. At the time of the Site reconnaissance, the ground surface was partially snow covered and wet, limiting observations in portions of the Site, and the weather was overcast. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed.
Compressed Gases	None observed.
Hazardous Waste	None observed.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative.



5.3 Water and Wastewater

Topic	Findings
Water Supply Source	City of Mississauga. Water is obtained by the City from Lake Ontario. Groundwater is not used as a source of potable water.
Water Use	Water is not currently used on-Site.
Sanitary/Process Wastewater Receptor	No process wastewater or sanitary effluent is generated at the Site.
Pits, Sumps or Lagoons	None observed.
Grease Traps	None observed.
Oil/Water Separators	None observed.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil or discharge into off-Site municipal storm sewers.
Wells	None observed on-site and none reported by the Site Representative. In addition, two and one wells were observed on the property located east and west of the Site, respectively.
Watercourses, Ditches or Standing Water	Standing water was observed in the south portion of the Site.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of PCBs as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

Given that there are currently no buildings on-Site, it is unlikely that PCBs are present on-Site. In addition, the Site Representative reported that there are no PCB containing materials on-Site.



5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction. The application of friable asbestos was banned by Ontario Regulation 654/85, which came into effect March 1985. On November 1, 2005, this regulation was most recently updated and changed to Ontario Regulation 278/05.

Given that there are currently no buildings on-Site, it is unlikely that ACMs are present on-Site. In addition, the Site Representative reported that there are no ACMs on-Site.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. As of 2010, the current limit set by the federal government is 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. Therefore, the potential for lead in paint may exist in any building.

Given that there are currently no buildings on-Site, it is unlikely that lead based paints are present on-Site. In addition, the Site Representative reported that there are no lead based paints on-Site.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

5.9 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can accumulate to higher levels.



Health Canada has developed guidelines for acceptable levels of radon in buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m³); however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon was beyond the scope of this Phase I ESA.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Given that there are no buildings on-Site, it is Pinchin's opinion that mould growth is not a concern at the Site.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Not applicable.
Kitchen Vents	Not applicable.
Heating/Cooling	Not applicable.
Emergency Generators	None observed.
Process Vents	Not applicable.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that the Site owner does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

Pinchin notes that the ground surface was partially snow-covered and wet at the time of the Site reconnaissance and therefore, a thorough assessment for staining/stressed vegetation could not be completed at the time of the Site reconnaissance.

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.



5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	No current domestic waste generation on-Site.
Recyclables	No current recyclables generation on-Site.

Non-hazardous waste (e.g. scrap wood, metal fencing, plastic tables and chairs, empty plastic bottles, clothing etc.) was observed throughout the Site. Pinchin recommends the proper removal of this waste to an off-Site disposal facility.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in an urban area that predominantly consists of residential and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	Northwest	Northeast	Southeast	Southwest
Operation or Activity	Armdale Road followed by vacant/cleared land that appeared to be under construction, Preston Meadow Avenue and residential dwellings.	Undeveloped land.	Undeveloped land and a residential dwelling followed by Eglinton Avenue East.	Multi-tenant commercial and commercial buildings (e.g. Bombay Bhei Restaurant, Service Ontario, Sleep Country etc.).
Direction with Respect to Inferred Groundwater Flow	Trans/upgradient.	Up/transgradient.	Trans/downgradient.	Down/transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.



Phase I Environmental Site Assessment

5055 Hurontario Street, Mississauga, Ontario
1930378 Ontario Inc.
As General Partner for 91 Eglinton Limited Partnership

January 29, 2018

Pinchin File: 218041

FINAL

	Northwest	Northeast	Southeast	Southwest
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	Three drums of unknown contents.	None observed.

Pinchin observed three drums of unknown contents at the north and south corners of the house on the southeast adjacent property as well as two groundwater monitoring wells. The drums and monitoring wells are located approximately 35-45 m and east of the Site and are situated hydraulically down/transgradient of the Site relative to the inferred groundwater flow direction. These drums and monitoring wells are likely associated with the subsurface investigation previously conducted at this property (see Section 3.5). Based on a review of the 2017 Pinchin Phase II ESA Report for this adjacent property, no soil or groundwater impacts were identified. As such it is Pinchin's opinion that the former operation at this property is unlikely to result in subsurface impacts at the Site.

Pinchin also observed a monitoring well approximately 40 m southwest of the Site and situated hydraulically down/transgradient of the Site relative to the inferred groundwater flow direction. Based on the distance from the Site and the inferred groundwater flow direction, it is Pinchin's opinion that operations on this property are unlikely to result in subsurface impacts at the Site.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.

7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, the following could result in potential subsurface impacts at the Site:

- Residential and assumed related buildings were previously located in the west corner of the Site since at least 1954. During Pinchin's Site reconnaissance, Pinchin observed the Site to have been vacant. The origin and quality of the fill material used following demolition of the former buildings on-Site is unknown. In addition, it is unknown if building materials are currently present on-Site below the surface.

In addition, two piles of sand and gravel fill were observed in the northeast portion of the Site. The Site Representative indicated that these piles did not originate on-Site and that the origin of this fill is unknown.

Based on the findings noted above, Pinchin recommends completing a Phase II ESA at the Site as well as sampling the observed fill piles prior to off-Site disposal or reuse at the Site.



8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 5055 Hurontario Street, Mississauga, Ontario, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site. The scope of work completed by Pinchin, as part of this Phase I ESA, is not sufficient (in and of itself) to meet the requirements for the submission of an RSC in accordance with Ontario Regulation 153/04 (as amended). If an RSC is an intended end product of work conducted at the Site, further consultation and/or work will be required.

This report was prepared for the exclusive use of 1930378 Ontario Inc. As General Partner for 91 Eglinton Limited Partnership, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.



Phase I Environmental Site Assessment

5055 Hurontario Street, Mississauga, Ontario

1930378 Ontario Inc.

As General Partner for 91 Eglinton Limited Partnership

January 29, 2018

Pinchin File: 218041

FINAL

The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.



9.0 REFERENCES

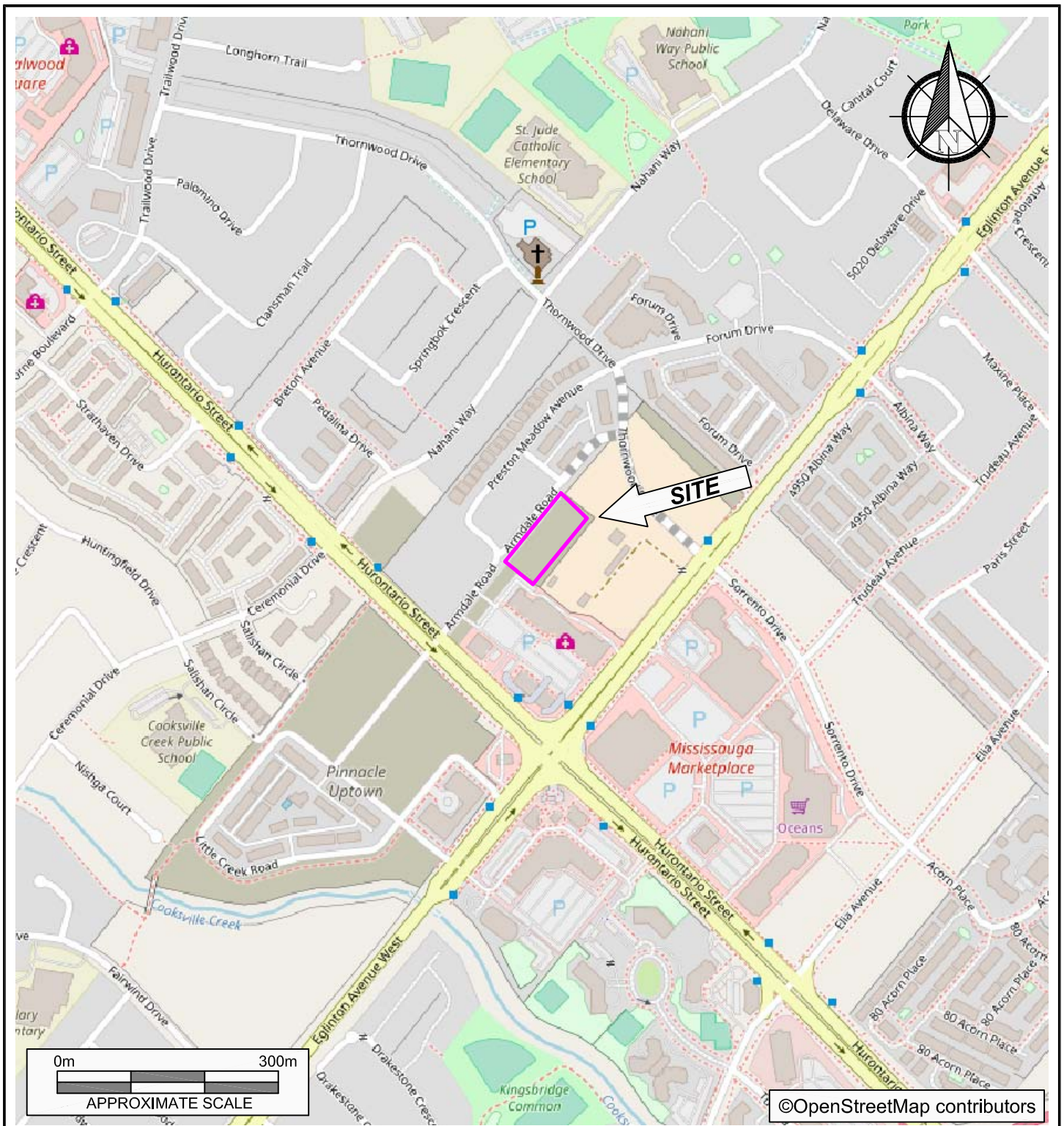
The following documents, persons or organizations provided information used in this report:

1. Joan Laird [Site Representative].
2. EcoLog ERIS report entitled "Phase I ESA, 5055 Hurontario Street, Mississauga, Ontario", dated January 23, 2018 (ERIS Project # 20180118010).
3. Opta Information Intelligence "5055 Hurontario Street, Mississauga, Ontario", and dated January 24, 2018 (Opta Order ID: 44795).
4. The Atlas of Canada – Surficial Materials:
<http://atlas.nrcan.gc.ca/site/english/maps/environment/land/surficialmaterials/1>
5. The Atlas of Canada – Bedrock Geology:
<http://atlas.gc.ca/site/english/maps/archives/3rdedition/environment/land/016?w=4&h=4&l=6&r=4&c=12>.
6. Toporama – Topographic Maps: <http://atlas.gc.ca/site/english/maps/topo/map>.
7. Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
8. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
9. Toronto Reference Library.
10. Mississauga Maps website.
11. Technical Standards & Safety Authority.
12. Ontario Ministry of the Environment and Climate Change.
13. MOECC Brownfields Environmental Site Registry.
14. Google Earth™ Satellite Imagery.
15. Health Canada. "Cross-Canada Survey of Radon Concentrations in Homes – Final Report", dated March 2012.
16. Pinchin Ltd. "Phase II Environmental Site Assessment, 91 Eglinton Avenue East, Mississauga, Ontario" dated August 23, 2017.

218041_FINAL_Phase I ESA_5055 Hurontario Street, Mississauga, ON_Jan 29, 2018.docx

Template: Master Report for Phase I ESA - Ontario, EDR, January 9, 2018

FIGURES



0m 300m
APPROXIMATE SCALE

©OpenStreetMap contributors



PROJECT NAME

PHASE I ENVIRONMENTAL SITE ASSESSMENT

CLIENT NAME

1930378 ONTARIO INC. AS GENERAL PARTNER FOR
91 EGLINTON LIMITED PARTNERSHIP

PROJECT LOCATION

5055 HURONTARIO STREET, MISSISSAUGA, ONTARIO

FIGURE NAME

KEY MAP

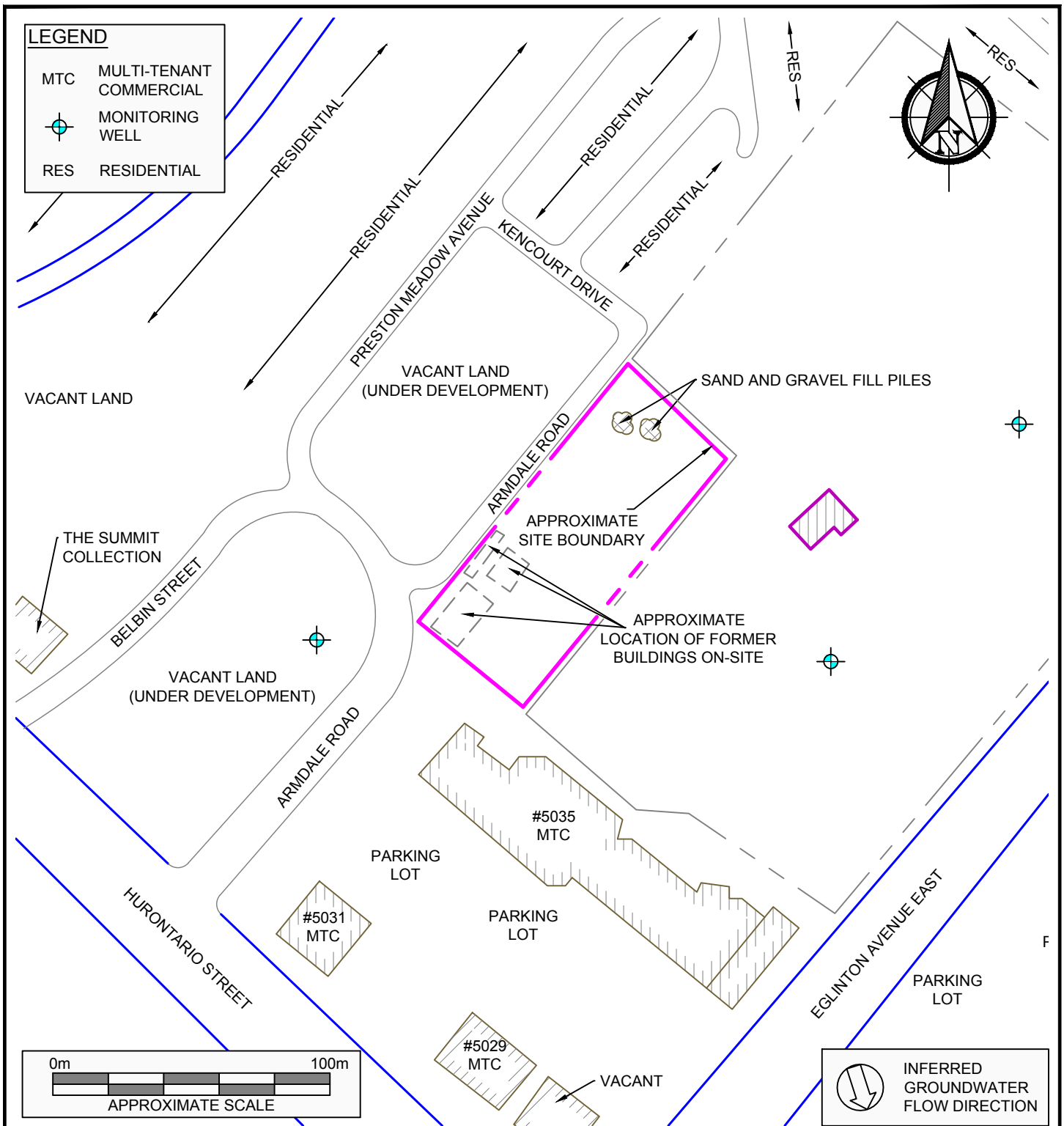
FIGURE NO.

APPROXIMATE SCALE
AS SHOWN

PROJECT NO.
218041

DATE
JAN. 2018

1



PROJECT NAME			
PHASE I ENVIRONMENTAL SITE ASSESSMENT			
CLIENT NAME 1930378 ONTARIO INC. AS GENERAL PARTNER FOR 91 EGLINTON LIMITED PARTNERSHIP			
PROJECT LOCATION 5055 HURONTARIO STREET, MISSISSAUGA, ONTARIO			
FIGURE NAME SITE AND SURROUNDING LAND USE PLAN			FIGURE NO. 2
APPROXIMATE SCALE AS SHOWN	PROJECT NO. 218041	DATE JAN. 2018	

APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Catherine

Site Address:

5055 Hurontario St Mississauga ON

Project No:

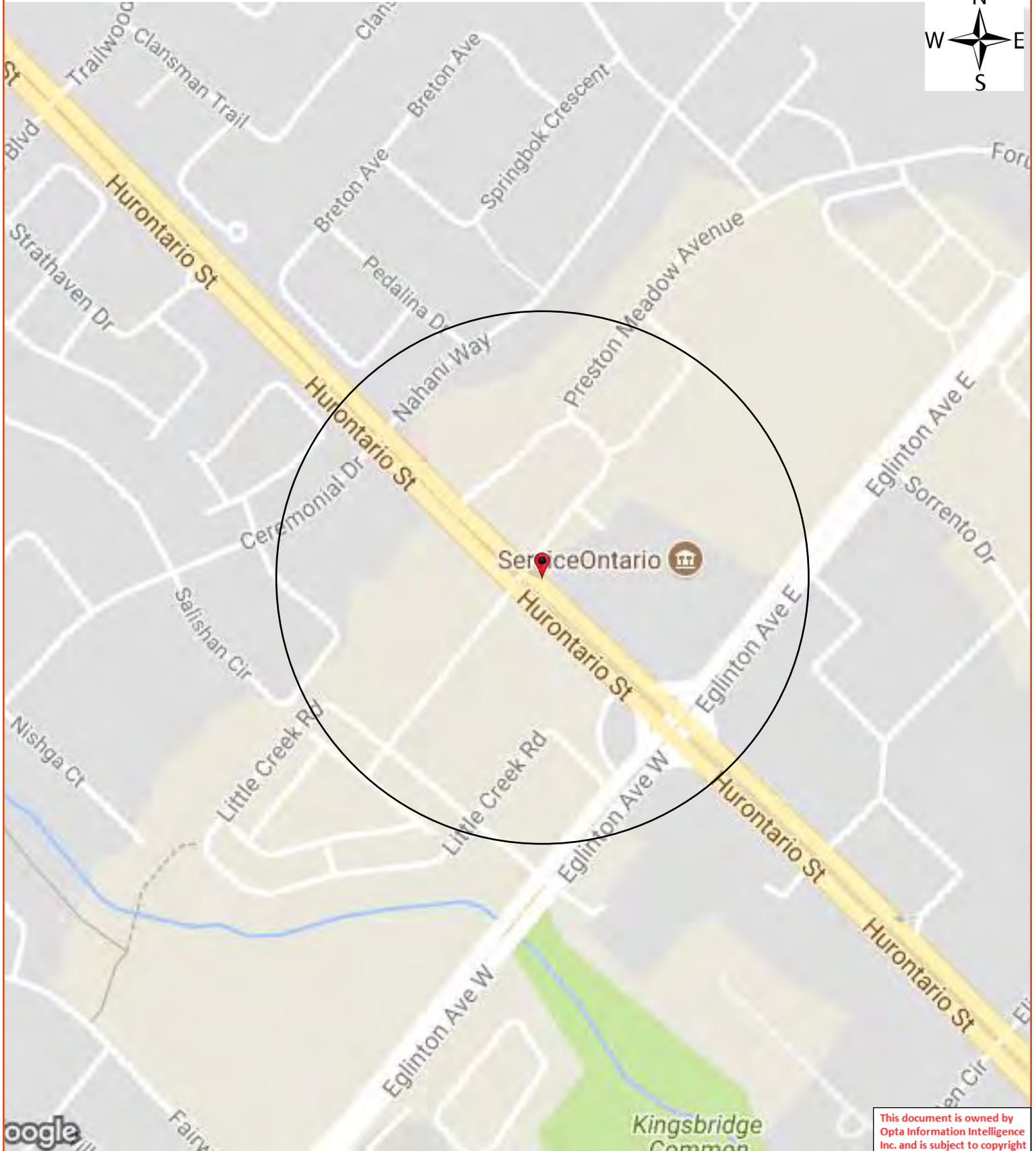
20180118010

Opta Order ID:

44795

Requested by:
Eleanor Goolab
Eris

Date Completed:
1/24/2018 7:18:14 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 01/24/2018 07:18:14



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX II
Correspondence with Regulatory Agencies

**Ministry of the Environment
and Climate Change**

Freedom of Information and
Protection of Privacy Office

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

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

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

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



January 30, 2018

Irene Hutchison
Pinchin Environmental Ltd
2470 Milltower Court
Mississauga, ON L5N 7W5

Dear Irene Hutchison:

**RE: *Freedom of Information and Protection of Privacy Act Request*
Our File # A-2018-00510, Your Reference 218041**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 5055 Hurontario Street, Mississauga.

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

To conduct a search through the files of the Environmental Assessment and Permissions Branch requires an additional 8 hours. If you would like us to search for Environmental Compliance Approvals/Certificates of Approval at the Environmental Assessment and Permissions Branch (EAPB), please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00. Please note that there is no guarantee any records will be located responsive to your request. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Permissions Branch, the time for answering your request will be extended for an additional 30 days.

When remitting payment please quote our file number or attach a copy of this letter.

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

If you have any questions regarding this matter, please contact Rebeka Bogdan at Rebeka.Bogdan@ontario.ca.



345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel.: 416.734.3300
Fax: 416.231.1626
Toll Free: 1.877.682.8772
www.tssa.org

Tel: (416) 734-3383

Fax: (416) 231-6183

Email: publicinformationservices@tssa.org

30 May 2018
File No: FS 66295

Irene Hutchison
Pinchin Ltd.
2470 Milltower Court
Mississauga ON L5N 7W5

Dear Madam:

RE: 5055 Hurontario Street, Mississauga, Ontario – Your Project No: 218041

This is with reference to your request and fee of \$50.00 + HST, for information on the above location.

After a search of our files, TSSA has no record of any outstanding instructions, incident reports, fuel oil spills, or contamination records respecting the above-mentioned property.

We have no record of retail facilities or underground storage tanks licensed or registered at the above address.

TSSA cannot guarantee having information on sites that have not been licensed since 1987.

It should be noted that the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990 or furnace oil tanks prior to May 1, 2002. Also note that the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences etc. or ABOVEGROUND gas or diesel tanks.

Yours truly,

Connie Hill
Public Information Agent

Yours truly,



Janet Dadufalza
FOI Manager



APPENDIX III
EcoLog ERIS Report



DATABASE REPORT

Project Property: *Phase I ESA
5055 Hurontario Street
Mississauga ON
218041*

Project No: *218041*

Report Type: *Standard Report*

Order No: *20180118010*

Requested by: *Pinchin Ltd.*

Date Completed: *January 23, 2018*

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

www.erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	8
Map.....	9
Aerial.....	10
Topographic Map.....	11
Detail Report.....	12
Unplottable Summary.....	16
Unplottable Report.....	17
Appendix: Database Descriptions.....	21
Definitions.....	29

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

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

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Limited Partnership ("ERIS") using various sources of information, including information provided by Federal and Provincial government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Limited Partnership. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Phase I ESA
5055 Hurontario Street Mississauga ON*

Project No: *218041*

Coordinates:

Latitude: *43.609246*
Longitude: *-79.652886*
UTM Northing: *4,829,355.67*
UTM Easting: *608,710.50*
UTM Zone: *UTM Zone 17T*

Elevation: *564 FT
171.85 M*

Order Information:

Order No: *20180118010*
Date Requested: *January 18, 2018*
Requested by: *Pinchin Ltd.*
Report Type: *Standard Report*

Historical/Products:

Insurance Products *Fire Insurance Maps/Inspection Reports/Site Specific Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	<i>Abandoned Aggregate Inventory</i>	N	-	-	-
AGR	<i>Aggregate Inventory</i>	N	-	-	-
AMIS	<i>Abandoned Mine Information System</i>	N	-	-	-
ANDR	<i>Anderson's Waste Disposal Sites</i>	N	-	-	-
AUWR	<i>Automobile Wrecking & Supplies</i>	N	-	-	-
BORE	<i>Borehole</i>	N	-	-	-
CA	<i>Certificates of Approval</i>	N	-	-	-
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	N	-	-	-
CONV	<i>Compliance and Convictions</i>	N	-	-	-
CPU	<i>Certificates of Property Use</i>	N	-	-	-
DRL	<i>Drill Hole Database</i>	N	-	-	-
EASR	<i>Environmental Activity and Sector Registry</i>	N	-	-	-
EBR	<i>Environmental Registry</i>	N	-	-	-
ECA	<i>Environmental Compliance Approval</i>	N	-	-	-
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
EMHE	<i>Emergency Management Historical Event</i>	N	-	-	-
EXP	<i>List of TSSA Expired Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	N	-	-	-
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	N	-	-	-
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	11	11
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HINC	<i>TSSA Historic Incidents</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
INC	<i>TSSA Incidents</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
NCPL	<i>Non-Compliance Reports</i>	<i>N</i>	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	<i>N</i>	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	<i>N</i>	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	<i>N</i>	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	<i>N</i>	-	-	-
NEBW	<i>National Energy Board Wells</i>	<i>N</i>	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	<i>N</i>	-	-	-
NPCB	<i>National PCB Inventory</i>	<i>N</i>	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	<i>N</i>	-	-	-
OGW	<i>Oil and Gas Wells</i>	<i>N</i>	-	-	-
OOGW	<i>Ontario Oil and Gas Wells</i>	<i>N</i>	-	-	-
OPCB	<i>Inventory of PCB Storage Sites</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
ORD	<i>Orders</i>	<i>N</i>	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	<i>N</i>	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	<i>N</i>	-	-	-
PES	<i>Pesticide Register</i>	<i>N</i>	-	-	-
PINC	<i>TSSA Pipeline Incidents</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
PRT	<i>Private and Retail Fuel Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
PTTW	<i>Permit to Take Water</i>	<i>N</i>	-	-	-
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	<i>N</i>	-	-	-
RSC	<i>Record of Site Condition</i>	<i>N</i>	-	-	-
RST	<i>Retail Fuel Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
SCT	<i>Scott's Manufacturing Directory</i>	<i>N</i>	-	-	-
SPL	<i>Ontario Spills</i>	<i>Y</i>	<i>0</i>	<i>1</i>	<i>1</i>
SRDS	<i>Wastewater Discharger Registration Database</i>	<i>N</i>	-	-	-
TANK	<i>Anderson's Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	<i>N</i>	-	-	-
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	<i>Y</i>	<i>0</i>	<i>0</i>	<i>0</i>
WWIS	<i>Water Well Information System</i>	<i>N</i>	-	-	-
		Total:	<i>0</i>	<i>12</i>	<i>12</i>

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>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	GEN	Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S/102.7	-0.93	12
1	GEN	Chris Gigeris Dental Office	5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	S/102.7	-0.93	12
1	GEN	Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S/102.7	-0.93	12
1	GEN	Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S/102.7	-0.93	13
1	GEN	Chris Gigeris Dental Office	5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	S/102.7	-0.93	13
2	GEN	Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE/144.0	-2.00	13
2	GEN	Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE/144.0	-2.00	13
2	GEN	Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE/144.0	-2.00	14
3	GEN	COLOR YOUR WORLD	5035 HURONTARIO STREET, UNIT 11 MISSISSAUGA ON L4Z 3X7	SSW/190.6	-2.00	14
3	GEN	COLOR YOUR WORLD	5035 HURONTARIO STREET UNIT 11 MISSISSAUGA ON L4Z 3X7	SSW/190.6	-2.00	14
3	GEN	Hurontario Medical Centre	5035 Hurontario Mississauga ON	SSW/190.6	-2.00	15
4	SPL	Hurontario Centre Ltd.<UNOFFICIAL>	5027 - 5035 Hurontario St. Mississauga Mississauga ON L4Z 3X7	SSW/212.1	-2.00	15

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

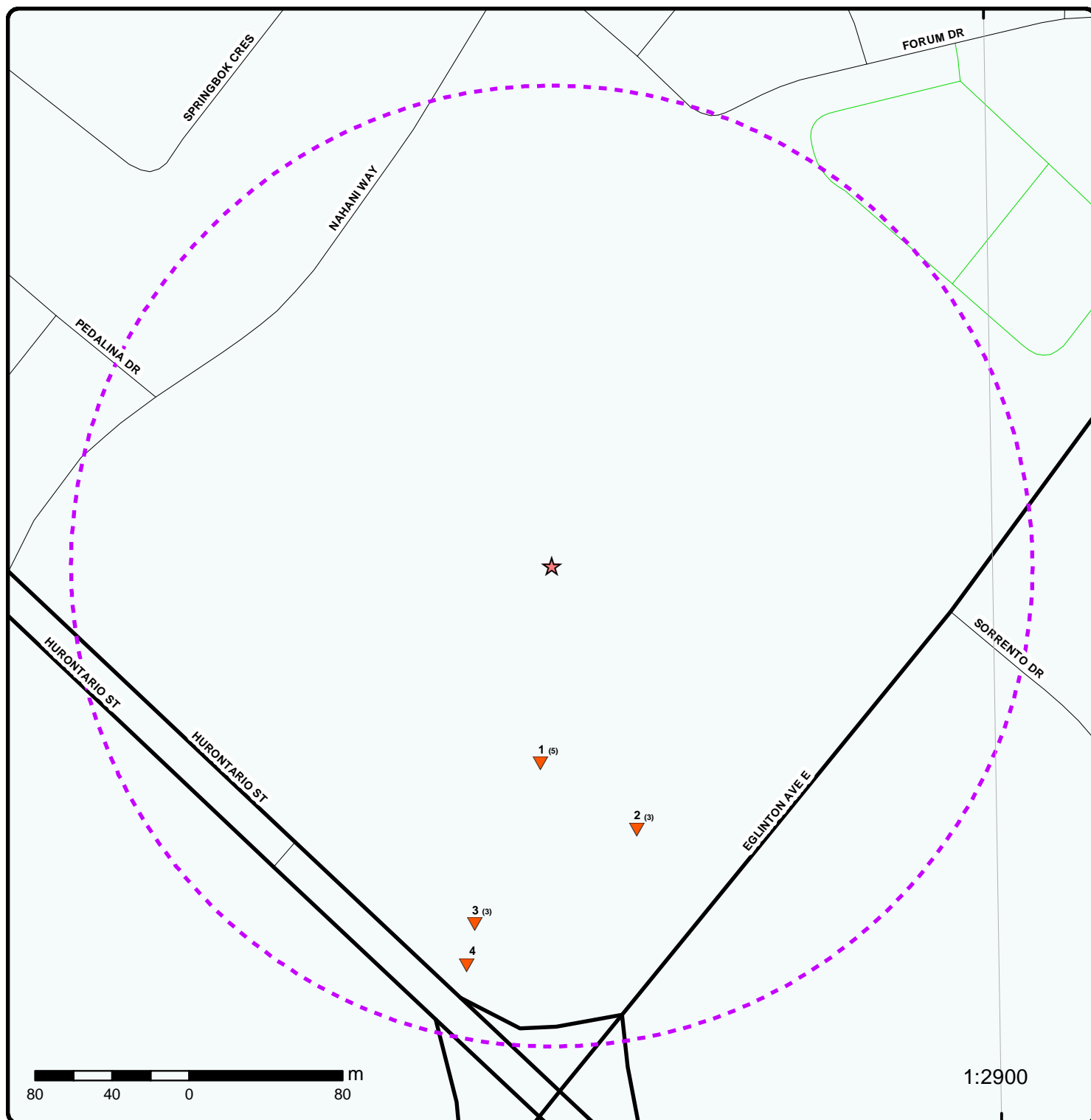
A search of the GEN database, dated 1986-Jun 2017 has found that there are 11 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S	102.67	<u>1</u>
Chris Gigeris Dental Office	5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	S	102.67	<u>1</u>
Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S	102.67	<u>1</u>
Hurontario Medical Centre	5035 Hurontario Mississauga ON L4Z 3X7	S	102.67	<u>1</u>
Chris Gigeris Dental Office	5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	S	102.67	<u>1</u>
Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE	144.00	<u>2</u>
Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE	144.00	<u>2</u>
Haunsla Pharmacy Ltd.	5033 HURONTARIO ST Mississauga ON L4Z 3X7	SSE	144.00	<u>2</u>
COLOR YOUR WORLD	5035 HURONTARIO STREET, UNIT 11 MISSISSAUGA ON L4Z 3X7	SSW	190.64	<u>3</u>
COLOR YOUR WORLD	5035 HURONTARIO STREET UNIT 11 MISSISSAUGA ON L4Z 3X7	SSW	190.64	<u>3</u>
Hurontario Medical Centre	5035 Hurontario Mississauga ON	SSW	190.64	<u>3</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2017 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Hurontario Centre Ltd.<UNOFFICIAL>	5027 - 5035 Hurontario St. Mississauga Mississauga ON L4Z 3X7	SSW	212.09	<u>4</u>



Map : 0.25 Kilometer Radius

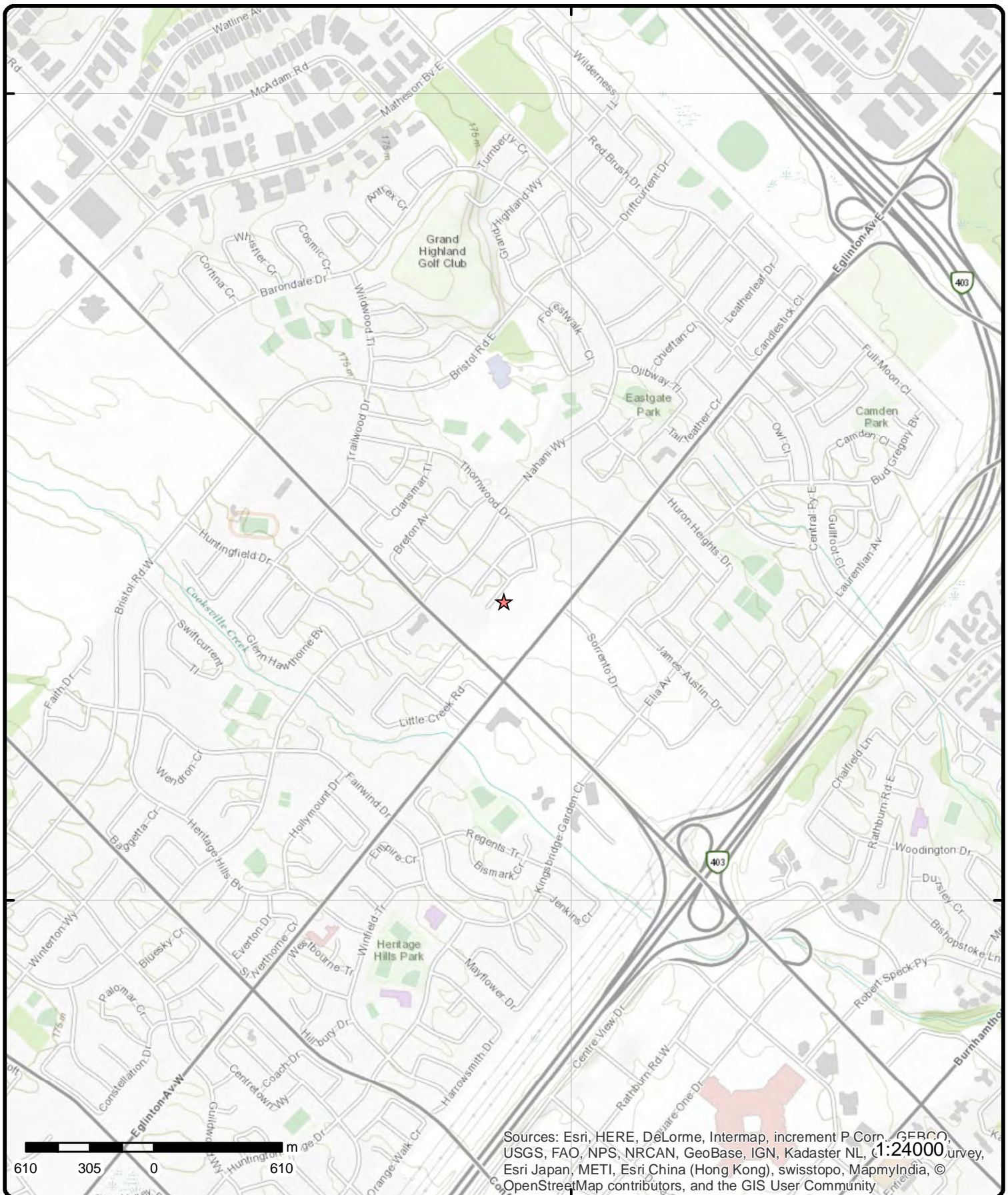
Order No: 20180118010

Address: 5055 Hurontario Street, Mississauga, ON



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		





Topographic Map

Address: 5055 Hurontario Street, Mississauga, ON

Source: ESRI World Topographic Map

Order No: 20180118010



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	1 of 5	S/102.7	170.9	Hurontario Medical Centre 5035 Hurontario Mississauga ON L4Z 3X7	GEN
<div> <div> Generator No.: ON2850255 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 621494 SIC Description: 621494 </div> <div> PO Box No.: Country: Canada Choice of Contact: CO_ADMIN Co Admin: Thikra Alsamraei Phone No. Admin: 905-275-2131 Ext. </div> </div>					
--Details-- Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					
1	2 of 5	S/102.7	170.9	Chris Gigeris Dental Office 5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	GEN
<div> <div> Generator No.: ON8906063 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 621390 SIC Description: OFFICES OF ALL OTHER HEALTH PRACTITIONERS </div> <div> PO Box No.: Country: Canada Choice of Contact: CO_OFFICIAL Co Admin: Janet M Turner Phone No. Admin: 9055070080 Ext. </div> </div>					
--Details-- Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					
1	3 of 5	S/102.7	170.9	Hurontario Medical Centre 5035 Hurontario Mississauga ON L4Z 3X7	GEN
<div> <div> Generator No.: ON2850255 Status: Approval Years: 2015 Contam. Facility: No MHSW Facility: No SIC Code: 621494 SIC Description: 621494 </div> <div> PO Box No.: Country: Canada Choice of Contact: CO_ADMIN Co Admin: Thikra Alsamraei Phone No. Admin: 905-275-2131 Ext. </div> </div>					
--Details-- Waste Code: 312 Waste Description: PATHOLOGICAL WASTES					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
1	4 of 5	S/102.7	170.9	Hurontario Medical Centre 5035 Hurontario Mississauga ON L4Z 3X7	GEN
Generator No.: ON2850255 Status: Registered Approval Years: As of Jun 2017 Contam. Facility: MHSW Facility: SIC Code: SIC Description:		PO Box No.: Country: Canada Choice of Contact: Co Admin: Phone No. Admin:			
--Details--					
Waste Code:		312 P			
Waste Description:		Pathological wastes			
1	5 of 5	S/102.7	170.9	Chris Gigeris Dental Office 5035 Hurontario St Unit 10 Mississauga ON L4Z3X7	GEN
Generator No.: ON8906063 Status: Registered Approval Years: As of Jun 2017 Contam. Facility: MHSW Facility: SIC Code: SIC Description:		PO Box No.: Country: Canada Choice of Contact: Co Admin: Phone No. Admin:			
--Details--					
Waste Code:		312 P			
Waste Description:		Pathological wastes			
2	1 of 3	SSE/144.0	169.8	Haunsla Pharmacy Ltd. 5033 HURONTARIO ST Mississauga ON L4Z 3X7	GEN
Generator No.: ON7604024 Status: Approval Years: 2016 Contam. Facility: No MHSW Facility: No SIC Code: 446110 SIC Description: 446110		PO Box No.: Country: Canada Choice of Contact: CO_ADMIN Co Admin: Nastran Najafi-Fard Phone No. Admin: 416-493-1220 Ext.3218			
--Details--					
Waste Code:		261			
Waste Description:		PHARMACEUTICALS			
Waste Code:		312			
Waste Description:		PATHOLOGICAL WASTES			
2	2 of 3	SSE/144.0	169.8	Haunsla Pharmacy Ltd. 5033 HURONTARIO ST Mississauga ON L4Z 3X7	GEN
Generator No.: ON7604024 Status: Approval Years: 2015		PO Box No.: Country: Canada Choice of Contact: CO_ADMIN			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Contam. Facility: MHSW Facility: SIC Code: SIC Description:	No No 446110 446110			Co Admin: Phone No. Admin:	Nastran Najafi-Fard 416-493-1220 Ext.3218
--Details--					
Waste Code: Waste Description:		261 PHARMACEUTICALS			
Waste Code: Waste Description:		312 PATHOLOGICAL WASTES			
2	3 of 3	SSE/144.0	169.8	Haunsla Pharmacy Ltd. 5033 HURONTARIO ST Mississauga ON L4Z 3X7	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON7604024 Registered As of Jun 2017			PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	Canada
--Details--					
Waste Code: Waste Description:		312 P Pathological wastes			
Waste Code: Waste Description:		261 A Pharmaceuticals			
3	1 of 3	SSW/190.6	169.8	COLOR YOUR WORLD 5035 HURONTARIO STREET, UNIT 11 MISSISSAUGA ON L4Z 3X7	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0058804 96,97 9919	OTHER MACH. RENTAL		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	
--Details--					
Waste Code: Waste Description:		211 AROMATIC SOLVENTS			
3	2 of 3	SSW/190.6	169.8	COLOR YOUR WORLD 5035 HURONTARIO STREET UNIT 11 MISSISSAUGA ON L4Z 3X7	GEN
Generator No.: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0058804 98,99,00,01 9919	OTHER MACH. RENTAL		PO Box No.: Country: Choice of Contact: Co Admin: Phone No. Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
--Details--					
Waste Code:		211			
Waste Description:		AROMATIC SOLVENTS			
3	3 of 3	SSW/190.6	169.8	Hurontario Medical Centre 5035 Hurontario Mississauga ON	GEN
Generator No.:	ON2850255			PO Box No.:	
Status:				Country:	
Approval Years:	2012			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No. Admin:	
SIC Code:	621494				
SIC Description:	Community Health Centres				
4	1 of 1	SSW/212.1	169.8	Hurontario Centre Ltd.<UNOFFICIAL> 5027 - 5035 Hurontario St. Mississauga Mississauga ON L4Z 3X7	SPL
Ref No:	1386-7XB6MX			Site Address:	
Contaminant Name:	SEWAGE,RAW UNCHLORINATED			Site Conc:	
Contaminant Code:	44			Site Lot:	
Contaminant Limit 1:				Site County/District:	
Contam. Limit Freq 1:				Site Municipality:	
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:	0 other - see incident description			Sector Type:	Sewer
MOE Reported Dt:	10/29/2009			Source Type:	
Health/Env Conseq:				Receiving Medium:	
Incident Dt:				Receiving Env:	
Incident Cause:	Discharge Or Bypass To A Watercourse			Environment Impact:	Confirmed
Incident Event:				Nature of Impact:	Surface Water Pollution
Incident Reason:	Spill			SAC Action Class:	Sewage Bypasses / Overflows
Incident Summary:	Strip Mall sanitary overflow to ck. Mississauga				

Unplottable Summary

Total: 10 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SPL		Hwy 10, Northbound, north of Courtney Park	Mississauga ON	
SPL	IMPERIAL OIL LTD.	BULK STATION/STORAGE DEPOT	MISSISSAUGA CITY ON	
SPL	UNKNOWN	COLHUM TRAIL,EAST SIDE OF CREDIT RIVER,SOUTH OF EGLINTON AVE.	MISSISSAUGA CITY ON	
SPL	ARMBRO CONSTRUCTION	HWY 10 SOUTH OF STEELES AVE TRANSPORT TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL	The Corporation of the City of Mississauga	Along Hwy 10 South of Courtneypark Dr	Mississauga ON	
SPL	IMPERIAL OIL	ESSO SERVICE STATION	MISSISSAUGA CITY ON	
SPL	PUC	LOT #73 NAHANI WAY	MISSISSAUGA CITY ON	
SPL	Orlando Corporation		Mississauga ON	
SPL	Imperial Oil Limited		Mississauga ON	
SPL	IMPERIAL OIL	ESSO SERVICE STATION	MISSISSAUGA CITY ON	

Unplottable Report

Site: Hwy 10, Northbound, north of Courtney Park Mississauga ON		Database: SPL	
Ref No:	2364-ADJP4J	Site Address:	Hwy 10, Northbound, north of Courtney Park
Contaminant Name:	DIESEL FUEL	Site Conc:	
Contaminant Code:	13	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Mississauga
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	100 L	Sector Type:	Miscellaneous Industrial
MOE Reported Dt:	9/6/2016	Source Type:	
Health/Env Conseq:		Receiving Medium:	
Incident Dt:	9/6/2016	Receiving Env:	Land
Incident Cause:		Environment Impact:	
Incident Event:	Leak/Break	Nature of Impact:	
Incident Reason:	Road Conditions	SAC Action Class:	Land Spills
Incident Summary:	Franton Holdings 100L of diesel to grassy area, Mississauga, ON.		

Site: IMPERIAL OIL LTD. BULK STATION/STORAGE DEPOT MISSISSAUGA CITY ON		Database: SPL	
Ref No:	110613	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	3/6/1995	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND / WATER
Incident Dt:	3/6/1995	Receiving Env:	
Incident Cause:	VALVE/FITTING LEAK OR FAILURE	Environment Impact:	NOT ANTICIPATED
Incident Event:		Nature of Impact:	Water course or lake
Incident Reason:	GASKET/JOINT	SAC Action Class:	
Incident Summary:	IMPERIAL OIL: 30L DIESEL FUEL TO CONCRETE PAD & OIL/WATER SEPARATOR:MCCR		

Site: UNKNOWN COLHUM TRAIL,EAST SIDE OF CREDIT RIVER,SOUTH OF EGLINTON AVE. MISSISSAUGA CITY ON		Database: SPL	
Ref No:	230430	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	7/2/2002	Source Type:	
Health/Env Conseq:		Receiving Medium:	WATER
Incident Dt:	7/2/2002	Receiving Env:	
Incident Cause:	UNKNOWN	Environment Impact:	POSSIBLE
Incident Event:		Nature of Impact:	Water course or lake
Incident Reason:	UNKNOWN	SAC Action Class:	
Incident Summary:	SOURCE UKN-PAINT & USED MOTOR OIL DUMPED IN STORM,CONTAINED AT		

Site: ARMBRO CONSTRUCTION
HWY 10 SOUTH OF STEELES AVE TRANSPORT TRUCK (CARGO) MISSISSAUGA CITY ON

Database:
SPL

Ref No:	101040	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	6/10/1994	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND
Incident Dt:	6/10/1994	Receiving Env:	
Incident Cause:	PIPE/HOSE LEAK	Environment Impact:	NOT ANTICIPATED
Incident Event:		Nature of Impact:	
Incident Reason:	EQUIPMENT FAILURE	SAC Action Class:	
Incident Summary:	ARMBRO-UKN QTY HYDRAULIC OIL TO ROADWAY & STORM SEWER,CLEANED-UP,WORKS.		

Site: The Corporation of the City of Mississauga
Along Hwy 10 South of Courtnepark Dr Mississauga ON

Database:
SPL

Ref No:	0422-9UWHFX	Site Address:	Along Hwy 10 South of Courtnepark Dr
Contaminant Name:	DIESEL FUEL	Site Conc:	
Contaminant Code:	13	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Mississauga
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	30 L	Sector Type:	
MOE Reported Dt:	3/24/2015	Source Type:	
Health/Env Conseq:		Receiving Medium:	
Incident Dt:	3/24/2015	Receiving Env:	
Incident Cause:	Unknown / N/A	Environment Impact:	
Incident Event:		Nature of Impact:	Land
Incident Reason:	Equipment Failure	SAC Action Class:	Land Spills
Incident Summary:	Mississauga Transit Diesel Spill along Hwy 10, cln'd		

Site: IMPERIAL OIL
ESSO SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref No:	118444	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	9/13/1995	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND / WATER
Incident Dt:	9/13/1995	Receiving Env:	
Incident Cause:	CONTAINER OVERFLOW	Environment Impact:	POSSIBLE
Incident Event:		Nature of Impact:	Multi Media Pollution
Incident Reason:	ERROR	SAC Action Class:	
Incident Summary:	IMPERIAL OIL: 75L DIESEL FUEL TO ASPHALT,SEPARATOR& CATCHBASIN: CLEANING UP		

Site: PUC
LOT #73 NAHANI WAY MISSISSAUGA CITY ON

Database:
SPL

Ref No:	18129	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	5/6/1989	Source Type:	
Health/Env Conseq:		Receiving Medium:	LAND
Incident Dt:	5/6/1989	Receiving Env:	
Incident Cause:	COOLING SYSTEM LEAK	Environment Impact:	
Incident Event:		Nature of Impact:	
Incident Reason:	EQUIPMENT FAILURE	SAC Action Class:	
Incident Summary:	MISSISSAUGA HYDRO - INTENTIONS TO REPLACE LEAKING (NEW) TRANSFORMER		

Site: Orlando Corporation
Mississauga ON

Database:
SPL

Ref No:	2425-935SCP	Site Address:	
Contaminant Name:	SLURRY (N.O.S.)	Site Conc:	
Contaminant Code:	41	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Mississauga
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	10 L	Sector Type:	Other
MOE Reported Dt:	19-DEC-12	Source Type:	
Health/Env Conseq:		Receiving Medium:	
Incident Dt:	19-DEC-12	Receiving Env:	
Incident Cause:	Operator/Human error	Environment Impact:	Confirmed
Incident Event:		Nature of Impact:	Soil Contamination
Incident Reason:	Operator/Human Error	SAC Action Class:	Land Spills
Incident Summary:	Orlando Corporation:10 L concrete slurry to gnd & catchbasin		

Site: Imperial Oil Limited
Mississauga ON

Database:
SPL

Ref No:	0332-8RFT59	Site Address:	
Contaminant Name:	PETROLEUM DISTILLATES (N.O.S.)	Site Conc:	
Contaminant Code:	13	Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	Mississauga
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	
MOE Reported Dt:	13-FEB-12	Source Type:	
Health/Env Conseq:		Receiving Medium:	Sewage - Municipal/Private and Commercial
Incident Dt:	13-FEB-12	Receiving Env:	
Incident Cause:		Environment Impact:	Not Anticipated
Incident Event:		Nature of Impact:	
Incident Reason:		SAC Action Class:	Land Spills
Incident Summary:	I.O.L.-Ukn Qty Petroleum to Ground at Card Lock		

Site: IMPERIAL OIL
ESSO SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref No:	110268	Site Address:	
Contaminant Name:		Site Conc:	
Contaminant Code:		Site Lot:	
Contaminant Limit 1:		Site County/District:	
Contam. Limit Freq 1:		Site Municipality:	21102
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Sector Type:	

MOE Reported Dt: 2/22/1995
Health/Env Conseq:
Incident Dt: 2/22/1995
Incident Cause: PIPE/HOSE LEAK
Incident Event:
Incident Reason: EQUIPMENT FAILURE
Incident Summary: IMPERIAL OIL: 60L DIESEL FUEL TO
CONCRETE PAD,ROAD& CATCHBASIN:
WORKS

Source Type:
Receiving Medium: LAND / WATER
Receiving Env:
Environment Impact: CONFIRMED
Nature of Impact: Multi Media Pollution
SAC Action Class:

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

AGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

AGR

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

Government Publication Date: Up to Sep 2017

Abandoned Mine Information System:

Provincial

AMIS

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private

ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

AUWR

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

Government Publication Date: 1999-May 2017

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: Feb 28, 2017

Chemical Register:

Private

CHEM

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

Government Publication Date: 1999-May 2017

Compressed Natural Gas Stations:

Private

CNG

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

Government Publication Date: Dec 31, 2012

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-Nov 2017

Certificates of Property Use:

Provincial

CPU

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

Government Publication Date: 1994-Oct 2017

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-Aug 2015

Environmental Activity and Sector Registry:

Provincial

EASR

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Registry:

Provincial

EBR

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

Government Publication Date: 1994-Oct 2017

Environmental Compliance Approval:

Provincial

ECA

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

Government Publication Date: Oct 2011-Oct 2017

Environmental Effects Monitoring:

Federal

EEM

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

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

EHS

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

Government Publication Date: 1999-Aug 2016

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial

EXP

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Mar 2017

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank:

Provincial

FST

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: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Jun 2017

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2015

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: Feb 28, 2017

Landfill Inventory Management Ontario:

Provincial

LIMO

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

Government Publication Date: Dec 31, 2013

Canadian Mine Locations:

Private

MINE

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2017

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

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

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial

NCPL

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

Government Publication Date: Dec 31, 2014

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

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

Government Publication Date: 2008 -Jun 2017

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory:**

Federal

NPRI

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

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGW

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

Government Publication Date: 1988-Sep 2017**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

Government Publication Date: 1800-Oct 2017**Inventory of PCB Storage Sites:**

Provincial

OPCB

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

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

Provincial

ORD

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

Government Publication Date: 1994-Oct 2017**Canadian Pulp and Paper:**

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: 1988-Aug 2017

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: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994-Oct 2017

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2017

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-May 2017

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 2017

Wastewater Discharger Registration Database:

Provincial

SRDS

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

Government Publication Date: 1990-2014

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

WDS

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

Government Publication Date: Oct 31, 2017

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: Mar 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX IV
Qualifications of Assessor



Qualifications of Assessor - Chelsea Thorne

Chelsea Thorne is an Environmental Scientist with the Environmental Due Diligence and Remediation Group. Ms. Thorne obtained an Honours Bachelor of Science Degree in Geography and Environmental Science in 2013 and a Master of Science in Earth and Environmental Science in 2015 from McMaster University, Hamilton, Ontario. Ms. Thorne has gained technical work experience in environmental remediation practices and reporting through both her Master's research and work experience as an Environmental Technologist for McMaster University on the Oil Sands Reclamation Project in Fort McMurray, Alberta.

APPENDIX V
Photographs



Photo 1 – View of the southwest portion of the Site (facing northeast).



Photo 2 – View of the northeast portion of the Site (facing southwest).



Photo 3 – Example of non-hazardous waste located in the central portion of the Site.



Photo 4 – Example of a sand and gravel fill pile located in the north portion of the Site.



Photo 5 – Properties located northwest of the Site.



Photo 6 – Properties located northeast of the Site.



Photo 7 – Properties located southeast of the Site.



Photo 8 – Properties located southwest of the Site.