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April 27, 2015

# Phase 1 Environment Site Assessment - 3111 & 3123 Cawthra Road, City of Mississauga

BROWN ASSOCIATES LIMITED      PROJECT 15\*4209  
Consultants in the Environmental & Applied Earth Sciences

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Project 15\*4209  
April 27, 2015

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Re: Phase I Environmental Site Assessment  
3111 and 3123 Cawthra Road, City of Mississauga

## 1.0 Summary

Brown Associates Limited completed a Phase 1 environmental report for these two contiguous properties located on the east side of Cawthra Road north of Dundas in the City of Mississauga. 3111 is a circa 1912 two storey residence with basement and detached three bay garage. The house has not been occupied for more than three decades and is in an uninhabitable state, and has deteriorated to a stage where renovation and repair is not practical. It relied on a dug well with brick lining and an individual onsite private waste system. There is a disconnected 40 amp electrical service with knob and tube wiring throughout. There is an empty fuel oil tank and no comfort heating system in the basement. The property contains large quantities of inert wastes, including scrap metal, dimensional wood, packaging materials, empty propane cylinders, both inside the main building, around the rear of the building and completely filling all three bays of the garage. It is bounded on the south by a single family residence and to the rear by St. John's cemetery. It is contiguous with 3123 Cawthra, on the north side beyond which is a Buddhist temple of recent construction. Mature oak trees are found both front and back.

3123 Cawthra is a circa 1965 split level single family residence with full depth basement on the south side with dining and kitchen above, and an intermediate lower level with central bar and partial kitchen in the centre and public rooms both front and back, and bedrooms above on the north side. The building is brick and cut stone clad and has a pitched roof with mineralized asphaltic shingles. It was originally heated with radiant electric heating in the ceilings which was abandoned in favour of forced air gas, which is located in a demised area in the attached double garage and distribute air through the same duct system used previously for air conditioning. The fan coil unit for the air conditioner is located on the south side of the house at grade.

There is an in-ground swimming pool to the rear and the property extends eastward past the flanking cemetery to a residential cul-de-sac to the east. The rear area is mainly mown lawns with a few remnant fruit trees from an



earlier orchard use. There is no evidence for any earlier structures in this area, and no deleterious conditions were noted.

## **2.0 Introduction**

### **2.1 Phase One Property Information**

#### **2.1.1 Municipal Address**

The addresses for the phase one properties are 3111 and 3123 Cawthra Road, City of Mississauga

#### **2.1.2 Contact Information for Property Owner**

The properties are currently under option by Rock Advisors Inc.

#### **2.1.3 Client Contact Information**

Brown Associates was retained by Mr. Ayaz Adatiya, of Rock Advisors Inc, Unit 51, South Service Road, Burlington, ON, L7L 6A5, to prepare a Phase One ESA for the subject contiguous properties located at 3111 and 3123 Cawthra Road. The principal contact person for the client for the current Phase One ESA may be reached at 905-331-5700 \*21.

## **2.2 Terms of Reference**

Bruce A. Brown Associates Limited completed a Phase I Environmental Site Assessment on the properties located at 3111 and 3123 Cawthra Road. The purpose of this investigation was (1) to conduct a pre-demolition assessment to determine any special requirements which may be required to ensure health and safety of workers and to meet all regulatory requirements in the course of demolition (2) to determine whether there are any adverse environment conditions which may require mitigation to meet current regulatory requirements (3) to determine whether any environmental condition exists which may adversely impact on the real values of the properties, and (4) to provide base environmental information with reliance to a purchaser and a future mortgage lender. The Phase 1 investigation was undertaken together with a parallel geotechnical subsurface investigation.

The report has also been prepared within the terms of reference set out in the Statement of Limitations, which is attached in Appendix A, and forms an integral part of the report. This Phase I Assessment was carried out in general accordance with CSA Standard (Z768-01), and is subject to the limitations as set out in the attached statement, which forms a part of this document.

### 2.3 General Description of the Phase One Property

The site is located within an established mixed low density residential and commercial area in the City of Mississauga with municipal addresses 3111 and 3123 Cawthra Road. The site can be further described as Part Lot 10, Concession 1, North of Dundas Street, and as Parts 1 and 2 Registered Plan 43R-23971. Assessment roll numbers are 2105-0400-891-3700 and 2105-0400-891-3600. PIN numbers are 133180035 and 133180034, respectively. The site is located on the east side of Cawthra Road, facing the signalized intersection with Silver Creek Boulevard, and is located to the north of Dundas Street East and the ramp leading down to the Dundas grade separation. The property is bounded by a Buddhist temple to the north, a cul-de-sac road and St. John's cemetery to the rear, and one additional vintage single family dwelling to the south. Beyond that is a recent three storey residential redevelopment. The immediate corner for commercial lands across Cawthra, a former Esso retail facility, is presently vacant, with a strip plaza to the rear anchored by a No Frills grocery store.

3111 is a *circa* 1912 single family residence with a detached three-bay garage and 31m frontage.

3123 Cawthra is a 2 storey side split brick clad single family residence with double width driveway and double garage, constructed in 1965 on a rectangular one acre lot with 26.5m frontage.

The remaining lot areas are covered with lawns, conifer plantation and a variety of mature trees in the hedgerows. The north site has full municipal services including electricity, gas, water, sanitary sewers and there is a catch basin for the storm sewer system in the immediate southwest corner of the property contiguous with the boulevard. The southern residence formerly relied on a private dug well and individual onsite private waste system, and does not appear to be connected to municipal service. Electrical service is disconnected.

A Site Location Plan and a Property Based Map are attached in Appendix B.

### 3.0 Scope of Investigation

This report has been prepared to meet the requirements of a Phase I investigation in general conformity with CSA Standard Z768-01. The phase one study area includes the Phase One properties and other properties located wholly or in part within a 250 m radius of the phase one property boundary.

The following tasks were undertaken during April 2015 to prepare this report:

- Enquiries made to TSSA, with response
- review of ERIS Ecolog data, historical air photos, 1877 Peel County Map and environmental maps
- review of the MOE "Ontario Inventory of PCB Storage Sites" (September 1989)
- review of "Waste Disposal Site Inventory" (June 1980), by Intera Technologies Ltd.
- review of "Inventory of Coal Gasification Plant Waste Sites in Ontario" (April 1987)

- site visit and review of the surrounding study area
- interview with individuals associated with the site
- preparation and submission of this report.

#### **4.0 Records Review**

Historical data from aerial photographs were obtained from the City of Mississauga E-maps web site, with additional air photos obtained from Google Earth, Might's Street Directory records were obtained from the City of Mississauga Library, and data were reviewed from our in-house library. ERIS Ecolog data were also reviewed. The findings from our records review were recorded as follows. Time constraints do not permit making a Freedom of Information request to Ontario Ministry of the Environment, since responses are in the order of 60 to 90 days or more; instead, there is reliance on ERIS data, which includes MOE sources.

#### **4.1 General**

##### **4.1.1 Phase One Study Area**

The QP determined that there was no major industry or other use just beyond study area limit which would be cause to enlarge the study area beyond the 250m radius as set out.

ERIS database records were obtained within a 250m radius for the site. Records of interest included Waste Disposal Sites, Certificates of Approval, Commercial and Private fuel tank locations, Ontario Regulation 347 Waste Generators, and Scott's Manufacturing Directory data.

##### **4.1.2 First Developed Use Determination**

The phase one property was initially part of the former Township of South Toronto within Peel County. According to the 1877 Peel County Atlas Mapping project, the phase one property was part of a much larger 250 acre farm property, indicating the larger lands and surrounding properties were in agricultural use. This mapping also indicates that a former farm dwelling was located on or near the footprint of the phase one property at that time but was later redeveloped with the current structures.

Street directories were available for review from 1968 to 2001. All street directories indicate that the sites were residential in nature throughout their history. The 1968 directory shows Cawthra Road partially developed to number 2201 and is listed as part of the Town of Port Credit, and by the mid-1970s as City of Mississauga. The MPAC property detail report, attached in Appendix F, advises number 3123 Cawthra was constructed in 1965, while the adjacent residence was constructed in 1912.

#### **4.1.3 Previous Reporting**

No previous reports for the Phase One properties are known. Brown Associates Limited carried out a Phase One investigation for the property immediately to the north to facilitate a former detached vintage residence to be redeveloped for the current Buddhist temple, constructed by the Halton-Peel Buddhist Society.

#### **4.2 Environmental Source Information**

##### **4.2.1 Federal Government Database Records**

The complete ERIS Risk Assessment Report is appended to this document. Federal databases reported by ERIS include:

Environmental Effects Monitoring (EEM)  
Environmental Issues Inventory System (EIIS)  
Federal Convictions (FCON)  
Contaminated Sites on Federal Land (FCS)  
Fisheries and Oceans Fuel Tanks (FOFT)  
Indian & Northern Affairs Fuel Tanks (AIFT)  
National Analysis of Trends in Emergencies Canada (NATE)  
National Defense & Canadian Forces Fuel Tanks (NDFT)  
National Defense & Canadian Forces Spills (NDSP)  
National Defense & Canadian Forces Waste Disposal Sites (NDWD)  
National Environmental Emergencies System (NEES)  
National PCB Inventory (NPCB)  
National Pollutant Release Inventory (NPRI)  
Parks Canada Fuel Storage Tanks (PCFT)  
Transport Canada Fuel Storage Tanks (TCFT)

Descriptions of these databases are provided in the Ecolog ERIS Report, found attached in Appendix G. No Federal data were reported within the Phase One study area.

##### **4.2.2 Ontario Government Database Records**

Provincial Government databases reviewed by ERIS include:

Abandoned Aggregate inventory (AAGR)  
Aggregate inventory (AGR)  
Abandoned Mines Information System (AMIS)  
Ontario Borehole (BORE)

Certificates of Approval (CA)  
TSSA Commercial Fuel Oil Tanks (CFOT)  
Coal Gasification Plants (COAL)  
Compliance and Convictions (CONV)  
Drill Holes (DRL)  
Environmental Registry (EBR)  
TSSA Fuel Storage tanks (FST)  
Ontario Regulation 347 Waste Generators Summary (GEN)  
Mineral Occurrences (MNR)  
Non-Compliance Reports (NCPL)  
Ontario Oil and Gas Wells (OOGW)  
Ontario Inventory of PCB Storage Sites (OPCB)  
Pesticide Register (PES)  
Private and Retail Fuel Storage Tanks (PRT)  
Ontario Regulation 347 Waste Receivers Summary (REC)  
Record of Site Condition (RSC)  
Ontario Spills (SPL)  
Wastewater Discharger Registration Database (SRDS)  
Waste Disposal Sites 0 MOE CA Inventory (WDS)  
Waste Disposal Sites – MOE 1991 Historical Approval (WDSH)  
Water Well Information System (WWIS)

A review of the ERIS data indicated no records found for the properties at 3111 and 3123 Cawthra Road. The nearest record of underground fuel storage tanks are former gasoline tanks for a full service station reported at 3100 Cawthra Road, for which the licenses expired on October 31, 1995. This does not pose an issue, as the service station is topographically cross-gradient and slightly down-gradient from the subject site. Upon review of all air photos, it is evident that the gasoline station was built in the mid-1970s and is seen in the 1985, 1995, and 2000 air photos. A close-up view of the 1995 air photo indicates evidence of a tank replacement, and by 2005 the service station was decommissioned.

The nearest records reported for generator numbers are for 3100 Cawthra Road with light fuel wastes for 2002 to 2004. Two other records were reported for generator numbers for 680 Silver Creek Boulevard, with waste crankcase oils and lubricants as of June 2009, and for pharmaceutical wastes from 1999 to 2001 for the Silver Creek Pharmacy, located in the strip mall beyond the former Esso station.

#### **4.2.2.1 Ontario Regulation 347 Waste Generators Summary**

No Ontario database records were found for the Phase 1 properties. Generator numbers and records of retail tanks were noted for the former Imperial Oil Esso station on the west side of Cawthra south of Silver Creek Boulevard. Other records refer to pathological wastes and pharmaceuticals for the pharmacy located in the strip

mall farther to the west.

#### **4.2.3 Ontario Ministry of the Environment and Climate Change**

No FOI enquiry was made to MOECC because response time is not helpful.

#### **4.2.4 Ontario Ministry of Natural Resources**

Provincial mapping did not indicate any areas of natural or scientific interest within 1 km of the Phase One lands. No part of the lands is regulated under the *Conservation Authorities Act*.

#### **4.2.5 Technical Standards and Safety Authority**

A request for information on the subject property was filed with the Technical Standards & Safety Authority (TSSA) on April 27, 2015. A response dated April 27, 2015 confirmed that the TSSA has no records in its database for any underground or above-ground storage tanks licensed or registered at the subject address. It also has no records of any incident reports, fuel oil spills, or contamination records for the Phase One property. A copy of this response is attached in appendix H.

It should be noted that the TSSA cannot guarantee having information on sites that have not been licensed since 1987.

#### **4.2.6 Private Records**

Private records from various databases were also reviewed by ERIS:

- Anderson's Waste Disposal Sites (ANDR)
- Automotive Wrecking & Supplies (AUWR)
- Chemical Register (CHEM)
- ERIS Historical Searches (EHS)
- Canadian Mine Locations (MINE)
- Oil and Gas Wells (OGW)
- Canadian Pulp and Paper (PAP)
- Retail Fuel Storage Tanks (RST)
- Scott's Manufacturing Directory (SCT)
- Anderson's Storage Tanks (TANK)

No private records were found for the Phase One sites or within 250 m radius.

#### 4.2.7 Waste Disposal Sites, Coal Gasification Plants and PCB Storage Sites

The MOE “*Ontario Inventory of PCB Storage Sites*” (September 1989), “*Waste Disposal Site Inventory*” (June 1980), Intera Technologies Ltd. “*Inventory of Coal Gasification Plant Waste Sites in Ontario*” (April 1987) were reviewed by Bruce A. Brown Associates, and the following data were found:

The subject site is not registered as a former municipal coal gasification plant, the subject site property is not listed as a former PCB storage location and it is not listed as an active or closed waste disposal site. MOE documents also confirms there are no waste disposal sites, PCB storage sites or former coal gasification plants within a 1 km radius of the subject property.

### 4.3 Physical Setting Sources

#### 4.3.1 Air Photos Review

Air photographs obtained from the City of Mississauga E-maps web site from 1954, 1966, 1975, 1985, 1995, and 2000, as well as and 2004, 2009, 2012 and 2015 color mapping from Google Earth were reviewed, and are attached in Appendix D. A review of air photos confirms that the entire area remained agricultural in character until the mid-1970’s when the area began to be more intensively developed, in large part, for residential purposes. The earliest air photo of 1954 indicates the sites and surrounding areas in the immediate vicinity as undeveloped except for mainly occupied by orchards. Cawthra Road is visible just west of the site.

The 1966 air photo indicates the sites as both developed and occupied with residential structures similar to that observed on the site visit. The surrounding area remained agricultural in character with a large portion of land directly east of the site being re-graded and serviced for future development, including what would become Ericson Road, and the cemetery in its present configuration.

An air photograph from 1975 indicates the general area surrounding the site has undergone major development. Significant residential subdivisions can be seen to the east, west, and north of the site, with only a few remnant apple trees remaining. Continued residential development interspersed with commercial/institutional development is evident in the 1985 aerial photograph, with the Silver Creek Plaza constructed on the west side of Cawthra, south of the subject site. There are some residences to the south of the site as well as vacant land. Further south, the land is designated as St. Johns Dixie Cemetery with a church located adjacent to the cemetery site on the east side of Cawthra.

By 1975, an Esso service station is constructed to the southwest, with a pump island on the Cawthra frontage of the intersection with Silver Creek Boulevard. This is unchanged in the 1995 photograph, except that fresh asphalt suggests replacement of the tank nest in an area set diagonal to the northeast corner. The year 2000 photograph shows the station still present, and air photography from 2005 shows fresh re-grading as the site is demolished

and leveled.

The 1995 air photo shows the surrounding properties appear similar to the configurations observed at the time of the site visit. The Cemetery can be seen to the south east, the plaza and residential subdivision to the west, and a residential subdivision to the east.

There are no major changes to the site and adjoining properties noted in the 2000, 2004, and 2009 air photos, save and except, a new large structure built on the east side of Cawthra four properties south of the site in the 2000 air photo. The Buddhist Temple was constructed by 2012, and the three storey apartment building but one lot to the south appears to have been completed in about 2013.

#### **4.3.2 Topography, Hydrology, Geology**

A review of the Quaternary Geology map number P. 2204 for Toronto and Surrounding Area indicates that the general area is located on a former Peel Pond shallow water deposit comprising outwash sand, located in an embayment just north of the original glacial Lake Iroquois shoreline. To the south are beach or bar deposits of Lake Iroquois which consist mainly of gravel and sand, and to the north and at depth are young clayey silt tills. Subsurface investigation on nearby properties suggests that Georgian Bay Formation shale bedrock may be found within 30 meters of existing grade.

Regional groundwater flow is likely to be southwest towards the former shoreline and eventually Lake Ontario. Local groundwater flow could not be readily determined at this time as flow may be disrupted by the presence of local storm sewers or other utility corridors.

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

No water bodies or areas of natural or scientific interest were found within the Phase One study area.

#### **4.3.4 Water Well Records**

There were no water well records found for Concession 1, Lot 10, North of Dundas Street. The nearest well record from the Ministry of the Environment, "*Water Well Records for Ontario, 1946 - 1974*", is found in Concession 1, Lot 13, a distance of more than one half kilometer away.

MOE water well records indicated that this well was for domestic use within Lot 13 of Concession 1 NDS, former township of Toronto, now the City of Mississauga. Well 49-2981 is located directly west of the site in the vicinity of R Jones Park, just north of Dundas Street East and west of Given Road. The well log indicated blue clay to 9 m below grade followed by a layer of gravel to 5.5m and shale bedrock at 17m.



Since 3111 Cawthra was constructed in 1912, it relied on a private well, and an onsite private waste system well for most of the 20<sup>th</sup> century. There is no record for connection to municipal services except for electricity.

#### **4.3.5 Other Mapping**

Other than Pleistocene geological mapping, other mapping records consulted in the course of this evaluation were the 1877 Peel County Atlas Map and Ontario Base Mapping from 1982, both found in Appendix C.

Mapping from 1877 shows the phase one land as being part of a 250 acre farm belonging to Mrs. John Wilson. The 250 acre Wilson Estate was shown as being located in Concession J, NDS, Part of lots 9 and 10. The former farmland containing the subject lands had one farm residence located in lot 10 near the south lotline of the estate. The phase one property was located in lot 10 near the south lot line on the west side and it appears that this former farmhouse structure was located within the phase one lands. Surrounding properties consisted of farming properties similar in size to the Wilson Estate and in agricultural use including a number of orchards to the west, east and south.

#### **5.0 Interview**

Interviews were conducted in conjunction with physical site inspections by the writer on April 20, 2015. Mr. Mike Boyko was the son-in-law of Mr. Vlarislova, who had occupied 3123 Cawthra for more than 33 years, probably almost 40 years. Mr. Vlarislova was present on site but had limited mobility and articulation as a consequence of advanced age and health issues. Mr. Boyko was familiar with the property for at least 33 years and was not aware of any history or incidents with potential for adverse environmental impacts. He advised radiant ceiling electric heat was abandoned in about 2004 in favour of forced air heating and cooling.

Mr. Tom O'Brian was present for the inspection of 3111 Cawthra. He thought the house might be somewhat older than 1912, and advised his mother had lived in the house until 30 years ago and that it has not been lived in since. He was not aware of any history or incidents on the property or general area with potential for adverse environmental impact on the 3111 lands. Mr. O'Brien had accumulated the materials which were stored in the garage and to the rear of the dwelling, and owned a steel trailer parked in the rear yard.

## **6.0 Site Reconnaissance**

Brown Associates' senior writer attended onsite on April 20, 2015 to carry out a site inspection. Photographs taken during the site inspection are found in Appendix E.

### **3123 Cawthra Road**

3123 Cawthra has an attached two car garage which was nearly filled with a vintage automobile and other inert materials. It is a split level two story configuration with entry at the intermediate upper level for the south side, with two half flights of stairs down to a central basement corridor. The house is framed with wood and finished with plaster over gypsum board. The basement has several public rooms, a full 2.25m below rear yard grade, a three piece washroom and a full laundry with a 40 IG electric hot water heater. Basement floor finishes included linoleum, 300mm x 300mm vinyl tile, carpet over concrete in rear rooms and hardwood overlay. A small storage room in the southeast corner had exposed concrete block inner walls and a concrete floor.

The west side of the residence, a half level down from front access, has a central bar with some kitchen elements and serve-through to public rooms both front and back. There is a small two piece toilet on the north side. Floors are finished with wood parquay or carpet over concrete and original plaster ceilings over gypsum board were retained. The main kitchen and dining were located at entry level, with a half flight up to bedrooms on the north half. A large brick fireplace was noted to be newer than the original fixtures and finishes which elsewhere dated mainly from the 1960s. The roof was constructed with standard wood frame and board supporting mineralized asphaltic shingles, with fibreglass pink insulation placed between ceiling joists.

The rear yard has an in-ground swimming pool with surrounding patio. The remaining lawns, extending back to Ericson Road is divided with a chain link fence and side and rear yard perimeters are also fenced. There are a few apple trees in the rear lawn, and most other overstorey vegetation is limited to immediate lotlines. All vegetation was noted to be in good condition.

### **3111 Cawthra Road**

3111 Cawthra has a three bay detached garage separated from the residence. The garage is completely filled with dimensional wood, small tools, old fixtures and fittings and metal debris. No hazardous wastes were visible, however the tightly packed nature contents resulted in most materials obscured from view or access.

The original house does not appear to have been modified since construction more than a century ago, save and except that storm windows have been added and the original wood lay has been overlaid with wire mesh and stucco finished, although more than 50 years ago. The house was found in an extreme state of deterioration, with debris scattered throughout. It is the writer's opinion it could never be made habitable.

The two story building has concrete block basement walls, and wood frame throughout. The basement has exterior access on the north side as well as interior stairs to the main floor. The house has a 40 amp electrical service and knob and tube wiring throughout. There is a small pump and a pressure tank with intake leading to the dug well. There is a 900 litre fuel oil tank on the north wall which appears to be empty. There was no sign of rust perforations or of staining or oil on the adjacent wall or floor. Vent and filler pipes lead to the exterior north wall.

Paint and wallpaper on the main floor were deteriorated and heavily covered with mold in many areas. Rodent and raccoon feces were noted throughout. Raccoons were in residence between the basement and main floor in the northwest corner of the building. Based on age, most painted surfaces are likely to have elevated lead concentrations. Debris on basement and main floor included dimensional wood, packaging materials, and propane cylinders.

External vegetation includes mature trees, with large oaks present both in front and in the rear yard. Shrubs around the front of the building were overgrown. A large quantity of debris, mainly scrap metal, was stacked around the rear of the house. A dug well with brick lining was located just behind the garage. There was no visible evidence of a septic tank or other elements for any private waste system.

## **6.1 Below-Ground Structures**

No evidence of any below ground structures was noted. 3123 has an in-ground swimming pool behind the residence. It still had a winter cover but was filled with water. 3111 must have a septic tank to accommodate sanitary flows, however no direct evidence for a private waste system was found.

## **6.2 Storage Tanks**

3111 had a 900 litre steel fuel oil tank which appeared to be empty on the north basement wall. There was no evidence of rust through perforation and no evidence of former leaks. There was no oil staining associated with the tank which was not connected to any heating device. Vent and fill pipes extended through the north wall. .

## **6.3 Potable and Non-Potable Water Sources**

3123 always relied on municipal water. 3111 had a red brick-lined dug well of uncertain depth located just behind the garage beneath a poured in place concrete slab.

## **6.4 Sewage Works**

3123 is connected to the municipal sanitary sewers. There is a private catch basin for storm water located at the northwest corner of 3123 Cawthra. 3111 appears never to have been connected to municipal water or sewers. No evidence of a private waste system was noted and mature trees appear to have grown within the potential area of any former subsurface absorption system.

## **6.5 Stained Soil or Stressed Vegetation**

No evidence of stained or stressed vegetation was noted.

## **7.0 Review and Evaluation of Information**

### **7.1 Current Uses and Adjacent Uses**

Current uses include an occupied and an abandoned residence with accessory garage. Adjacent uses include a mature cemetery to the rear of 3111 and flanking the rear half of the larger 3123 Cawthra lot. Other contacting property are residential except for the Buddhist temple to the immediate north.

### **7.2 Potentially Contaminating Activities**

No evidence of potentially contaminating activities was noted. Although both garages were filled with extensive quantities of metals, old furnishings and debris, no chemical concerns were identified and no evidence of ongoing activities was found.

Having been abandoned, 3111 contains evidence of raccoon feces and extensive mold present on wallpaper, plaster and painted finishes and some wood flooring. Most painted surface are anticipated to have elevated lead concentrations. Any workers conducting any interior stripping out must wear appropriate protective clothing and maintain respiratory protection in the event dust is generated.

No evidence of asbestos in the form of pipe wrap or transite sheeting was noted. Some vinyl floor tiles from 1965 may contain up to 5% chrysotile asbestos, in which case tiles should be treated as asbestos containing unless sampled to prove otherwise. Asbestos may also be present in some plaster compounds applied over gypsum board in the 3123 Cawthra structure.

CFCs are present in white goods and in the air conditioning system in 3123 Cawthra. No evidence of urea formaldehyde insulation was noted in either dwelling. 3111 had no insulation present in any form, except for storm windows.

### **7.3 Areas of Potential Environmental Concern**

3111 Cawthra has a well which must be considered as abandoned, requiring decommissioning by a licensed well technician in accordance with the requirements of O. Regulation 903. This process requires disinfection, filling, sealing and filing of a well record with MOECC. There is probably an abandoned septic tank associated with 3111, which will require exploration and removal together with foundations in conjunction with the demolition of adjacent foundations. Workers must protect against contact with mold when contacting aesthetically impacted surfaces within 3111 Cawthra.

## **8.0 Conclusions and Recommendations**

### **8.1 Is a Phase Two ESA Required ?**

The first developed use of both parcels was for the present single family residential homes, before which the balance of lands were apple orchards. The orchard use was terminate too long ago for there to be residual concerns for herbicide and pesticides such as Malathion, DDA or DDT which may have been sprayed on the orchard while active. It is at least 50 years since the orchard uses were active. The former Esso retail facility to the southwest was both cross gradient and topographically down-gradient, and therefore present low risk for any adverse impact on soil or groundwater on the Phase One properties.

No Phase 2 subsurface investigations is warranted based on these findings. A geotechnical investigation is required to facilitate proposed redevelopment. Soil and groundwater characterization may be required only in the event that aesthetic indications are found in the course of the routine subsurface investigation.

## **9.0 Reliance**

This report may be relied on by a mortgage lender for purposes of consideration to provide purchaser mortgage financing, subject to the standard limitations statement contained herein. A reliance letter to a third party may be requested in which case it will also be subject to these standard limitations.

## **10.0 References**

City of Mississauga. Historical Air Photo Collection, Online Interactive Mapping Site, "1954, 1966, 1975, 1985, 1995, and 2000 Aerial Photography", Mississauga GIS Department, Air Photography.

Ecolog ERIS, Project 20091126031, Standard Select Report.

Intera Technologies Limited, 1987. Inventory of Coal Gasification Plant Waste Sites in Ontario. Prepared for Ontario Ministry of the Environment, Waste Management Branch.

"Mississauga, ON." 43.597300° " N and 79.602525° " W. 2004, 2009, 2012 and 2015, Google Earth Photography.

Ontario Ministry of the Environment (MOE), 1989. Ontario Inventory of PCB Storage Sites.

Ontario Ministry of the Environment (MOE), March 13, 2015. Well Record Data Set, Ontario Well Records online database. Water Well Information System.

Ontario Ministry of the Environment (MOE), 1980. Waste Disposal Site Inventory.

The Canadian Atlas Digital Project. 1877 Peel County Atlas Map, Township of Toronto South, McGill University.

## **11.0 Qualification**

Brown Associates Limited is a full services environmental consulting firm which has carried out more than 3800 environmental evaluations over the past 44 years. The firm is qualified to manage asbestos, PCBs, pre-demolition surveys, designated substances inventories and other abatement programs. Dr. Brown is a Professional Engineer and a Qualified Person recognized by the Ontario Ministry of the Environment for purposes of submitting Records of Site Condition for Phase I, II and III site evaluations, and has a B.Sc. in Geology and Chemistry from Queen's University 1968 and a Doctorate in Geochemistry from Oxford University in 1970.

Brown Associates Limited carries \$5 million in environmental liability insurance (\$2 million per incident) and \$2 million in errors and omissions insurance, and enjoys a claims-free status.

## **12.0 Closure**

We trust that this information is sufficient for your present requirements. Should any questions arise, please do not hesitate to call. Thank you for this opportunity to be of service.

Yours very truly,

BRUCE A. BROWN ASSOCIATES LIMITED

Bruce A. Brown, Ph. D., RPP, P. Eng., QP  
Principal Engineer  
*Senior Reviewer*

Eva Mitsche, Hons. BA  
Environmental Researcher

**Distribution:** 2 copies and 1 pdf to Client  
1 copy to file

## Appendix A: Phase I Statement of Limitations

## Bruce A. Brown Associates Limited

### Statement of Limitations for Phase I Environmental Evaluations

The conclusions and recommendations of this report are applicable only to the net area described in the report, and to the time of inspection. This report may be used only by the client to which it is addressed and for the purposes stated in the introduction. Bruce A. Brown Associates Limited does not permit use of this report by any third party or for any purpose other than stated unless written authorization is provided by this firm.

This Phase I evaluation is a preliminary environmental quality assessment of real property. Sources which are relied upon include visual inspection, general inquiries to management, tenants, and approvals agencies as stated in the report. Secondary sources are limited to historical insurance maps, air photographs, street directories and like materials as stated in the body of the report.

A Phase I Environmental Evaluation does not generally include intrusive investigations or materials sampling, laboratory analyses or monitoring. As a consequence, it is recognized that site specific conditions which are not visually apparent to a qualified and experienced investigator may not be discovered at this level of evaluation. A confirmation of presence or absence of any impaired condition, its extent or possible liabilities associated with such a condition cannot be firmly established at the Phase I level of investigation.

Where site conditions or history of use of a site and/or neighbouring lands, or age of facility suggest potential for impaired conditions, a supplementary Phase II evaluation may be required to confirm the presence or extent of any impaired condition to permit continued or proposed future uses of a property.

With the exception of instances where this firm is specifically retained to confirm field conditions, or to supervise demolition, construction, excavation, or other remediation, the responsibility of Bruce A. Brown Associates Limited shall be restricted to accurate interpretation of available information from sources cited.

All costing and figures are rough estimates based on the current guidelines and market costs, and several quotes from contractor should be obtained prior to site work. Costs will depend on extent of work and approach and in some cases the best approach cannot be determined until after site work has commenced.

Communication of all matters concerning on-site materials, identified hazardous wastes, soils or groundwater quality or remediation and other matters shall be to the firm or individual authorizing site investigations. Where recommendations are made by Bruce A. Brown Associates Limited to an authorizing agent, it shall be the responsibility of that agent to



communicate, as required, to any contractor, owner, agency, or other consultant who may be affected by such recommendations, or shall require such data to carry out their duties in a safe and responsible manner as they relate to the subject property and ensure compliance with all regulatory requirements and guidelines affecting the environment or matters of occupational health and safety.

Appendix B: Site Location Plan, Property

Base Map

Project: 15\*4209

3111 & 3123 Cawthra Road, Mississauga



Site Location Plan

Project: 15\*4209

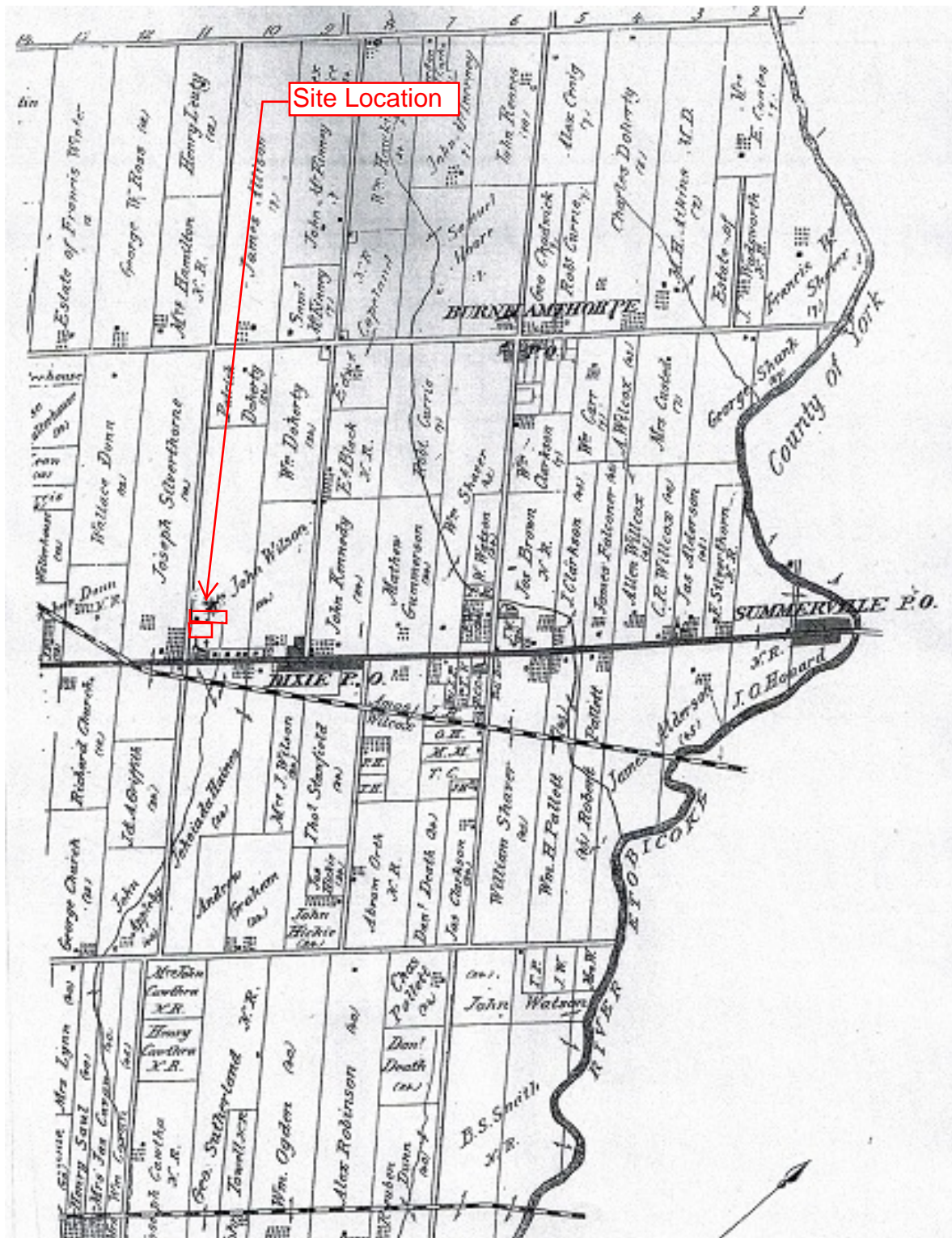
3111 & 3123 Cawthra Road, Mississauga

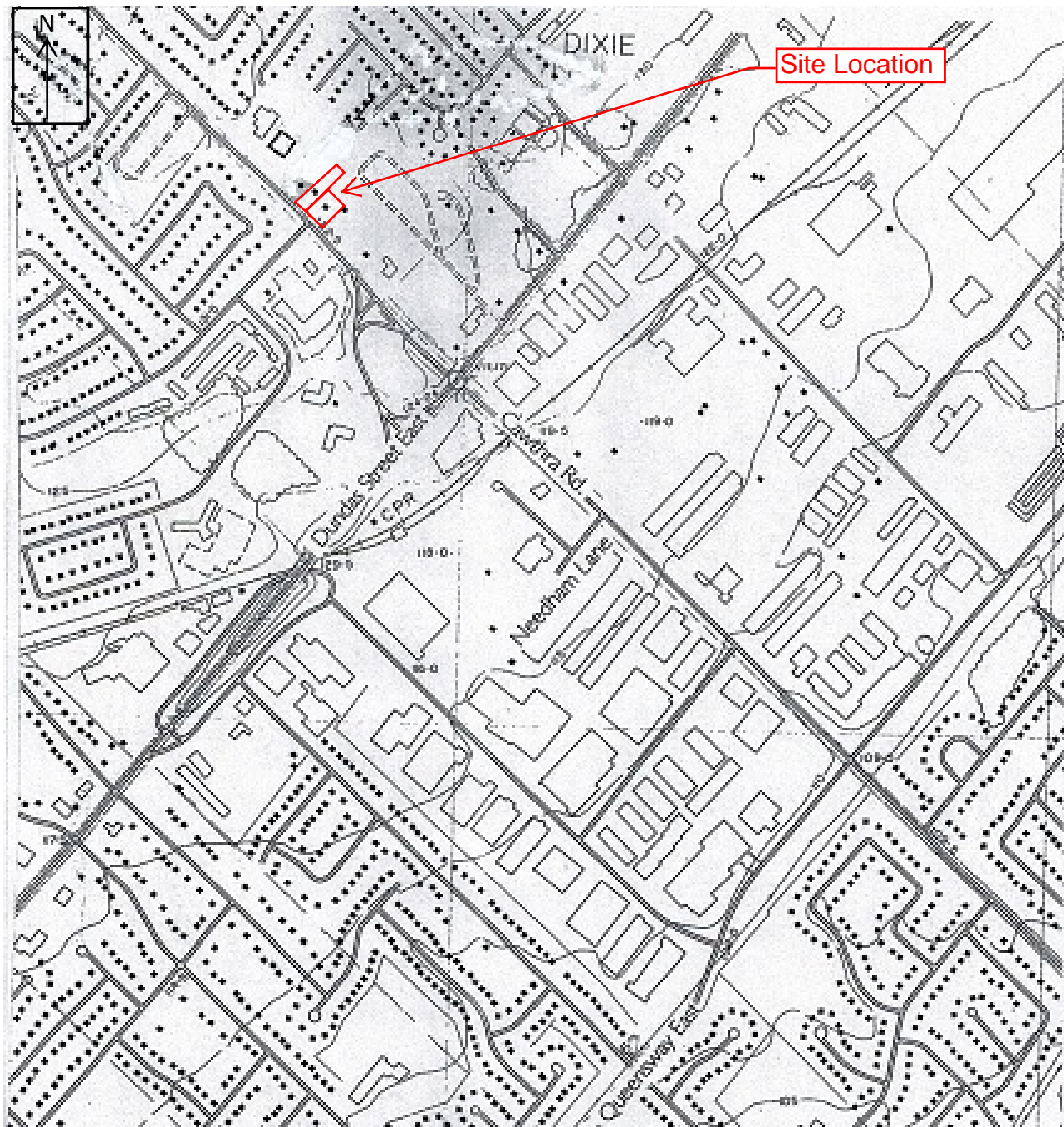


Property Based Map





















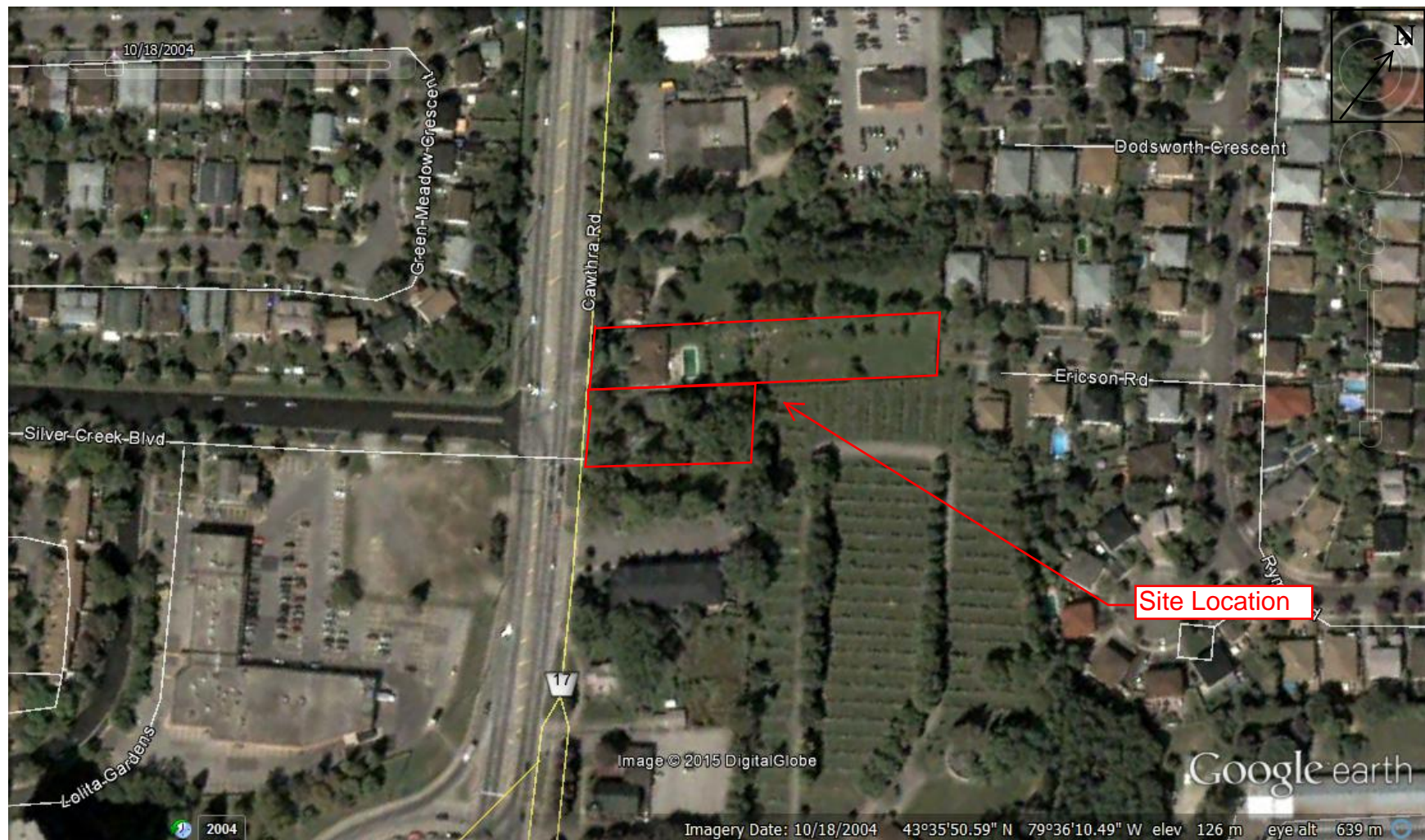






Project: 15\*4209

3111 & 3123 Cawthra Road, Mississauga

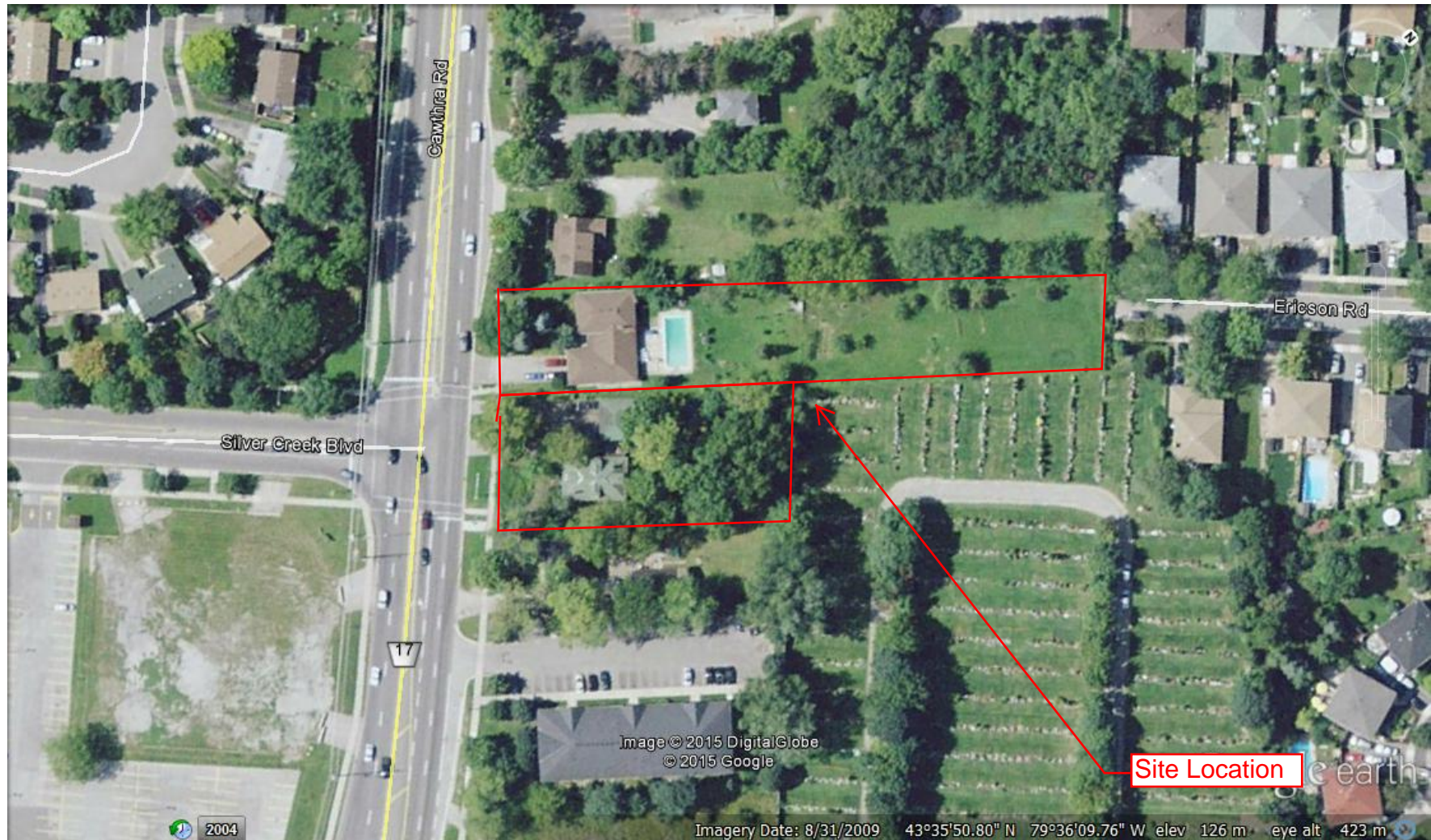


Historical Air Photo: 2004



Project: 15\*4209

3111 & 3123 Cawthra Road, Mississauga

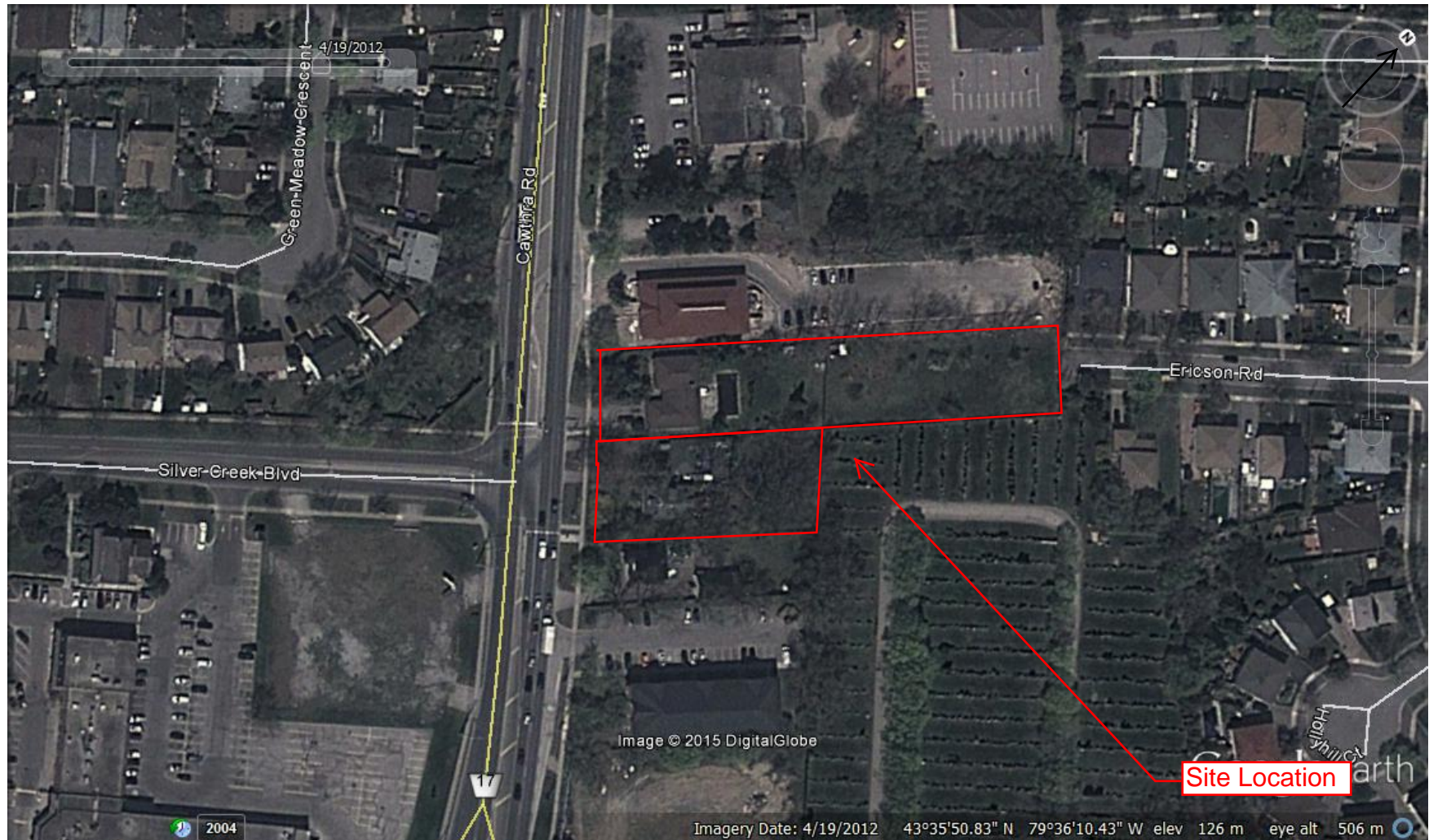


Historical Air Photo: 2009



Project: 15\*4209

3111 & 3123 Cawthra Road, Mississauga

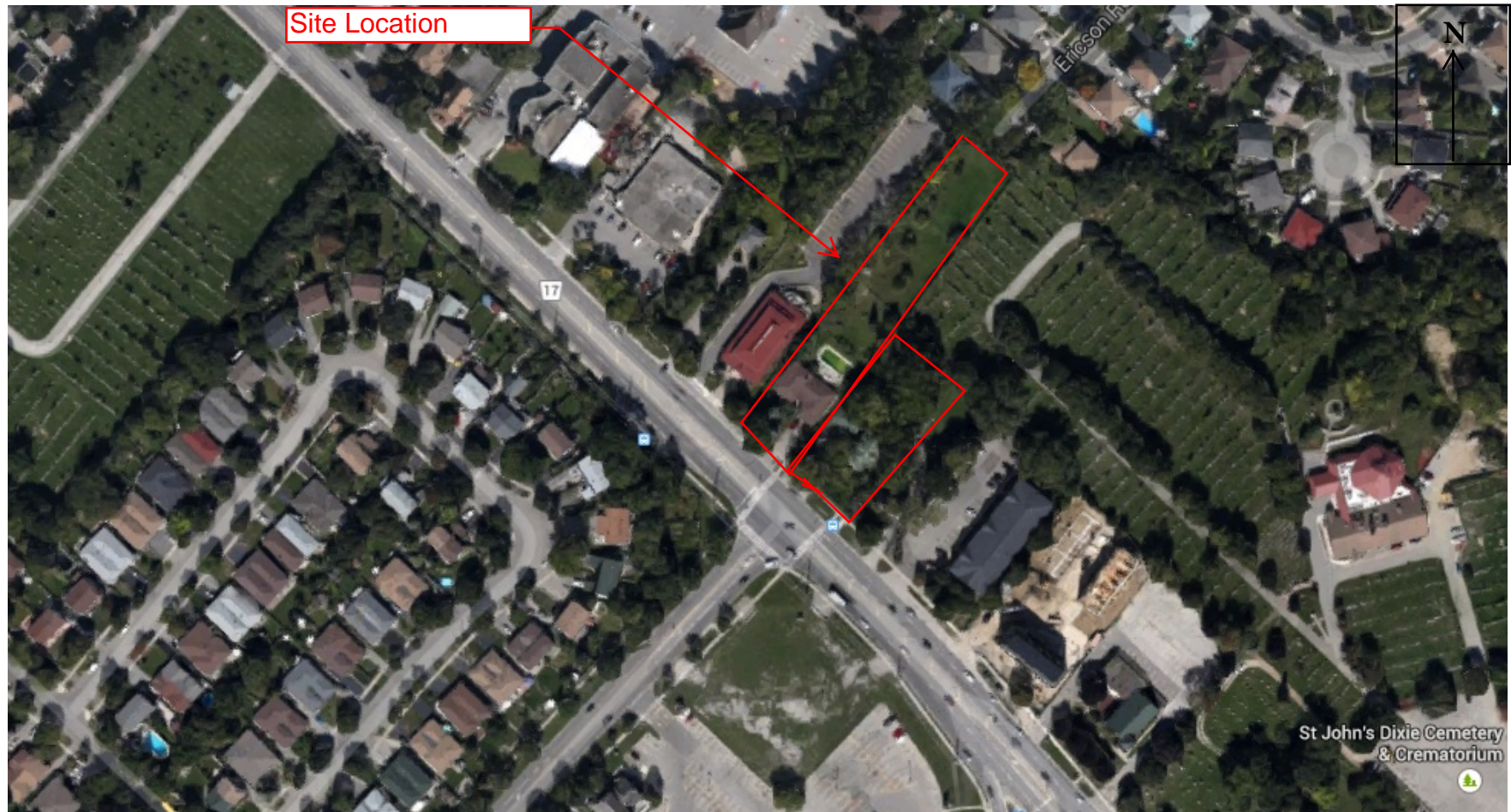


Historical Air Photo: 2012



Project: 15\*4209

3111 & 3123 Cawthra Road, Mississauga



Aerial Photograph: 2015

## Appendix E: Site Photographs





View to East - Rear Yard

Shallow Dug Well







Pump and Pressure Tank







Garage

View to Southeast





# Property Detail Report

Generated on: 12/1/2014



**Property Address:** 3111 CAWTHRA RD

**Unit:**

**Municipality:** MISSISSAUGA CITY

**Roll Number:** 210504008913600

## Base Sales & Assessment Data

### Property Information:

**Property Type:** Residential

**Property Code & Description:** 301-Single-family detached (not on water)

**Assessment Roll Legal Description:** CON 1 NDS PT LOT 10

### Legal Description:

PT LT 10 CON 1 NDS TORONTO AS IN TT120281, EXCEPT PTS 1 & 2, R0487212 ; MISSISSAUGA ; SUBJECT TO EXECUTION 98-00578, IF ENFORCEABLE.

**Year Built:** 1912

**Number of Full Storeys:** 1

**Number of Partial Storeys:** 1

**Frontage (ft):** 103

**Depth (ft):** 262

**Site Area:** 26571.6 Sq.Feet

**Variance:** Regular



**Valuation Information:**

**Assessed Value on January 1, 2012:** \$596,000  
**Phased In Value on January 1, 2015:** \$596,000  
**Taxation Year:** 2015

**Sale Information:** No Sale Record

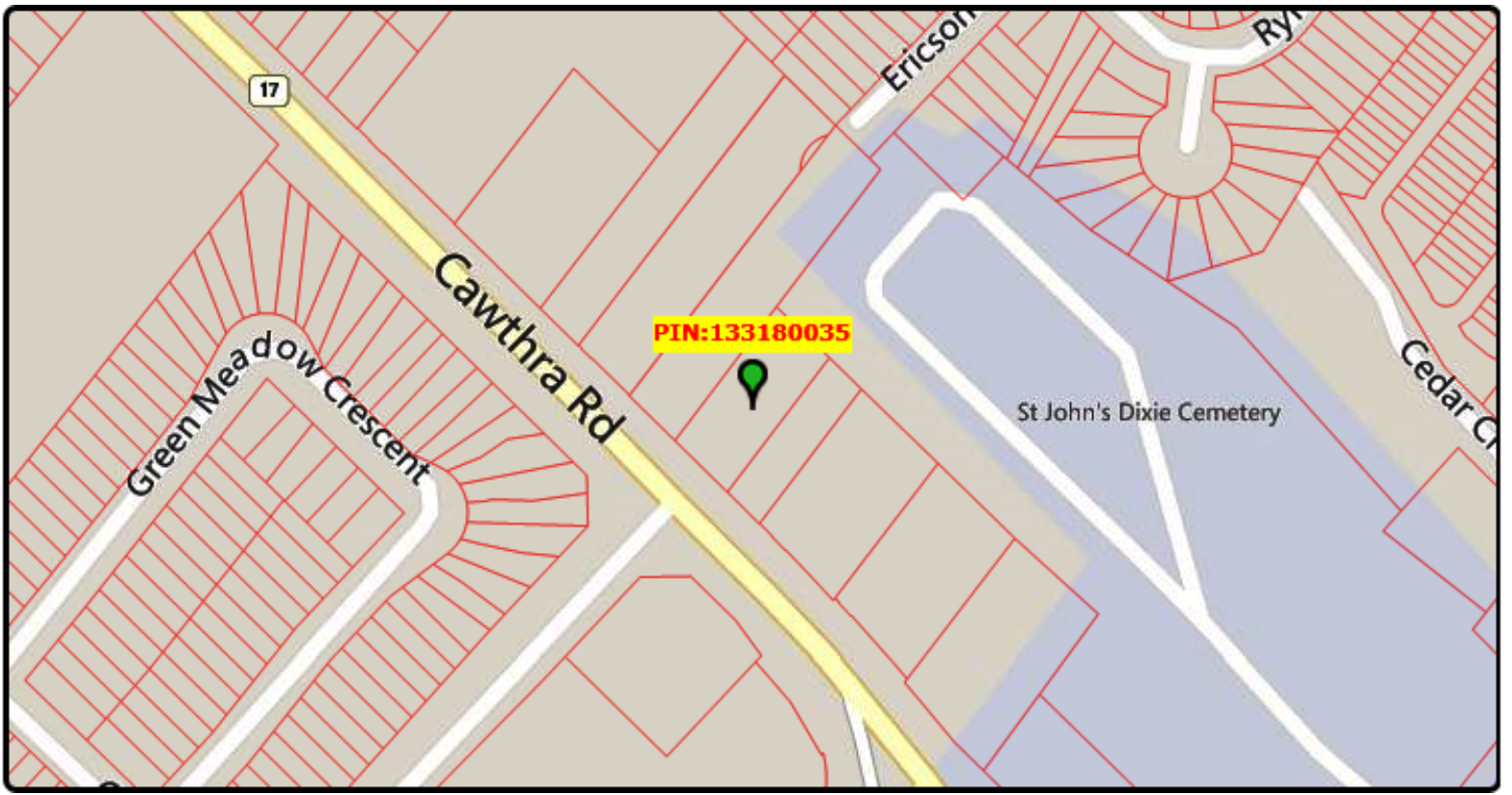
NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four -year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit [www.mpac.ca](http://www.mpac.ca)

\*Assessed Value is based on a January 1, 2012 Valuation Date.

\*\*Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2014 Assessment Roll for the 2015 taxation year.

**Enhanced Data**

<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	1
<b>Half Bathrooms:</b>	0
<b>Fireplaces:</b>	Yes
<b>Garage Type:</b>	Detached Garage
<b>Garage Spaces:</b>	3
<b>Driveway:</b>	
<b>Pool:</b>	No
<b>Split Level:</b>	No Split
<b>Private Sanitary Service:</b>	
<b>Private Water Service:</b>	
<b>Zoning Code:</b>	R4



# Property Detail Report



Generated on: 1/7/2015



**Property Address:** 3123 CAWTHRA RD

**Unit:**

**Municipality:** MISSISSAUGA CITY

**Roll Number:** 210504008913700

## Base Sales & Assessment Data

### Property Information:

**Property Type:** Residential

**Property Code & Description:** 301-Single-family detached (not on water)

**Assessment Roll Legal Description:** CON 1 NDS PT LOT 10 RP 43R23971 PARTS 1 AND 2

**Legal Description:**  
PT LT 10 CON 1 NDS (TORONTO) DES PTS 1, 2 PL 43R-23971 CITY OF MISSISSAUGA

**Year Built:** 1965

**Number of Full Storeys:** 1

**Number of Partial Storeys:** 2

**Frontage (ft):** 87.1

**Depth (ft):** 476.1

**Site Area:** 43560 Sq.Feet

**Variance:** Regular

### Valuation Information:

**Assessed Value on January 1, 2012:** \$874,000

**Phased In Value on January 1, 2015:** \$874,000

**Taxation Year:** 2015

**Sale Information:**

**Last Sale Date:** 01/12/1977

**Last Sale Amount:** \$152,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four -year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit [www.mpac.ca](http://www.mpac.ca)

\*Assessed Value is based on a January 1, 2012 Valuation Date.

\*\*Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2014 Assessment Roll for the 2015 taxation year.

**Enhanced Data**

<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2
<b>Half Bathrooms:</b>	2
<b>Fireplaces:</b>	Yes
<b>Garage Type:</b>	Attached Garage
<b>Garage Spaces:</b>	2
<b>Driveway:</b>	
<b>Pool:</b>	No
<b>Split Level:</b>	Side Split
<b>Private Sanitary Service:</b>	
<b>Private Water Service:</b>	
<b>Zoning Code:</b>	R4

**PIN:133180034**







# Canada's Primary Environmental Risk Information Service

**Project Site:** Halton-Peel Buddhist Facility  
3133 Cawthra Road  
Mississauga, ON

**Client:** Bruce Brown  
Bruce A. Brown Associates Limited  
109 Vanderhoof Avenue Suite 2  
Toronto, ON M4G2H7

**ERIS Project No:** 20091126031

**Report Type:** Standard Select Report - .25km Search Radius

**Prepared By:** Rafal Wojtasik  
[rwojtasik@eris.ca](mailto:rwojtasik@eris.ca)

**Date:** December 02, 2009

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# Table of Contents

Order Number: 20091126031  
Site Name: Halton-Peel Buddhist Facility  
Site Address: 3133 Cawthra Road Mississauga, ON  
Report Type: Standard Select Report, 0.25 km Search Radius

	<b><u>Section</u></b>
<b>Report Summary</b>	<b>i</b>
<i>This outlines the number of records from each database that fall on the site, and within various distances from the site.</i>	
<b>Site Diagram</b>	<b>ii</b>
<i>The records that were found within a specified distance from the project property (the primary search radius) have been plotted on a diagram to provide you with a visual representation of the information available. Sites will be plotted on the diagram if there is sufficient information from the database source to determine accurate geographic coordinates. Each plotted site is marked with an acronym identifying the database in which the record was found (i.e., WDS for Waste Disposal Sites). These are referred to as "Map Keys". A variety of problems are inherent when attempting to associate various government or private source records with locations. EcoLog ERIS has attempted to make the best fit possible between the available data and their positions on the site diagram.</i>	
<b>Site Profile</b>	<b>iii</b>
<i>This table describes the records that relate directly to the property that is being researched.</i>	
<b>Detail Report</b>	<b>iv</b>
<i>This section represents information, by database, for the records found within the primary search radius. Listed at the end of each database are the sites that could not be plotted on the locator diagram because of insufficient address information. These records will not have map keys. They have been included because they may be found to be relevant during a more detailed investigation.</i>	

	<b><u>Page</u></b>
Certificates of Approval	<b>1</b>
Ontario Regulation 347 Waste Generators Summary	<b>2</b>
Private and Retail Fuel Storage Tanks	<b>3</b>

Appendix: Database Descriptions

## Report Summary

Order Number: 20091126031  
 Site Name: Halton-Peel Buddhist Facility  
 Site Address: 3133 Cawthra Road Mississauga, ON  
 Report Type: Standard Select Report, 0.25 km Search Radius

### Number of Mappable Records Surrounding the Site

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
AAGR	Abandoned Aggregate Inventory	N	0	0	0	0
AGR	Aggregate Inventory	N	0	0	0	0
AMIS	Abandoned Mine Information System	N	0	0	0	0
ANDR	Anderson's Waste Disposal Sites	N	0	0	1	1
AUWR	Automobile Wrecking & Supplies	N	0	0	4	4
CA	Certificates of Approval	Y	0	1	64	65
CFOT	Commercial Fuel Oil Tanks	N	0	0	2	2
CHEM	Chemical Register	N	0	0	1	1
COAL	Coal Gasification Plants	N	0	0	0	0
CONV	Compliance and Convictions	N	0	0	0	0
DRL	Drill Hole Database	N	0	0	0	0
EBR	Environmental Registry	N	0	0	23	23
EEM	Environmental Effects Monitoring	N	0	0	0	0
EHS	ERIS Historical Searches	N	0	2	79	81
EIIS	Environmental Issues Information System	N	0	0	0	0
FCON	Federal Convictions	N	0	0	0	0
FCS	Contaminated Sites on Federal Land	N	0	0	0	0
FOFT	Fisheries & Oceans Fuel Storage Tanks	N	0	0	0	0
FST	Fuel Storage Tank	N	0	0	23	23
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	3	512	515
IAFT	Indian & Northern Affairs Fuel Tanks	N	0	0	0	0
MINE	Canadian Mine Locations	N	0	0	0	0
MNR	Mineral Occurrences	N	0	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	N	0	0	0	0
NCPL	Non-Compliance Reports	N	0	0	0	0
NDFT	National Defence & Canadian Forces Fuel Storage Tanks	N	0	0	0	0
NDSP	National Defence & Canadian Forces Spills	N	0	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	0	0	0	0
NEES	National Environmental Emergencies System (NEES)	N	0	0	0	0
NPCB	National PCB Inventory	N	0	0	6	6
NPRI	National Pollutant Release Inventory	N	0	0	46	46
OGW	Oil and Gas Wells	N	0	0	0	0
OOGW	Ontario Oil and Gas Wells	N	0	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	4	4
PAP	Canadian Pulp and Paper	N	0	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	N	0	0	0	0
PES	Pesticide Register	N	0	0	44	44
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	47	49
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	2	2
RSC	Record of Site Condition	N	0	1	12	13
RST	Retail Fuel Storage Tanks	Y	0	0	20	20
SCT	Scott's Manufacturing Directory	Y	0	0	408	408



## Report Summary

Order Number: 20091126031  
Site Name: Halton-Peel Buddhist Facility  
Site Address: 3133 Cawthra Road Mississauga, ON  
Report Type: Standard Select Report, 0.25 km Search Radius

Database		Selected	On-site	Within 0.25	0.25km to 2.00km	Total
SPL	Ontario Spills	N	0	2	93	95
SRDS	Wastewater Discharger Registration Database	N	0	0	0	0
TANK	Anderson's Storage Tanks	N	0	0	1	1
TCFT	Transport Canada Fuel Storage Tanks	N	0	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	2	2
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0	0
WWIS	Water Well Information System	N	0	1	56	57
TOTAL			0	12	1,450	1,462

The databases chosen by the client as per the submitted order form are denoted in the 'Selected' column in the above table. Counts have been provided outside the primary buffer area for cursory examination only. These records have not been examined or verified, therefore, they are subject to change.



Pinpointing Your Environmental Risks

12 Concorde Pl, Suite 800 North York, ON M3C 4J2  
416-510-5204

Project Property: Halton-Peel Buddhist Facility  
3133 Cawthra Road  
Mississauga, ON

ERIS Project #: 20091126031

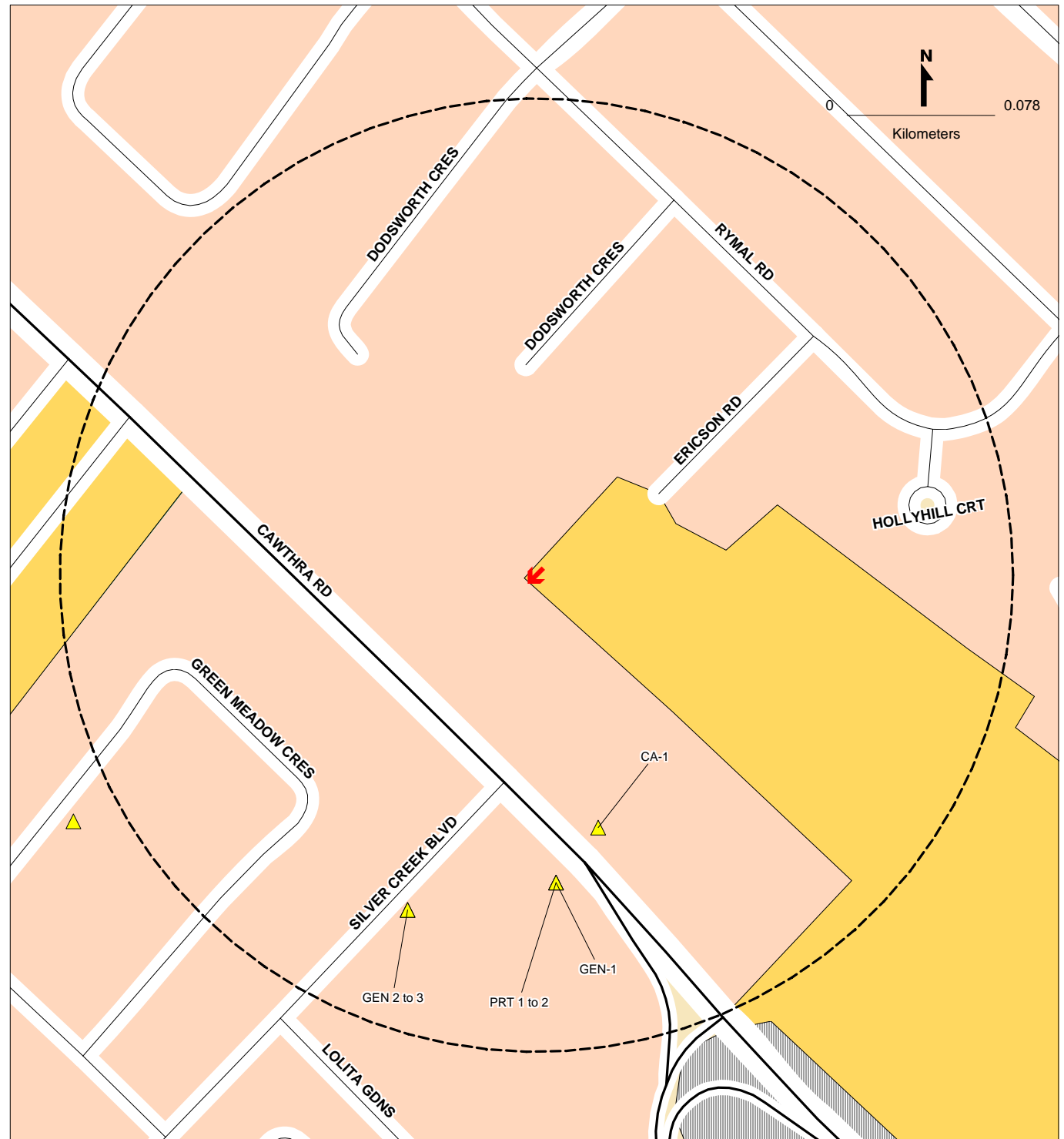
Date: DEC-02-2009

#### LEGEND

	Project Property	<b>Landuse Classifications</b>
	Database Location	Open Area
<b>Points of Interest</b>		Residential
	Chimney	Commercial
	Silo	Resource and Industrial
<b>Pipe &amp; Transmission Lines</b>		Government and Institutional
	Pipeline	Parks and Recreational
	Transmission Line	Waterbody
	Transmission Tower	<b>Recreation</b>
	Transformer Station	Golf Course/Driving Range
<b>Rail</b>		Park/Sports Field
	Railway - Main	Other Recreation Area
	Railway - Sidetrack	Sports/Race Track
	Railway - Abandoned	Cemetery
	Bridge	Campground
	Tunnel	<b>Vegetation</b>
<b>Transportation - Other</b>		Wooded Area
	Embankment	Orchard
	Trail	Vineyard
	Runway	<b>Industrial Resources</b>
<b>Hydrographic Features</b>		Conveyor
	Permanent Waterway	Crane: Moveable
	Intermittent Waterway	Crane: Stationary
	Open Reservoir	Tank
	Dyke/Levee	Rock Cut
	Dam	Auto Wrecker
	Breakwall	Lumber Yard
	Wetland	Pit

This diagram is to be used solely for relative street location purposes.  
It may not accurately portray street or site positions.

#### SITE DIAGRAM



## Site Report

Order Number: 20091126031

Site Name: Halton-Peel Buddhist Facility

Site Address: 3133 Cawthra Road Mississauga, ON

Report Type: Standard Select Report, 0.25 km Search Radius

**FOR COMPLETE INFORMATION, REFER TO DETAIL REPORT**

**A search has been conducted for this site (address) and company name. No records were found, within the database(s) selected, that meet either of these criteria.**

## Detail Report

Order Number: 20091126031

Site Name: Halton-Peel Buddhist Facility

Site Address: 3133 Cawthra Road Mississauga ON

Report Type: Standard Select Report, 0.25 km Search Radius

**If information is required for sites located beyond the selected address, please contact your ERIS representative.**

Certificates of Approval

Ontario Regulation 347 Waste Generators Summary

Private and Retail Fuel Storage Tanks

Certificates of Approval

Map Key	Company	Address	Certificate #	Application Year	Issue Date	Approval Type	Status	Application Type
CA-1	LONDON PROPERTY CORP.	SWM - 3095 CAWTHRA ROAD MISSISSAUGA CITY L5A 2X4	3-1603-97-	97	12/3/1997	Municipal sewage	Approved	
<div>Client Name:</div> <div>Client Address:</div> <div>Client City:</div> <div>Client Postal Code:</div> <div>Project Description:</div> <div>Contaminants:</div> <div>Emission Control:</div>								

## Ontario Regulation 347 Waste Generators Summary

Map Key	Company	Address	SIC Code	SIC Description	Waste Code	Waste Description
<b>GEN-1</b>	Imperial Oil Limited	3100 Cawthra Road Mississauga L5A 2X5	<b>Generator #:</b> <b>Approval Yrs:</b>	ON5624027 02,03,04	221	LIGHT FUELS
<b>GEN-2</b>	Ascona Management & Consulting Inc.	680 Silvercreek Boulevard Mississauga L5A 3Z1	<b>Generator #:</b> <b>Approval Yrs:</b>	ON9216031 As of June 2009	252	Waste crankcase oils and lubricants
<b>GEN-3</b>	SILVERCREEK PHARMACY LTD.	680 SILVER CREEK BLVD. MISSISSAUGA L5A 3Z1	6031	PHARMACIES	261	PHARMACEUTICALS
			<b>Generator #:</b> <b>Approval Yrs:</b>	ON2444600 99,00,01	312	PATHOLOGICAL WASTES

Private and Retail Fuel Storage Tanks

Map Key	Company	Address	Location ID	Type	Expiry Date	Capacity (L)	Licence #	Facility Description
PRT-1	JOHN VICTOR	3100 CAWTHRA RD MISSISSAUGA L5A2X5	23701	retail	1995-10-31	19974	0028790001	GASOLINE STATION - FS
PRT-2		3100 CAWTHRA RD. MISSISSAUGA	8999	retail				GASOLINE STATION - FULL SER

## Appendix: Ontario Database Descriptions

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

### Provincial Government Source Databases:

#### **Abandoned Aggregate Inventory Up to Sept 2002**

**AAGR**

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

#### **Aggregate Inventory Up to Mar 2008**

**AGR**

The Ontario Ministry of Natural Resources maintains a database of all active pits and quarries. Please note that the database is only referenced by lot\concession and city/town location. The databases provides information regarding the registered owner/operator, location, status, licence type, and maximum tonnage.

#### **Abandoned Mines Information System 1800-2005**

**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.

#### **Certificates of Approval 1985-Sept 2002\* (for current CofA info please check the EBR Database)**

**CA**

This database contains the following types of approvals: Certificates of Approval (Air) issued under Section 9 of the Ontario EPA; Certificates of Approval (Industrial Wastewater) issued under Section 53 of the Ontario Water Resources Act (“OWRA”); and Certificates of Approval (Municipal/Provincial Sewage and Waterworks) issued under Sections 52 and 53 of the OWRA. For more current Certificate of Approval information please see the EBR database, which will include information such as 'Approval for discharge into the natural environment other than water (i.e. Air) (EPA s.9)', and Approval for sewage works (OWRA s.53(1)).

#### **TSSA Commercial Fuel Oil Tanks 1948-Jan 2009**

**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.

#### **Coal Gasification Plants 1987, 1988\***

**COAL**

This inventory of all known and historical coal gasification plants was collected by the Ministry of Environment. 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, landuse, soil condition, site operators/occupants, site description, and potential environmental impacts. This information is effective to 1988, but the program has since been discontinued.



**Compliance and Convictions 1989-Oct 2009****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.

**Drill Holes 1886-2005****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".

**Environmental Registry 1994-Oct 2009****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, licence, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes things like; Approval for discharge into the natural environment other than water (i.e. Air), Permit to Take Water (PTTW), Certificate of Property Use (CPU), Approval for a waste disposal site, Order for preventative measures.(EPA s. 18), Order for conformity with Act for waste disposal sites.(EPA s. 44), Order for remedial work.(EPA s. 17) and many more.

**TSSA Fuel Storage Tanks Current to Dec 2008****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.

**Ontario Regulation 347 Waste Generators Summary 1986-Jun 2009****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.

**Mineral Occurrences 1846-Sept 2008****MNR**

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

**Non-Compliance Reports 1992(water only), 1994-2007****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.

**Ontario Oil and Gas Wells 1800-Aug 2009****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. Information available for all wells in the ERIS database include well owner/operator, location, permit start date, well cap date, licence number, status, depth and the primary target (rock unit) of the well being drilled.

**Ontario Inventory of PCB Storage Sites 1987-Oct 2004****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.

**Pesticide Register 1988-Nov 2008****PES**

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

**Private and Retail Fuel Storage Tanks 1989-1996\*****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).

**Ontario Regulation 347 Waste Receivers Summary 1986-2005****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.

**Record of Site Condition 1997-Sept 2001, Oct 2004-Oct 2009****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. Information available includes Registration Number, Filing Owner, Property Address, Filing Date and Municipality.

**Ontario Spills 1988-2008****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.

**Wastewater Discharger Registration Database 1990-2006****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).

**Waste Disposal Sites - MOE CA Inventory 1970-Sept 2002****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. For more current information for Waste Disposal Sites please see the EBR database, which will include information such as 'Approval for a waste disposal site (EPA s.27)' and 'Approval for use of a former waste disposal site (EPA s.46)'.

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory Up to Oct 1990\*****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.

**Water Well Information System 1955-May 2009****WWIS**

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. Geographic coordinates are reliable according to the given percentage. Wells that are identified with lot and concession only are now also included in the database and is no longer provided as a separate report.

**Federal Government Source Databases:****Diagram Identifier:****Environmental Effects Monitoring 1992-2007\*****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.

**Environmental Issues Inventory System 1992-2001\*****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.

**Federal Convictions 1988-Jun 2007****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.

**Contaminated Sites on Federal Land June 2000-Sept 2009**

**FCS**

The Treasury Board of Canada Secretariat maintains an inventory of all known contaminated sites held by various Federal departments and agencies. This inventory does not include properties owned by Crown corporations, but does contain non-federal sites for which the Government of Canada has accepted some or all financial responsibility. All sites have been classified through a system developed by the Canadian Council of Ministers of the Environment. The database provides information on company name, location, site ID #, property use, classification, current status, contaminant type and plan of action for site remediation.

**Fisheries & Oceans Fuel Tanks 1964-Sept 2003**

**FOFT**

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

**Indian & Northern Affairs Fuel Tanks 1950-Aug 2003**

**IAFT**

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

**National Analysis of Trends in Emergencies System (NATES) 1974-1994\***

**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.

**National Defence & Canadian Forces Fuel Tanks Up to May 2001\***

**NDFT**

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

**National Defence & Canadian Forces Spills Mar 1999-Jul 2009**

**NDSP**

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

**National Defence & Canadian Forces Waste Disposal Sites 2001-April 2007**

**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.

**National Environmental Emergencies System (NEES) 1974-2003****NEES**

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

**National PCB Inventory 1988-June 2004****NPCB**

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. All federal out-of-service PCB containing equipment and all PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites.

**National Pollutant Release Inventory 1993-2007****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 of 178 specified substances.

**Parks Canada Fuel Storage Tanks 1920-Jan 2005****PCFT**

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

**Transport Canada Fuel Storage Tanks 1970-March 2007****TCFT**

With the provinces of BC, MB, NB, NF, ON, PE, and QC; Transport Canada currently owns and operates 90 fuel storage tanks. This inventory will also include The Pickering Lands, which refers to the 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, falls under the Site Management Policy of Transport Canada, but administered by Public Works and Government Services Canada. Our inventory provides information on the site name, location, tank age, capacity and fuel type.

**Private Source Databases:****Anderson's Waste Disposal Sites 1860s-Present****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.*

**Automobile Wrecking & Supplies 2001-Feb 2009**

**AUWR**

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

**Chemical Register 1992, 1999-Feb 2009**

**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.).

**ERIS Historical Searches 1999-Apr 2009**

**EHS**

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

**Canadian Mine Locations 1998-2006**

**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.

**Oil and Gas Wells Oct 2001-Sept 2009**

**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 Nickles' database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at [www.nickles.com](http://www.nickles.com).

**Canadian Pulp and Paper 1999, 2002, 2004, 2005**

**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.

**Retail Fuel Storage Tanks 2000-Feb 2009**

**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. Information is provided on company name, location and type of business.

**Scott's Manufacturing Directory 1992-Jun 2008**

**SCT**

Scott's Directories is a data bank containing information on over 70,000 manufacturers in Ontario. Even though Scott's listings are voluntary, it is the most comprehensive database of Ontario manufacturers available. Information concerning a company's address, plant size, and main products are included in this database. This database begins with 1992 information and is updated annually.

**Anderson's Storage Tanks 1915-1953\***

**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.*





## Eva Mitshe

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**From:** squibell@tssa.org on behalf of Public Information Services  
<publicinformationservices@tssa.org>  
**Sent:** April 27, 2015 10:27 AM  
**To:** eva  
**Subject:** Re: Technical Dept. - Information request on USTS, ASTs, and other.

Good morning Eva,

Thank you for your inquiry and hope you had a good weekend!

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

For a further search in our archives please submit your request in writing to Public Information Services via e-mail ([publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Thank you and have a great day!

Regards,

Sarah Quibell

Public Information Services

TECHNICAL STANDARDS & SAFETY AUTHORITY  
"Putting Public Safety First"  
14th Floor, Centre Tower  
3300 Bloor Street West  
Toronto, ON M8X 2X4

[www.tssa.org](http://www.tssa.org)  
Toll-Free: 1-877-682-8772



On Mon, Apr 27, 2015 at 10:25 AM, eva <[eva@brownassociates.ca](mailto:eva@brownassociates.ca)> wrote:

Dear Sir/Madam:

We are requesting any information you may have regarding two properties located in the City of Mississauga

properties of Interest: 1) 3111 Cawthra Road, Mississauga, ON

2) 3123 Cawthra Road, Mississauga, ON

We require information on: underground and above ground storage tanks registered for the above mentioned property and any records for retail facilities, any incident reports, fuel oil spills, or contamination records for this site.

Thank-you for your assistance.

Sincerely,

Eva Mitsche  
Environmental Researcher  
Bruce A. Brown Associates Limited  
Consultants in the Environmental and Applied Earth Sciences  
Tel: [416-450-7588](tel:416-450-7588)

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