

INVESTEX HOLDINGS LIMITED

904 MISSISSAUGA HEIGHTS DRIVE, MISSISSAUGA, ONTARIO

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

January 18, 2021

FINAL





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FINAL

Mario Polla
Investex Holdings Limited
904 Mississauga Heights Drive
Mississauga, Ontario
L5C 1A6

Dear Sir:

Subject: 904 Mississauga Heights Drive, Mississauga, ON - Phase One Environmental Site Assessment

We are pleased to provide our report documenting the results of the Phase One Environmental Site Assessment (ESA) completed at the above-noted property.

The assessment was completed according to Ontario Regulation 153/04 (as amended) as required by the City of Mississauga.

The report describes the interpreted environmental conditions at the property based on available information and observations and provides conclusions for your consideration.

We trust that this information is sufficient for your current needs. If you have any questions or require further information, please contact us.

Yours sincerely,
WSP Canada Inc.

A handwritten signature in blue ink, appearing to be 'Amy Chiang'.

Amy Chiang, PEng, MEng, PMP, QP_{ESA}

WSP ref.: 20M-01451-00



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1 EXECUTIVE SUMMARY

WSP Canada Inc. was retained by Investex Holdings Limited to complete a Phase One Environmental Site Assessment (ESA) for the property located at 904 Mississauga Heights Drive, Mississauga, Ontario (known as the Phase One Property or Site) and is legally described as Lot 2 Plan 342 Toronto except RO665540 and Parts 1, 2 and 3, 43R21696; subject to easement in gross over part of 2, Plan 342 DES Part 2, Plan 43R31688 as in PR1329552, City of Mississauga.

The Site is located on the south side of Mississauga Heights Drive, approximately 70 m south of the intersection with Queensway West. The Site is situated in a mostly residential area, with a community use property to the north and a commercial use property to the south. The Site is irregular in shape, with approximately 40 m of frontage along Mississauga Heights Drive and approximately 12,570 m² in plan area. The Site is shown in **Figure 1**. The Site is occupied by a single-dwelling residence, with a driveway and landscaped areas surrounding the house. The undeveloped areas of the Site are covered mostly by trees. A steep slope exists at the south edge of the Site leading down to the adjacent golf course and the Credit River.

The purpose of the Phase One ESA was to identify actual or potential environmental concerns that relate to past and present on-site and off-site activities. It is understood that the Site is to be redevelopment from its current single-dwelling residential use to multiple residential properties. While a change in land use is not proposed, the Phase One ESA was carried out in accordance Ontario Regulation (O. Reg.) 153/04, to satisfy the City of Mississauga redevelopment requirements. As no change in land use is proposed, filing of a Record of Site Condition (RSC) with the Ministry of the Environment, Conservation and Parks (MECP) is not required.

The scope included the following:

- Records review;
- Interviews;
- Site reconnaissance;
- Review and evaluation of the gathered information including preparation of a Conceptual Site Model (CSM); and,
- Report preparation.

Based on information obtained as part of the Phase One ESA records search, interviews and site reconnaissance, the following major findings are presented:

- Ground water flow direction is anticipated to be south to southeast following the slope of the land towards the Credit River, and Lake Ontario further south.
- Surficial geology mapping for the Site and surrounding area to the north, east and west is mapped as Palaeozoic bedrock indicating there is little to no overburden soils overlying the bedrock. Within the southern part of the Study area (i.e., golf course and Credit River area), surficial geology is mapped as modern alluvial deposits consisting of clay, silt, sand, gravel, and may contain organic matter. According to Quaternary geology mapping, the Site and Study Area are situated near the boundary between glaciomarine deposits (sand, gravelly sand and gravel nearshore and beach deposits) to the south and Palaeozoic bedrock to the north. a well record 170 m east of the Site described stratigraphy as sand and gravel to 1.5 m, brown clay to 2.5 m, grey weathered shale to end of hole at 4.5 m.
- The Phase One Property was developed for residential use prior to 1954. The house was demolished in 2007 and a new larger house built in the same location in 2008.

Based on information obtained as part of the Phase One ESA, potentially contaminating activities (PCAs) were not identified on the Site or within the Phase One Study Area; as such, areas of potential environmental concerns (APECs) were not identified. No further work is recommended at this time.

2 INTRODUCTION

WSP Canada Inc. (WSP) was retained by Investex Holdings Limited to conduct a Phase One Environmental Site Assessment (ESA) on a property located at 904 Mississauga Heights Drive, Mississauga, Ontario, hereafter referred to as the 'Phase One Property' or 'Site'.

The purpose of the Phase One ESA was to identify actual or potential environmental concerns that relate to past and present on-site and off-site activities. It is understood that the Site is to be redevelopment from its current single-dwelling residential use to multiple residential properties. While a change in land use is not proposed, the Phase One ESA was carried out in accordance with Schedule D of Ontario Regulation (O. Reg.) 153/04, to satisfy the City of Mississauga redevelopment requirements. Since a change in land use is not proposed, a Record of Site Condition (RSC) does not need to be filed with the Ministry of the Environment, Conservation and Parks (MECP) for the Site.

The Site is located on the south side of Mississauga Heights Drive, approximately 70 m south of the intersection with Queensway West. The Site is situated in a mostly residential area, with a community use property to the north and a commercial use property to the south. The Site is irregular in shape, with approximately 40 m of frontage along Mississauga Heights Drive and approximately 12,570 m² in plan area. The Site is shown in **Figure 1**. The Site is occupied by a single-dwelling residence, with a driveway and landscaped areas surrounding the house. The undeveloped areas of the Site are covered mostly by trees. A steep slope exists at the south edge of the Site leading down to the adjacent golf course and Credit River.

2.1 PHASE ONE PROPERTY INFORMATION

Property information for the Site is provided in the table below.

Table 2.1 **Property Information**

CRITERIA	PHASE ONE PROPERTY INFORMATION
Current Property Owner	Ms Maria Polla 904 Mississauga Heights Drive, Mississauga, ON
Phase One Representative	Mr. Mario Polla Investex Holdings Limited 904 Mississauga Heights Drive, Mississauga, Ontario, L5C 1A6 Tel: 905-566-8640 x54305 Email: mariopolla@rogers.com
Municipal Address	904 MISSISSAUGA HEIGHTS DRIVE, MISSISSAUGA, ONTARIO
Property Identification Numbers (PINs)	13359-0652
Legal Descriptions	Lot 2 Plan 342 Toronto except RO665540 and Parts 1, 2 and 3, 43R21696; subject to easement in gross over part of 2, Plan 342 DES Part 2, Plan 43R31688 as in PR1329552, City of Mississauga

A Plan of Topography of the Site, prepared by an Ontario Land Surveyor dated January 23, 2007, is included as **Appendix A**.

3 SCOPE OF INVESTIGATION

The primary purpose of the assessment was to:

- Determine the actual or potential environmental liabilities at the Site
- Characterise any liabilities of environmental concern
- Assess environmental risks
- Provide a basis for subsequent investigation of the property based on the Phase One ESA findings

As such, the objective of the assignment was:

- To undertake a Phase One ESA for the Site in accordance with O. Reg. 153/04 (as amended).

The scope of the investigation includes:

- Records review
- Interviews
- Site reconnaissance
- Review and evaluation of the gathered information including preparation of a Conceptual Site Model (CSM)
- Report preparation

4 RECORDS REVIEW

Below is a summary of the records review undertaken by WSP as part of this Phase One ESA.

- An EcoLOG ERIS (ERIS) standard report was obtained for the property and lands within a 250 m radius around it. A copy is provided in **Appendix B**.
- A chain-of-title search was ordered but not received prior to report preparation (see details in Table 4.1).
- Fire Insurance Plans (FIPs) were not requested for the Site (see details in Table 4.1).
- A freedom of information (FOI) request was submitted to the MECP, requesting a search of environmental records for the subject property; a response was not received prior to report preparation (see details in Table 4.1).
- Information and records were requested from the Technical Standards and Safety Authority (TSSA). Copies of the request, the response, and any documents obtained are included in **Appendix D**.
- Aerial photographs of the Phase One Property and Study Area were obtained by WSP as part of this assessment, copies are included in **Appendix E**.

The records review provides Site information regarding the physical setting, history of development, and land use in connection with the Site and adjacent properties. Information sources are summarized below.

4.1 GENERAL RECORDS REVIEW

Table 4.1 Summary of General Records Review

SOURCE	RECORDS REVIEW RESULT										
i. Phase One Study Area Determination	The Phase One ESA study area for this undertaking included properties wholly, or partly, within 250 m of the Site boundary; for the community use property in the north part of the study area, the study area was extended beyond 250 m to encompass that property entirely. Potential activities of environmental concern in the surrounding area beyond the chosen Phase One Study Area are not anticipated to impact the Phase One Property due to their distance from the Site, their location relative to the anticipated ground water flow direction, the geology, and/or the historical land uses observed on the aerial photographs.										
ii. First Developed Use Determination	Based on aerial photographs reviewed, the Site was developed for residential use prior to 1954.										
iii. Fire Insurance Plans (FIPs)	<p>Fire Insurance Plans (FIPs) mapped streets and buildings of urban Canada in great detail. FIPs are an invaluable resource due to their ability to trace the historical development of many communities across Canada, as well as provide detailed information regarding storage tanks, transformers, boilers and electrical rooms. The original plans were produced between 1875 and 1923. They continued to be produced and updated until production ceased in 1974.</p> <p>Given the residential nature of the Site and surrounding area, and the undeveloped and agricultural nature of the study area historically, FIPs unlikely exist for the Site/area; therefore, a search for FIPs was not conducted.</p>										
iv. Chain of Title	<p>A chain of title search encompassing the Site with the Property Identification Number (PIN) of 13359-0652 (LT) was obtained in 2020 by WSP. The search dated back to 1868. Based on the results of the search, the chain of ownership for the Site is summarized as follows:</p> <table> <tr> <th>TIME PERIOD</th><th>SITE OWNER</th></tr> <tr> <td>March 29, 2018 to Present</td><td>Maria Polla</td></tr> <tr> <td>February 11, 2011 to March 29, 2018</td><td>Claudette Franklin</td></tr> <tr> <td>March 14, 2003 to February 11, 2011</td><td>Gordon Wheeler Franklin</td></tr> <tr> <td>September 11, 1944 to March 14, 2003</td><td>Carol P. Hewson</td></tr> </table>	TIME PERIOD	SITE OWNER	March 29, 2018 to Present	Maria Polla	February 11, 2011 to March 29, 2018	Claudette Franklin	March 14, 2003 to February 11, 2011	Gordon Wheeler Franklin	September 11, 1944 to March 14, 2003	Carol P. Hewson
TIME PERIOD	SITE OWNER										
March 29, 2018 to Present	Maria Polla										
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March 14, 2003 to February 11, 2011	Gordon Wheeler Franklin										
September 11, 1944 to March 14, 2003	Carol P. Hewson										

SOURCE

RECORDS REVIEW RESULT

	May 30, 1932 to September 11, 1944	Alfred R. Capreol et al
	April 11, 1928 to May 30, 1932	James Capreol
	September 27, 1869 to April 11, 1928	Peel General Manufacturing Co.
	July 23, 1869 to September 27, 1869	Henry Fowler
	December 17, 1868 to July 23, 1869	Thaddens Van Valkenburgh
	Prior to December 17, 1868	Ira Van Valkenburgh
	<p>Based on the above, the Site was owned by various individuals with the exception of the time period between September 27, 1869 to April 11, 1928, during which the Site was owned by Peel General Manufacturing Co. Subsequently, the Site was registered under the ownership of James Capreol, Alfred R. Capreol et al until September 11, 1944. Available information from additional research documenting the history of the area near Credit River in Mississauga reported that the Capreol family purchased a large amount of land near the Credit River in 1869 with plans to open a Peel General Manufacturing Company; however, this reportedly never came to fruition due to financial setbacks. Based on this and other supporting background records information, it is our opinion that the Site was not used for manufacturing purposes, but for residential use until the present.</p>	
v. Environmental Reports	No environmental reports were provided to WSP for this assessment.	
vi. City Directories	<p>WSP requested a search of city directories for the Site and Study Area through LGI Copy Services Canada (LGI). LGI checked their in-house collection and indicated they have no directories for the Site and area. Due to COVID-19 pandemic restrictions, a search of City Directory archives could not be conducted at the time of this assessment.</p> <p>Based on information from the aerial photos and site reconnaissance, the Site has been residential since at least 1954. Given this and that the study area appears to have been residential or agricultural since at least 1954, a search of the city directory archives (once the pandemic restrictions lift) will not be conducted as it is WSP's option that a review of directories (if available) would not provide additional new information to this assessment.</p>	

4.2 ENVIRONMENTAL SOURCE INFORMATION

Table 4.2 Summary of Environmental Records

SOURCE

RECORDS REVIEW RESULT

i. EcoLOG ERIS Complete Database Report	<p>An EcoLOG Environmental Risk Information Service (ERIS) Report was obtained for the Phase One Property and Study Area. The ERIS report tabulates the results of a search of provincial, federal, and private source databases which are considered relevant in the identification of potential environmental risks associated with the Site.</p> <p>The ERIS Report identified no records for the Site and 24 records within the Study Area. The ERIS report also identified nine records that were "unplottable"; all pertain to properties within the Phase One Study Area. The results for the Site and Phase One Study Area are summarized below.</p>
ii. National Pollutant Release Inventory (NPRI)	The ERIS report did not identify any National Pollutant Release Inventory (NPRI) records on the Site or within the Phase One Study Area.
iii. PCB Inventories	The ERIS report did not identify any polychlorinated biphenyls (PCB) Inventory records on the Site or within the Phase One Study Area.
iv. Ministry of the Environment, Conservation and Parks Environmental Registry	The ERIS report did not identify any records on the Site.

SOURCE

RECORDS REVIEW RESULT

<p>(EBR), Environmental Activity and Sector Registry (EASR), Compliance Approval (ECA), Certificates of Approval (CA), Permits to Take Water (PTTW) and Certificates of Property Use (CPU)</p>	<p>The ERIS report identified MECP environmental compliance approval (ECA) and certificates of approval (CA) records (including CA records listed in the “unplottable” records section) for the Phase One Study, as summarized below:</p> <ul style="list-style-type: none"> – City of Mississauga, Queensway West at Huron Park <ul style="list-style-type: none"> ▪ CA and ECA record for approval of municipal and private sewage works in 2009 ▪ CA record for approval of municipal sewage in 1986 – Region of Peel, Shardawn Mews and Queensway West <ul style="list-style-type: none"> ▪ CA record for approval of municipal sewage in 1991 – Region of Peel, Queensway West <ul style="list-style-type: none"> ▪ CA record for approval of municipal and private sewage works in 2010 – South Peel Water System, Queensway West <ul style="list-style-type: none"> ▪ CA record for approval of municipal water in 1985 – Michael Stuart Group Ltd., Mississauga Heights Drive <ul style="list-style-type: none"> ▪ CA record for approval of municipal sewage in 1989 – City of Mississauga, Paisley Boulevard <ul style="list-style-type: none"> ▪ CA record for approval of municipal sewage in 1986 – Berkley Homes (Gordon Wood) Inc., Fredonia Drive <ul style="list-style-type: none"> ▪ CA record for approval of municipal and private sewage works in 2005
<p>v. Inventory of Coal Gasification Plants</p>	<p>A search of Coal Gasification Plants from EcoLOG ERIS did not report any records for the Site or within the Phase One Study Area.</p>
<p>vi. Ministry of the Environment, Conservation and Parks records of Environmental Incidents, Orders, Offences, Spills, Discharges of Contaminants or Inspections</p>	<p>The ERIS report identified the following records for the Site:</p> <ul style="list-style-type: none"> – Pipeline Incidents – two records <ul style="list-style-type: none"> ▪ 944 Mississauga Heights Drive – natural gas pipeline strike, 2013 ▪ 2200 Shardawn Mews – natural gas pipeline strike, 2011 – Ontario Spills – seven records <ul style="list-style-type: none"> ▪ 2358 Nikanna Road – natural gas spill due to human error, Enbridge Gas, 2015 ▪ 2206 Shardawn Mews, City of Mississauga Shardawn Mews pumping station – 2006 (raw sewage overflow to surface water (Credit River) due to ice/snow/rain), 2017 (sanitary sewer tricking into storm sewer due to weather conditions), 2018 (raw sewage overflow due to power loss), 2018 (raw sewage overflow to storm sewer due to weather conditions), 2019 (raw sewage overflow to surface water due to power loss) ▪ Huron Park Recreation Centre, Public Utility Commission – watermain break causing silting in small creek due west of swimming pool at recreation centre due to equipment failure, 1998 <p>These incident and spill records do not represent environmental concerns for the Site.</p> <p>A Freedom of Information (FOI) request was submitted to the MECP. A copy of the request is provided in Appendix D. A response had not been received prior to completion on this report. Should records be provided by the MECP; they will be reviewed. Should the information result in changes to the conclusions of this report, an addendum will be forwarded to the client.</p>
<p>vii. Ontario Regulation 347 Waste Generators / Receivers Summary Records</p>	<p>The ERIS report did not identify any Ontario Regulation 347 Waste Generator Records for the Site; however, 13 records were located within the Phase One Study Area. These records are summarized below:</p> <ul style="list-style-type: none"> – 830 Paisley Boulevard West, Huron Park Recreation Centre <ul style="list-style-type: none"> ▪ registered waste generator of various waste classes including petroleum distillates, waste oils and lubricants (waste crankcase oils and lubricants), oil skimmings and sludges (waste oils/sludges (petroleum based)), paint/pigment/coating residues for 1989-2020
<p>viii. Waste Disposal Inventories</p>	<p>The ERIS report did not report any Waste Disposal Inventories records for the Site or within the Phase One Study Area.</p>
<p>ix. Records of Fuel Storage and Incidents</p>	<p>There were no fuel storage tank or incident records identified in the ERIS report for the Site or within the Phase One Study Area.</p>

SOURCE

RECORDS REVIEW RESULT

	An information request was submitted to the TSSA pertaining to registered fuel storage tanks for the Site. A copy of the response is provided in Appendix D . The TSSA responded that there were no records of fuel storage tanks on file for the Site.
x. Ministry of the Environment, Conservation and Parks Brownfields Environmental Site Registry: Record of Site Condition (RSC)	The ERIS report did not identify RSC records for the Site or Phase One Study Area.
xi. Scott's Manufacturing Directory	The ERIS report did not identify Scott's Manufacturing Directory records for the Site or Phase One Study Area.

4.3 PHYSICAL SETTING SOURCES

Table 4.3 Summary of Physical Setting Sources

SOURCE RECORDS REVIEW RESULT

i. Aerial Photographs	Aerial photographs from 1954, 1966, 1977, 1989, 1997, 2006, 2015 and 2019, were obtained from the City of Mississauga online mapping and reviewed for this assessment. Significant information depicted from the aerial photographs, where possible, are summarized below.					
	DATE	SITE	NORTH	EAST	SOUTH	WEST
	1954	A building that appears to be a residence is present in the southern portion of the property with a driveway/cleared land surrounding it on the north and west sides. The cleared area on the west side extends onto the adjacent property to the west. A driveway is present along the northeast Site boundary. The east and south edges of the Site are covered by forested areas.	<p>Adjacent property – Undeveloped land covered mostly by forest.</p> <p>Further north – Mississauga Height Drive is present to the west and north of the Site, and Queensway West is present further north.</p> <p>A few structures (that appear to be rural residential properties), undeveloped land, and agricultural land.</p>	Further east – A few structures (that appear to be rural residential properties), and undeveloped land.	Adjacent property – golf course, Credit River.	<p>Adjacent property – cleared area (as noted for Site) in south central portion of property that extends across east boundary onto Phase One Site. A small structure, possibly a shed, is present near the east boundary within the cleared area. Forested area in the south.</p> <p>Further west – Mississauga Height Drive is present to the west and north of Site. Land on west side of road is undeveloped.</p> <p>A few structures (that appear to be rural residential properties), and undeveloped land.</p>
	1966	Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image, though there may be a cleared area in the southwest adjacent to the Phase One Property (poor image quality limit detailed observation).	Adjacent property – Appears generally similar to previous	Adjacent property – Appears generally similar to previous aerial image.	Further west – Appears generally

SOURCE RECORDS REVIEW RESULT

			Further north – A few more residential properties have been developed to the northwest. A road/driveway is present north of Queensway West through agricultural fields leading to several large structures as well as a field and a baseball diamond (likely the present-day community centre); development of the property appears in-progress.	Further east – More residential development.	aerial image.	similar to previous aerial image with a few more residences.
	1977	Appears generally similar to previous aerial image, however more tree coverage on north and west areas of Site.	Adjacent property – A driveway is visible through centre of property from Mississauga Heights Drive. Possibly a residential structure in southeastern portion of property (tree coverage and poor image quality limit detailed observation). Further north – More residential properties have been developed to the northwest. The community centre property appears fully developed; agricultural land use is no longer visible.	Further east – More residential development.	Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – A residence is present in the central portion of the property. Further west – Appears generally similar to previous aerial image with a few more residences.
	1989	Appears generally similar to previous aerial image.	Adjacent property – Property appears generally similar to previous aerial image. Further north – More residential properties have been developed to the northeast.	Further east – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – A residence is present in the central portion of the property. Further west – Appears generally similar to previous aerial image.
	1997	Appears generally similar to previous aerial image.	Adjacent property – Property appears generally similar to previous aerial image. Further north – Appears generally similar to previous aerial image.	Further east – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image. Further west – One property on west side of Mississauga Heights Drive has been developed with a residence. More residential development west and north of Queensway West.

SOURCE RECORDS REVIEW RESULT

	2006	Appears generally similar to previous aerial image.	Adjacent property – Colour aerial and no foliage on trees shows residence visible in southern part of property (generally corresponds to cleared area observed in 1966 and 1977 aerials).		Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image. Further west – West side of Mississauga Heights Drive has been developed with residences. More residential development west and north of Queensway West.
			Further north – Appears generally similar to previous aerial image.	Further east – Appears generally similar to previous aerial image.		
	2015	A new, slightly larger, residence is present in place of the previous one.	Adjacent property – Appears generally similar to previous aerial image.		Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image. Further west – More residential development west and north of Queensway West.
			Further north – Appears generally similar to previous aerial image.	Further east – Appears generally similar to previous aerial image.		
	2019	Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image.		Adjacent property – Appears generally similar to previous aerial image.	Adjacent property – Appears generally similar to previous aerial image. Further west – Appears generally similar to previous aerial image.
			Further north – Appears generally similar to previous aerial image.	Further east – Appears generally similar to previous aerial image.		
ii. Topography, Hydrology, Geology	<u>Topography</u> According to a Servicing and Grading plan for the Site, dated June 30, 2008, (provided by the client) the Site topography gently slopes from approximately 108 mASL in northern portion to approximately 104 mASL near the south, where it then slopes steeply down to approximately 87 mASL along the south boundary. <u>Hydrology</u> Stormwater runoff from the Site occurs via infiltration or overland flow following the slope of the land. <u>Regional Geology</u> The Site is situated within the Shale Plains physiographic region of Ontario (Chapman & Putnam, 2007). Surficial geology mapping for the Site and surrounding area to the north, east and west is mapped as Palaeozoic bedrock (OGS, 2003), indicating there is little to no overburden soils overlying the bedrock. Within the southern part of the Study area (i.e., golf course and Credit River area), surficial geology is mapped as modern alluvial deposits consisting of clay, silt, sand, gravel, and may contain organic matter (OGS, 2003). According to Quaternary geology mapping, the Site and Study Area are situated near the boundary between glaciomarine deposits (sand, gravelly sand and gravel nearshore and beach deposits) to the south and Palaeozoic bedrock (undifferentiated carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift) to the north. Bedrock is mapped as Georgian Bay formation described as shale and limestone (Armstrong & Dodge, 2007). According to MECP WWR #7290954, a test hole well installed in 2017 at 2206 Shardawn Mews located approximately 170 m east of Site, stratigraphy was described as sand and gravel to 1.5 m, brown clay to 2.5 m, grey weathered shale to end of hole at 4.5 m. <u>Hydrogeology</u> Ground water flow direction is anticipated to be south to southeast following the slope of the land towards the Credit River, and Lake Ontario further south. Local ground water flow may be influenced by underground utilities (i.e., service trenches) and building structures.					
	iii. Fill Materials Records of fill materials at the Site were not found during the records review for this assessment.					

SOURCE RECORDS REVIEW RESULT

<p>iv. Water Bodies and Areas of Natural Significance</p>	<p><u>Water Bodies</u></p> <p>The nearest water body is the Credit River located approximately 50 m south of the Site, which flows generally eastward toward Lake Ontario located approximately 3 km southeast of the Site.</p> <p><u>Areas of Natural Significance (ANS)</u></p> <p>According to the Ministry of Natural Resources (MNR) online Natural Heritage mapping, on the Site or within 30 m of the Site there are no provincial parks, no areas of natural and scientific interest (life science or earth science), no provincial significance wetlands, no land designated under the Oak Ridges Moraine Conservation Plan, no land designated under the Niagara Escarpment Plan, no wilderness areas. Within the vicinity of the Site the MNR Natural Heritage Information Centre (NHIC) data identified the following:</p> <ul style="list-style-type: none"> • Henslow's Sparrow as endangered – lives in open fields with tall grasses, flowering plants, and a few scattered shrubs. The Site and areas within 30 m do not consist of this habitat. • Lake Sturgeon (Great Lakes - Upper St. Lawrence populations) as threatened – lives almost exclusively in freshwater lakes and rivers with soft bottoms of mud, sand or gravel; they are usually found at depths of five to 20 metres. The Credit River, a freshwater river, is located more than 30 m south of the Site. • American eel as threatened – it is found in fresh water and salt water areas that are accessible from the Atlantic Ocean; in Canada this area extends from Niagara Falls in the Great Lakes up to the mid-Labrador coast. The Credit River, a freshwater river, is located more than 30 m south of the Site. <p>Therefore, it is our opinion that the Site and area within 30 m, do not represent significant habitat of these threatened or endangered species.</p> <p>Based on a review of the City of Mississauga Official Plan and City of Mississauga Natural Area System map, the southern edge of the Site (i.e., steep slope area) is mapped as Significant Natural Area and Natural Green Space on Schedule 3: Natural System. Therefore, this portion of the Site may be considered an Area of Natural Significance.</p>
<p>v. Well Records</p>	<p>WSP searched the online MECP Well Records database.</p> <p>The following well record was found for the Site:</p> <ul style="list-style-type: none"> – Well ID #7052831, well decommissioned in 2007. <p>The following six well records were found for the Study Area:</p> <ul style="list-style-type: none"> – WWR #7042476, well decommissioned in 2007 at 2312 Rosemary Drive located approximately 160 m northwest of Site. – WWR #7213890, well decommissioned in 2013 at 980 Mississauga Heights Drive located approximately 170 m west of Site. – WWR #7308419, well record for 2018 at adjacent property to east of Site, no information included on record. – WWR #7316566, well record for 2018 at adjacent property to east of Site, no information included on record. – WWR #7108880, well decommissioned in 2008 on Shardawn Mews located approximately 170 m east of Site. – WWR #7290954, a test hole well installed in 2017 at 2206 Shardawn Mews located approximately 170 m east of Site. Stratigraphy was described as sand and gravel to 1.5 m, brown clay to 2.5 m, grey weathered shale to 4.5 m. <p>A Servicing and Grading plan for the Site, dated June 30, 2008, (provided by the client) shows a water well in the west central portion of the Site with a notation "to be decommissioned"; a corresponding decommissioning record (WWR #7052831) was found on the MECP Well Records database indicating the well was decommissioned in 2007. The Servicing plan also shows a "monitoring well" near the south west boundary of the Site at the top of the slope – this well was not observed by WSP during the Site visit; a corresponding well record was not found on the MECP Well Records database. This monitoring well may have been installed for hydrogeological purposes to determine dewatering requirements during construction of the new house.</p>

4.4 SITE OPERATING RECORDS

Based on the current and historical use, the Site has not been used in a manner described in clause 32 (1) (b) of O. Reg. 153/04; rather it has been, and currently is, used for residential. Therefore, the Site is not considered an enhanced investigation property; as such this section does not apply.

5 INTERVIEWS

WSP conducted the following interview with a person knowledgeable about the Phase One Property. The following table provides a summary and assessment of the information gleaned from the interview. A copy of the interview questions, responses, and, where provided, any site operating records, are attached in **Appendix F**.

Table 5.1 Details of Interview with Mr. Mario Polla

REQUIRED INFORMATION	SPECIFICS
i. Date, place, and method of the interviews and the name of person being interviewed	Date: December 10, 2020
	Place: On-Site
	Interview method: in-person
	Interviewee: Mr. Mario Polla, property owner representative
ii. Reason that the person was identified as an interview subject	Property owner representative, has owned property since 2008, lives at property.
iii. Relevant information concerning potentially contaminating activity and areas of potential environmental concern noted by the interviewer	<p>Mr. Polla not aware of any potentially contaminating activity and areas of potential environmental concern with respect to the Site. He indicated:</p> <ul style="list-style-type: none"> -the septic tank for the former house (demolished in 2007) was removed at the time of demolition; -he believes the heating source from the former house was natural gas; -there are no wells on the property.
iv. Reliability	<p>The information provided by Mr. Polla during the interview was compared to the records obtained as part of the records review and the observations during the site reconnaissance. Where possible, the information provided during the interview was confirmed by other available records.</p> <p>Information gleaned from the interview was generally consistent with information contained in historical records review and observations made during the Site reconnaissance. During the interview, all questions posed by WSP were answered and seemed trustworthy.</p>

6 SITE RECONNAISSANCE

6.1 GENERAL REQUIREMENTS

Table 6.1 Site Reconnaissance Investigation Notes

REQUIRED INFORMATION	SPECIFICS
INVESTIGATION PARTICULARS	
i. Date and time of investigation	December 10, 2020 from 10:00 to approximately 12:30
ii. Weather conditions	The temperature was approximately 4°C. Weather conditions were overcast during the reconnaissance. The ground was clear of snow (aside from a few minor piles) at the time of the visit.
iii. The length of time of the investigation	Approximately 2.5 hour
iv. Whether the facility was operating at the time of the investigation, where the Phase One property is an enhanced investigation property that is currently being used for one of the uses described in clause 32 (1)(b) of the regulation	The Phase One Property is not considered an enhanced investigation property as noted above in Section 4.3.
v. The name and qualifications of the person conducting the investigation	Ms Melanie Ty, field technician, WSP, conducted the Site reconnaissance. A summary of the qualifications is provided in Section 8.4.
INFORMATION AND ANALYSIS	
vi. Photographs of the exterior and interior portions of the Phase One property a Documenting any areas of potential environmental concern, and b Illustrating any relevant structures and areas of disturbed soils, including fill areas, and	Photographs of the exterior portions of the Phase One Property were obtained during the site reconnaissance. Key photographs are provided in Appendix G documenting any PCAs and APECs and any relevant structures or surface disturbances, if any.
vii. A written description and explanation of the photographs including, a An orientation by compass of the photograph, and b A description of the photograph with respect to other photographs, records and figures	Written description, explanations and orientations of the photographs are provided in the captions below each photo in Appendix G .

6.2 SPECIFIC OBSERVATIONS

6.2.1 SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY

The following table summarizes the specific site reconnaissance observations.

Table 6.2 Site Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
GENERAL	
i. Subject Site Structures and Improvements including Below-Ground Structures	One residential building, built in 2008, was present on the Site that consisted of two stories above ground (522 m ²), one level below ground (284 m ²), and an attached garage.
ii. Underground Storage Tanks (UST)	There were no underground storage tanks (UST) observed during the site reconnaissance. There was also no evidence of buried USTs, such as vent pipes, fill pipes, or soil depressions observed on the Site.
iii. Above Ground Storage Tanks (AST)	There were no above ground storage tanks (AST) observed during the site reconnaissance.
iv. Potable and Non-potable Water Sources	The Site is serviced with potable water supplied by the municipality. The municipal supply is sourced from surface water (Lake Ontario). There were no drinking water wells observed on the Site. As noted in Table 4.3, a Servicing and Grading plan for the Site, dated June 30, 2008 (provided by the client), shows a water well in the west central portion of the Site with a notation "to be decommissioned"; a corresponding decommissioning record (WWR #7052831) was found on the MECP Well Records database indicating the well was decommissioned in 2007.
UNDERGROUND UTILITIES AND CORRIDORS	
v. Underground Utilities and Corridors	Underground utilities and corridors known to be present at the Site include natural gas, municipal water and sewer mains (on east side of Site), and irrigation system (within landscape area around house). Overhead electrical lines were observed from the south side of Mississauga Heights Drive.
FEATURES AND STRUCTURES OF ON-SITE BUILDINGS	
vi. Entry and Exit Points	Pedestrian doors are located at the front and rear of the building, and vehicle doors are located on the garage.
vii. Heating & Cooling Systems	The house is heated by three natural gas furnaces, located in the basement. The house is cooled with a standard residential air condition unit.
viii. Drains, Pits, Sumps	Two residential-style sump pumps for water drainage away from the foundation were observed in the basement, which are connect to the municipal sewer. Two floor drains were observed in the basement.
ix. Unidentified Substances	No evidence of unidentified substances that could have an effect on the environmental conditions at the Site was observed.
x. Wells	No wells were observed on the Site at the time of the reconnaissance.
xi. Sewage Works	As indicated in row (v), the Site is serviced by a municipal sewer main.
xii. Ground Surface	The ground surface at the Site consisted of asphalt driveway (near house), gravel driveway (remainder of driveway), manicured grass and landscaping (around house), and large trees (beyond manicured areas).
xiii. Railway Lines and Spurs	No evidence of railway lines or spurs was observed at the Site.
xiv. Stained Soil, Vegetation or Pavement	Stained soil, vegetation or pavement as not observed at the time of the reconnaissance.
xv. Stressed Vegetation	No evidence of stressed vegetation was observed on the Site.
xvi. Areas where fill and debris materials appear to have been placed or graded	Fill and debris material was not observed during the site reconnaissance.
xvii. Potentially contaminating activity (PCA)	PCAs (as listed in Table 2, Schedule D, O.Reg.153) were not observed during the site reconnaissance.

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
viii. Details of unidentified substances found at the property	None observed.

6.2.2 OBSERVATIONS WITHIN PHASE ONE STUDY AREA

As part of the Site reconnaissance a visual inspection of adjacent properties and properties located within the Phase One Study Area was conducted from the boundary of the Site and from publicly accessible areas to identify any potentially contaminating activities. At the time of the Site reconnaissance, land use within the Phase One Study Area was mostly residential, with a community use property to the north and a commercial use property to the south as listed in the table below.

Table 6.3 Phase One Study Area Reconnaissance Observations

IDENTIFIABLE FEATURES	SPECIFIC OBSERVATIONS
IMMEDIATELY ADJACENT PROPERTIES	
Adjacent Land Uses	Immediately adjacent land uses at the time of the Site reconnaissance are illustrated on Figure 1 and were noted as follows: North: residential East: residential South: commercial (golf course) West: residential
PHASE ONE STUDY AREA PROPERTIES	
Water Bodies	The Credit River is located approximately 50 m south of the Site, which flows generally eastward toward Lake Ontario located approximately 3 km southeast of the Site.
Areas of Natural Significance	South of the Site, the Credit River and its surrounding valley lands were observed during the Site reconnaissance. As indicated in Table 4.3 row (iv), this area and the sloped land at the rear of the Site may be considered an Area of Natural Significance, based on the City of Mississauga Official Plan.

6.2.3 ENHANCED INVESTIGATION PROPERTY

As described in Section 4.3, land use at the Site is residential, hence it is not considered an enhanced investigation property under O. Reg. 153/04. Therefore, this section does not apply.

6.3 WRITTEN DESCRIPTION OF INVESTIGATION

The written description of the investigation and reconnaissance are documented throughout Sections 5 and 6 with areas of environmental concern identified and discussed in Section 7 below.

7 REVIEW AND EVALUATION OF INFORMATION

7.1 CURRENT AND PAST USES

The table of current and past uses of the Phase One Property, presented on the form as approved by the Director, is provided as **Table 1**; the historical property uses were interpreted from records obtained during the Phase One ESA records review.

7.2 POTENTIALLY CONTAMINATING ACTIVITY

Potentially contaminating activities (PCAs) were not identified on the Phase One Property (Site) or within the Phase One Study Area, based on the assessment.

7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

Areas of Potential Environmental Concern (APECs) were not identified for the Site given that there were no historical or current PCAs identified on -Site or within the Phase One Study Area, based on the assessment.

7.4 PHASE ONE CONCEPTUAL SITE MODEL

As part of the Phase One ESA, a Conceptual Site Model was developed for the Site.

7.4.1 FIGURES

A Phase One Conceptual Site Model figure for the Site is presented as **Figure 1**. The figure presents the following information for the Phase One Property and Phase One Study Area:

- Any existing buildings and structures;
 - Water bodies located in whole, or in part, on the Phase One Study Area;
 - Areas of natural significance located in whole, or in part, on the Phase One Study Area;
 - Drinking water wells at the Phase One Property;
 - Roads, including names, within the Phase One Study Area; and
 - Uses of properties adjacent to the Phase One Property.
-

7.4.2 POTENTIALLY CONTAMINATING ACTIVITY

PCAs were not identified based on the assessment.

7.4.3 POTENTIAL ENVIRONMENTAL CONCERN AND POTENTIAL CONTAMINANT OF CONCERN

APECs were not identified for the Site given that PCAs were not identified for the Site or Study Area based on the assessment. O. Reg.

7.4.4 IMPACT OF UNDERGROUND UTILITIES

Underground utilities have the potential to affect contaminant distribution and transport. Trenches excavated to install utility services, and the associated granular backfill may provide preferential pathways for horizontal contaminant migration in the shallow subsurface.

Underground utilities and corridors known to be present at the Site, based on the Site reconnaissance and interview, include natural gas, municipal water and sewer mains (on east side of Site), and irrigation system (within landscape area around house). Overhead electrical lines were observed from the south side of Mississauga Heights Drive.

7.4.5 GEOLOGICAL AND HYDROGEOLOGICAL INFORMATION

The Site is situated within the Shale Plains physiographic region of Ontario (Chapman & Putnam, 2007). Surficial geology mapping for the Site and surrounding area to the north, east and west is mapped as Palaeozoic bedrock (OGS, 2003), indicating there is little to no overburden soils overlying the bedrock. Within the southern part of the Study area (i.e., golf course and Credit River area), surficial geology is mapped as modern alluvial deposits consisting of clay, silt, sand, gravel, and may contain organic matter (OGS, 2003). According to Quaternary geology mapping, the Site and Study Area are situated near the boundary between glaciomarine deposits (sand, gravelly sand and gravel nearshore and beach deposits) to the south and Palaeozoic bedrock (undifferentiated carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift) to the north.

Bedrock is mapped as Georgian Bay formation described as shale and limestone (Armstrong & Dodge, 2007).

According to MECP WWR #7290954, a test hole well installed in 2017 at 2206 Shardawn Mews located approximately 170 m east of Site, stratigraphy was described as sand and gravel to 1.5 m, brown clay to 2.5 m, grey weathered shale to end of hole at 4.5 m.

Ground water flow direction is anticipated to be south to southeast following the slope of the land towards the Credit River, and Lake Ontario further south. It is noted that local ground water flow may be influenced by underground utilities (i.e., service trenches) and building structures.

7.4.6 UNCERTAINTY AND ABSENCE OF INFORMATION

During the records review, WSP relied on information obtained from municipal, provincial, and independent sources as referenced in this report. Although the information was assessed for consistency, verification of the accuracy or the completeness of this third-party information was not completed.

WSP made all reasonable inquiries to obtain reasonably accessible information for this assessment as required by O. Reg. 153/04 Schedule D Table 1: Mandatory Requirements for Phase One Environmental Site Assessment Reports.

Due to COVID-19 pandemic restrictions, a search of City Directory archives could not be conducted at the time of this assessment. Based on information from the aerial photos and site reconnaissance, the Site has been residential since at least 1954. Given this and that the study area appears to have been residential since at least 1954, a search of the city directory

archives (once the pandemic restrictions lift) will not be conducted as it is WSP's option that a review of directories (if available) would not provide additional new information to this assessment.

A response from the MECP FOI search request had not been received prior to completion on this report. Should records be provided by the MECP; they will be reviewed. Should the information result in changes to the conclusions of this report, an addendum will be forwarded to the client.

The evaluation provided in this report reflects our best judgment considering the information available at the time of report preparation.

8 CONCLUSIONS

WSP Canada Inc. was retained by Investex Holdings Limited to complete a Phase One ESA for the property located at 904 Mississauga Heights Drive, Mississauga, Ontario (known as the Phase One Property or Site). The Phase One Property is legally described as Lot 2 Plan 342 Toronto except RO665540 and Parts 1, 2 and 3, 43R21696; subject to easement in gross over part of 2, Plan 342 DES Part 2, Plan 43R31688 as in PR1329552, City of Mississauga.

The objective of the assessment was to determine any real or potential environmental liabilities associated with the Site through the completion of a historical records review, Site reconnaissance and interview(s). The results of the Phase One ESA are documented in this report and reflect Site conditions observed at the time of the Site reconnaissance.

Based on information obtained as part of the Phase One ESA records review, Site reconnaissance and interview process, the following findings are presented:

- Ground water flow direction is anticipated to be south to southeast following the slope of the land towards the Credit River, and Lake Ontario further south.
- Surficial geology mapping for the Site and surrounding area to the north, east and west is mapped as Palaeozoic bedrock indicating there is little to no overburden soils overlying the bedrock. Within the southern part of the Study area (i.e., golf course and Credit River area), surficial geology is mapped as modern alluvial deposits consisting of clay, silt, sand, gravel, and may contain organic matter. According to Quaternary geology mapping, the Site and Study Area are situated near the boundary between glaciomarine deposits (sand, gravelly sand and gravel nearshore and beach deposits) to the south and Palaeozoic bedrock to the north. A well record 170 m east of the Site described stratigraphy as sand and gravel to 1.5 m, brown clay to 2.5 m, grey weathered shale to end of hole at 4.5 m.
- The Phase One Property was developed for residential use prior to 1954. The house was demolished in 2007 and a new larger house built in the same location in 2008.

A response from the MECP FOI search request had not been received prior to completion of this report. Should records be provided by the MECP; they will be reviewed. Should the information result in changes to the conclusions of this report, an addendum will be forwarded to the client.

Based on information obtained as part of the Phase One ESA, PCAs were not identified on the Site or within the Phase One Study Area; as such, APECs were not identified. No further work is recommended at this time.

8.1 QUALIFIER

WSP Canada Incorporated (WSP) prepared this report solely for the use of the intended recipient, Investex Holdings Limited, in accordance with the professional services agreement. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

Unless otherwise agreed in writing by WSP, the Report shall not be used to express or imply warranty as to the suitability of the site for a particular purpose. WSP disclaims any responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions /or costs.

Elevations used in this report are primarily to establish relative elevation differences between the specific testing and/or sampling locations and should not be used for other purposes, such as grading, excavating, construction, planning, development, etc.

Design recommendations given in this report are applicable only to the project and areas as described in the text and then only if constructed in accordance with the details stated in this report. The comments made in this report on potential construction issues and possible methods are intended only for the guidance of the designer. The number of testing and/or sampling locations may not be sufficient to determine all the factors that may affect construction methods and costs. We accept no responsibility for any decisions made or actions taken as a result of this report unless we are specifically advised of and participate in such action, in which case our responsibility will be as agreed to at that time.

Overall conditions can only be extrapolated to an undefined limited area around these testing and sampling locations. The conditions that WSP interprets to exist between testing and sampling points may differ from those that actually exist. The accuracy of any extrapolation and interpretation beyond the sampling locations will depend on natural conditions, the history of Site development and changes through construction and other activities. In addition, analysis has been carried out for the identified chemical and physical parameters only, and it should not be inferred that other chemical species or physical conditions are not present. WSP cannot warrant against undiscovered environmental liabilities or adverse impacts off-Site.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

8.2 QUALIFICATIONS OF THE ASSESSORS

Ms. Melanie Ty, B.Sc., GIT is a project scientist with WSP. Melanie conducts Phase One and Phase Two Environmental Site Assessments including document research, site visits, interviews, as well as implementing field investigations, including soil sampling through drilling and test pitting and groundwater monitoring and sampling. Additional tasks include carrying out Designated Substance Surveys and contaminant support for construction projects, through general overseeing of contractor companies during the management of contaminated soil and groundwater during construction activities. Melanie completed the Site reconnaissance and assisted in the preparation of the report for this assessment.

Ms. Karen Bailey, BSc, is a Project Manager with WSP. Her environmental consulting career sees her involved in environmental site assessments (ESAs), remediation, tank investigations, contaminant delineation and ground water resource studies for due diligence and regulatory compliance. Ms. Bailey has completed Phase One and Phase Two ESAs and filed Record of Site Conditions, under the supervision of a QP_{ESA}, under Ontario Regulation 153/04 (Brownfield Regulation). Ms. Bailey also has experience with waste management and monitoring programs to fulfill regulatory compliance with landfill Environmental Compliance Approval requirements. Ms. Bailey's work incorporates project management, as well as field tasks. Responsibilities include proposal preparation, staff and subcontractor scheduling, cost control, client and regulation agency communication, conducting and/or supervising field work (drilling, test pits, well installation, and ground water, surface water and soil sampling), interpretation of physical and chemical data, data validation and preparation of technical reports.

Ms. Amy Chiang, M.Eng., P.Eng., PMP, is an environmental engineer and project manager with experience overseeing multi-disciplinary development projects. Amy has worked with and established great relationships with numerous developer clients. Current examples of her work include a project for Great Gulf in downtown Toronto for the redevelopment of an industrial property into a high-rise residential condominium and a parkette. Amy is also working with RioCan on several projects to redevelop commercial plazas into mixed uses with park and road conveyances to the City of Toronto. Scopes of work include the completion of ESAs, remediation, risk assessment, hydrogeological assessment and geotechnical investigations. Amy is well-versed in development projects and is a proficient leader who can direct technical teams in producing high quality targeted results. Amy also provides technical guidance in Phase One and Two ESAs in accordance to applicable CSA Standards or O. Reg. 153/04 and is a Qualified Person (QP_{ESA}). She has recently successfully completed the RSC filing for a property owned by the City of Toronto, to be redeveloped into a community centre in North York.


Mr. Bailey Walters, MSc, PGeo, is a Senior Geoscientist in the Hamilton, Ontario office of WSP Canada Inc. He obtained a Master of Science degree in Watershed Ecosystem with a thesis in hydrogeology. Since joining WSP in 2002, Bailey has worked on numerous subsurface geotechnical and environmental investigations, environmental site assessment and remediation projects, contaminant delineation at Brownfield sites, environmental media sampling, implementation of environmental remediation and ground water treatment technologies, and detailed site characterization. Bailey is a Qualified Person (QP_{ESAIRA}) under the Ministry of the Environment O. Reg. 153/04.

8.3 SIGNATURES

WSP carried out this Phase One ESA and confirms the findings and conclusions presented in this report.

Report prepared by

WSP Canada Inc.



Karen Bailey, BASc

Project Manager, Environment

Reviewed by



Amy Chiang, MEng, PEng., PMP, QP_{ESA}

Project Manager, Environment



Bailey Walters, MSc, PGeo, QP_{ESA/RA}

Senior Geoscientist, Environment

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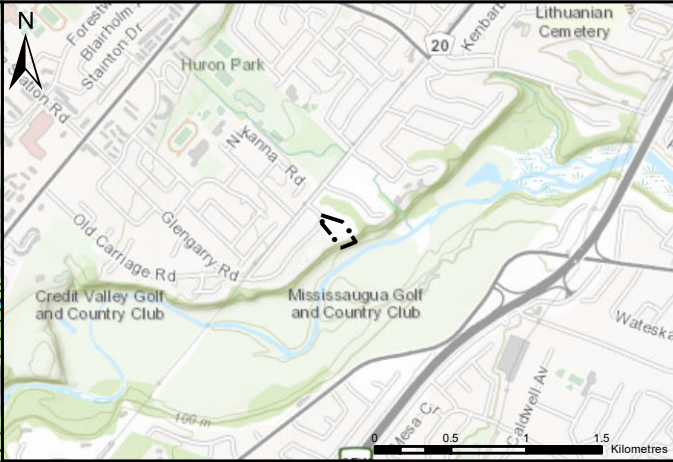
10 TABLES AND FIGURES

TABLE 1
CURRENT AND PAST USES OF THE PHASE ONE PROPERTY
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, Etc.
March 29, 2018 to current	Maria Polla	residential	Residential	2015 and 2019 APs-residential property use visible. Interview/site reconnaissance-Mr. Polla indicated Ms Maria Polla is the current owner of the residential property.
February 11, 2011 to March 29, 2018	Claudette Franklin	residential	Residential	
March 14, 2003 to February 11, 2011	Gordon Wheeler Franklin	residential	Residential	1954, 1966, 1977, 1989, 1997, 2006 APs-residential property use visible. Interview/site reconnaissance-Mr. Polla indicated the property was residential prior to the construction of the new house in 2008 and that the former house was demolished.
September 11, 1944 to March 14, 2003	Carol P. Hewson	residential	Residential	
May 30, 1932 to September 11, 1944	Alfred R. Capreol et al	residential	Residential	Available information from research documenting the history of the area near Credit River in Mississauga reported that the Capreol family purchased a large amount of land near the Credit River in 1869 with plans to open a Peel General Manufacturing Company; however, this reportedly never came to fruition due to financial setbacks. Based on this and other supporting background records information, it is our opinion that the Site was not used for manufacturing purposes, but for residential use until the present
April 11, 1928 to May 30, 1932	James Capreol	residential	Residential	
September 27, 1869 to April 11, 1928	Peel General Manufacturing Co.	residential	Residential	
July 23, 1869 to September 27, 1869	Henry Fowler	residential	Residential	
December 17, 1868 to July 23, 1869	Thaddens Van Valkenburgh	residential	Residential	
Prior to December 17, 1868	Ira Van Valkenburgh	Assumed residential land use.	Residential	No aerial photos or other records available.

Notes:

- 1 - for each owner, specify one of the following types of property use (as defined in O.Reg. 153/04) that applies:
Agriculture or other use, Commercial use, Community use, Industrial use, Institutional use, Parkland use, Residential use
- 2 - when submitting a record of site condition for filing, a copy of this table must be attached
- 3 - AP-aerial photograph, SI-satellite image



NOTE: NO POTENTIALLY CONTAMINATING ACTIVITIES (PCAS) IDENTIFIED

DATA SOURCE: BING MAPS

- LEGEND:
- SITE BOUNDARY
 - STUDY AREA (INCLUDES PROPERTIES PARTIALLY OR WHOLLY WITHIN 250 M RADIUS OF THE SITE)
 - MECP WELL RECORD
 - 5 m TOPOGRAPHIC CONTOUR
 - INFERRED GROUNDWATER FLOW DIRECTION
 - WATERCOURSE
 - WATERBODY
 - SIGNIFICANT NATURAL AREA AND NATURAL GREEN SPACE (SCHEDULE 3, CITY OF MISSISSAUGA OFFICIAL PLAN)

TITLE: PHASE ONE CONCEPTUAL SITE MODEL		
PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS DRIVE MISSISSAUGA, ONTARIO		
CLIENT: INVESTEX HOLDINGS LIMITED		

	PROJECT NO.: 20M-01451-00	REVIEWED BY: AC
	DATE: JANUARY 2021	FIGURE: 1

11 APPENDICES

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APPENDIX D2 TSSA

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APPENDIX F1 PHASE ONE ESA INTERVIEW QUESTIONNAIRE

APPENDIX G SITE PHOTOGRAPHS

APPENDIX

A PLAN OF SURVEY



PLAN OF TOPOGRAPHY OF
PART OF LOT 2
REGISTERED PLAN 342
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEE

SCALE 1 : 300
5 0 5 10 15 20 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2021

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

EASEMENTS
SUBJECT TO EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF
MISSISSAUGA AS IN PR1329552.

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY
APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS
INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE
AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.
TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY
CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETTIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 619,
HAVING A PUBLISHED ELEVATION OF 107.733 metres.

BEARING NOTE
BEARINGS ARE ASTROMONOMIC AND ARE REFERRED TO THE NORTHEASTERLY
LIMIT OF LOT 2 AS SHOWN ON REGISTERED PLAN 342, HAVING A
BEARING OF N68°59'00"E.

- LEGEND
- | | | |
|-------|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| IB | DENOTES | IRON BAR |
| SIB | DENOTES | STANDARD IRON BAR |
| IP | DENOTES | IRON PIPE |
| TC | DENOTES | TOP OF CURB |
| BC | DENOTES | BOTTOM OF CURB |
| COT | DENOTES | CURB CUT |
| MH | DENOTES | MANHOLE |
| WUP | DENOTES | CATCH BASIN |
| WUP | DENOTES | WOOD UTILITY POLE |
| WB | DENOTES | WATER VALVE |
| A/C | DENOTES | AIR CONDITIONER |
| GUY | DENOTES | GUY WIRE |
| ICV | DENOTES | IRRIGATION CONTROL VALVE |
| TRW | DENOTES | TOP OF RETAINING WALL |
| P1 | DENOTES | TARASICK McMILLAN KUBICKI LTD., O.L.S.,
APRIL 9, 1988 |
| P2 | DENOTES | PLAN 43R-21696 |
| (923) | DENOTES | TARASICK McMILLAN KUBICKI LTD., O.L.S. |

- 0.20mD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
○ 0.20mC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT :
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE
REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 15, 2020.

JANUARY 18, 2021
DATE

SIMEON MITREV
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: H.P.

FILE No. 4813-21-T

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2150035



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1028, Section 29(3)

B ERIS REPORT





DATABASE REPORT

Project Property:	<i>904 Mississauga Heights n/a Mississauga ON</i>
Project No:	<i>20M-01451-00</i>
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>20311800012</i>
Requested by:	<i>WSP Canada Group Limited</i>
Date Completed:	<i>November 20, 2020</i>

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Executive Summary

Property Information:

Project Property: 904 Mississauga Heights
n/a Mississauga ON

Project No: 20M-01451-00

Order Information:

Order No: 20311800012
Date Requested: November 18, 2020
Requested by: WSP Canada Group Limited
Report Type: Quote - Custom-Build Your Own Report

Historical/Products:

Executive Summary: Report Summary

Database	Name	Searched	Project Property
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0
AGR	<i>Aggregate Inventory</i>	Y	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0
AST	<i>Aboveground Storage Tanks</i>	Y	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0
BORE	<i>Borehole</i>	N	-
CA	<i>Certificates of Approval</i>	Y	1
CDRY	<i>Dry Cleaning Facilities</i>	Y	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0
CHM	<i>Chemical Register</i>	Y	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0
CONV	<i>Compliance and Convictions</i>	Y	0
CPU	<i>Certificates of Property Use</i>	Y	0
DRL	<i>Drill Hole Database</i>	Y	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0
EBR	<i>Environmental Registry</i>	Y	0
ECA	<i>Environmental Compliance Approval</i>	Y	1
EEM	<i>Environmental Effects Monitoring</i>	Y	0
EHS	<i>ERIS Historical Searches</i>	N	-
EIS	<i>Environmental Issues Inventory System</i>	Y	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0
FCON	<i>Federal Convictions</i>	Y	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0
FST	<i>Fuel Storage Tank</i>	Y	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	13
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0
HINC	<i>TSSA Historic Incidents</i>	Y	0

Database	Name	Searched	Project Property
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0
INC	Fuel Oil Spills and Leaks	Y	0
LIMO	Landfill Inventory Management Ontario	Y	0
MINE	Canadian Mine Locations	Y	0
MNR	Mineral Occurrences	Y	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0
NCPL	Non-Compliance Reports	Y	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0
NDSP	National Defense & Canadian Forces Spills	Y	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0
NEBI	National Energy Board Pipeline Incidents	Y	0
NEBP	National Energy Board Wells	Y	0
NEES	National Environmental Emergencies System (NEES)	Y	0
NPCB	National PCB Inventory	Y	0
NPRI	National Pollutant Release Inventory	Y	0
OGWE	Oil and Gas Wells	Y	0
OOGW	Ontario Oil and Gas Wells	Y	0
OPCB	Inventory of PCB Storage Sites	Y	0
ORD	Orders	Y	0
PAP	Canadian Pulp and Paper	Y	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0
PES	Pesticide Register	Y	0
PINC	Pipeline Incidents	Y	2
PRT	Private and Retail Fuel Storage Tanks	Y	0
PTTW	Permit to Take Water	Y	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0
RSC	Record of Site Condition	Y	0
RST	Retail Fuel Storage Tanks	Y	0
SCT	Scott's Manufacturing Directory	Y	0
SPL	Ontario Spills	Y	7
SRDS	Wastewater Discharger Registration Database	Y	0
TANK	Anderson's Storage Tanks	Y	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0
WWIS	Water Well Information System	N	-
		Total:	24

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Page Number</i>
<u>1</u>	CA	R.M. OF PEEL - LOT D, RANGE 3	SHARDAWN MEWS/QUEENSWAY WEST MISSISSAUGA CITY ON	<u>15</u>
<u>2</u>	SPL	Enbridge Gas Distribution Inc.	2358 Nikanna Road Mississauga ON	<u>15</u>
<u>3</u>	SPL	The Regional Municipality of Peel	Shardon Mews Mississauga ON	<u>15</u>
<u>4</u>	PINC		944 MISSISSAUGA HEIGHTS, MISSISSAUGA ON	<u>16</u>
<u>5</u>	SPL		2206 Shardawn Mews SHARDAWN MEWS PUMP STATION<UNOFFICIAL> Mississauga ON L5C 1W5	<u>16</u>
<u>5</u>	SPL		2206 Shardawn Mews Mississauga ON NA	<u>17</u>
<u>5</u>	SPL	The Regional Municipality of Peel	2206 Shardawn Mews Mississauga ON NA	<u>17</u>
<u>5</u>	SPL	The Regional Municipality of Peel	2206 Shardawn Mews Mississauga ON	<u>18</u>
<u>6</u>	PINC		2200 Shardawn Mews, Mississauga ON	<u>18</u>

Map Key	DB	Company/Site Name	Address	Page Number
<u>7</u>	SPL	PUC	SMALL CREEK DUE WEST OF SWIMMING POOL AT HURON PARK(SW OF DUNDAS & MAVIS WATERWORKS MISSISSAUGA CITY ON	<u>19</u>
<u>8</u>	ECA	The Corporation of the City of Mississauga	Queensway West at Huron Pk Mississauga ON L5C 1T7	<u>19</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	<u>20</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF 25-592	HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	<u>20</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>20</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>21</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>21</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>21</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>22</u>

Map Key	DB	Company/Site Name	Address	Page Number
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON	<u>22</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>23</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>23</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>23</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>24</u>
<u>9</u>	GEN	MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	<u>24</u>

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF PEEL - LOT D, RANGE 3	SHARDAWN MEWS/QUEENSWAY WEST MISSISSAUGA CITY ON	0.0	<u>1</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011-Oct 31, 2020 has found that there are 1 ECA site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the City of Mississauga	Queensway West at Huron Pk Mississauga ON L5C 1T7	0.0	<u>8</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Jul 31, 2020 has found that there are 13 GEN site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF	HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>
MISSISSAUGA, CITY OF 25-592	HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	0.0	<u>9</u>

PINC - Pipeline Incidents

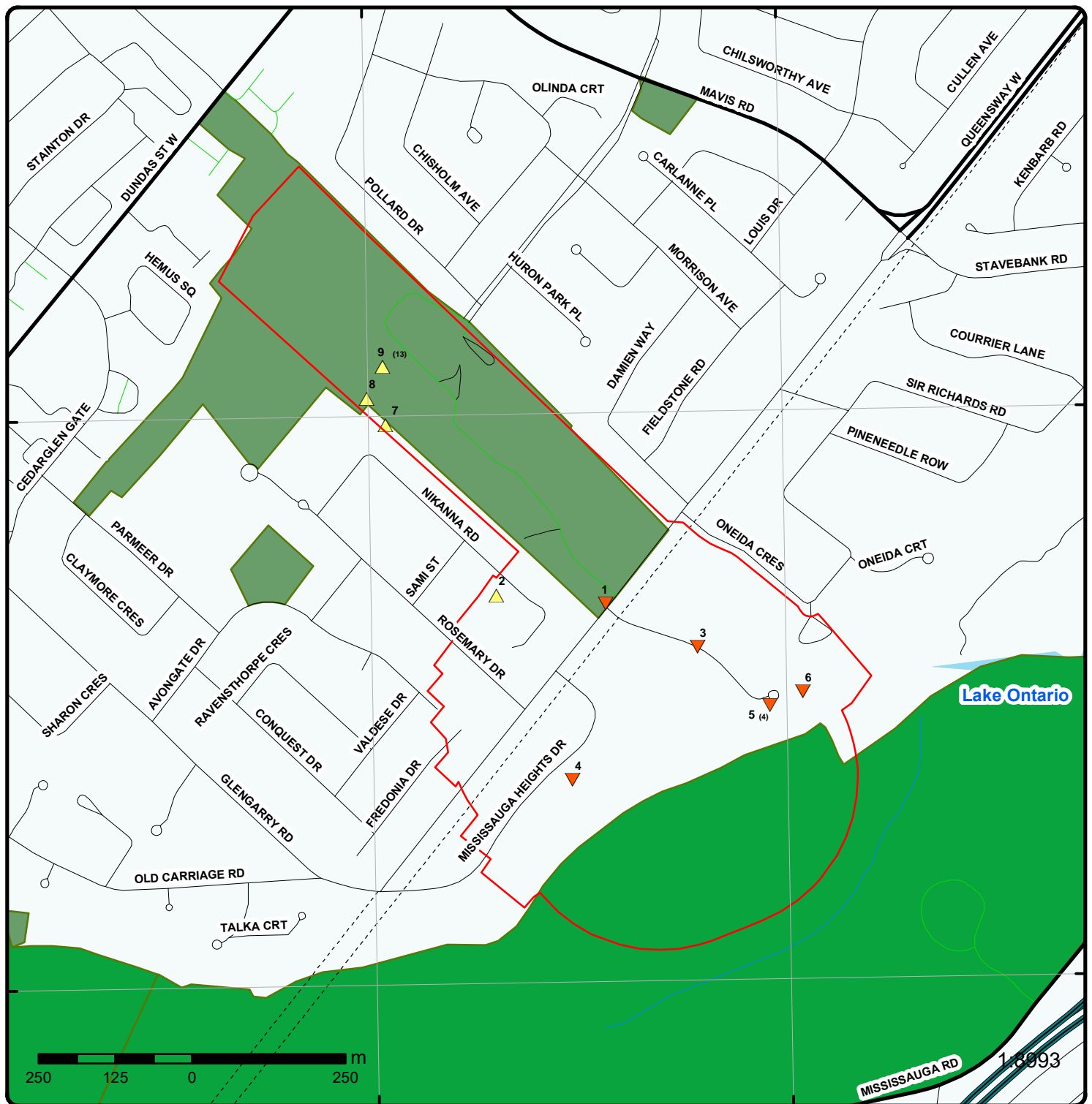
A search of the PINC database, dated Feb 28, 2017 has found that there are 2 PINC site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	944 MISSISSAUGA HEIGHTS, MISSISSAUGA ON	0.0	<u>4</u>
	2200 Shardawn Mews, Mississauga ON	0.0	<u>6</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Nov 2019 has found that there are 7 SPL site(s) within approximately 0.00 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	2358 Nikanna Road Mississauga ON	0.0	<u>2</u>
The Regional Municipality of Peel	Shardon Mews Mississauga ON	0.0	<u>3</u>
The Regional Municipality of Peel	2206 Shardawn Mews Mississauga ON	0.0	<u>5</u>
	2206 Shardawn Mews Mississauga ON NA	0.0	<u>5</u>
	2206 Shardawn Mews SHARDAWN MEWS PUMP STATION<UNOFFICIAL> Mississauga ON L5C 1W5	0.0	<u>5</u>
The Regional Municipality of Peel	2206 Shardawn Mews Mississauga ON NA	0.0	<u>5</u>
PUC	SMALL CREEK DUE WEST OF SWIMMING POOL AT HURON PARK(SW OF DUNDAS & MAVIS WATERWORKS MISSISSAUGA CITY ON	0.0	<u>7</u>



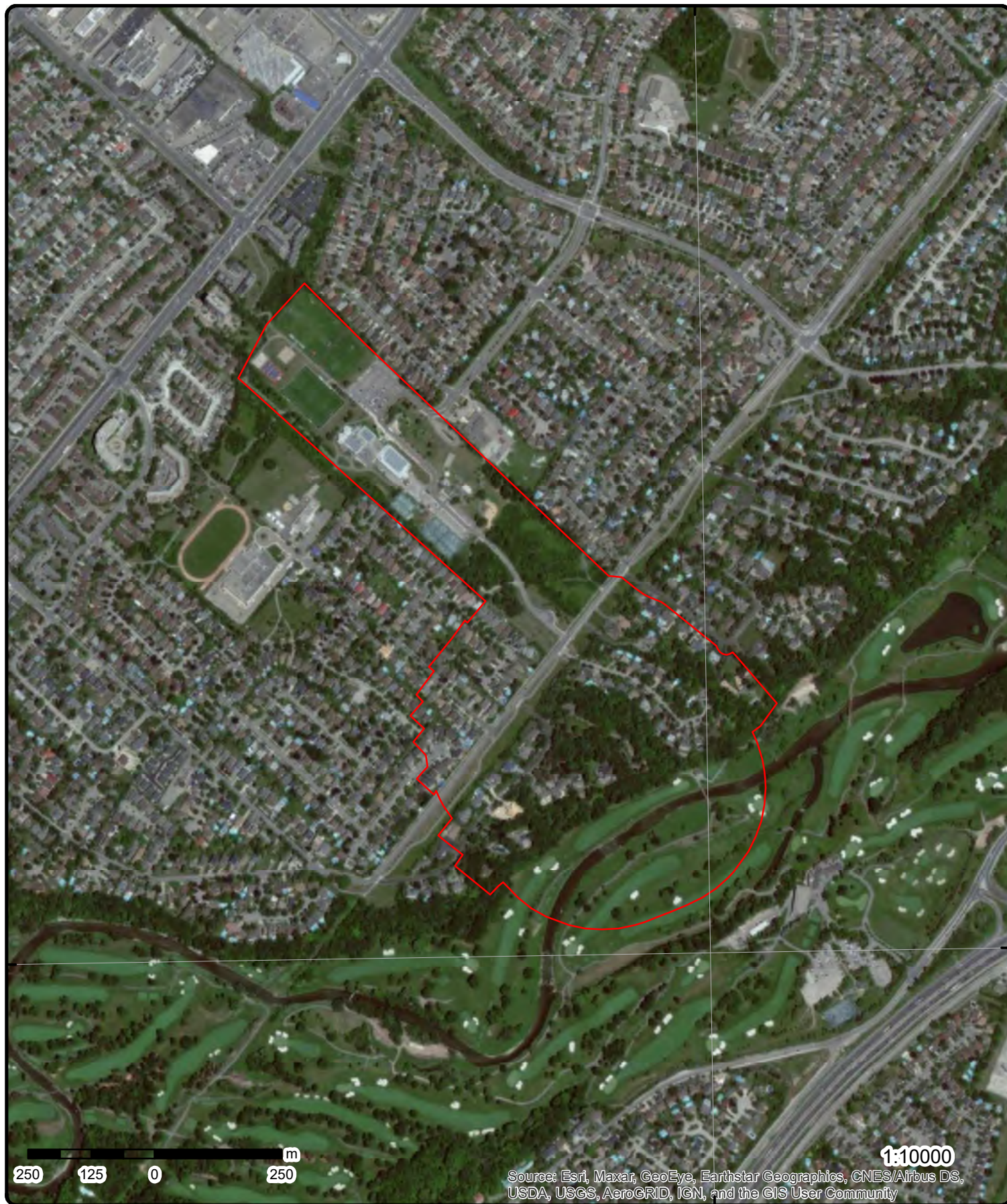
Map:

Order Number: 20311800012

Address: n/a, 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		



Aerial Year: 2015

Address: n/a, Mississauga, ON

Source: ESRI World Imagery

Order Number: 20311800012



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79°39'W

79°37'30"W

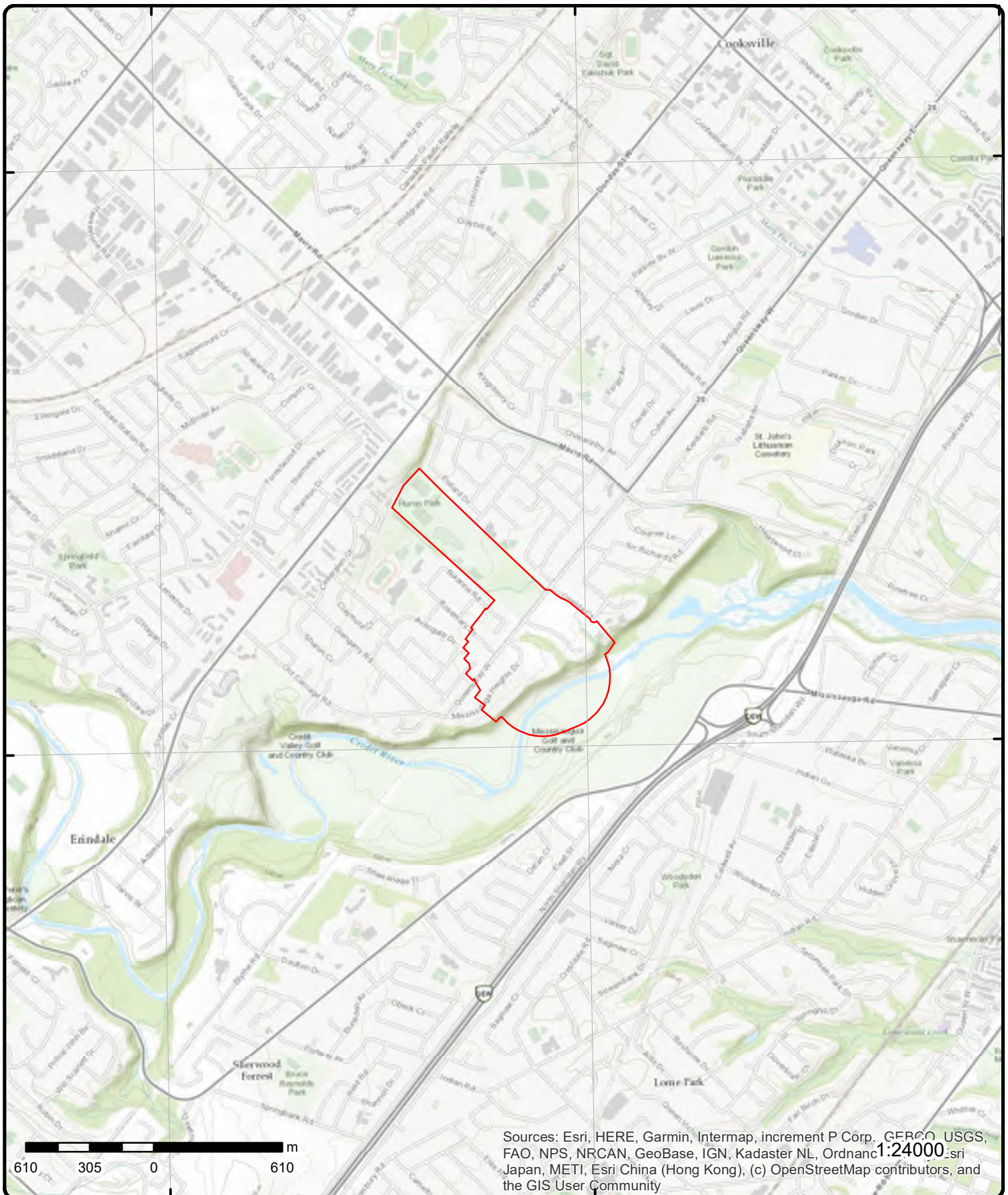
79°36'W

43°34'30"N

43°34'30"N

43°33'N

43°33'N



Topographic Map

Address: n/a, ON

Source: ESRI World Topographic Map

Order Number: 20311800012



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Elevation (m)	Site	DB
1	1 of 1	105.4	R.M. OF PEEL - LOT D, RANGE 3 SHARDAWN MEWS/QUEENSWAY WEST MISSISSAUGA CITY ON	CA
Certificate #: 3-1217-91- Application Year: 91 Issue Date: 8/12/1991 Approval Type: Municipal sewage Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:				
2	1 of 1	109.8	Enbridge Gas Distribution Inc. 2358 Nikanna Road Mississauga ON	SPL
Ref No: 8385-9ZXP8D Site No: NA Incident Dt: 9/1/2015 Year: Incident Cause: Incident Event: Contaminant Code: 35 Contaminant Name: NATURAL GAS, COMPRESSED (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 9/1/2015 Dt Document Closed: 11/27/2015 Incident Reason: Operator/Human Error Site Name: 2358 Nikanna Road<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: Enbridge: 1/2" plastic IP, made safe Contaminant Qty: 0 other - see incident description				
Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Miscellaneous Industrial Agency Involved: Nearest Watercourse: Site Address: 2358 Nikanna Road Site District Office: Site Postal Code: Site Region: Site Municipality: Mississauga Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Source Type:				
3	1 of 1	100.6	The Regional Municipality of Peel Shardon Mews Mississauga ON	SPL

Map Key	Number of Records	Elevation (m)	Site	DB
<hr/>				
Incident Cause:	Discharge Or Bypass To A Watercourse		Sector Type:	Other Plant - Sewage Municipal
Incident Event:			Agency Involved:	
Contaminant Code:	44		Nearest Watercourse:	
Contaminant Name:	SEWAGE,RAW UNCHLORINATED		Site Address:	2206 SHARDAWN MEWS
Contaminant Limit 1:			Site District Office:	Halton-Peel
Contam Limit Freq 1:			Site Postal Code:	
Contaminant UN No 1:			Site Region:	
Environment Impact:	Possible		Site Municipality:	Mississauga
Nature of Impact:	Surface Water Pollution		Site Lot:	
Receiving Medium:	Water		Site Conc:	
Receiving Env:			Northing:	NA
MOE Response:			Easting:	NA
Dt MOE Arvl on Scn:			Site Geo Ref Accu:	
MOE Reported Dt:	12/1/2006		Site Map Datum:	
Dt Document Closed:			SAC Action Class:	
Incident Reason:	Ice/Snow/Rain		Source Type:	
Site Name:	2206 SHARDAWN MEWS			
Site County/District:				
Site Geo Ref Meth:				
Incident Summary:	BP: Shardawn Mews PS- raw unchlor to Credit R			
Contaminant Qty:	88000 L			
<hr/>				
<u>5</u>	2 of 4	98.9	2206 Shardawn Mews Mississauga ON NA	SPL
Ref No:	8420-AL6UYF		Discharger Report:	
Site No:	NA		Material Group:	
Incident Dt:	4/6/2017		Health/Env Conseq:	2 - Minor Environment
Year:			Client Type:	
Incident Cause:			Sector Type:	Municipal Sewage
Incident Event:	Overflow/Surcharge		Agency Involved:	
Contaminant Code:	44		Nearest Watercourse:	
Contaminant Name:	SEWAGE,RAW UNCHLORINATED		Site Address:	2206 Shardawn Mews
Contaminant Limit 1:			Site District Office:	Halton-Peel
Contam Limit Freq 1:	/min		Site Postal Code:	
Contaminant UN No 1:	n/a		Site Region:	Central
Environment Impact:			Site Municipality:	Mississauga
Nature of Impact:			Site Lot:	
Receiving Medium:			Site Conc:	NA
Receiving Env:	Land; Surface Water		Northing:	NA
MOE Response:			Easting:	NA
Dt MOE Arvl on Scn:			Site Geo Ref Accu:	NA
MOE Reported Dt:	4/6/2017		Site Map Datum:	NA
Dt Document Closed:			SAC Action Class:	
Incident Reason:	Weather Conditions		Source Type:	Sewage Treatment
Site Name:	Pumping Station			
Site County/District:	Regional Municipality of Peel			
Site Geo Ref Meth:	NA			
Incident Summary:	Region of Peel: Sanitary Sewer overflow, trickling into stormsewer			
Contaminant Qty:	5 L			
<hr/>				
<u>5</u>	3 of 4	98.9	The Regional Municipality of Peel 2206 Shardawn Mews Mississauga ON NA	SPL
Ref No:	0302-AXHMML		Discharger Report:	
Site No:	9846-72TJCC		Material Group:	
Incident Dt:	2018/04/04		Health/Env Conseq:	2 - Minor Environment
Year:			Client Type:	Municipal Government
Incident Cause:			Sector Type:	Unknown / N/A
Incident Event:	Bypass		Agency Involved:	
Contaminant Code:			Nearest Watercourse:	

Map Key	Number of Records	Elevation (m)	Site	DB
Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:	 Surface Water No 2018/04/04 Power Interruption/Loss Pumping Station Regional Municipality of Peel NA DWMD WW Spill: Shardawn Mews PS overflow, power outage	 NA NA NA NA NA NA Watercourse Spills Sewage Treatment	Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	2206 Shardawn Mews Halton-Peel NA Central Mississauga NA NA NA NA NA NA Watercourse Spills Sewage Treatment

5	4 of 4	98.9	The Regional Municipality of Peel 2206 Shardawn Mews Mississauga ON	SPL
Ref No: Site No: Incident Dt: Year: Incident Cause: Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: Dt Document Closed: Incident Reason: Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: Contaminant Qty:	2864-B3FUL3 9846-72TJCC 2018/08/08 Overflow/Surcharge 44 SEWAGE,RAW UNCHLORINATED n/a Surface Water No 2018/08/08 Weather Conditions Pumping Station Regional Municipality of Peel NA R of Peel: PS overflow to storm sewer, Credit River 0 other - see incident description	Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	 4 - Medium Environment Municipal Government Municipal Sewage Credit River 2206 Shardawn Mews Halton-Peel NA Central Mississauga NA NA NA NA NA Sewage Bypasses / Overflows Other	

6	1 of 1	99.7	2200 Shardawn Mews, Mississauga ON	PINC
Incident ID: Incident No: Type: Status Code: Fuel Occurrence Tp: Fuel Type: Tank Status: Task No: Spills Action Centre: Method Details:	2761728 605132 FS-Pipeline Incident Pipeline Damage Reason Est Pipeline Strike Natural Gas RC Established 3363567 E-mail	Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: Depth: Pipe Material: PSIG:	No No No Yes No No No	

Map Key	Number of Records	Elevation (m)	Site	DB
<div> <div> Fuel Category: Natural Gas Date of Occurrence: 5/24/2011 0:00 Occurrence Start Date: 2011/06/02 Operation Type: Private Dwelling Pipeline Type: Regulator Type: Summary: 2200 Shardawn Mews, Mississauga - 1/2" Pipeline Hit Reported By: Imineo, Vito - Enbridge Affiliation: Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Occurrence Desc: damaged 3/8" copper service Damage Reason: No notification made to the one call center Notes: </div> <div> Attribute Category: FS-Perform P-line Inc Invest Regulator Location: </div> </div>				
7	1 of 1	111.8	PUC SMALL CREEK DUE WEST OF SWIMMING POOL AT HURON PARK (SW OF DUNDAS & MAVIS WATERWORKS MISSISSAUGA CITY ON	SPL
<div> <div> Ref No: 161814 Site No: Incident Dt: 11/8/1998 Year: Incident Cause: WASTEWATER DISCHARGE TO WATERCOURSE Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: POSSIBLE Nature of Impact: Water course or lake Receiving Medium: WATER Receiving Env: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 11/8/1998 Dt Document Closed: Incident Reason: EQUIPMENT FAILURE Site Name: Site County/District: Site Geo Ref Meth: Incident Summary: MISSISSAUGA PUC-WATERMAINBREAK CAUSED SILTING IN SMALL CREEK. Contaminant Qty: </div> <div> Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address: Site District Office: Site Postal Code: Site Region: Site Municipality: 21102 Site Lot: Site Conc: Northing: Easting: PEEL REGION Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type: </div> </div>				
8	1 of 1	112.6	The Corporation of the City of Mississauga Queensway West at Huron Pk Mississauga ON L5C 1T7	ECA
<div> <div> Approval No: 1722-7RZP8B Approval Date: 2009-05-13 Status: Approved Record Type: ECA Link Source: IDS SWP Area Name: Credit Valley Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS Address: Queensway West at Huron Pk Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/3627-7RLPES-14.pdf </div> <div> MOE District: Halton-Peel City: Longitude: -79.63340000000001 Latitude: 43.558600000000006 Geometry X: Geometry Y: </div> </div>				

Map Key	Number of Records	Elevation (m)	Site	DB
9	1 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	GEN
<div> <div> Generator No: ON0225009 Status: Approval Years: 89,90,92,93,97 Contam. Facility: MHSW Facility: SIC Code: 8364 SIC Description: REC./CULTURE ADMIN. </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES </div> <div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>				
9	2 of 13	112.9	MISSISSAUGA, CITY OF 25-592 HURON PARK RECREATION CENTRE 830 PAISLEY BLVD. W. MISSISSAUGA ON L5C 3P5	GEN
<div> <div> Generator No: ON0225009 Status: Approval Years: 94,95,96 Contam. Facility: MHSW Facility: SIC Code: 8364 SIC Description: REC./CULTURE ADMIN. </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> Waste Class: 213 Waste Class Desc: PETROLEUM DISTILLATES </div> <div> Waste Class: 252 Waste Class Desc: WASTE OILS & LUBRICANTS </div>				
9	3 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
<div> <div> Generator No: ON0225009 Status: Approval Years: 98,99,00,01,02,03,04,05,06,07,08 Contam. Facility: MHSW Facility: SIC Code: 8364 SIC Description: REC./CULTURE ADMIN. </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> Waste Class: 145 Waste Class Desc: PAINT/PIGMENT/COATING RESIDUES </div> <div> Waste Class: 213 </div>				

Map Key	Number of Records	Elevation (m)	Site	DB
Waste Class Desc:		PETROLEUM DISTILLATES		
Waste Class:		252		
Waste Class Desc:		WASTE OILS & LUBRICANTS		
9	4 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	
Approval Years:		2009	Choice of Contact:	
Contam. Facility:			Co Admin:	
MHSW Facility:			Phone No Admin:	
SIC Code:		713940, 913910		
SIC Description:		Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration		
<u>Detail(s)</u>				
Waste Class:		145		
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES		
Waste Class:		213		
Waste Class Desc:		PETROLEUM DISTILLATES		
Waste Class:		252		
Waste Class Desc:		WASTE OILS & LUBRICANTS		
9	5 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	
Approval Years:		2010	Choice of Contact:	
Contam. Facility:			Co Admin:	
MHSW Facility:			Phone No Admin:	
SIC Code:		713940, 913910		
SIC Description:		Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration		
<u>Detail(s)</u>				
Waste Class:		145		
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES		
Waste Class:		213		
Waste Class Desc:		PETROLEUM DISTILLATES		
Waste Class:		252		
Waste Class Desc:		WASTE OILS & LUBRICANTS		
9	6 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	
Approval Years:		2011	Choice of Contact:	

Map Key	Number of Records	Elevation (m)	Site	DB
<div> <div> Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> 713940, 913910 Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration </div> <div> Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 145 PAINT/PIGMENT/COATING RESIDUES </div> </div>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 213 PETROLEUM DISTILLATES </div> </div>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 252 WASTE OILS & LUBRICANTS </div> </div>				
9	7 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
<div> <div> Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> ON0225009 2012 713940, 913910 Fitness and Recreational Sports Centres, Other Local Municipal and Regional Public Administration </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 213 PETROLEUM DISTILLATES </div> </div>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 145 PAINT/PIGMENT/COATING RESIDUES </div> </div>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 252 WASTE OILS & LUBRICANTS </div> </div>				
9	8 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON	GEN
<div> <div> Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description: </div> <div> ON0225009 2013 713940, 913910 </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>				
<u>Detail(s)</u>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 145 PAINT/PIGMENT/COATING RESIDUES </div> </div>				
<div> <div> Waste Class: Waste Class Desc: </div> <div> 252 WASTE OILS & LUBRICANTS </div> </div>				

Map Key	Number of Records	Elevation (m)	Site	DB
Waste Class:		213		
Waste Class Desc:		PETROLEUM DISTILLATES		
<u>9</u>	9 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	Canada
Approval Years:		2016	Choice of Contact:	CO_OFFICIAL
Contam. Facility:		No	Co Admin:	
MHSW Facility:		No	Phone No Admin:	
SIC Code:		713940, 913910		
SIC Description:		713940, 913910		
<u>Detail(s)</u>				
Waste Class:		252		
Waste Class Desc:		WASTE OILS & LUBRICANTS		
Waste Class:		213		
Waste Class Desc:		PETROLEUM DISTILLATES		
Waste Class:		145		
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES		
Waste Class:		251		
Waste Class Desc:		OIL SKIMMINGS & SLUDGES		
<u>9</u>	10 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	Canada
Approval Years:		2015	Choice of Contact:	CO_OFFICIAL
Contam. Facility:		No	Co Admin:	
MHSW Facility:		No	Phone No Admin:	
SIC Code:		713940, 913910		
SIC Description:		713940, 913910		
<u>Detail(s)</u>				
Waste Class:		145		
Waste Class Desc:		PAINT/PIGMENT/COATING RESIDUES		
Waste Class:		252		
Waste Class Desc:		WASTE OILS & LUBRICANTS		
Waste Class:		213		
Waste Class Desc:		PETROLEUM DISTILLATES		
<u>9</u>	11 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No:		ON0225009	PO Box No:	
Status:			Country:	Canada

Map Key	Number of Records	Elevation (m)	Site	DB
Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	2014 No No 713940, 913910 713940, 913910		Choice of Contact: Co Admin: Phone No Admin:	CO_OFFICIAL
<u>Detail(s)</u>				
Waste Class: Waste Class Desc:	252 WASTE OILS & LUBRICANTS			
Waste Class: Waste Class Desc:	145 PAINT/PIGMENT/COATING RESIDUES			
Waste Class: Waste Class Desc:	213 PETROLEUM DISTILLATES			
<u>9</u>	12 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0225009 Registered As of Dec 2018		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada
<u>Detail(s)</u>				
Waste Class: Waste Class Desc:	251 L Waste oils/sludges (petroleum based)			
Waste Class: Waste Class Desc:	252 L Waste crankcase oils and lubricants			
<u>9</u>	13 of 13	112.9	MISSISSAUGA, CITY OF HURON PARK RECREATION CENTRE 830 PAISLEY BOULEVARD WEST MISSISSAUGA ON L5C 3P5	GEN
Generator No: Status: Approval Years: Contam. Facility: MHSW Facility: SIC Code: SIC Description:	ON0225009 Registered As of Jul 2020		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:	Canada
<u>Detail(s)</u>				
Waste Class: Waste Class Desc:	252 L Waste crankcase oils and lubricants			
Waste Class: Waste Class Desc:	251 L Waste oils/sludges (petroleum based)			

Unplottable Summary

Total: 9 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	The Corporation of the City of Mississauga	Queensway West at Huron Pk	Mississauga ON	
CA	The Regional Municipality of Peel	Queensway	Mississauga ON	
CA	MISSISSAUGA	HURON PARK/QUEENSWAY	MISSISSAUGA ON	
CA	SOUTH PEEL WATER SYSTEM	QUEENSWAY W.	MISSISSAUGA ON	
CA	MICHAEL STUART GROUP LTD.	MISSISSAUGA HEIGHTS DRIVE	MISSISSAUGA CITY ON	
CA	MISSISSAUGA CITY	PAISLEY BLVD.	MISSISSAUGA CITY ON	
CA	Berkley Homes (Gordon Woods) Inc.	Fredonia Drive	Mississauga ON	
SPL		Paisley Blvd West	Mississauga ON	
SPL	Unknown source<UNOFFICIAL>	Paisley Blvd	Mississauga ON	

Unplottable Report

Site: *The Corporation of the City of Mississauga
Queensway West at Huron Pk Mississauga ON*

Database:
CA

Certificate #: 1722-7RZP8B
Application Year: 2009
Issue Date: 5/13/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *The Regional Municipality of Peel
Queensway Mississauga ON*

Database:
CA

Certificate #: 3012-86WHPJ
Application Year: 2010
Issue Date: 7/2/2010
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *MISSISSAUGA
HURON PARK/QUEENSWAY MISSISSAUGA ON*

Database:
CA

Certificate #: 3-0005-86-
Application Year: 86
Issue Date: 2/7/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: *SOUTH PEEL WATER SYSTEM
QUEENSWAY W. MISSISSAUGA ON*

Database:
CA

Certificate #: 7-0008-85-006

Application Year: 85
Issue Date: 1/18/85
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **MICHAEL STUART GROUP LTD.**
MISSISSAUGA HEIGHTS DRIVE MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-2431-89-
Application Year: 89
Issue Date: 12/13/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

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

Database:
CA

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

Site: **Berkley Homes (Gordon Woods) Inc.**
Fredonia Drive Mississauga ON

Database:
CA

Certificate #: 2135-6EHHZR
Application Year: 2005
Issue Date: 7/22/2005
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Paisley Blvd West Mississauga ON

Database:
SPL

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

Site: Unknown source<UNOFFICIAL>
Paisley Blvd Mississauga ON

Database:
SPL

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

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Sep 2020

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Oct 2018

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

Aboveground Storage Tanks:

Provincial [AST](#)

Historical listing of aboveground storage tanks made available by the Department of Natural Resources and Forestry. Includes tanks used to hold water or petroleum. This dataset has been retired as of September 25, 2014 and will no longer be updated.

Government Publication Date: May 31, 2014

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-Jun 30, 2020

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 2018

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*

Dry Cleaning Facilities:

Federal CDRY

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

Environment and Climate Change Canada cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: Jan 2004-Dec 2017

Commercial Fuel Oil Tanks:

Provincial CFOT

Locations of commercial underground fuel oil tanks. This is not a comprehensive or complete inventory of commercial fuel tanks in the province; this listing is a copy of records of registered commercial underground fuel oil tanks obtained under Access to Public Information.

Note that the following types of tanks do not require registration: waste oil tanks in apartments, office buildings, residences, etc.; aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Chemical Manufacturers and Distributors:

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-Jan 31, 2020

Chemical Register:

Private CHM

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Jun 30, 2020

Compressed Natural Gas Stations:

Private CNG

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

Government Publication Date: Dec 2012 - Sep 2020

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-Dec 2019

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-Sep 30, 2020

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 - Sep 2019

Delisted Fuel Tanks:

Provincial

[DTNK](#)

List of fuel storage tank sites that were once found in - and have since been removed from - the list of fuel storage tanks made available by the regulatory agency under Access to Public Information.

Government Publication Date: Jul 31, 2020

Environmental Activity and Sector Registry:

Provincial

[EASR](#)

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

Government Publication Date: Oct 2011-Oct 31, 2020

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-Sep 30, 2020

Environmental Compliance Approval:

Provincial

[ECA](#)

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

Government Publication Date: Oct 2011-Oct 31, 2020

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-Jul 31, 2020

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 ERIIS under License with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2017.

Government Publication Date: Dec 31, 2016**Environmental Penalty Annual Report:**Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2019**List of Expired Fuels Safety Facilities:**Provincial **EXP**

List of facilities and tanks for which there was once a fuel registration. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province; this listing is a copy of previously registered tanks and facilities obtained under Access to Public Information. Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc; includes tanks which have been removed from the ground.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020**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. Includes fire training sites and sites at which Per- and Polyfluoroalkyl Substances (PFAS) are a concern.

Government Publication Date: Jun 2000-Apr 2020**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 2019**Federal Identification Registry for Storage Tank Systems (FIRSTS):**Federal **FRST**

A list of federally regulated Storage tanks from the Federal Identification Registry for Storage Tank Systems (FIRSTS). FIRSTS is Environment and Climate Change Canada's database of storage tank systems subject to the Storage Tank for Petroleum Products and Allied Petroleum Products Regulations. The main objective of the Regulations is to prevent soil and groundwater contamination from storage tank systems located on federal and aboriginal lands. Storage tank systems that do not have a valid identification number displayed in a readily visible location on or near the storage tank system may be refused product delivery.

Government Publication Date: May 31, 2018**Fuel Storage Tank:**Provincial **FST**

List of registered private and retail fuel storage tanks. This is not a comprehensive or complete inventory of private and retail fuel storage tanks in the province; this listing is a copy of registered private and retail fuel storage tanks, obtained under Access to Public Information.

Notes: registration was not required for private fuel underground/aboveground storage tanks prior to January 1990, nor for furnace oil tanks prior to May 1, 2002; registration is not required for waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

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-Jul 31, 2020

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 2018

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

Listing of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC). This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province; this listing is a copy of incidents reported to the SAC, obtained under Access to Public Information. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: 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 include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Feb 28, 2019

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-Jan 2020

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, 2018

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

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

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

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

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously 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-Mar 31, 2020

National Energy Board Wells:

Federal

NEBP

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

OGWE

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-Aug 31, 2020**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

Government Publication Date: 1800-Jun 2020**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-Sep 30, 2020**Canadian Pulp and Paper:**

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014**Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011-Oct 31, 2020

Pipeline Incidents:

Provincial PINC

List of pipeline incidents (strikes, leaks, spills). This is not a comprehensive or complete inventory of pipeline incidents in the province; this listing is an historical copy of records previously obtained under Access to Public Information. Records are not verified for accuracy or completeness.

The coronavirus pandemic is cited by the agency responsible for tank regulations and data as an explanation for delays in releasing data pursuant to requests.

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-Sep 30, 2020

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2020

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-Jun 30, 2020

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

List of spills and incidents made available the Ministry of the Environment, Conservation and Parks. 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.

The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests.

Government Publication Date: 1988-Nov 2019

Wastewater Discharger Registration Database:

Provincial

[SRDS](#)

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

Government Publication Date: 1990-Dec 31, 2017

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 2019

Variances for Abandonment of Underground Storage Tanks:

Provincial

[VAR](#)

Listing of variances granted for storage tank abandonment. This is not a comprehensive or complete inventory of tank abandonment variances in the province; this listing is a copy of tank abandonment variance records previously obtained under Access to Public Information. In Ontario, registered underground storage tanks must be removed within two years of disuse; if removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

Records are not verified for accuracy or completeness.

Government Publication Date: Jul 31, 2020

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Oct 31, 2020

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 30th, 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: Apr 30, 2020

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.

C CHAIN OF TITLE

CHAIN OF TITLE REPORT

Project #: 20M-01451-00-ESA
 Address: 904 Mississauga Heights Drive, Mississauga
 Legal: Lot 2 Plan 342, Except RO665540
 Description: & Parts 1, 2 & 3 43R21696

Searched at: Brampton
 LRO #: 43

Page 1

PIN #: 13359-0652 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
154	Deed	17 12 1868	Ira Van Valkenburgh	Thaddens VAN VALKENBURGH
322	Deed	23 07 1869	Thaddens Van Valkenburgh	Henry FOWLER
353	Deed	27 09 1869	Henry Fowler	Peel General Manufacturing Co.
26681	Deed	30 09 1925	Peel General Manufacturing Co.	Smith A. CONKLIN
26680	Mortgage	30 09 1925	Smith A. Conklin	Peel General Manufacturing Co. (Mortgagee)
30142	Assign's Mtg #26680	11 04 1928	Peel General Manufacturing Co.	James CAPREOL
34640	Assign's Mtg #26680	30 05 1932	James Capreol	Alfred R. CAPREOL, Cyril L. CAPREOL & John H.D. CAPREOL
35521	Order of Foreclosure	17 08 1933	Ontario General Court (Smith A. Conklin defaulted in Mtg 26680)	Alfred R. CAPREOL, et al
TT44620	Deed	11 09 1944	Alfred R. Capreol, et al	Carol P. HEWSON

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 20M-01451-00-ESA
Address: 904 Mississauga Heights Drive, Mississauga
Legal Description: Lot 2 Plan 342, Except RO665540
& Parts 1, 2 & 3 43R21696

Searched at: Brampton
LRO #: 43

Page 2

PIN #: 13359-0652 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
PR404760	Deed	14 03 2003	Carol P. Hewson	Gordon Wheeler FRANKLIN
PR1329552	Easement (Over Pt 2 43R31688)	04 09 2007	Gordon Wheeler Franklin	The Corporation of the City of Mississauga
PR1961700	Deed	11 02 2011	Gordon Wheeler Franklin	Claudette FRANKLIN
PR3303272	Deed (Present Owner)	29 03 2018	Claudette Franklin	Maria POLLA

PROPERTY DESCRIPTION: LT 2 PL 342 TORONTO EXCEPT R0665340 & PTS 1, 2 & 3, 43R21696 ; S/T EASEMENT IN GROSS OVER PT LOT 2, PL 342 DES PT 2, PL 43R31698 AS IN PR1329552.;
CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13359-1807

PIN CREATION DATE:
1999/03/25

OWNERS' NAMES
POLLA, MARIA

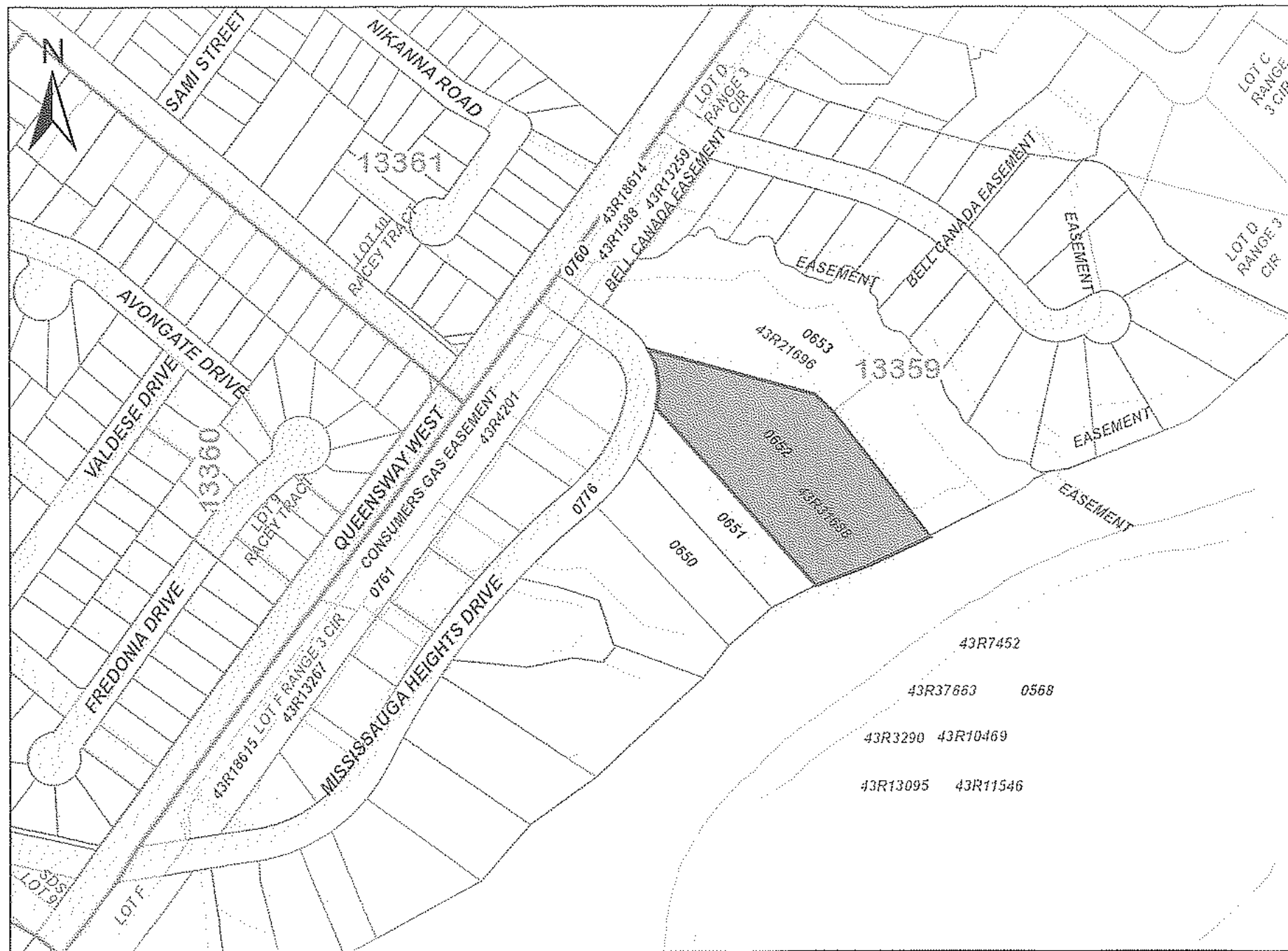
CAPACITY SHARE
OWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/25 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</p>						
PL342	1947/02/21	PLAN SUBDIVISION				C
PR404760	2003/03/14	TRANSFER		*** COMPLETELY DELETED *** HEWSON, CAROL P.	FRANKLIN, GORDON WHEELER	
REMARKS: PLANNING ACT STATEMENTS						
43R31688	2007/08/15	PLAN REFERENCE				C
PR1329552	2007/09/04	TRANSFER EASEMENT	\$2	FRANKLIN, GORDON WHEELER	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
PR1461063	2008/05/15	CHARGE		*** COMPLETELY DELETED *** FRANKLIN, GORDON WHEELER	ROYAL BANK OF CANADA	
PR1749461	2009/12/10	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** AUSCAN 2001 LTD.		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1767911	2010/01/25	CERTIFICATE		*** COMPLETELY DELETED *** AUSCAN 2001 LTD.	EQUINOX DEVELOPMENTS INC. FRANKLIN, GORDON WHEELER FRANKLIN, CLAUDETTE	
		REMARKS: PR1749461				
PR1796435	2010/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: PR1461063.				
PR1803868	2010/04/13	APL AMEND ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	EQUINOX DEVELOPMENTS INC.	
PR1809585	2010/04/23	CHARGE		*** COMPLETELY DELETED *** FRANKLIN, GORDON WHEELER	ROYAL BANK OF CANADA	
PR1961700	2011/02/11	TRANSFER		*** COMPLETELY DELETED *** FRANKLIN, GORDON WHEELER	FRANKLIN, CLAUDETTE	
PR3303272	2018/03/29	TRANSFER	\$4,500,000	FRANKLIN, CLAUDETTE	POLLA, MARIA	C
		REMARKS: PLANNING ACT STATEMENTS.				
PR3303273	2018/03/29	CHARGE	\$3,375,000	POLLA, MARIA	BANK OF MONTREAL	C
PR3317065	2018/04/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
		REMARKS: PR1809585.				

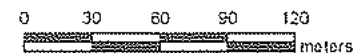
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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SCALE



PROPERTY INDEX MAP

PEEL (No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
UNITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0419
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED




D

1. MECP FOI

2. TSSA RESPONSE

Freedom of Information Request

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

Requester Data			For Ministry Use Only		
Name, Title, Company Name and Mailing Address of Requester Justin Serroul 55 King Street, Suite 700 St. Catharines, Ontario L2R 3H5 Email Address: justin.serroul@wsp.com			FOI Request No.		FOI Co-ordinator Review date
			Date Request Received		Fee Paid
			Response Due Date		ACCT-CHQ-VISA-MC-CASH
Telephone/Fax Nos. Tel :289-835-2594 Fax :	Your Project/Reference No. 201-904 miss heights	Signature of Requester 	CNR <input type="checkbox"/>	ER <input type="checkbox"/>	NOR <input type="checkbox"/>
			SWR <input type="checkbox"/>	WCR <input type="checkbox"/>	SAC <input type="checkbox"/>
			IEB <input type="checkbox"/>	EAA <input type="checkbox"/>	
Request Parameters					
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions)					
904 Mississauga Heights Drive, Mississauga, Ontario					
Present Property Owner(s) and Date(s) of Ownership					
POLLA, MARIA (2018-Present)					
Previous Property Owner(s) and Date(s) of Ownership					
FRANKLIN, GORDON WHEELER (2003-2011); FRANKLIN, CLAUDETTE (2011-2018)					
Present/Previous Tenant(s), (if applicable)					
Search Parameters					Specify Year(s) Requested
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.					
Environmental concerns (General correspondence, occurrence reports, abatement)					2002 to present
Orders					2002 to present
Spills					2002 to present
Investigations/prosecutions (Owner/tenant information must be provided)					2002 to present
Waste Generator number/classes					2002 to present
Certificates of Approval (Proponent information must be provided)					
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.					
					SD
					Specify Year(s) Requested
air	<i>emissions</i>				1985 to present
water	<i>mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)</i>				1985 to present
sewage	<i>sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations</i>				1985 to present
waste water	<i>industrial discharge</i>				1985 to present
waste sites	<i>disposal, landfill sites, transfer stations, processing sites, incinerator sites</i>				1985 to present
waste systems	<i>haulers: sewage, non-hazardous & hazardous waste</i>				1985 to present
	<i>mobile waste processing units</i>				1985 to present
	<i>PCB destruction</i>				1985 to present
pesticides	<i>licenses</i>				1985 to present

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

Chiang, Amy

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Friday, November 06, 2020 11:24 AM
To: Serroul, Justin
Cc: Chiang, Amy
Subject: RE: Information Request - 904 Mississauga Heights

NO RECORD FOUND (FUEL STORAGE TANKS ONLY)

Hello. Thank you for your request for confirmation of public information.

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

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

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

Kind regards,

Gaya

From: Serroul, Justin <Justin.Serroul@wsp.com>
Sent: November 5, 2020 3:21 PM
To: Public Information Services <publicinformationsservices@tssa.org>
Cc: Chiang, Amy <Amy.Chiang@wsp.com>
Subject: Information Request - 904 Mississauga Heights

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

I would like to know if there are any fuel storage tanks registered to the following address:

904 Mississauga Heights Drive, Mississauga, Ontario

Thanks,

Justin Serroul, B.Sc., GIS (PG)
GIS and Data Management Specialist
Environment / Environmental Management
T+ 1 289-835-2594

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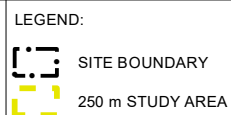
-LAEHhHdzJzBITWfa4Hgs7pbKI

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E AERIAL PHOTOGRAPHS



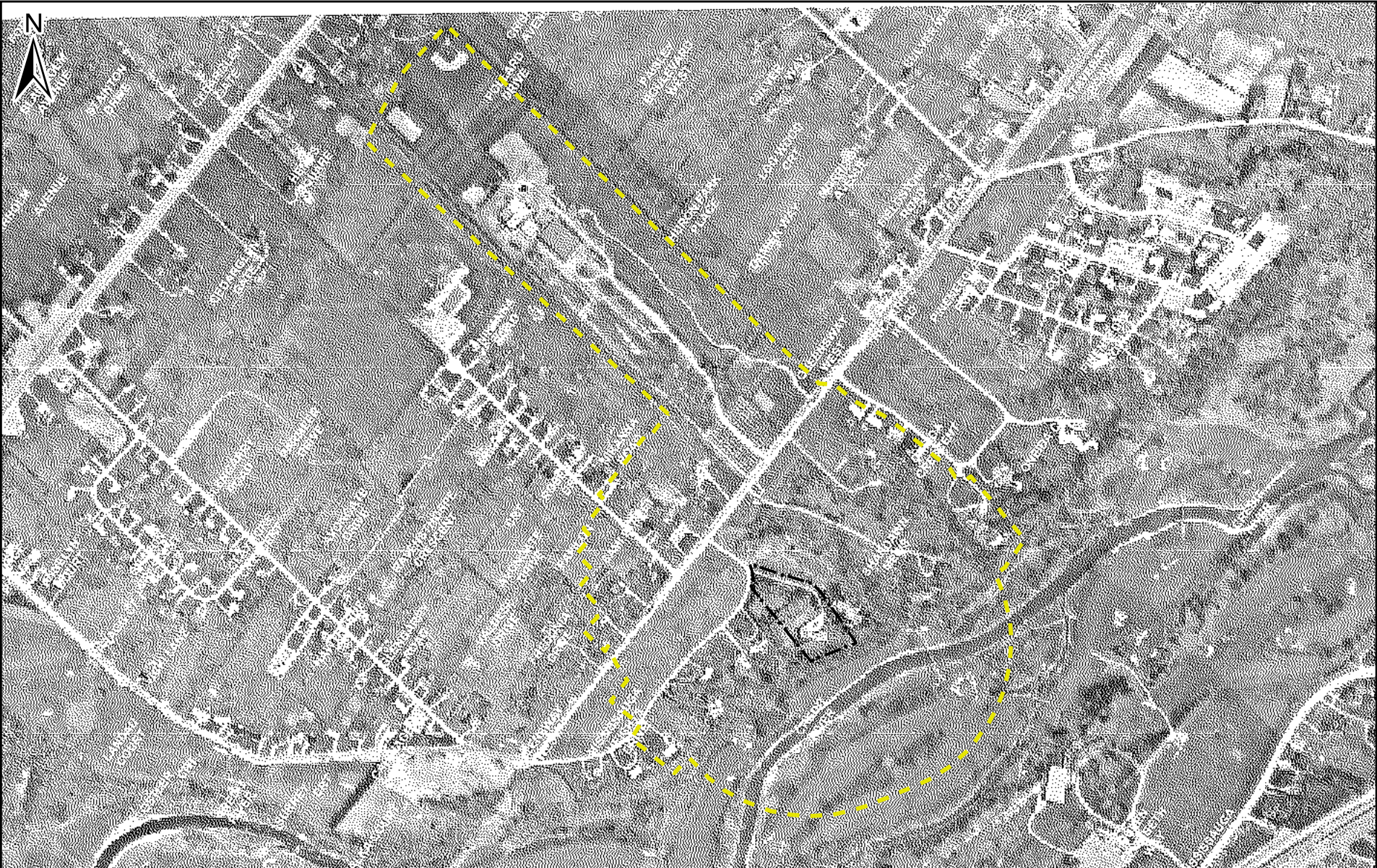
0 50 100 200 300 Metres






PROJECT NO.: 20M-01451-00

REVIEWED BY: AC


APPENDIX: E-1



DATA SOURCE: CITY OF MISSISSAUGA

	LEGEND:  SITE BOUNDARY  250 m STUDY AREA	TITLE: 1966 AERIAL PHOTOGRAPH	PROJECT NO.: 20M-01451-00
		PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO	REVIEWED BY: AC
		CLIENT: INVESTEX HOLDINGS LIMITED	DATE: JANUARY 2021 APPENDIX: E-2






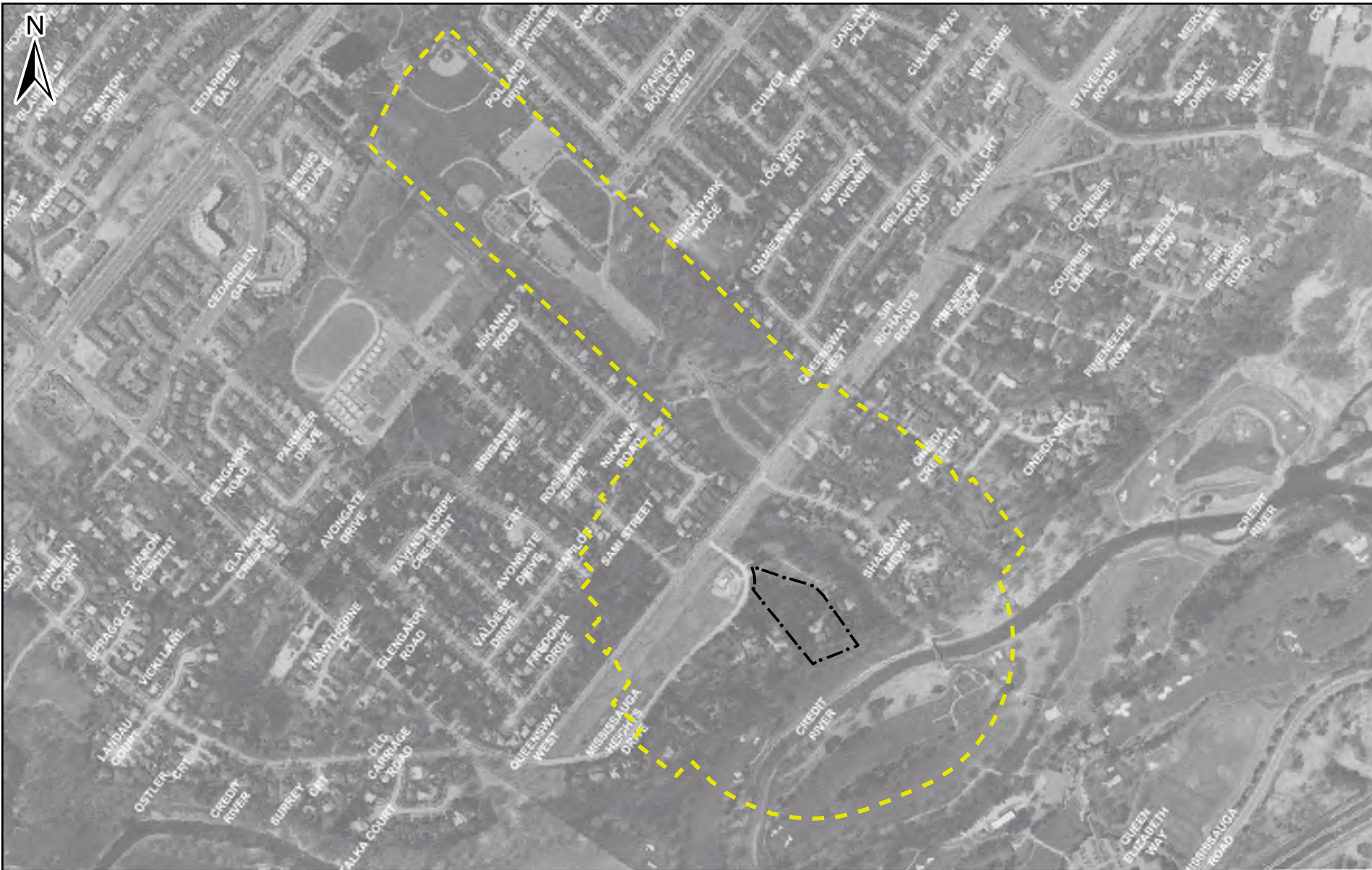
DATA SOURCE: CITY OF MISSISSAUGA				<div><div></div><div>050100200300</div><div>Metres</div></div>	
	LEGEND: <div><div></div>SITE BOUNDARY</div> <div><div></div>250 m STUDY AREA</div>	TITLE: 1977 AERIAL PHOTOGRAPH		PROJECT NO.: 20M-01451-00	
		PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO		REVIEWED BY: AC	
				DATE: JANUARY 2021	
		CLIENT: INVESTEX HOLDINGS LIMITED		APPENDIX: E-3	



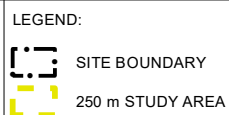
DATA SOURCE: CITY OF MISSISSAUGA

0 50 100 200 300 Metres

	<p>LEGEND:</p> <p> SITE BOUNDARY</p> <p> 250 m STUDY AREA</p>	TITLE:	1989 AERIAL PHOTOGRAPH	PROJECT NO.:	20M-01451-00
		PROJECT:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO	REVIEWED BY:	AC
		CLIENT:	INVESTEX HOLDINGS LIMITED	DATE:	JANUARY 2021
				APPENDIX:	E-4



A horizontal scale bar with markings at 0, 50, 100, 200, and 300. The word "Metres" is written at the right end of the bar.



PROJECT NO.: 20M-01451-00




REVIEWED BY: AC

APPENDIX: E-5



DATA SOURCE: CITY OF MISSISSAUGA






	LEGEND:	TITLE:	2006 AERIAL PHOTOGRAPH	PROJECT NO.:	20M-01451-00
	 SITE BOUNDARY	PROJECT:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO	REVIEWED BY:	AC
	 250 m STUDY AREA			DATE:	JANUARY 2021
		CLIENT:	INVESTEX HOLDINGS LIMITED	APPENDIX:	E-6



DATA SOURCE: CITY OF MISSISSAUGA






 <div>LEGEND:  SITE BOUNDARY  250 m STUDY AREA</div>	TITLE:	2015 AERIAL PHOTOGRAPH	PROJECT NO.:	20M-01451-00
	PROJECT:	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO	REVIEWED BY:	AC
	CLIENT:	INVESTEX HOLDINGS LIMITED	DATE:	JANUARY 2021
			APPENDIX:	E-7



DATA SOURCE: CITY OF MISSISSAUGA



	LEGEND:  SITE BOUNDARY  250 m STUDY AREA	TITLE: 2019 AERIAL PHOTOGRAPH	PROJECT NO.: 20M-01451-00
		PROJECT: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT 904 MISSISSAUGA HEIGHTS MISSISSAUGA, ONTARIO	REVIEWED BY: AC
			DATE: JANUARY 2021
		CLIENT: INVESTEX HOLDINGS LIMITED	APPENDIX: E-8

F INTERVIEW RECORDS

1. PHASE ONE ESA INTERVIEW QUESTIONNAIRE

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Site Interview Questionnaire

PROJECT INFORMATION /GENERAL REQUIREMENTS

Project No.: 20M-01451-00-FP	Date: Dec 10, 2020
Interviewer: Melanie Ty	Interviewee: Mario Palla
Interview Method/Place: <input checked="" type="checkbox"/> in-person at site <input type="checkbox"/> telephone	Interviewee Title/Responsibility: owner lives @ house

PROPERTY INFORMATION

Site Address (municipal): 904 Mississauga Heights, Mississauga	
Legal Description:	
Total Property Size (acres/hectares) - Please provide survey if available:	
Company/Facility Name: Residential	
Current Property Use/Operations: house	
Owner Name: Maria Palla	Owner Title:
Owner Address:	
Owner Tel. No.:	Date Current Owner Took Title:

Interview Questions - provide details such as quantities, locations, and sources

1. Who were the previous owners, and what were the previous uses of the Site?	Years (if known)	Owner	Use(s)
	March 19 2008	Maria Palla	Residential New Build
	prior 2008		residential house demolished

Interview Questions – provide details such as quantities, locations, and sources

	Yes	No	Unknown	Comments
2. Has the Phase One Property been used, in whole or in part, for any: a. industrial use b. as a commercial garage c. as a bulk liquid dispensing facility, including a gasoline outlet d. for the operation of dry cleaning equipment.				
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Have chemicals, wastes, or other material(s) of environmental concern currently or historically been stored at the Site?	None			
4. Is the property serviced for waste removal? If yes, by whom? Provide Waste Classifications and Generator Number, if available.	municipally serviced residential			
5. Is the Site serviced for water/waste water? Have there ever been any septic tanks on the Site?	municipally serviced Septic connected to sewer			
6. Are any USTs/ASTs currently, or were any historically, present at the Site?	none current none known historically			
7. Have any spills occurred on the property? Provide approximate volume and location	None.			
8. Is there any fill (soil imported to the site) on the Site? Have fill materials been historically brought to the Phase One Property?	unknown, huge dump 2008			
9. Are there any wells on the Phase One Property?	none present.			
10. Are you aware of any incidents/activities that have occurred at the Site or adjacent properties that may affect the Site?	no.			

ADDITIONAL COMMENTS

- Archaeology dug holes in property - why there are circular patches around site
- Irrigation system set up around entire property.
Not in use as its too expensive.
- No issues with mould or flooding since new build, move in.
- confirmed septic tank was removed, had received a report.
- Not aware of any constructed / fill materials through city for sloped area @ south boundary of house property.
- Heating of house - natural gas. Thinks previous house was also natural gas heating.



FLOOR PLANS

904 MISSISSAUGA HEIGHTS DRIVE, MISSISSAUGA



NOTE: MEASUREMENTS & AREA ARE APPROXIMATE. PROVIDED AS GUIDELINE ONLY.



FLOOR PLANS

904 MISSISSAUGA HEIGHTS DRIVE, MISSISSAUGA



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904 MISSISSAUGA HEIGHTS



G SITE

PHOTOGRAPHS



PHOTO 1: Front of house (looking south).

PHOTO 2: Attached garage (looking south).



PHOTO 3: Driveway on east side of Site and forested area in central portion of Site (looking northeast).

PHOTO 4: South side of Site at rear of house, top of steep slope (looking west).

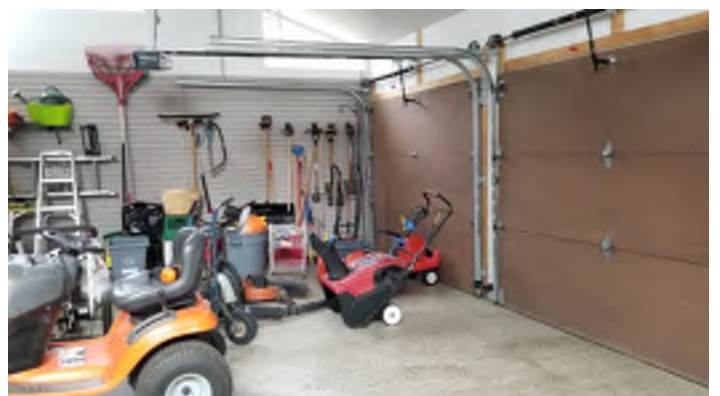


PHOTO 5: Steep slope at south side of Site (looking south).

PHOTO 6: Maintenance equipment in garage.



PHOTO 7: Natural gas-fired furnace in basement.



PHOTO 8: Sump pump in basement.

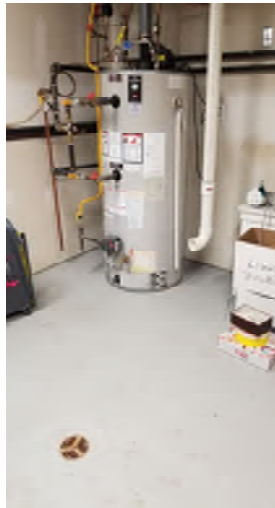


PHOTO 9: Hot water heater and floor drain in basement.



PHOTO 10: Adjacent property to south (at bottom of slope) (golf course and Credit River) (looking south).



PHOTO 11: Adjacent property to east (residential) (looking east).



PHOTO 12: Adjacent property to west (residential) (looking west).