



# 2045 Heartwood Court, Mississauga

Final

## Phase I Environmental Site Assessment

### **Project Location:**

2045 Heartwood Court, Mississauga, ON

### **Prepared for:**

Lisa Miron and Ernesto Rambaldini  
2045 Heartwood Court  
Mississauga, ON L5C 4P7

### **Prepared by:**

MTE Consultants  
1016 Sutton Drive, Unit A  
Burlington, ON L7L 6B8

October 12, 2021

**MTE File No.:** 49869-100





## Executive Summary

MTE Consultants Inc. (MTE) was retained by Lisa Miron and Ernesto Rambaldini to conduct a Phase I Environmental Site Assessment (ESA) for a residential property at 2045 Heartwood Court in Mississauga, Ontario (the "Site"). The Phase I ESA was completed for due diligence purposes in advance of a potential rezoning and severance of the Site to support a future residential development.

### Site Description and History

The Site is approximately 0.37 hectares (0.92 acres) in area and is located on the north side of Heartwood Court in a residential area of Mississauga. The Site includes a two story residential building that was constructed in the eastern portion of the Site in 1995, with a vehicle access driveway from Heartwood Court and an inground swimming pool. The eastern portion of the Site is vacant and includes mature trees. Prior to 1995, the Site was vacant.

### Phase I ESA Results

The Phase I ESA did not identify any potential environmental concerns within the Site or Study Area.

### Limitations

MTE had not received a response to the written information requests submitted to the MECP, Region of Peel and City of Mississauga at the time of writing this report. The absence of this information may be a limitation to the Phase I ESA report.

## Contents

Executive Summary .....	1
1.0 Introduction.....	1
1.1 Objectives and Scope of Work .....	1
1.2 Methodology .....	1
2.0 Site Description .....	2
2.1 Physical Description.....	2
2.2 Topography, Geology and Hydrogeology .....	2
3.0 Historical Records Review.....	3
3.1 Previous Environmental Reports .....	3
3.2 Fire Insurance Plans (FIPs) and Property Underwriters Reports .....	3
3.3 Aerial Photographs .....	3
3.4 Municipal Directories.....	4
3.5 Technical Standards and Safety Authority – Fuel Safety Division.....	4
3.6 Ministry of the Environment, Conservation and Parks (MECP).....	5
3.6.1 Freedom of Information Request .....	5
3.6.2 MECP Published Records .....	5
3.6.3 Environmental Registry .....	5
3.6.4 Brownfield Environmental Site Registry.....	6
3.6.5 Hazardous Waste Information Network (HWIN).....	6
3.7 Region of Peel .....	6
3.7.1 Freedom of Information Request .....	6
3.7.2 The Official Plan of the Region of Peel .....	6
3.8 City of Mississauga .....	7
3.8.1 Freedom of Information Request .....	7
3.8.2 The Official Plan of the City of Mississauga.....	7
3.9 Environmental Canada.....	8
3.9.1 National Pollutant Release Inventory.....	8
3.9.2 Federal Contaminated Sites Records .....	8
3.10 Environmental Risk Information Services Report .....	8
4.0 Interview.....	9
5.0 Site Reconnaissance.....	9
5.1 Building Structures and Exterior Premises .....	9
5.2 Site Services and Utilities.....	9

5.3	Heating and Cooling Systems .....	9
5.4	Special Attention Items .....	10
5.4.1	Asbestos-Containing Materials .....	10
5.4.2	Lead-Containing Materials.....	10
5.4.3	Mercury .....	10
5.4.4	Polychlorinated Chlorinated Biphenyls (PCBs) .....	10
5.4.5	Ozone-depleting Substances (ODSs).....	10
5.4.6	Urea Formaldehyde Foam Insulation (UFFI) .....	11
5.4.7	Water Staining/Mould .....	11
5.4.8	Radon .....	11
5.4.9	Industrial Noise .....	11
5.5	Storage Tanks and Containers.....	11
5.6	Waste .....	11
5.7	Unidentified Substances .....	11
5.8	Mechanical Equipment.....	11
5.9	Chemical Storage .....	11
5.10	Drains and Sumps .....	11
5.11	Spills, Staining and Stressed Vegetation.....	11
5.12	Fill .....	11
5.13	Surface Drainage .....	11
5.14	Watercourses, Ditches or Standing Water.....	12
5.15	Pits and Lagoons .....	12
5.16	Wells and Septic Systems.....	12
5.17	Fires.....	12
5.18	Air Emissions .....	12
5.19	Odours .....	12
5.20	Adjacent and Surrounding Properties.....	12
6.0	Summary and Conclusions.....	12
7.0	Qualifications of Assessors.....	13
8.0	Limitations .....	14
9.0	References .....	15



## Figures

Figure 1	Site Location Map
Figure 2	Site Layout and Features
Figure 3	Study Area

## Appendices

Appendix A	Government Records
Appendix B	OPTA & ERIS Report
Appendix C	Aerial Photographs
Appendix D	Interview and Inspection Records
Appendix E	Site Photographs

# 1.0 Introduction

## 1.1 Objectives and Scope of Work

MTE Consultants Inc. (MTE) was retained by Lisa Miron and Ernesto Rambaldini to conduct a Phase I Environmental Site Assessment (ESA) for a residential property at 2045 Heartwood Court in Mississauga, Ontario (the “Site”). The Site location is illustrated on **Figure 1**.

Authorization to proceed with the Phase I ESA was received from Ms. Lisa Miron following acceptance of MTE's proposal for services dated August 24, 2021. The assignment was completed by MTE under Reference Number 49869-100.

The Phase I ESA was conducted following Canadian Standards Association (CSA) Z768-01 (R2016) Phase I Environmental Site Assessments, November 2001. The Phase I ESA was completed for due diligence purposes in support of property rezoning and severance. This investigation is not intended to support the filing of a Record of Site Condition (RSC) under Ontario Regulation (O. Reg.) 153/04.

The objective of the Phase I ESA was to identify actual or potential environmental concerns at the Site due to past or current uses on the Site or adjacent properties. The general scope of work for the Phase I ESA included:

- A review of relevant historical records associated with the Site and Study Area;
- Site reconnaissance to observe the Site and other adjacent properties;
- Interviews with persons knowledgeable about the Site; and,
- Reporting of the Phase I ESA results.

## 1.2 Methodology

The Site Layout and Features are illustrated on **Figure 2**, including the alignment of project north. The Phase I ESA Study Area included the Site and properties located wholly or partially within 250 metres of the Site boundary as illustrated on **Figure 3**. MTE conducted research and collected information that was reasonably attainable for the Site and Study Area.

The historical records review included:

- Published and online records from the Ministry of the Environment, Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF), and Environment Canada;
- Physical setting information including aerial photographs, topographic maps, and geologic reference materials;
- Environmental Risk Information Services (ERIS) database report; and,
- Published Fire Insurance Plans (FIPs), inspection reports, and municipal directories;

Requests for information related to the Site and the Study Area were submitted to government and other agencies including the MECP, Technical Standards and Safety Authority (TSSA), Region of Peel and the City of Mississauga.

A Site visit was completed on September 14, 2021. An interview was completed with Ms. Lisa Miron, the current owner of the Site.

MTE evaluated the information collected during this Phase I ESA and compiled this written report of findings, which includes supporting figures and appendices. The Phase I ESA Site reconnaissance was conducted by Mr. Zachary Thomson, B.Eng. of MTE. The Phase I ESA

report was completed by Mr. Thomson and reviewed by Mr. Kelvin Lee, P. Eng., M.Eng., QP<sub>ESA</sub> of MTE Consultants Inc. The qualifications of Mr. Thomson and Mr. Lee are included in **Section 7.0**.

## 2.0 Site Description

### 2.1 Physical Description

The Site is approximately 0.37 hectares (0.92 acres) in area and is located on the north side of Heartwood Court in a residential area of Mississauga. The Site includes a two storey residential dwelling located in the eastern portion of the Site with a vehicle access driveway from Heartwood Court and an in ground pool. The western portion of the Site is vacant and consists of overgrown vegetation and mature trees.

### 2.2 Topography, Geology and Hydrogeology

The following sources of information were reviewed to determine the topography, geology and hydrogeology at the Site:

- The Physiography of Southern Ontario by Chapman and Putnam (1984);
- Atlas of Canada Digital Topographic Mapping from Natural Resources Canada (provided in **Appendix C**);
- Bedrock geology mapping by the Ministry of Northern Development and Mines (1991); and,
- Water well information obtained from the Groundwater Information Network (GIN) and MECP online water well records.

A review of the information indicated the following:

- UTM Coordinates for the approximate center of the Site are 611,988 metres east and 4,823,777 metres north;
- The ground surface elevation of the Site is approximately 100m above sea level (masl); and,
- The local topography generally decreases in elevation toward the south-southwest from the Site.

The broad physiographic region is known as the Iroquois Plain, which includes the lowlands bordering Lake Ontario and the Niagara Escarpment, extending from the Niagara River to the Trent River (Chapman and Putnam, 1984). Surficial geology mapping (Geologic Survey of Canada, 1997) suggests the potential presence of glacial till (sandy silt to sand) and glacial lake deposits of silt and clay in the vicinity of the Site.

Bedrock in the Study Area consists of Georgian Bay Formation of shale, limestone, dolostone and siltstone. (Ministry of Northern Development and Mines, 1991). Based on well records, bedrock in the Study Area has been encountered between 3m to 7m below ground surface (bgs).

A review of the MECP online database identified no well records for the Site and three well records within the Study Area. Generally, the records indicate a mixture of sand, silt and clay to a depth of 1.5m to 2.4m below ground surface (bgs), underlain by clay/till and shale bedrock. The depth to groundwater was noted at 2.4m bgs in one well record. A copy of the reviewed well records are provided in **Appendix A**.

The regional and local groundwater flow direction is expected to be south-southwest following topography and a general decrease in surface elevation towards the Wolfedale Creek approximately 110m southwest of the Site before entering Credit River located approximately 220m south of the Site.

## 3.0 Historical Records Review

### 3.1 Previous Environmental Reports

No previous environmental reports for the Site were provided to MTE for review.

### 3.2 Fire Insurance Plans (FIPs) and Property Underwriters Reports

Fire insurance plans were developed between 1875 and 1923 and were revised in some areas until the 1970s. Fire insurance plans may illustrate building construction, occupancy and potential fire hazards, as well as provide information regarding storage tanks, transformers, boilers and electrical rooms. Fire insurance plans may also depict the local street network and former municipal addresses.

MTE placed an order from the OPTA Information Intelligence through ERIS for Fire Insurance Plans for the Site and surrounding area. The OPTA search yielded no plans at the Site or Study Area. A copy of the OPTA response is provided in **Appendix B**.

### 3.3 Aerial Photographs

Aerial photographs were reviewed for information pertaining to the Site and surrounding properties. Aerial photographs were obtained from the National Air Photo Library, Region of Peel online mapping, Google Earth, and MTE's internal aerial photo database. MTE reviewed aerial photographs from 1954, 1966, 1977, 1989, 1997, 2007, 2015 and 2020. Copies of selected aerial photographs, dated 1954, 1966, 1997, 2007, 2015, and 2020, are provided in **Appendix C**.

Date	Site Observations	Study Area Observations
1954	The Site is undeveloped and located in a forested area.	The Study Area is comprised of a mixture of residential, agricultural, wetland and potentially industrial. The lands located north of Stavebank Road (65m from the Site) have been cleared of vegetation and include several commercial/industrial style buildings. The Credit River is observed running approximately west to east, south of the Site. A driveway is built west of the Site connecting 2080 Heartwood Court with Stavebank Road.
1966	No significant changes to the Site are observed.	The number and configuration of buildings on the cleared lands north of Stavebank Road has changed, but it still appears to be a commercial/industrial property. No other significant changes to the Study Area can be seen.
1977	No significant changes to the Site are observed.	No other significant changes to the Study Area can be seen.

Date	Site Observations	Study Area Observations
1989	No significant changes to the Site are observed.	Residential properties have been developed north of the Site along Stavebank Road. Heartwood Court has been developed fully as a road, with the north portion built on the original driveway of 2080 Heartwood Court.
1997	A residential building is observed in the eastern portion of the Site.	Additional residential buildings have been developed along Stavebank Road and Heartwood Court.
2007	A pool can be seen on the Site. No other changes are observed.	Stavebank Road and Heartland Court have been further developed with residential buildings.
2015	No significant changes to the Site are observed.	No significant changes to the Study Area are observed.
2020	No significant changes to the Site are observed. It appears as though there has been a reduction in tree cover at the Site.	No significant changes to the Study Area are observed.

### 3.4 Municipal Directories

MTE requested a municipal directories search through ERIS for the Site address and select municipal addresses in the Study Area. However, due to the local library closures in accordance with government restrictions related to COVID-19, the addresses requested could not be searched. MTE completed a search of the municipal directories available at the Toronto Reference Library for the years 1958-2001. The municipal directory search was restricted to the properties along Stavebank Road, where a commercial/industrial property was observed on the aerial photographs. Given the history of the Site and immediate surrounding areas (vacant land until residential development) no additional addresses were included in the directory search.

The results of the directory search identified Holland Food Importers in 1960, listed at 2002 Stavebank Road, which is anticipated to be the cleared area noted in the 1954 and 1966 aerial photographs. No other listings were identified for this address range until the early 1990s, coinciding with the residential development of this area.

### 3.5 Technical Standards and Safety Authority – Fuel Safety Division

An email request was filed with Customer Services at the Technical Standards and Safety Authority (TSSA) Fuel Safety Branch on September 16, 2021 requesting electronic database information for underground storage tanks (USTs) or aboveground storage tanks (ASTs) on the Site and surrounding properties. It was noted that the TSSA Fuel Safety Division did not maintain electronic records prior to 1990. The request was submitted for the following addresses:

- 2045 Heartwood Court
- 2035 Heartwood Court
- 2050 Heartwood Court
- 2034 Heartwood Court
- 2044 Stavebank Road
- 2054 Stavebank Road
- 2064 Stavebank Road
- 2034 Stavebank Road
- 2025 Heartwood Court
- 2024 Heartwood Court

TSSA Customer Services responded via emails on September 16, 2021 indicating that no records were found for the above addresses. A copy of the TSSA response information is included in **Appendix A**.

### 3.6 Ministry of the Environment, Conservation and Parks (MECP)

The Ontario Ministry of the Environment, Conservation and Parks (MECP) was previously the Ontario Ministry of the Environment (MOE) and the Ontario Ministry of the Environment and Climate Change (MOECC).

#### 3.6.1 Freedom of Information Request

A written Freedom of Information Request was filed with the MECP Freedom of Information and Protection of Privacy Office on September 13, 2021 for information regarding environmental concerns on file for the Site.

MTE has not received a response from the MECP at the time this report was prepared. If information is received in the future that would alter the conclusions of the Phase I ESA, a letter addendum will be provided.

#### 3.6.2 MECP Published Records

MTE reviewed the following historical MECP published records:

- Waste Disposal Site Inventory (MOE, June 1991);
- Inventory of Coal Gasification Plant Waste Sites in Ontario (MOE, April 1987, Reprinted February 1989);
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, Volume 1 (MOE, November 1988); and
- Ontario Inventory of PCB Storage Sites (MOE, April 1995).

The reviews were completed by MTE through an electronic listing query using the electronic databases for each of these documents, the Site UTM coordinates obtained from Google Earth and a search radius of 500m. The electronic search results are included in **Appendix A**.

The results of the reviews did not identify records for landfills, coal gasification plants, PCB storage Sites, industrial sites producing, or using coal tar on the Site or within the Study Area.

#### 3.6.3 Environmental Registry

The Environmental Registry was created in 1994 to provide residents of Ontario access to environmentally significant decisions under review by the Government of Ontario. The Registry contains a collection of notices that each ministry is required to publish for public consultation such as environmentally significant instruments, policies, acts and regulations. The Registry also contains a list of court actions that have been initiated under the Environmental Bill of Rights.

The MECP also provides information on approvals and registration through Access Environment, which currently includes Certificates of Approval (CofA), Environmental Compliance Approvals (ECA), Renewable Energy Approvals (REA) and registrations on the Environmental Activity and Sector Registry (EASR) from December 1999 onward.

MTE reviewed the Environmental Registry and Access Environment for the Site and properties within the Study Area and no records of potential environmental concern were identified.

#### **3.6.4 Brownfield Environmental Site Registry**

Brownfields are former industrial or commercial properties, which are vacant or underutilized, and where future use is affected by real or perceived environmental contamination. New protections from environmental liability for brownfields, together with new clean-up standards, came into effect October 1, 2004 and updated in April 2011.

Protection from environmental clean-up orders for property owners is contingent upon 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 proposed property use. The Brownfield Environmental Site Registry allows public access to information contained in RSC that have been filed since October 1, 2004.

A review of the Brownfields Environmental Site Registry (BESR) was completed and no records were listed for the Site or properties within the Study Area.

#### **3.6.5 Hazardous Waste Information Network (HWIN)**

The Hazardous Waste Information Network (HWIN) is a web-based system that, since 2004, allows generators, carriers and receivers of hazardous waste to register their activities with the Ministry of the Environment online. The HWIN database provides information on the generation, movement and disposal of hazardous waste in Ontario since 2002.

MTE maintains an internal database of records downloaded from HWIN that was last updated September 15, 2021. The MTE internal HWIN database was reviewed and no records were identified for the Site or Study Area. Historical waste generator records were also reviewed as part of the ERIS report (see **Section 3.10**).

### **3.7 Region of Peel**

#### **3.7.1 Freedom of Information Request**

A written request was filed with the Region of Peel on September 13, 2021 for information regarding records of occurrence reports, orders, abatement, storage tank installation/removals, spills, fires, waste generator records, historical land use information/operations, building plans/permits, or other environmental concerns at the Site.

MTE has not received a response from the Region of Peel at the time this report was prepared. If information is received in the future that would alter the conclusions of the Phase I ESA, a letter addendum will be provided.

#### **3.7.2 The Official Plan of the Region of Peel**

MTE reviewed the Official Plan of the Region of Peel (December 2018 Consolidation). The Official Plan is a public document which establishes a policy framework for public and private sector decisions regarding immediate and long-term land use, servicing, transportation, infrastructure investment and economic matters within the Region of Peel.



Information pertaining to the Site and surrounding areas is as follows:

- A part of the Study Area appears to be within a Core Area of the Greenland Systems;
- The Site and Study Area are not within a Prime Agricultural Area;
- The Site and Study Area are within an Urban System and a Built-up Area;
- The Site and properties within 30m of the Site are not located within a Natural Heritage System; and.
- The River Valley Connection (Outside Greenbelt) runs through the Study Area;

No potential environmental concerns were noted.

### **3.8 City of Mississauga**

#### **3.8.1 Freedom of Information Request**

A written request was filed with the City of Mississauga on September 13, 2021 for information regarding records of occurrence reports, orders, abatement, storage tank installation/removals, spills, fires, waste generator records, historical land use information/operations, building plans/permits, or other environmental concerns at the Site.

MTE has not received a response from the City of Mississauga at the time this report was prepared. If information is received in the future that would alter the conclusions of the Phase I ESA, a letter addendum will be provided.

#### **3.8.2 The Official Plan of the City of Mississauga**

MTE reviewed the Official Plan of the City of Mississauga (April 2021 Consolidation). The Official Plan is a public document which establishes a policy framework for public and private sector decisions regarding immediate and long-term land use, servicing, transportation, infrastructure investment and economic matters within the City of Mississauga.

Information pertaining to the Site and surrounding areas is as follows:

- The Site is designated as a Neighbourhood Area;
- Part of the Study Area, within 30m of the Site, is located within an Area of Natural and Scientific Interest – Regional Significance;
- Part of the Study Area, within 30m of the Site, is located within a Natural Area; and
- Part of the Study Area, at least 30m from the Site, is located within a Provincially Significant Wetlands;

No potential environmental concerns were noted.

MTE searched the Ministry of Natural Resources and Forestry online map for Natural Heritage Areas for the locations of the Significant Natural Area and Provincially Significant Wetlands. The Significant Natural Area, a Regional Area of Natural or Scientific Interest named the Credit River Coastal Marsh, is approximately 15m south of the Site at its closest point (across Heartwood Court). The Provincially Significant Wetland, named the Credit River Marshes Wetland Complex, is approximately 120m southwest of the Site.



### 3.9 Environmental Canada

#### 3.9.1 National Pollutant Release Inventory

The National Pollutant Release Inventory (NPRI) was established in 1992 and is legislated under the Canadian Environmental Protection Act (CEPA, 1999). The NPRI requires companies to report information on releases and transfers of pollutants to the Government of Canada on an annual basis.

MTE reviewed the NPRI for information pertaining to the Site and Study Area and no records were identified. Historical NPRI records were also reviewed as part of the ERIS report (see **Section 3.10**).

#### 3.9.2 Federal Contaminated Sites Records

On July 1, 2000, the Government of Canada introduced the Federal Contaminated Sites and Solid Waste Landfills Inventory Policy that states that departments and agencies that hold property must establish and maintain a database of their contaminated sites and solid waste landfills. The inventory includes all known Federal Contaminated Sites for which departments and agencies are accountable and non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility.

The Site and properties within the Study Area were not listed in the inventory.

### 3.10 Environmental Risk Information Services Report

MTE contacted Environmental Risk Information Services Ltd. (ERIS) to request a search of government and private records for information pertaining to the Site and the Study Area. ERS searched various federal, provincial, and private databases. A copy of the ERIS Report is provided in **Appendix B**.

No records were found for the Site and 4 records were found for the Study Area. A copy of the report is provided in **Appendix B**. The records identified within the Study Area are summarized below:

Address	Approximate Distance from Site	Record
2015 Heartwood Court	85m east	<ul style="list-style-type: none"><li>Municipal sewage spill (raw, unchlorinated) (2017)</li></ul>
2004 Heartwood Court (Alectra Corporation)	125m east	<ul style="list-style-type: none"><li>Spill of 104 liters of transformer oil to land (non-PCB) (2017)</li></ul>
2014 Stavebank Road (Publishing Factory Inc.)	150m northeast	<ul style="list-style-type: none"><li>Scott manufacturing record for advertising agency, motion picture and video production, periodical publisher and computer system design and related services.</li></ul>
Premium Way Stovebank Road	205m northeast	<ul style="list-style-type: none"><li>Monitoring well record (2019)</li></ul>

Due to the nature, location and distance of the records, none of the above records were considered to be a significant environmental risk to the Site.

## 4.0 Interview

An interview was completed with Ms. Lisa Miron, one of the current owners of the Site, on August 30, 2021. The interview questionnaire form is included in **Appendix D**. The following is a summary of the information provided to MTE.

- The Site was first developed in 1995 with a residential building.
- The Site has been owned by current owner (Ms. Lisa Anne Miron and Mr. Ernesto Rambaldini) since January 2011.
- The on Site buildings include a residential dwelling, a pool shed and a swimming pool.
- The building is serviced by municipal water and sewer systems.
- The house is heated by a forced air natural gas furnace.
- A drainage easement is located on the residential portion of the Site.
- There is a drainage issue where water from Stavebank Road ponds on the Site. The proposed development will need improvements to allow excess water to exit the Site via the current drainage ditch to catch basin.

## 5.0 Site Reconnaissance

A Site visit was completed on September 14, 2021 by Mr. Zachary Thomson, B.Eng. of MTE. Weather conditions were cloudy, and the temperature was approximately 20°C. All areas of the Site were accessible. The inspection report is included in **Appendix D**. Photographs of the Site and surrounding properties that were taken at the time of the inspection are included in **Appendix E**.

### 5.1 Building Structures and Exterior Premises

The east portion of the Site was developed with a residential building, pool, and landscaped area. A drainage trench is located west of the residential dwelling. The western portion of the Site was undeveloped and includes mature trees and thick vegetation.

### 5.2 Interior Observations

The interior of this building consists of hardwood, carpet, concrete and laminate flooring and drywall. The interior was well kept and no environmental concerns were noted at the time of the inspection.

### 5.3 Site Services and Utilities

The on-Site building was serviced by municipal water, and municipal sewer, and underground hydro.

### 5.4 Heating and Cooling Systems

The on-Site building was heated by a forced air furnace unit and cooled with an air conditioner unit.

## 5.5 Special Attention Items

Materials or equipment containing PCBs, asbestos, lead, mercury, ozone depleting substances (ODS) and urea formaldehyde foam insulation (UFFI), or conditions such as excess noise or vibration, mould and radon, may be of special significance because of heightened public concern or specific environmental legislation.

### 5.5.1 Asbestos-Containing Materials

Asbestos was used from the 1920s to about the mid-1980s in a variety of applications, most commonly as insulation or to improve the fire resistance of materials. Examples of common asbestos-containing materials (ACMs) include floor and ceiling tiles, building, equipment or piping insulation, wallboard and roofing materials, equipment gaskets, and transite piping. The primary concern with asbestos is the health risk associated with the inhalation of asbestos airborne fibres. Asbestos is defined as a designated substance under the Ontario Occupational Health and Safety Act (OHSA).

There is no evidence of asbestos-containing materials present at the time of inspection. Based on the age of the building, it is unlikely that ACMs are present at the Site.

### 5.5.2 Lead-Containing Materials

Lead was historically used in exterior and interior paints. Lead was also historically used in ceramic glazing, plumbing and electrical solder, pipe gaskets and flexible plumbing connections, acoustical dampeners and some architectural applications. Currently, neither federal nor provincial authorities have defined a threshold concentration that would categorize a paint or surface coating as lead or non-lead for the purposes of implementing construction-related health and safety guidelines.

There was no evidence of lead-containing materials were present at the time of inspection.

### 5.5.3 Mercury

Mercury is defined as a designated substance under the Ontario Occupational Health and Safety Act (OHSA) and requires handling in accordance with Ontario Regulation 490/09.

No evidence of mercury was observed during the Site visit.

### 5.5.4 Polychlorinated Chlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) were historically used as a dielectric fluid (non-conductor) in electrical equipment, as well as in other specialized equipment such as heat exchangers and hydraulic systems. The import, manufacture, sale, and re-use of PCBs were made illegal in Canada in 1977. PCBs are a concern because of their ability to persist in the environment and accumulate in living tissues.

No evidence of PCBs was observed during the Site visit.

### 5.5.5 Ozone-depleting Substances (ODSs)

In Ontario, the use of ODSs such as chlorofluorocarbons (CFCs) and hydrochlorofluorocarbons (HCFCs) (common refrigerants) are regulated under O. Reg. 463/10 *Ozone Depleting Substances and Other Halocarbons*. This regulation banned the use of large refrigeration equipment and chillers containing CFCs after January 1, 2012, and requires the handling and servicing of equipment containing ODSs to be completed by a ODS certified contractor.

An air-conditioning unit was observed at the time of inspection. The air conditioning unit may contain ODSs.

### **5.5.6 Urea Formaldehyde Foam Insulation (UFFI)**

UFFI insulation was mainly used in Canada from about 1975 to 1978, when financial incentives were offered by the government to upgrade home insulation levels. Use of the insulation was banned in December 1980.

No UFFI or evidence of UFFI installation was observed during the Site visit.

### **5.5.7 Water Staining/Mould**

No evidence of water staining or mould was observed during the Site visit.

### **5.5.8 Radon**

Radon is a naturally occurring radioactive gas emitted from the breakdown of uranium in soil and rock. Radon may enter a building through cracks or other openings in a buildings foundation. No testing for radon was performed at the Site during the Phase I ESA.

### **5.5.9 Industrial Noise**

No potential concerns for industrial noise were observed during the Site visit.

## **5.6 Storage Tanks and Containers**

No evidence of underground storage tanks (USTs) was observed during the Site visit.

## **5.7 Waste**

No hazardous wastes were observed during the Site visit.

## **5.8 Unidentified Substances**

No unidentified substances were observed during the Site visit.

## **5.9 Mechanical Equipment**

No mechanical equipment of potential environmental concern such as vehicle hoists or hydraulic elevators was observed at the Site.

## **5.10 Chemical Storage**

No bulk chemical storage was observed during the Site visit.

## **5.11 Drains and Sumps**

No drains or sumps were observed the dwelling during the Site visit.

## **5.12 Spills, Staining and Stressed Vegetation**

There was no evidence of spills, staining, or stressed vegetation in the exterior areas of the Site.

## **5.13 Fill**

Woodchips and mulched were observed on the undeveloped portion of the Site.

## **5.14 Surface Drainage**

A drainage trench is located on the developed portion of the Site, west of the residential dwelling. The trench is inferred to drain to the municipal sewers beneath Heartwood Court.

Based on the topography of the area, it is expected that surface water will generally drain from Stavebank Road in a south/southeast direction towards Wolfedale Creek.

#### 5.15 Watercourses, Ditches or Standing Water

A pool is located on the Site. No other standing water, was observed at the time of the Site visit.

#### 5.16 Pits and Lagoons

No pits or wastewater lagoons were observed during the Site visit.

#### 5.17 Wells and Septic Systems

No evidence of septic systems or drinking water wells were observed during the Site visit. Lisa Miron indicated that two grinder pumps are used for discharging waste water from the residential dwelling to the municipal sanitary sewer.

#### 5.18 Fires

No evidence of fires was observed during the Site visit.

#### 5.19 Air Emissions

No industrial air emission sources were observed during the Site visit.

#### 5.20 Odours

No unusual or objectionable odours were noted during the Site visit.

#### 5.21 Adjacent and Surrounding Properties

The Site is located in a residential area of Mississauga. Properties surrounding the Site included:

Direction	Address	Property Use or Occupant
North	2074, 2064, 2054 Stavebank Road	Residential dwellings
East	2025-2035 Heartwood Court	Residential dwelling with tennis court
South	Heartwood Court, then 2050 Heartwood Court	Roadway, then Residential dwelling
West	2084 Stavebank Road	Residential dwelling

No obvious environmental concerns were observed on adjoining properties as they could be viewed from the Site or public lands.

## 6.0 Summary and Conclusions

MTE Consultants Inc. (MTE) was retained by Lisa Miron and Ernesto Rambaldini to conduct a Phase I Environmental Site Assessment (ESA) for a residential property at 2045 Heartwood Court in Mississauga, Ontario (the “Site”). The Phase I ESA was completed for due diligence

purposes in advance of a potential rezoning and severance of the Site to support a future residential development.

### **Site Description and History**

The Site is approximately 0.37 hectares (0.92 acres) in area and is located on the north side of Heartwood Court in a residential area of Mississauga. The Site includes a two story residential building that was constructed in the eastern portion of the Site in 1995, with a vehicle access driveway from Heartwood Court and an inground swimming pool. The eastern portion of the Site is vacant and includes mature trees. Prior to 1995, the Site was vacant.

### **Phase I ESA Results**

The Phase I ESA did not identify any potential environmental concerns within the Site or Study Area.

### **Limitations**

MTE had not received a response to the written information requests submitted to the MECP, Region of Peel and City of Mississauga at the time of writing this report. The absence of this information may be a limitation to the Phase I ESA report.

## **7.0 Qualifications of Assessors**

As required by CSA Standard Z768-01, Clause 3.4, an appropriate combination of formal education, skills, experience and training is required in order to provide a technically sound and rational Phase I ESA. The key participants involved in performing the components of the Phase I ESA are Mr. Zachary Thomson, B.Eng. and Mr. Kelvin Lee, P. Eng., QPESA of MTE Consultants Inc.

Mr. Thomson is a graduate of the Royal Military College of Canada with a Bachelor of Engineering in Chemical Engineering. He also has a graduate diploma from Conestoga College in Environmental Engineering Applications. Mr. Thomson has two years of experience in the environmental consulting industry and has conducted numerous due diligence Phase I and II Environmental Site Assessments and a variety of soil and groundwater remediation projects.

Mr. Lee is a graduate of the University of Toronto with a Master of Chemical Engineering degree. He also has an Undergraduate degree in Chemical Engineering from McMaster University. Mr. Lee is a Senior Environmental Engineer at MTE with over 12 years of environmental consulting experience across Canada and USA. Mr. Lee is a licensed Professional in the provinces of Ontario, Manitoba, and Saskatchewan, and a Qualified Person for Environmental Site Assessment as defined in O.Reg. 153/04. His technical experience includes conducting and managing Phase I and II environmental site assessments, remediation, risk management plan, fill management, and filing of Records of Site Condition.

## 8.0 Limitations

Services performed by **MTE Consultants Inc.** (MTE) were conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the Environmental Engineering & Consulting profession. No other warranty or representation expressed or implied as to the accuracy of the information, conclusions or recommendations is included or intended in this report.

This report was completed for the sole use of MTE and Lisa Miron and Ernesto Rambaldini. It was completed in accordance with the Scope of Work referred to in Sections 1.1 and 1.2 and meets the mandatory requirements of CAN/CSA-Z768-01. As such, this report may not deal with all issues potentially applicable to the site and may omit issues, which are or may be of interest to the reader. MTE makes no representation that the present report has dealt with any and all of the important features, including any or all important environmental features, except as provided in the Scope of Work. All findings and conclusions presented in this report are based on site conditions as they existed during the time period of the investigation. In addition, MTE has relied on information provided by the persons interviewed as part of this study (identified herein) as being accurate and representative. This report is not intended to be exhaustive in scope or to imply a risk-free facility.

Any use which a third party makes of this report, or any reliance on, or decisions to be made based upon it, are the responsibility of such third parties. MTE accepts no responsibility for liabilities incurred by or damages, if any, suffered by any third party as a result of decisions made or actions taken, based upon this report. Others with interest in the site should undertake their own investigations and studies to determine how or if the condition affects them or their plans.

It should be recognized that the passage of time may affect the views, conclusions and recommendations (if any) provided in this report because environmental conditions of a property can change. Should additional or new information become available, MTE recommends that it be brought to our attention in order that we may re-assess the contents of this report.

All of which is respectfully submitted,

**MTE Consultants Inc.**



for

**Zachary Thomson, B.Eng.**  
Engineer-in-Training, Environmental  
905-639-2552 ext. 2467  
[zthomson@mte85.com](mailto:zthomson@mte85.com)



**Kelvin Lee, P.Eng., M.Eng., QP<sub>ESA</sub>**  
Senior Environmental Engineer  
905-639-2552 ext. 2418  
[klee@mte85.com](mailto:klee@mte85.com)

ZXT:sdb

M:\49869\100\Phase I ESA\Report\49869-100 Phase I ESA 2045 Heartwood Court, Mississauga, ON - Final.docx



## 9.0 References

1. Canadian Standards Association Z768-01. 2001 (updated 2003). Phase I – Environmental Site Assessments.
2. Region of Peel Official Plan Consolidated December 2018. Available online at: <https://www.peelregion.ca/planning/officialplan/download.htm>. Accessed September 20, 2021
3. City of Mississauga Official Plan Consolidated April 2021. Available online at: <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>. Accessed September 20, 2021.
4. Federal Contaminated Sites Inventory. Available online at: <https://www.tbs-sct.gc.ca/fcsi-rscf/home-accueil-eng.aspx>. Accessed on September 13, 2021.
5. Government of Ontario. Environmental Registry. Available online at: <http://www.ebr.gov.on.ca/ERS-WEB-External/>. Accessed on September 20, 2021.
6. Groundwater Information Network. Analysis of Water Wells of Canada. Available online at: [http://gin.gwinfo.net/service/api\\_ngwds:gin2/en/gin.html](http://gin.gwinfo.net/service/api_ngwds:gin2/en/gin.html). Accessed on September 20, 2021.
7. LJ Chapman and DF Putnam. 1984. The Physiography of Southern Ontario - Second Edition, University of Toronto Press.
8. Natural Resources Canada. The Atlas of Canada. Available online at: <https://atlas.gc.ca/toporama/en/index.html>. Accessed on September 20, 2021.
9. Ontario Ministry of Northern Development and Mines. 1991. Bedrock Geology of Ontario, Southern Sheet. Scale 1:1,000,000.
10. Ontario Ministry of Northern Development and Mines. 1986. Quaternary Geology of Ontario, Southern Sheet. Scale 1:1,000,000.
11. Ontario Ministry of the Environment. 1987 (reprinted 1989). Inventory of Coal Gasification Plant Waste Sites in Ontario.
12. Ministry of the Environment. 1988. Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario.
13. Ontario Ministry of the Environment. 1991. Waste Disposal Site Inventory.
14. Ontario Ministry of the Environment. 2000. PCB Site Inventory System 2000.
15. Ontario Ministry of the Environment. Brownfield's Environmental Site Registry Pre-2011. Available online at: <https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>. Accessed on September 13, 2021.
16. Ontario Ministry of the Environment. Brownfield's Environmental Site Registry, 2011-present. Available online at: [https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc\\_search?request\\_locale=en](https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/searchFiledRsc_search?request_locale=en). Accessed on September 13, 2021.
17. Ontario Ministry of the Environment. Hazardous Waste Information Network. Available online at: <https://www.hwin.ca/hwin/>. Accessed on September 19, 2021.
18. Ontario Ministry of the Environment. Large Landfill Sites. Accessed June 25, 2021.

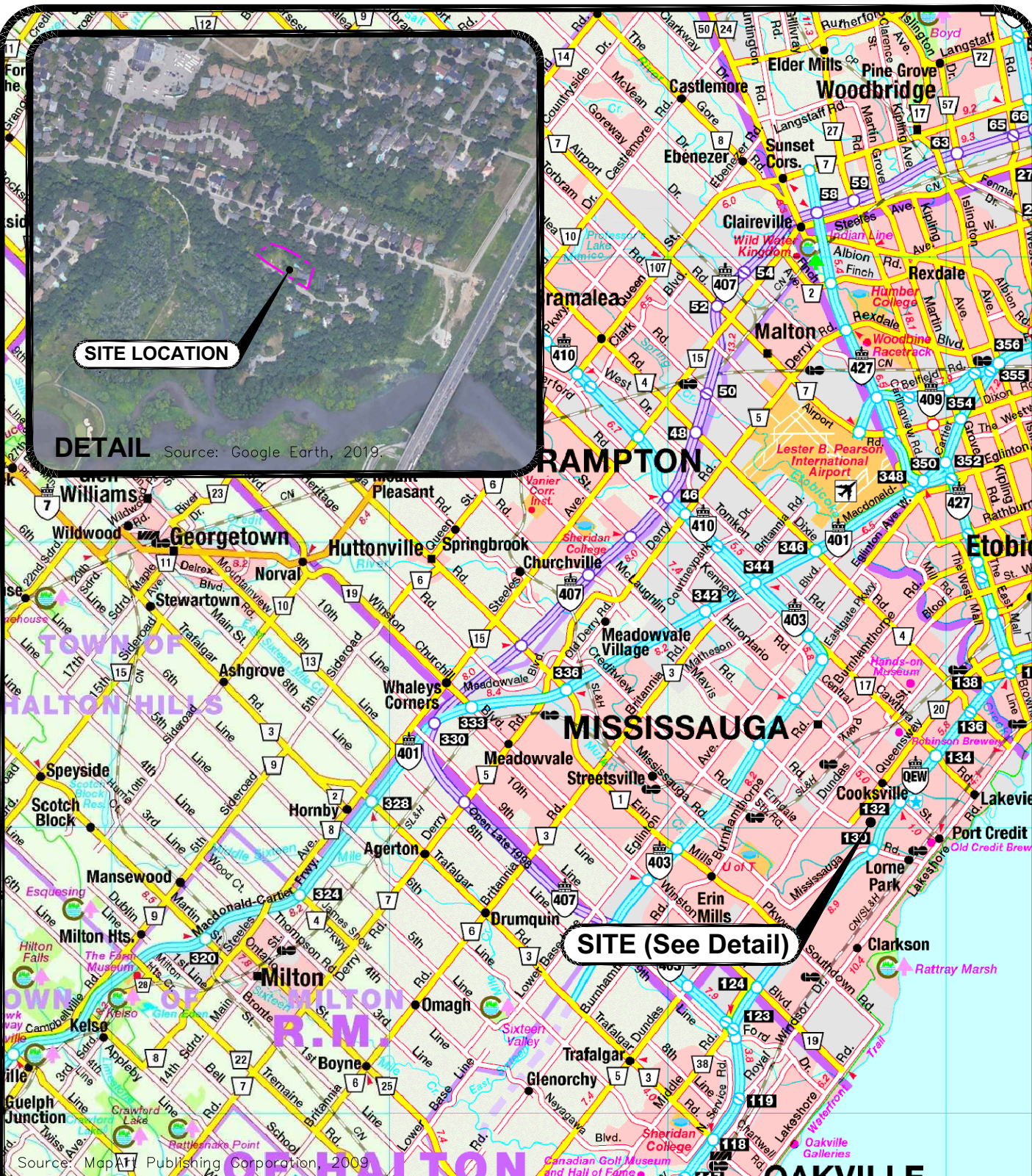


19. Ontario Ministry of the Environment, Small Landfill Sites. Accessed June 25, 2021.

# Figures

---

Project: 49869-100 CAD: P:\49869-100\49869-100-ESA1.DWG  
 1 Site Location Map  
 Plotted By: Alee-Bun  
 October 12, 2021 11:42 AM



Engineers, Scientists, Surveyors  
 Ph. (905) 639-2552

0 2 4 6 8 10km  
 Scale(8.5x11): 1:200 000

CLIENT  
 Lisa Miron and Ernesto Rambaldini

PROJECT  
 Phase I ESA

SITE  
 2045 Heartwood Court  
 Mississauga, Ontario

TITLE  
 Site Location Map

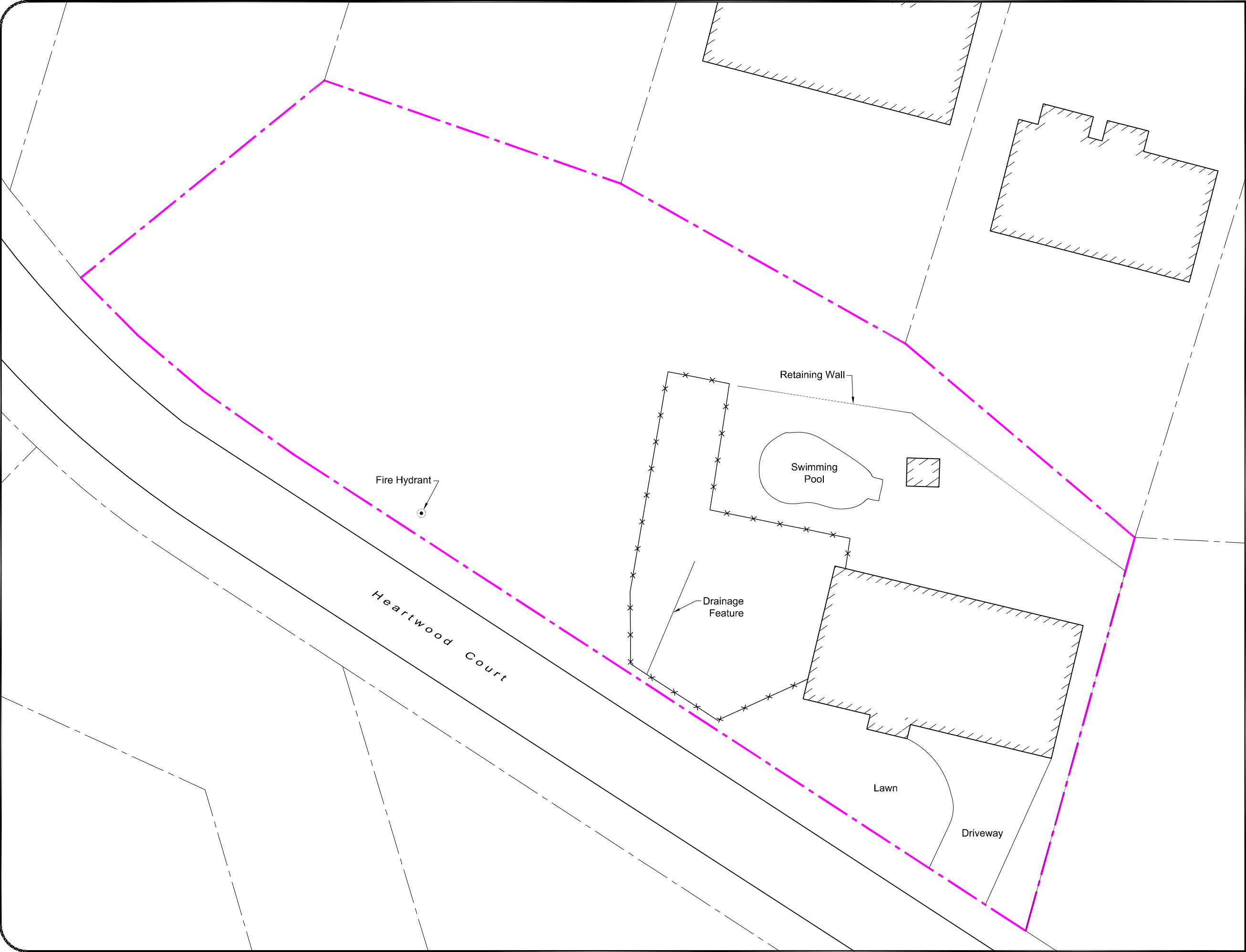
Reviewed By KCL  
 Prepared By ZT  
 Drawn By TXS  
 Date October 2021  
 Project No. 49869-100  
 Figure No. 1



NORTH



October 12, 2021 — 11:50 AM — Plotted By: Alee-Bun  
Project: 49869—100 CAD: P:\P\49869\100\49869—100—ESA1.DWG  
2. Site Layout and Features



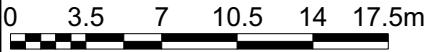
NORTH



PROJECT  
NORTH

LEGEND

- Property Line
- Adjoining Property Line
- Fence
- Existing Building



Scale(11x17): 1:350



Engineers, Scientists, Surveyors  
Ph. (905) 639-2552

CLIENT

Lisa Miron and Ernesto Rambaldini

PROJECT

Phase I ESA

SITE

2045 Heartwood Court  
Mississauga, Ontario

TITLE

Site Layout and Features

Reviewed By KCL

Prepared By	ZT	Project No.	49869—100
Drawn By	TXS	Figure No.	2
Date	October 2021		



October 12, 2021 — 11:46 AM — Plotted By: Alee-Bun  
3 Study Area  
Project: 49869-100 CAD: P:\P\49869\100\49869-100-ESA1.DWG



NORTH



PROJECT  
NORTH

LEGEND

Property Line

0 25 50 75 100 125m

Scale(11x17): 1:2500



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

CLIENT

Lisa Miron and Ernesto Rambaldini

PROJECT

Phase I ESA

SITE

2045 Heartwood Court  
Mississauga, Ontario

TITLE

Study Area

Reviewed By KCL

Prepared By ZT

Drawn By TXS

Date October 2021

Project No. 49869-100

Figure No.

3



# Appendix A

---

## Government Records

Ontario is now in Step Three of the [Roadmap to Reopen \(/page/reopening-ontario\)](/page/reopening-ontario). Follow the [restrictions and public health measures \(https://covid-19.ontario.ca/public-health-measures\)](https://covid-19.ontario.ca/public-health-measures).



## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue \(https://data.ontario.ca/dataset/well-records\)](https://data.ontario.ca/dataset/well-records).

---

[Go Back to Map \(\)](#)

## Well ID

Well ID Number: 7299629

Well Audit Number: Z263140

Well Tag Number: A229853

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	STEEBANK
Township	MISSISSAUGA CITY (PORT CREDIT)
Lot	
Concession	

<b>County/District/Municipality</b>	PEEL
<b>City/Town/Village</b>	MISSISSAUGA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 17 Easting: 612287.00 Northing: 4823688.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
	FILL			0 ft	6 ft
	CLAY	SILT		6 ft	12 ft
	TILL			12 ft	17 ft
GREY	SHLE			17 ft	35 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	1 ft	CONCRETE	
1 ft	24 ft	BENTONITE	
24 ft	35 ft	SAND	

## Method of Construction & Well Use



Method of Construction	Well Use
Auger	
	Monitoring

## Status of Well

Observation Wells

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
2 inch	PLASTIC	-2 ft	25 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
	PLASTIC	25 ft	35 ft

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7238

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at

<b>Pumping Rate</b>
<b>Duration of Pumping</b>
<b>Final water level</b>
<b>If flowing give rate</b>
<b>Recommended pump depth</b>
<b>Recommended pump rate</b>
<b>Well Production</b>
<b>Disinfected?</b>

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	

45	45
50	50
60	60

## Water Details

Water Found at Depth	Kind
8 ft	Untested

## Hole Diameter

Depth From	Depth To	Diameter
0 ft	35 ft	8 inch

**Audit Number:** Z263140

**Date Well Completed:** October 20, 2017

**Date Well Record Received by MOE:** November 21, 2017

Updated: July 21, 2021  
Published: April 16, 2021

## Related

How to use a Ministry of the Environment map (/page/how-use-ministry-environment-map#wells)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

---

[about Ontario \(https://www.ontario.ca/page/about-ontario\)](https://www.ontario.ca/page/about-ontario)

[accessibility \(https://www.ontario.ca/page/accessibility\)](https://www.ontario.ca/page/accessibility)

[news \(http://news.ontario.ca/newsroom/en\)](http://news.ontario.ca/newsroom/en)

[privacy \(https://www.ontario.ca/page/privacy-statement\)](https://www.ontario.ca/page/privacy-statement)

[terms of use \(https://www.ontario.ca/page/terms-use\)](https://www.ontario.ca/page/terms-use)

[© Queen's Printer for Ontario, 2012–21 \(https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario\)](https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario)

Ontario is now in Step Three of the [Roadmap to Reopen \(/page/reopening-ontario\)](/page/reopening-ontario). Follow the [restrictions and public health measures \(https://covid-19.ontario.ca/public-health-measures\)](https://covid-19.ontario.ca/public-health-measures).



## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue \(https://data.ontario.ca/dataset/well-records\)](https://data.ontario.ca/dataset/well-records).

---

[Go Back to Map \(\)](#)

## Well ID

Well ID Number: 7321777

Well Audit Number: Z266911

Well Tag Number: A115308

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	QEW & CREDIT RIVER
Township	MISSISSAUGA CITY (PORT CREDIT)
Lot	
Concession	

<b>County/District/Municipality</b>	PEEL
<b>City/Town/Village</b>	MISSISSAUGA
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 17 Easting: 612258.00 Northing: 4823628.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	CLAY	SILT	TILL	0 ft	8 ft
BRWN	CLAY	SAND		8 ft	24 ft
GREY	SHLE		ROCK	24 ft	56 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	13 ft	BENTONITE CHIPS	
13 ft	24 ft	SAND PACK	

## Method of Construction & Well Use

Method of Construction	Well Use
Boring	

Monitoring

## Status of Well

Observation Wells

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
5.1 inch	PLASTIC	0 ft	14 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
6.4 inch	PLASTIC	14 ft	24 ft

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 6607

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate
Duration of Pumping

<b>Final water level</b>
<b>If flowing give rate</b>
<b>Recommended pump depth</b>
<b>Recommended pump rate</b>
<b>Well Production</b>
<b>Disinfected?</b>

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	
50		50	



60	60

## Water Details

Water Found at Depth	Kind

## Hole Diameter

Depth From	Depth To	Diameter
0 ft	24 ft	8 inch

**Audit Number:** Z266911

**Date Well Completed:** February 09, 2018

**Date Well Record Received by MOE:** November 07, 2018

Updated: July 21, 2021  
Published: April 16, 2021

## Related

How to use a Ministry of the Environment map (/page/how-use-ministry-environment-map#wells)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

[about Ontario \(https://www.ontario.ca/page/about-ontario\)](https://www.ontario.ca/page/about-ontario).

[accessibility \(https://www.ontario.ca/page/accessibility\)](https://www.ontario.ca/page/accessibility).

[news \(http://news.ontario.ca/newsroom/en\)](http://news.ontario.ca/newsroom/en)

[privacy \(https://www.ontario.ca/page/privacy-statement\)](https://www.ontario.ca/page/privacy-statement)

[terms of use \(https://www.ontario.ca/page/terms-use\)](https://www.ontario.ca/page/terms-use)

[© Queen's Printer for Ontario, 2012-21 \(https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario\)](https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario)

Ontario is now in Step Three of the [Roadmap to Reopen \(/page/reopening-ontario\)](/page/reopening-ontario). Follow the [restrictions and public health measures \(https://covid-19.ontario.ca/public-health-measures\)](https://covid-19.ontario.ca/public-health-measures).



## Map: Well records

This map allows you to search and view well record information from reported wells in Ontario.

Full dataset is available in the [Open Data catalogue \(https://data.ontario.ca/dataset/well-records\)](https://data.ontario.ca/dataset/well-records).

---

[Go Back to Map \(\)](#)

## Well ID

Well ID Number: 7329579

Well Audit Number: Z290804

Well Tag Number: A250409

*This table contains information from the original well record and any subsequent updates.*

## Well Location

Address of Well Location	Premium Way Stovebank Road
Township	MISSISSAUGA CITY (PORT CREDIT)
Lot	
Concession	

<b>County/District/Municipality</b>	PEEL
<b>City/Town/Village</b>	Mississauga
<b>Province</b>	ON
<b>Postal Code</b>	n/a
<b>UTM Coordinates</b>	NAD83 — Zone 17 Easting: 612175.00 Northing: 4823716.00
<b>Municipal Plan and Sublot Number</b>	
<b>Other</b>	

## Overburden and Bedrock Materials Interval

General Colour	Most Common Material	Other Materials	General Description	Depth From	Depth To
BRWN	SAND	SILT	LOOS	0 ft	1 ft
BRWN	SAND	GRVL	LOOS	1 ft	5 ft
GREY	CLAY	SILT	PCKD	5 ft	10 ft
GREY	SHLE		HARD	10 ft	17.5 ft

## Annular Space/Abandonment Sealing Record

Depth From	Depth To	Type of Sealant Used (Material and Type)	Volume Placed
0 ft	11.5 ft	BENTONITE	
11.5 ft	17.5 ft	SAND pack	

## Method of Construction & Well Use

Method of Construction	Well Use
------------------------	----------

Boring
Monitoring

## Status of Well

Monitoring and Test Hole

## Construction Record - Casing

Inside Diameter	Open Hole or material	Depth From	Depth To
2 Inch	PLASTIC	0 ft	12.5 ft

## Construction Record - Screen

Outside Diameter	Material	Depth From	Depth To
2.5 inch	PLASTIC	12.5 ft	17.5 ft

## Well Contractor and Well Technician Information

Well Contractor's Licence Number: 7472

## Results of Well Yield Testing

After test of well yield, water was
If pumping discontinued, give reason
Pump intake set at
Pumping Rate

<b>Duration of Pumping</b>
<b>Final water level</b>
<b>If flowing give rate</b>
<b>Recommended pump depth</b>
<b>Recommended pump rate</b>
<b>Well Production</b>
<b>Disinfected?</b>

## Draw Down & Recovery

Draw Down Time(min)	Draw Down Water level	Recovery Time(min)	Recovery Water level
SWL			
1		1	
2		2	
3		3	
4		4	
5		5	
10		10	
15		15	
20		20	
25		25	
30		30	
40		40	
45		45	

50	50
60	60

## Water Details

Water Found at Depth	Kind

## Hole Diameter

Depth From	Depth To	Diameter
0 ft	17.5 ft	7.5 Inch

**Audit Number:** Z290804

**Date Well Completed:** August 09, 2018

**Date Well Record Received by MOE:** March 11, 2019

Updated: July 21, 2021  
Published: April 16, 2021

## Related

How to use a Ministry of the Environment map (</page/how-use-ministry-environment-map#wells>)

Technical documentation: Metadata record (<https://data.ontario.ca/dataset/well-records/resource/3031344e-e3f2-48d5-888c-c1deadfd2f77>)

---

[about Ontario \(https://www.ontario.ca/page/about-ontario\)](https://www.ontario.ca/page/about-ontario).

[accessibility \(https://www.ontario.ca/page/accessibility\)](https://www.ontario.ca/page/accessibility).

[news \(http://news.ontario.ca/newsroom/en\)](http://news.ontario.ca/newsroom/en)

[privacy \(https://www.ontario.ca/page/privacy-statement\)](https://www.ontario.ca/page/privacy-statement)

[terms of use \(https://www.ontario.ca/page/terms-use\)](https://www.ontario.ca/page/terms-use)

[© Queen's Printer for Ontario, 2012–21 \(https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario\)](https://www.ontario.ca/page/copyright-information-c-queens-printer-ontario)



**MINISTRY OF ENVIRONMENT  
INVENTORY OF COAL GASIFICATION PLANT WASTE SITES IN ONTARIO  
INVENTORY OF INDUSTRIAL SITES PRODUCING OR USING COAL TAR AND RELATED TARS IN ONTARIO**

MOECC REGION: Central  
SITE EASTING: 611,977 mE  
SITE NORTHING: 4,823,790 mN  
SEARCH RADIUS: 500 m

DISTANCE AWAY FROM SITE (m)	COUNTY	MUNICIPALITY	COMPANY NAME / OPERATOR / OWNER (IN DATE ORDER WHERE APPLICABLE)	SITE ADDRESS / LOCATION	EAST	NORTH	OPERATION YEARS	TYPE (primary/initial)	INVENTORY REFERENCE
There are no locations that meet your search criteria									

**MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991**  
**REGIONAL INVENTORY OF ACTIVE WASTE DISPOSAL SITES**

MOECC REGION: Central  
 SITE EASTING: 611,977 mE  
 SITE NORTHING: 4,823,790 mN  
 SEARCH RADIUS: 500 m

DISTANCE AWAY	SITE			LOT	UTM COORDINATES													
FROM SITE (m)	NO	COUNTY	MUNICIPALITY	OR STREET NO	CONCESSION	NTS	ZONE	EAST	NORTH	D	C	O	H	L	MH	SS	STAT'S	CLASS

There are no locations that meet your search criteria

**MINISTRY OF ENVIRONMENT WASTE DISPOSAL SITE INVENTORY, JUNE 1991**  
**REGIONAL INVENTORY OF CLOSED WASTE DISPOSAL SITES**

MOECC REGION: Central  
 SITE EASTING: 611,977 mE  
 SITE NORTHING: 4,823,790 mN  
 SEARCH RADIUS: 500 m

DISTANCE AWAY		SITE		LOT		UTM COORDINATES			DATE CLOSED				
FROM SITE (m)	NO	COUNTY	MUNICIPALITY	OR STREET NO	CONCESSION	NTS	ZONE	EAST	NORTH	YEAR	MONTH	DAY	CLASS

There are no locations that meet your search criteria

**MINISTRY OF ENVIRONMENT  
ONTARIO INVENTORY OF PCB STORAGE SITES**

MOECC REGION: Central  
MUNICIPAL REGION/COUNTY: Peel  
SITE EASTING: 611,977 mN  
SITE NORTHING: 4,823,790 mN  
SEARCH RADIUS: 500 m

DISTANCE AWAY FROM SITE (m)	COUNTY	MUNICIPALITY	COMPANY	SITE NUMBER	SITE ADDRESS	EAST	NORTH	MINOR	MAJOR
There are no locations that meet your search criteria									

## Zachary Thomson

---

**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** Thursday, September 16, 2021 12:09 PM  
**To:** Zachary Thomson  
**Subject:** RE: 49869-100 TSSA Search 1

**Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.**

### NO RECORD FOUND

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](mailto: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,

Mariah



#### **Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



---

**From:** Zachary Thomson

<ZThomson@mte85.com>

**Sent:** September 16, 2021 11:10 AM

**To:** Public Information Services <publicinformationsservices@tssa.org>

**Subject:** 49869-100 TSSA Search 1

**[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.

Good morning,

I am writing to inquire if the TSSA has any fuel tank records for the properties located at the following addresses located in Mississauga, Ontario:

- 2045 Heartwood Court
- 2035 Heartwood Court

- 2050 Heartwood Court
- 2034 Heartwood Court
- 2044 Stavebank Road
- 2054 Stavebank Road
- 2064 Stavebank Road
- 2034 Stavebank Road
- 2025 Heartwood Court
- 2024 Heartwood Court

If you require any additional information please let me know.

Thank you,  
Zachary Thomson

---

**Zachary Thomson | Environmental Engineer-in-Training**  
**MTE Consultants Inc.**

T: 519-743-6500 x2467 | [ZThomson@mte85.com](mailto:ZThomson@mte85.com)  
520 Bingham Centre Drive, Kitchener, Ontario N2B 3X9  
[www.mte85.com](http://www.mte85.com) | [Twitter](#) | [LinkedIn](#) | [Instagram](#) | [Facebook](#)

**Our structural engineering team is growing with the acquisition of Atkins + Van Groll. Visit our [website](#) to learn more.**

**COVID-19 Update:** We remain operational and are currently available by email and phone, however, our offices are closed. Staff that are required to visit job sites or perform field work are required to follow MTE health and safety policies and procedures, as well as additional COVID-19 protocols, which can be viewed [here](#).

---

Notice: The electronic information provided is confidential and privileged, and may not be used for purposes other than work related to the subject project. Redistribution or copies to others made without written permission from MTE Consultants Inc. is strictly prohibited. MTE assumes no liability or responsibility, and makes no guarantee or warranty with respect to the data contained, either expressed or implied.

This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

## Appendix B

---

# **OPTA & ERIS Report**



# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Sunita

Site Address:

2045 Heartwood Court Mississauga Ont

Project No:

21083000258

Opta Order ID:

95457

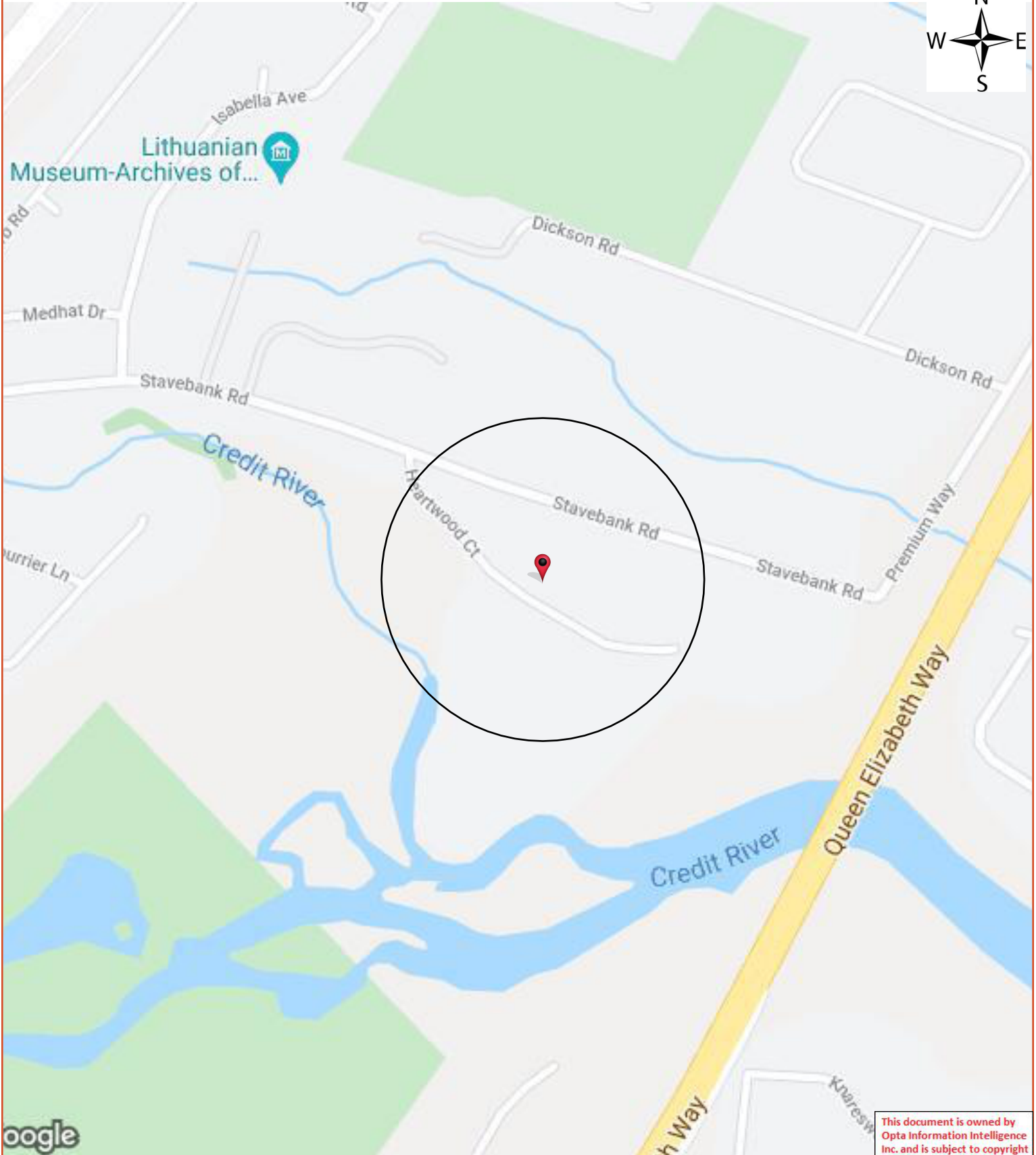
Requested by:

Eleanor Goolab  
ERIS

Date Completed:

9/3/2021 6:25:30 AM





**Opta Historical Environmental Services Enviroscan  
Terms and Conditions**

Requested by:

Eleanor Goolab

Date Completed: 09/03/2021 06:25:30



OPTA INFORMATION INTELLIGENCE

# Opta Historical Environmental Services Enviroscan<sup>TM</sup>

## Terms and Conditions

**Report**

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

**Disclaimer**

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

**Entire Agreement**

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

**Governing Document**

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

**Law**

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

**No Records Found**

**Requested by:**

Eleanor Goolab

Date Completed: 09/03/2021 06:25:30



OPTA INFORMATION INTELLIGENCE

**No Records Found**





# DATABASE REPORT

<b>Project Property:</b>	<i>Phase I ESA 2045 Heartwood Court Mississauga ON L5C 4P7</i>
<b>Project No:</b>	<i>49869-100</i>
<b>Report Type:</b>	<i>Standard Report</i>
<b>Order No:</b>	<i>21083000258</i>
<b>Requested by:</b>	<i>MTE Consultants Inc.</i>
<b>Date Completed:</b>	<i>September 2, 2021</i>

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

# Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	6
Executive Summary: Site Report Summary - Surrounding Properties.....	7
Executive Summary: Summary By Data Source.....	8
Map.....	9
Aerial.....	10
Topographic Map.....	11
Detail Report.....	12
Unplottable Summary.....	17
Unplottable Report.....	18
Appendix: Database Descriptions.....	20
Definitions.....	29

## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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

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

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

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

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

# Executive Summary

## **Property Information:**

**Project Property:** *Phase I ESA  
2045 Heartwood Court Mississauga ON L5C 4P7*

**Project No:** *49869-100*

### **Coordinates:**

**Latitude:** *43.5586878*  
**Longitude:** *-79.6134782*  
**UTM Northing:** *4,823,792.97*  
**UTM Easting:** *611,984.36*  
**UTM Zone:** *17T*

**Elevation:** *312 FT  
95.04 M*

## **Order Information:**

**Order No:** *21083000258*  
**Date Requested:** *August 30, 2021*  
**Requested by:** *MTE Consultants Inc.*  
**Report Type:** *Standard Report*

## **Historical/Products:**

**City Directory Search** *CD - Subject Site plus 20 Adjacent Properties*  
**Insurance Products** *Fire Insurance Maps/Inspection Reports/Site Plans*

## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	1	1
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	1	1
<b>Total:</b>			0	4	4



# Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

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

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#"><u>1</u></a>	SPL		2015 Heartwood Court Mississauga ON	E/137.0	-5.38	<a href="#"><u>12</u></a>
<a href="#"><u>2</u></a>	SPL	Alectra Utilities Corporation	2004 Heartwood crt Mississauga ON	ESE/183.2	-4.64	<a href="#"><u>12</u></a>
<a href="#"><u>3</u></a>	SCT	Publishing Factory Inc.	2014 Stavebank Rd Mississauga ON L5C 1T2	E/196.1	-4.64	<a href="#"><u>13</u></a>
<a href="#"><u>4</u></a>	WWIS		Premium Way Stovebank Road Mississauga ON <b>Well ID:</b> 7329579	ESE/205.6	-5.20	<a href="#"><u>13</u></a>

# Executive Summary: Summary By Data Source

## **SCT - Scott's Manufacturing Directory**

A search of the SCT database, dated 1992-Mar 2011\* has found that there are 1 SCT site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
Publishing Factory Inc.	2014 Stavebank Rd Mississauga ON L5C 1T2	E	196.08	<a href="#"><u>3</u></a>

## **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Aug 2020 has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

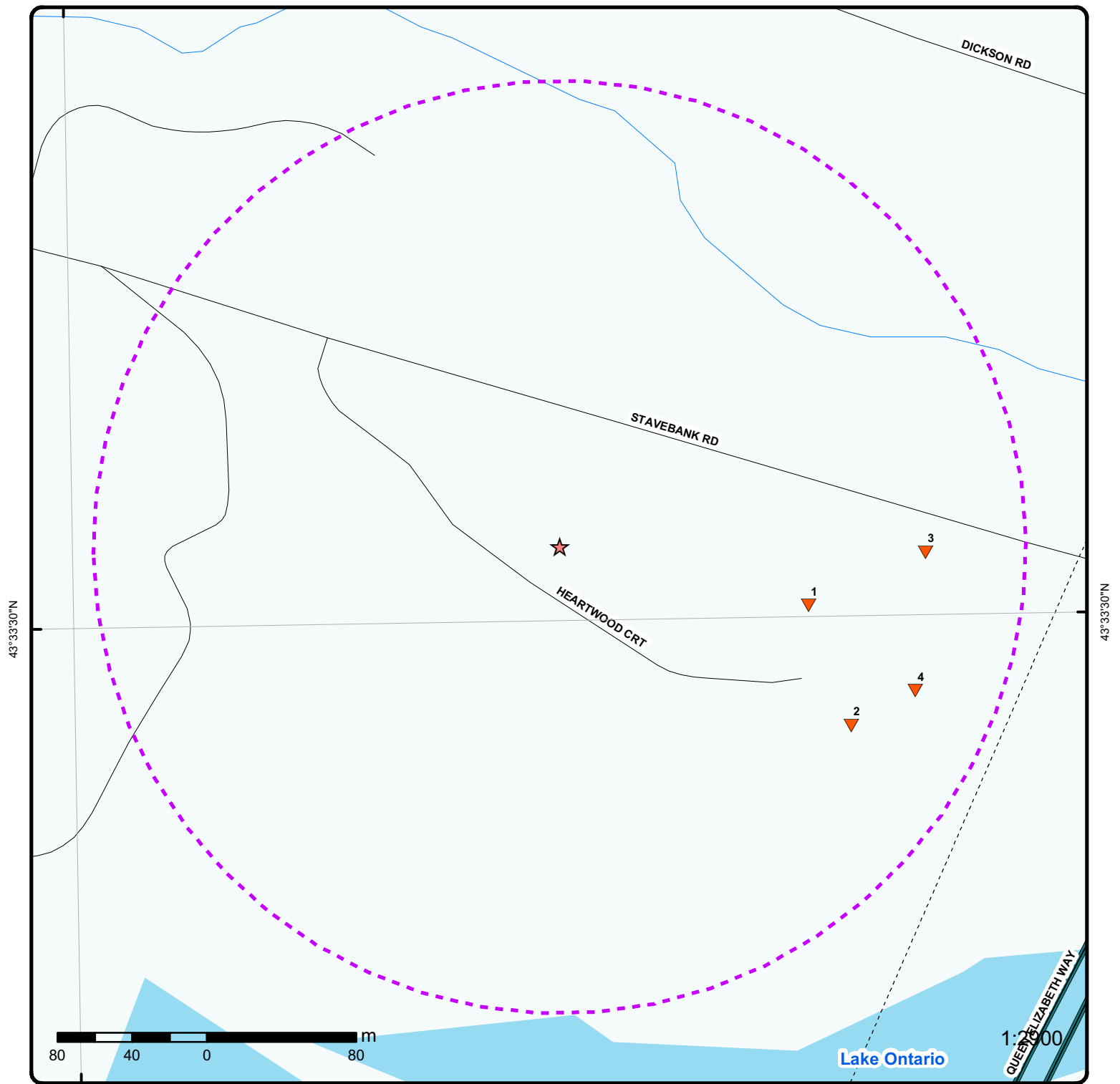
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	2015 Heartwood Court Mississauga ON	E	136.98	<a href="#"><u>1</u></a>
Alectra Utilities Corporation	2004 Heartwood crt Mississauga ON	ESE	183.24	<a href="#"><u>2</u></a>

## **WWIS - Water Well Information System**

A search of the WWIS database, dated Apr 30, 2021 has found that there are 1 WWIS site(s) within approximately 0.25 kilometers of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	Premium Way Stovebank Road Mississauga ON	ESE	205.59	<a href="#"><u>4</u></a>
	<b>Well ID:</b> 7329579			

79°37'W



## Map: 0.25 Kilometer Radius

Order Number: 21083000258

Address: 2045 Heartwood Court, Mississauga, ON

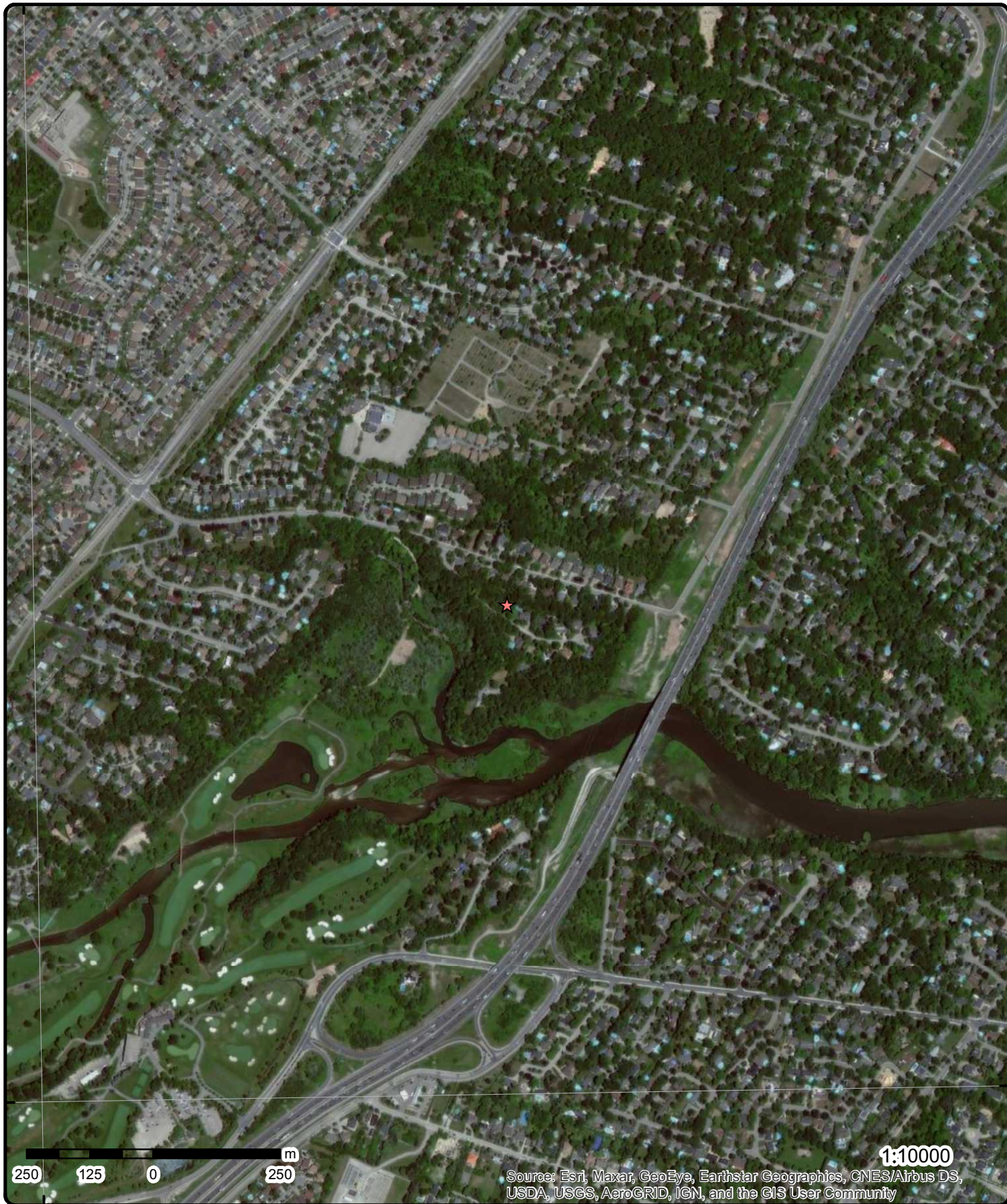


	Project Property		Expressway		Industrial and Resource - Regions		National Park
	Buffer Outline		Principal Highway		Main Line		Provincial or Territorial Park
	Eris Sites with Higher Elevation		Secondary Highway		Sidetrack		Other Park
	Eris Sites with Same Elevation		Major Road		Transit Line		Golf Course 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				



79°37'30"W

43°33'N



43°33'N

**Aerial**

Year: 2018

Order Number: 21083000258

**Address: 2045 Heartwood Court, Mississauga, ON**



Source: ESRI World Imagery

© ERIS Information Limited Partnership



79°37'30"W

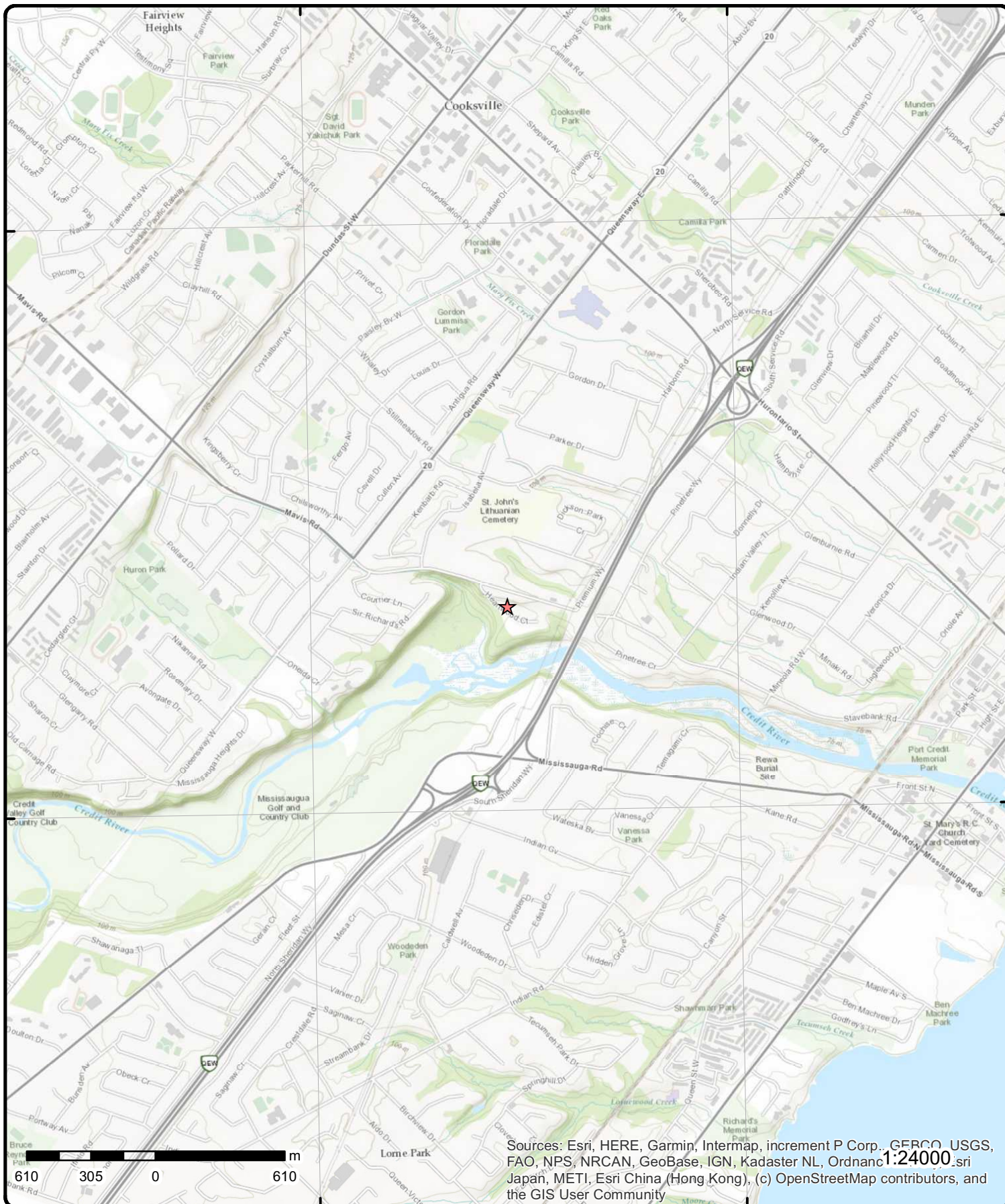
79°36'W

43°34'30"N

43°34'30"N

43°33'N

43°33'N



# Topographic Map

**Address: 2045 Heartwood Court, ON**

**Source:** ESRI World Topographic Map

Order Number: 21083000258



© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">1</a>	1 of 1	E/137.0	89.7 / -5.38	2015 Heartwood Court Mississauga ON	SPL
<div> <div> <b>Ref No:</b> 7354-AMVTKQ  <b>Site No:</b>  <b>Incident Dt:</b> 5/31/2017  <b>Year:</b>  <b>Incident Cause:</b>  <b>Incident Event:</b> Leak/Break  <b>Contaminant Code:</b> 44  <b>Contaminant Name:</b> SEWAGE,RAW UNCHLORINATED  <b>Contaminant Limit 1:</b>  <b>Contam Limit Freq 1:</b>  <b>Contaminant UN No 1:</b> n/a  <b>Environment Impact:</b>  <b>Nature of Impact:</b>  <b>Receiving Medium:</b>  <b>Receiving Env:</b> Land  <b>MOE Response:</b>  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 5/31/2017  <b>Dt Document Closed:</b>  <b>Incident Reason:</b> Unknown / N/A  <b>Site Name:</b> Residential House&lt;UNOFFICIAL&gt;  <b>Site County/District:</b> Regional Municipality of Peel  <b>Site Geo Ref Meth:</b>  <b>Incident Summary:</b> DWMD: RoP: sewer forcemain break: cnted, clned.  <b>Contaminant Qty:</b> 1 other - see incident description </div> <div> <b>Discharger Report:</b>  <b>Material Group:</b>  <b>Health/Env Conseq:</b> 2 - Minor Environment  <b>Client Type:</b>  <b>Sector Type:</b> Municipal Sewage  <b>Agency Involved:</b>  <b>Nearest Watercourse:</b>  <b>Site Address:</b> 2015 Heartwood Court  <b>Site District Office:</b> Halton-Peel  <b>Site Postal Code:</b>  <b>Site Region:</b> Central  <b>Site Municipality:</b> Mississauga  <b>Site Lot:</b>  <b>Site Conc:</b>  <b>Northing:</b> 4823740  <b>Easting:</b> 612035  <b>Site Geo Ref Accu:</b>  <b>Site Map Datum:</b>  <b>SAC Action Class:</b>  <b>Source Type:</b> Sewer (Private or Municipal) </div> </div>					
<a href="#">2</a>	1 of 1	ESE/183.2	90.4 / -4.64	Alectra Utilities Corporation 2004 Heartwood crt Mississauga ON	SPL
<div> <div> <b>Ref No:</b> 0252-ATKTAD  <b>Site No:</b> NA  <b>Incident Dt:</b> 2017/11/29  <b>Year:</b>  <b>Incident Cause:</b>  <b>Incident Event:</b> Leak/Break  <b>Contaminant Code:</b> 15  <b>Contaminant Name:</b> TRANSFORMER OIL (N.O.S.)  <b>Contaminant Limit 1:</b>  <b>Contam Limit Freq 1:</b>  <b>Contaminant UN No 1:</b> n/a  <b>Environment Impact:</b>  <b>Nature of Impact:</b>  <b>Receiving Medium:</b>  <b>Receiving Env:</b> Land  <b>MOE Response:</b> No  <b>Dt MOE Arvl on Scn:</b>  <b>MOE Reported Dt:</b> 2017/11/29  <b>Dt Document Closed:</b>  <b>Incident Reason:</b> Equipment Failure  <b>Site Name:</b> site&lt;UNOFFICIAL&gt; </div> <div> <b>Discharger Report:</b>  <b>Material Group:</b>  <b>Health/Env Conseq:</b> 2 - Minor Environment  <b>Client Type:</b> Corporation  <b>Sector Type:</b> Electric Power Generation  <b>Agency Involved:</b>  <b>Nearest Watercourse:</b>  <b>Site Address:</b> 2004 Heartwood crt  <b>Site District Office:</b> Halton-Peel  <b>Site Postal Code:</b>  <b>Site Region:</b> Central  <b>Site Municipality:</b> Mississauga  <b>Site Lot:</b>  <b>Site Conc:</b>  <b>Northing:</b> 4823717  <b>Easting:</b> 612112  <b>Site Geo Ref Accu:</b>  <b>Site Map Datum:</b>  <b>SAC Action Class:</b> Land Spills  <b>Source Type:</b> Transformer </div> </div>					

13 [esisinfo.com](https://www.esisinfo.com) | Environmental Risk Information Services Order No: 21083000258



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b><u>Bore Hole Information</u></b>					
Bore Hole ID:	1007397188			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	612175.00
Code OB Desc:				North83:	4823716.00
Open Hole:				Org CS:	UTM83
Cluster Kind:				UTMRC:	4
Date Completed:	09-Aug-2018 00:00:00			UTMRC Desc:	margin of error : 30 m - 100 m
Remarks:				Location Method:	wwr
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<b><u>Overburden and Bedrock Materials Interval</u></b>					
Formation ID:	1007806427				
Layer:	4				
Color:	2				
General Color:	GREY				
Mat1:	17				
Most Common Material:	SHALE				
Mat2:					
Mat2 Desc:					
Mat3:	73				
Mat3 Desc:	HARD				
Formation Top Depth:	10.0				
Formation End Depth:	17.5				
Formation End Depth UOM:	ft				
<b><u>Overburden and Bedrock Materials Interval</u></b>					
Formation ID:	1007806425				
Layer:	2				
Color:	6				
General Color:	BROWN				
Mat1:	28				
Most Common Material:	SAND				
Mat2:	11				
Mat2 Desc:	GRAVEL				
Mat3:	77				
Mat3 Desc:	LOOSE				
Formation Top Depth:	1.0				
Formation End Depth:	5.0				
Formation End Depth UOM:	ft				
<b><u>Overburden and Bedrock Materials Interval</u></b>					
Formation ID:	1007806426				
Layer:	3				
Color:	2				
General Color:	GREY				
Mat1:	05				
Most Common Material:	CLAY				
Mat2:	06				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Mat2 Desc:</b>		SILT			
<b>Mat3:</b>		79			
<b>Mat3 Desc:</b>		PACKED			
<b>Formation Top Depth:</b>		5.0			
<b>Formation End Depth:</b>		10.0			
<b>Formation End Depth UOM:</b>		ft			
<b><u>Overburden and Bedrock Materials Interval</u></b>					
<b>Formation ID:</b>		1007806424			
<b>Layer:</b>		1			
<b>Color:</b>		6			
<b>General Color:</b>		BROWN			
<b>Mat1:</b>		28			
<b>Most Common Material:</b>		SAND			
<b>Mat2:</b>		06			
<b>Mat2 Desc:</b>		SILT			
<b>Mat3:</b>		77			
<b>Mat3 Desc:</b>		LOOSE			
<b>Formation Top Depth:</b>		0.0			
<b>Formation End Depth:</b>		1.0			
<b>Formation End Depth UOM:</b>		ft			
<b><u>Annular Space/Abandonment Sealing Record</u></b>					
<b>Plug ID:</b>		1007807145			
<b>Layer:</b>		2			
<b>Plug From:</b>		11.5			
<b>Plug To:</b>		17.5			
<b>Plug Depth UOM:</b>		ft			
<b><u>Annular Space/Abandonment Sealing Record</u></b>					
<b>Plug ID:</b>		1007807144			
<b>Layer:</b>		1			
<b>Plug From:</b>		0			
<b>Plug To:</b>		11.5			
<b>Plug Depth UOM:</b>		ft			
<b><u>Method of Construction &amp; Well Use</u></b>					
<b>Method Construction ID:</b>		1007808068			
<b>Method Construction Code:</b>		6			
<b>Method Construction:</b>		Boring			
<b>Other Method Construction:</b>					
<b><u>Pipe Information</u></b>					
<b>Pipe ID:</b>		1007805752			
<b>Casing No:</b>		0			
<b>Comment:</b>					
<b>Alt Name:</b>					
<b><u>Construction Record - Screen</u></b>					
<b>Screen ID:</b>		1007808602			
<b>Layer:</b>		1			

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction/ Distance (m)</b>	<b>Elev/Diff (m)</b>	<b>Site</b>	<b>DB</b>
<b>Slot:</b>		10			
<b>Screen Top Depth:</b>		12.5			
<b>Screen End Depth:</b>		17.5			
<b>Screen Material:</b>		5			
<b>Screen Depth UOM:</b>		ft			
<b>Screen Diameter UOM:</b>		inch			
<b>Screen Diameter:</b>		2.5			
<b><u>Results of Well Yield Testing</u></b>					
<b>Pump Test ID:</b>		1007809051			
<b>Pump Set At:</b>					
<b>Static Level:</b>					
<b>Final Level After Pumping:</b>					
<b>Recommended Pump Depth:</b>					
<b>Pumping Rate:</b>					
<b>Flowing Rate:</b>					
<b>Recommended Pump Rate:</b>					
<b>Levels UOM:</b>		ft			
<b>Rate UOM:</b>		GPM			
<b>Water State After Test Code:</b>					
<b>Water State After Test:</b>					
<b>Pumping Test Method:</b>		0			
<b>Pumping Duration HR:</b>					
<b>Pumping Duration MIN:</b>					
<b>Flowing:</b>					
<b><u>Hole Diameter</u></b>					
<b>Hole ID:</b>		1007807776			
<b>Diameter:</b>		7.5			
<b>Depth From:</b>		0.0			
<b>Depth To:</b>		17.5			
<b>Hole Depth UOM:</b>		ft			
<b>Hole Diameter UOM:</b>		Inch			

# Unplottable Summary

Total: 5 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	MISSISSAUGA CITY	STAVEBANK RD.	MISSISSAUGA CITY ON	
CA	UNITED LANDS CORPORATION LTD.	HEATHWOOD COURT STAVEBANK SUBD	MISSISSAUGA CITY ON	
CA	UNITED LANDS CORPORTION LTD.	HEARTWOOD COURT STAVEBANK SUBD	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL	STAVEBANK RD.	MISSISSAUGA CITY ON	
ECA	The Regional Municipality of Peel	Stavebank Road	Mississauga ON	L6T 4B9

# Unplottable Report

---

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

**Database:**  
CA

**Certificate #:** 3-1178-89-  
**Application Year:** 89  
**Issue Date:** 7/5/1989  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** UNITED LANDS CORPORATION LTD.  
HEATHWOOD COURT STAVEBANK SUBD MISSISSAUGA CITY ON

**Database:**  
CA

**Certificate #:** 3-0976-87-  
**Application Year:** 87  
**Issue Date:** 6/19/1987  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** UNITED LANDS CORPORTION LTD.  
HEARTWOOD COURT STAVEBANK SUBD MISSISSAUGA CITY ON

**Database:**  
CA

**Certificate #:** 7-0816-87-  
**Application Year:** 87  
**Issue Date:** 6/19/1987  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

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

**Database:**  
CA

**Certificate #:** 7-0935-89-  
**Application Year:** 89

**Issue Date:** 6/15/1989  
**Approval Type:** Municipal water  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** **The Regional Municipality of Peel**  
**Stavebank Road Mississauga ON L6T 4B9**

**Database:**  
**ECA**

<b>Approval No:</b>	9593-63BGUE	<b>MOE District:</b>
<b>Approval Date:</b>	2004-07-29	<b>City:</b>
<b>Status:</b>	Approved	<b>Longitude:</b>
<b>Record Type:</b>	ECA	<b>Latitude:</b>
<b>Link Source:</b>	IDS	<b>Geometry X:</b>
<b>SWP Area Name:</b>		<b>Geometry Y:</b>
<b>Approval Type:</b>	ECA-Municipal Drinking Water Systems	
<b>Project Type:</b>	Municipal Drinking Water Systems	
<b>Business Name:</b>	The Regional Municipality of Peel	
<b>Address:</b>	Stavebank Road	
<b>Full Address:</b>		
<b>Full PDF Link:</b>		

## 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-Dec 31, 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.

**Government Publication Date: Jan 2004-Dec 2018**

**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: May 31, 2021**

**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-Dec 31, 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 -Apr 2021**

**Inventory of Coal Gasification Plants and Coal Tar Sites:**Provincial [COAL](#)

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

**Government Publication Date: Apr 1987 and Nov 1988\***

**Compliance and Convictions:**Provincial [CONV](#)

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

**Government Publication Date: 1989-Nov 2020**

**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- Jul 31, 2021**



**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 2020**

**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: May 31, 2021**

**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- Jun 30, 2021**

**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- Jul 31, 2021**

**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- Jun 30, 2021**

**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-Jun 30, 2021**

**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, 2020**

**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 2021**

**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-Apr 30, 2021**

**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 CO<sub>2</sub> eq).

**Government Publication Date: 2013-Dec 2019**

**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: May 31, 2021**

**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-Dec 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, 2019**

**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, 2021**

**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](http://www.nickles.com).

**Government Publication Date: 1988-Feb 28, 2021****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-Jul 31, 2021****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- Jun 30, 2021

**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.

**Government Publication Date:** May 31, 2021

**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- Jul 31, 2021

**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:** 1986-1990, 1992-2018

**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-Jul 2021

**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-Dec 31, 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.

**Government Publication Date:** 1988-Aug 2020



**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, 2018**

**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 - Dec 2020**

**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: May 31, 2021**

**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- Jun 30, 2021**

**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, 2021**

# Definitions

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

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

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

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

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

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

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

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

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

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

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

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



## Appendix C

---

# Aerial Photographs

October 12, 2021 — 11:53 AM — Plotted By: Alee-Bun C 1954 Project: 49869-100 CAD: P:\P\49869\100\49869-100-API.DWG



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE  
1954 Aerial Photograph

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



NORTH



PROJECT  
NORTH



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

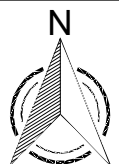
TITLE  
1966 Aerial Photograph

Reviewed By KCL  
Designed By ZT  
Drawn By TXS  
Date October 2021  
Project No. 49869-100  
Appendix

**C**



NORTH



PROJECT  
NORTH



October 12, 2021 — 11:57 AM — Plotted By: Alee-Bun C 1997 Project: 49869-100 CAD: P:\49869\100\49869-100-API.DWG



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE  
1997 Aerial Photograph

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



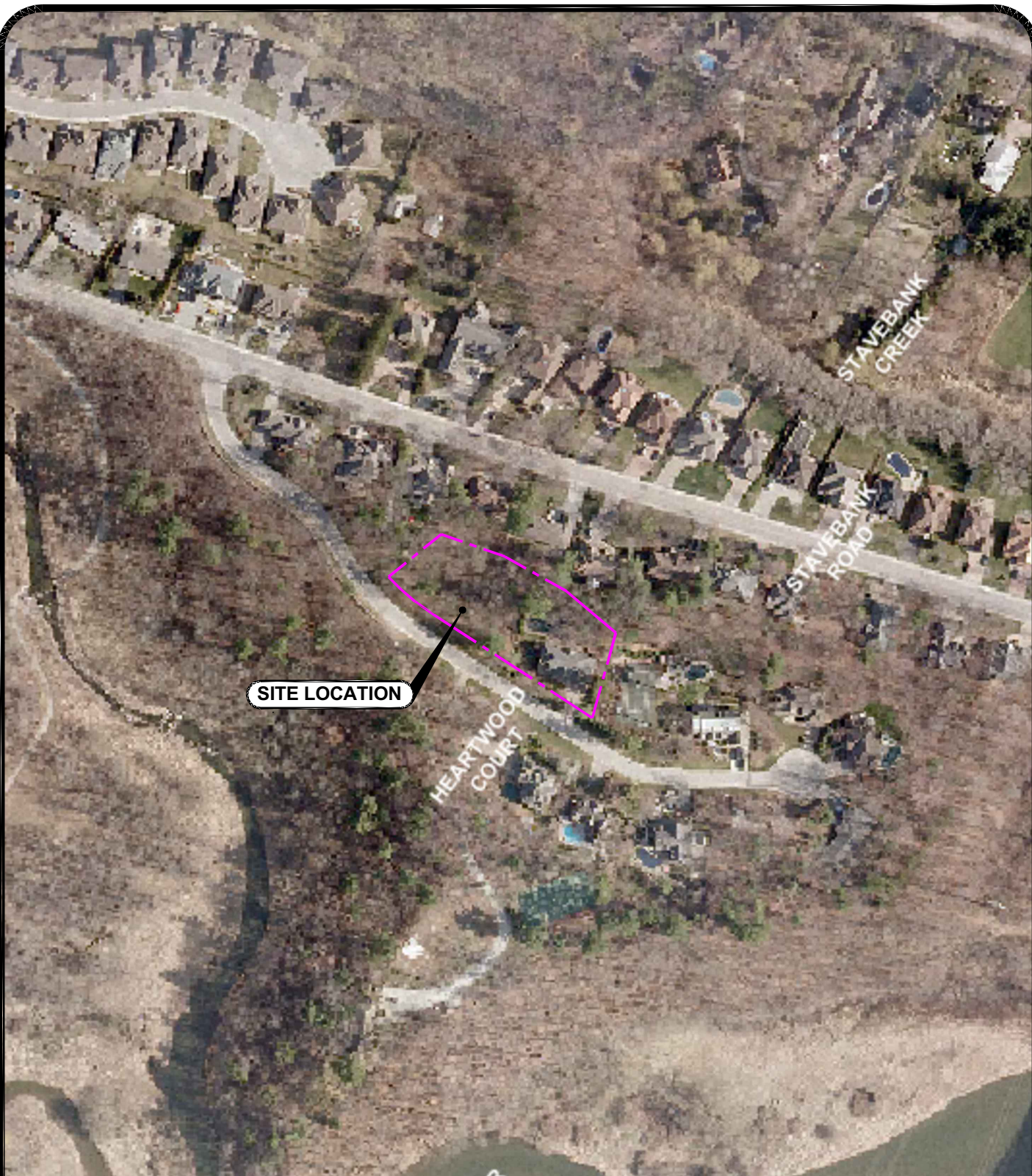
NORTH



PROJECT  
NORTH



October 12, 2021 — 11:59 AM — Plotted By: Alee-Bun C 2007 Project: 49869-100 CAD: P:\P\49869\100\49869-100-API.DWG



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE  
2007 Aerial Photograph

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



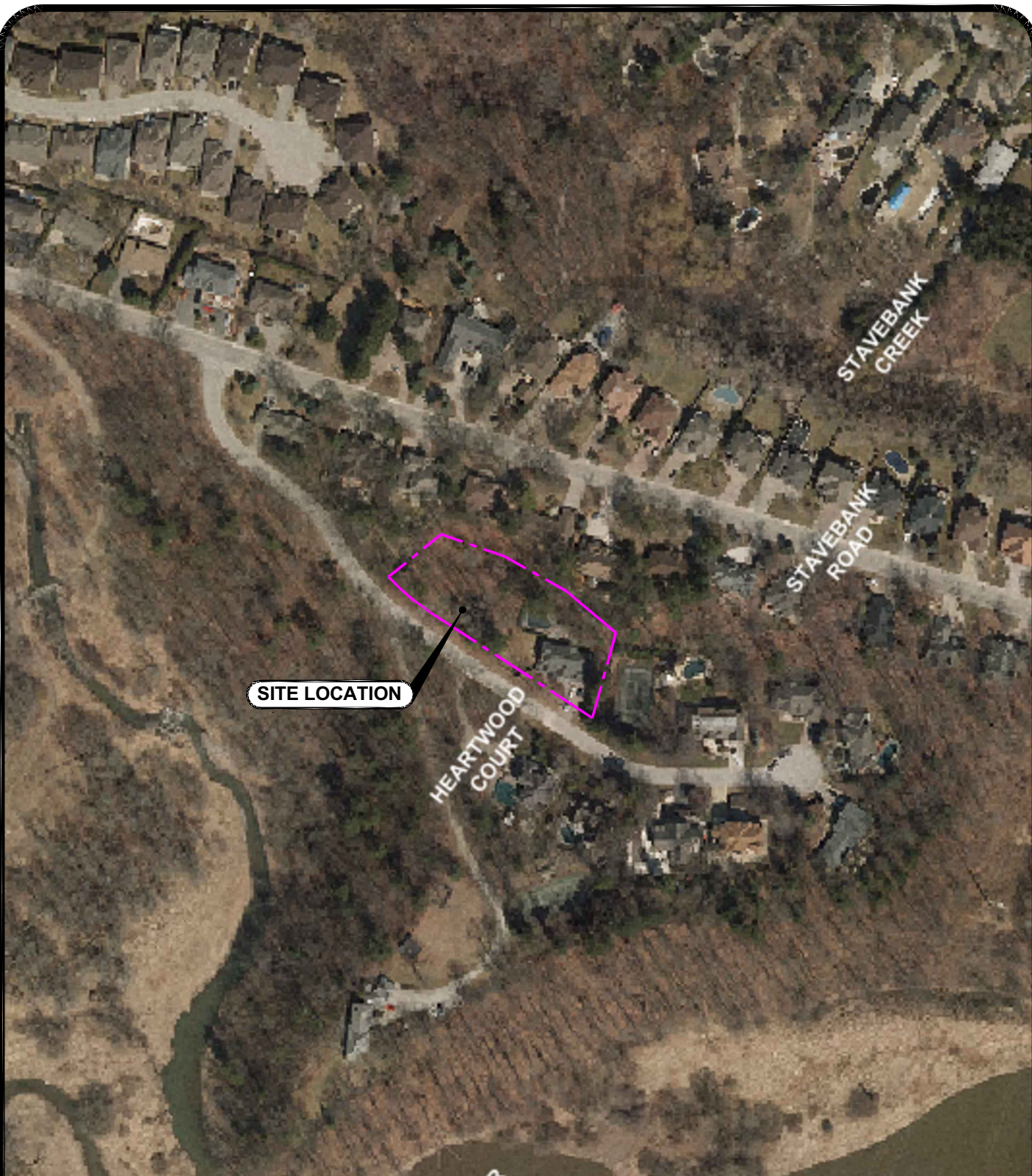
NORTH



PROJECT  
NORTH



October 12, 2021 — 12:01 PM — Plotted By: Alee-Bun Project: 49869-100 CAD: P:\P\49869\100\49869-100-API.DWG C 2015



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

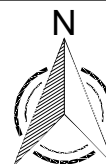
SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE  
2015 Aerial Photograph

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



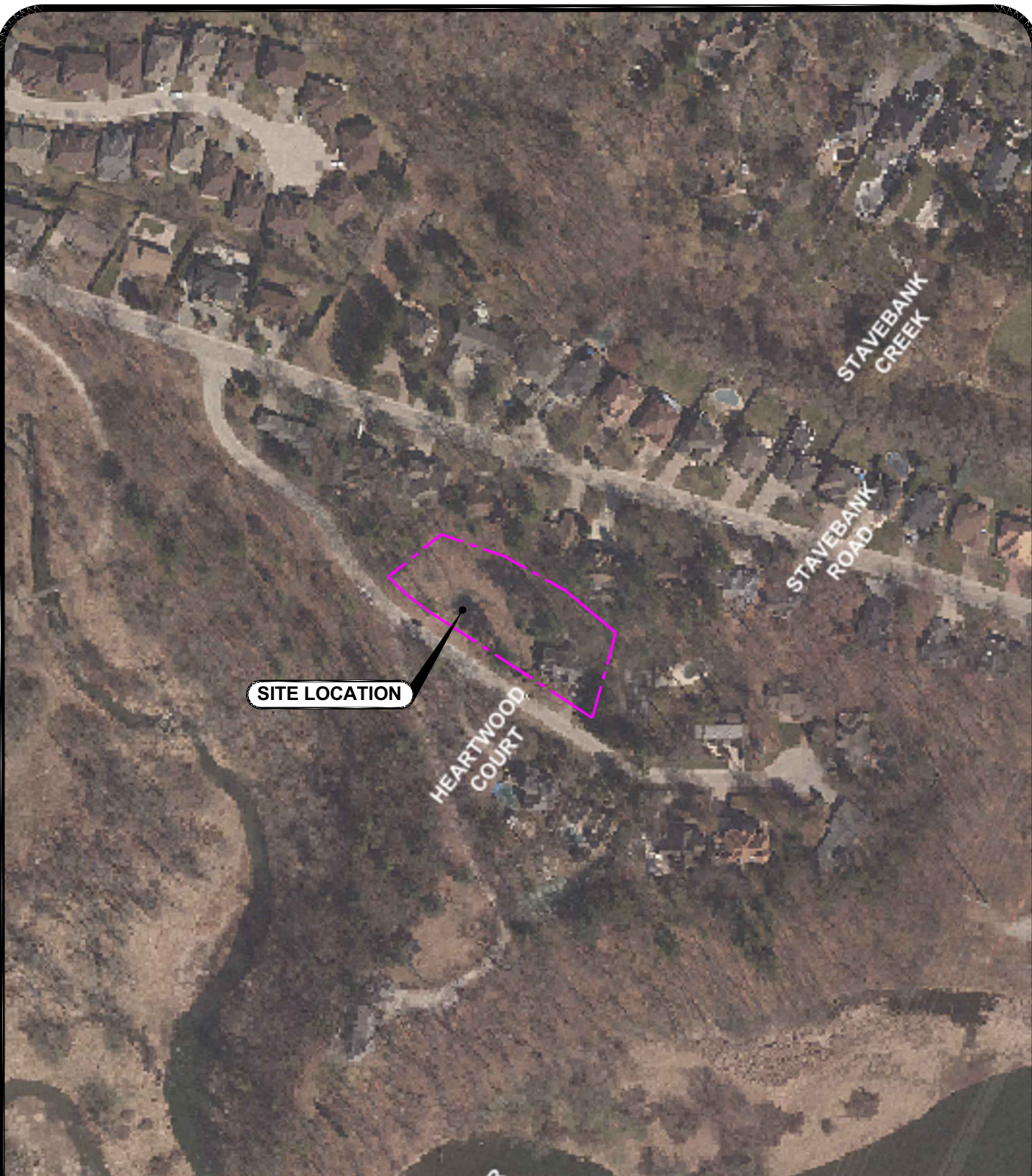
NORTH



PROJECT  
NORTH



October 12, 2021 — 12:02 PM — Plotted By: Alee-Bun C 2020 Project: 49869-100 CAD: P:\P\49869\100\49869-100-API.DWG



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 20 40 60 80 100m

Scale(8.5x11): 1:2000

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE  
2020 Aerial Photograph

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



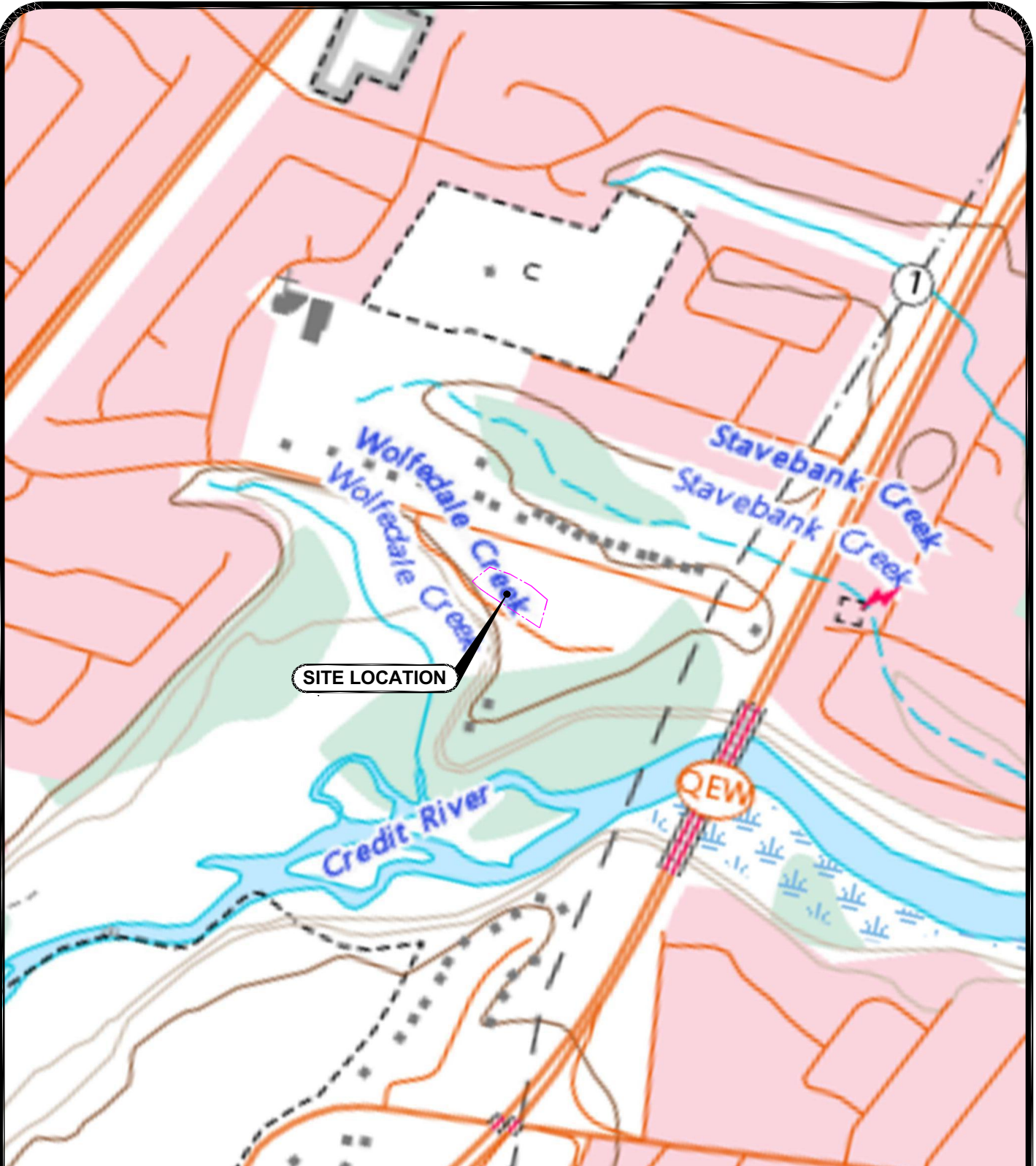
NORTH



PROJECT  
NORTH



October 12, 2021 — 12:03 PM — Plotted By: Alee-Bun C TOPO Project: 49869-100 CAD: P:\49869\100\49869-100-API.DWG



Engineers, Scientists, Surveyors

Ph. (905) 639-2552

0 75 150 225 300 375m

Scale(8.5x11): 1:7500

CLIENT  
Lisa Miron and Ernesto  
Rambaldini

PROJECT  
Phase I ESA

SITE  
2045 Heartwood Court  
Mississauga, Ontario

TITLE

Topographic Map

Reviewed By	KCL
Designed By	ZT
Drawn By	TXS
Date	October 2021
Project No.	49869-100
Appendix	C



NORTH



PROJECT  
NORTH



## Appendix D

---

# Interview and Inspection Records



Note to interview candidate: please provide responses to each question, or note if unknown or not applicable as case may be. If needed, additional comments can be provided on last page.

<b>Site Address:</b>	2045 Heartwood Court, Mississauga, ON	<b>MTE File No.:</b>	unknown
		<b>Date:</b>	August 30, 2021
<b>MTE Representative:</b>	Spencer Buck		
<b>Name of Interview Candidate:</b>	Lisa Miron		
<b>Title of Interview Candidate:</b>			
<b>Relationship to the Site:</b>	owner with Ernesto Rambaldini		
<b>Years Familiar with the Site:</b>	since 2011		

### Section 1: Owner and Tenant Information

- 1.1 Who is/are the current owner(s) of the Site?  
Please provide years or ownership and full legal names (if known).  
Lisa Anne Miron and Ernesto Rambaldini legal owners since January 17 2011
- 1.2 Who is/are the current tenant(s) of the Site?  
Please provide a brief description of operations and years or occupancy.  
residential until 2020 in which time a tenant occupied the residential home.
- 1.3 When was the Site first developed and by whom? ☐ Unknown  
John Welton developed the site approx 1995 see geowarehouse report
- 1.4 Who is/are the previous owner(s) of the Site? ☐ Unknown  
Please provide years of ownership and full legal names (if known)  
Sep 01, 1998 \$800,000 Transfer WEBSTER, ANNE MARION; WEBSTER, FRANK STEPHEN;  
May 30, 1995 \$172,000 Transfer WELTON, SANDRA LORRAINE
- 1.5 Who is/are the previous tenant(s) of the Site? ☐ Unknown  
Please provide years of occupation and a brief description of operations.  
residential since 1995. prior to that forests of the credit.



## Section 2: Building Information

2.1 Are there existing or former buildings at the Site?

☒ Yes ☐ No

If yes, list and indicate former or existing buildings including year(s) of construction/demolition, construction type, etc.

Residential dwelling, pool shed, and pool.

2.2 Are there any floor plans or engineering drawings for existing or former buildings?

☐ Yes ☐ No ☐ Unknown ☒ Not Applicable

If yes, please provide.

2.3 Are there any major ongoing or previous renovations to the existing building(s)?

☐ Yes ☒ No ☐ Unknown ☐ Not Applicable

If yes, describe

2.4 Have any additions been constructed on the existing building(s)?

☒ Yes ☐ No ☐ Unknown ☐ Not Applicable

If yes, describe.

kitchen was opened up by Websters prior to purchase in 2011

2.5 Are there heating systems associated with the building(s)?

☒ Yes ☐ No ☐ Not Applicable

If yes, describe fuel source, type of heating systems, and any waste products. (e.g., combustion gases or ash).

enbridge forced air standard



2.6 Are there any current or former heating systems that use fuel oil (furnace oil) as a fuel source?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

2.7 Are there cooling systems associated with the buildings(s)?

☒ Yes ☐ No ☐ Unknown

If yes, describe fuel source, type of cooling systems, and any associated ozone- depleting materials.

One AC

2.8 Are there any loading docks or shipping/receiving bays?

☐ Yes ☒ No

If yes, describe.

not relevant

2.9 Are there any former or current roof leaks?

☐ Yes ☐ No ☒ Unknown ☐ Not Applicable

If yes, describe.

new roof in 2020



2.10 Are there any sumps in the building(s)?

☐ Yes ☒ No ☐ Unknown ☐ Not Applicable

If yes, describe the sump pump discharge.

2.11 Are there any areas of mould/water damage in the building(s)?

☐ Yes ☒ No ☐ Unknown ☐ Not Applicable

If yes, describe.

2.12 Are there any concerns related to indoor air quality in the building(s)?

☐ Yes ☒ No ☐ Unknown ☐ Not Applicable

If yes, describe.

had tested in 2012 and everything came back healthy

2.13 Has testing for radon gas been completed in any building(s) at the Site?

☒ Yes ☐ No ☐ Unknown

If yes, describe.

fine

2.14 Are there any asbestos, lead, urea foam formaldehyde insulation (UFFI) or PCB-containing materials in the building(s), or any previous activities involving the removal of these substances?

☐ Yes ☒ No ☐ Not Applicable

If yes, describe.



### Section 3: Site Services

3.1 Are any underground utility drawings available for the Site?

☐ Yes ☐ No ☒ Unknown

If yes, describe.

3.2 Are there any easements on the Site (e.g., right-of-way, utility easements related to hydro, gas, telephone, etc.)?

☐ Yes ☐ No ☐ Unknown

If yes, describe.

drainage easement will send. there is a banked stream on the 2045 house portion that leads to a drain (catchbasin?) that goes under the road to discharge into the river system (i think that's where it discharges but not sure)

3.3 Are there back-up generators or emergency power systems at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe fuel source

3.4 What type of potable water supply is available at the Site?

☒ Municipal ☐ Private ☐ None

If private, describe water supply wells (number, locations, screen depths) and provide any available well logs or testing information.

3.5 Is a water treatment system present at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe and provide any available testing information and/or regulatory approvals.



3.6 What type of wastewater (sewage) system is available at the Site?

☒ Municipal      ☐ Private      ☐ None

If private, describe locations of septic bed and tank, and provide any available permits or testing information.

Note 2 grinder pums on site; next site will need grinder pums with backvalve protector. the sewage collection goes to a vat and it is not pumped up to the main stack which is above at the stavebank street level. can send you the grinder pump information.

3.7 Is any pre-treatment of wastewater performed at the Site?

☐ Yes      ☒ No      ☐ Unknown

If yes, describe.

3.8 Are there any stormwater management ponds at the Site?

☐ Yes      ☐ No      ☒ Unknown

If yes, describe location.

3.9 Are there any catchbasins at the Site?

☒ Yes      ☐ No      ☐ Unknown

If yes, describe locations and discharge.

3.10 Are there any problems with Site drainage (e.g., basement flooding, surface water ponding, flooding, etc.)?

☐ Yes      ☐ No      ☐ Unknown

If yes, describe.

currently there is a collection of water from stavebank that probably needs to be swaled for development so that i goes to the current drainage easement to the catchbasin on the 2045 residential side of the fence. maintaining that drainage will be important



3.11 Are there any electrical transformers located on the Site?

☐ Yes ☐ No ☒ Unknown

If yes, who owns them, do they contain PCBs, have they been tested?

3.12 Are there any existing or former rail lines/spurs on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

#### Section 4: Site Operations

4.1 Are any plans or drawings available showing areas of production, manufacturing, chemical or waste storage in the buildings or premises?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

4.2 Are any process, production and maintenance documents available related to site operations?

☐ Yes ☒ No ☐ Unknown

If yes, please provide.

4.3 Are there any current or previous agricultural activities on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, approximately what years, what crops, and what pesticides were applied?





4.4 Are there any pesticides/herbicides/sludge applications at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, when, and what products were used?

4.5 Are there any current or former vehicle maintenance, auto body or machine shop operations at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe how the waste liquid fluids are/were handled?

4.6 Is there any hydraulic lift equipment (e.g., in-ground vehicle hoists, elevators) on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

4.7 Is there any former or current equipment, vehicle or plant floor wash down at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

4.8 Were there any fires at the Site (e.g., building fires, waste incineration, brush fires, etc.)?

☐ Yes ☒ No ☐ Unknown

If yes, describe.



4.9 Are there any former or current dust control activities at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, list dust control methods and products used.

4.10 Has salt or any other de-icing chemical ever been used for winter maintenance of walkways or parking areas?

☐ Yes ☒ No ☐ Unknown

If yes, describe product used, storage and application practices.

### Section 5: Fuel Storage and Handling

5.1 Are there any aboveground or underground fuel storage tanks located on Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe type, construction material, secondary containment, size, age, contents of each, and provide any testing and/or TSSA registration information.

5.2 Were any aboveground or underground fuel storage tanks removed in the past?

☐ Yes ☒ No ☐ Unknown

If yes, describe type, construction material, secondary containment, size, contents of each, date(s) of removal, details of removal.

Please provide any available reports related to tank removal and confirmatory testing.

5.3 Are there any current or former fuel pumps or fuelling systems on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.



5.4 Are there any jerry cans, drums or totes containing fuel/oil/lubricants on Site?

☒ Yes ☐ No ☐ Unknown

If yes, describe.

in garage for the lawn mower

### Section 6: Waste Oils, Chemicals, Liquid Wastes, Solid Wastes

6.1 Are any waste oils generated and/or stored on Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe waste storage locations and disposal practices.

6.2 Are there any oil-water separators and/or floor drains at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe location, installation date, source of incoming liquid and effluent discharge location.

6.3 Are any chemicals or solvents stored or used at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, provide an inventory of chemicals, and describe chemical usage and chemical storage areas.

6.4 Are Material Safety Data Sheets (MSDS) or Safety Data Sheets (SDS) available for any chemical compounds used on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, provide a complete list of chemical compounds with MSDS or SDS.



6.5 Are any liquid industrial wastes generated at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, how are they disposed?

6.6 Are waste management records available for the Site, including current and historical waste storage locations and waste generator and waste receiver information maintained pursuant to Regulation 347?

☐ Yes ☒ No ☐ Unknown

If yes, please describe and provide copies of relevant records.

6.7 Are solid wastes (e.g., scrap, household waste, recycling) generated on-Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe storage and disposal practices.

6.8 Are batteries (non-household type) used on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe storage and disposal practices.

6.9 Has any liquid or solid waste been dumped, placed or buried on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.



6.10 Has any soil (fill, gravel, topsoil, etc.) been brought to and deposited on the Site (for construction, grading, filling low areas, berms, etc.)?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

only spread wood chips and mulch for bedding plants

### Section 7: Spills

7.1 Are there any records of spills (e.g., chemical, oil) or records of discharges of contaminants?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

7.2 Are spill prevention and contingency plans available (e.g., secondary containment measures, spill kits, spill response training for employees)?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

### Section 8: Environmental Compliance

8.1 Is there any known or suspected soil and/or groundwater contamination at the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.2 Are there any contaminant discharges from the Site to the natural environment (e.g., stack emissions, fugitive air emissions)?

☐ Yes ☒ No ☐ Unknown

If yes, describe emissions contaminants, type, and operations.



8.3 Is the Site operating under and in accordance with an Environmental Compliance Approval (formerly Certificate of Approval)?

☐ Yes ☒ No ☐ Unknown

If yes, please describe and provide an Environmental Compliance Approval (ECA) number.

8.4 Is there a Joint Health and Safety Committee?

☐ Yes ☒ No ☐ Unknown

If yes, do they have any outstanding environmental concerns?

8.5 Are there any current or former regulatory compliance issues (such as zoning, labour or environment) related to the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.6 Are there any previous environmental reports, environmental audit reports or environmental monitoring data (including data created in response to an order or request of the Ministry of the Environment, Conservation and Parks) available for the Site?

☐ Yes ☐ No ☒ Unknown

If yes, please provide.

8.7 Are there any geotechnical reports for building/development available?

☐ Yes ☐ No ☒ Unknown

If yes, please provide.

8.8 Are there any property appraisal or insurance inspection reports available?

☐ Yes ☐ No ☒ Unknown

If yes, please provide.



8.9 Are there any existing monitoring wells on the Site?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.10 Are there any regulatory permits and records available related to potential environmental concerns?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.11 Have any other inspections occurred on the Site (i.e., Ministry of Labour, Ministry of the Environment, Conservation and Parks, Municipality, Insurance Agency, etc.)?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.12 Are there any problems with the neighbouring properties such as chemical storage, contamination, etc.?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

8.13 Are there any noise or odour problems related to the Site or surrounding neighbouring properties?

☐ Yes ☒ No ☐ Unknown

If yes, describe.





**Section 9: Additional Information**

9.1 Is there another person we should contact for additional information?

☐ Yes ☐ No ☒ Unknown

If yes, please provide contact information.

9.2 Do you have any additional comments pertaining to the Site (environmental, operations, historical information)?

☐ Yes ☒ No

If yes, describe.

Lisa Mlron (electronic signature of Interview Candidate)

The above information is a true representation of my knowledge of the Site and operations. I understand that this information will be reviewed by MTE and compiled in the Environmental Site Assessment report.

Signature of Interview Candidate: \_\_\_\_\_



Site Address:

2045 Heartwood  
Court, Mississauga

MTE File No.:

49869-100

Date/Time:

Sept 14, 2021 / 9:30

MTE Representative:

Zachary Thomson

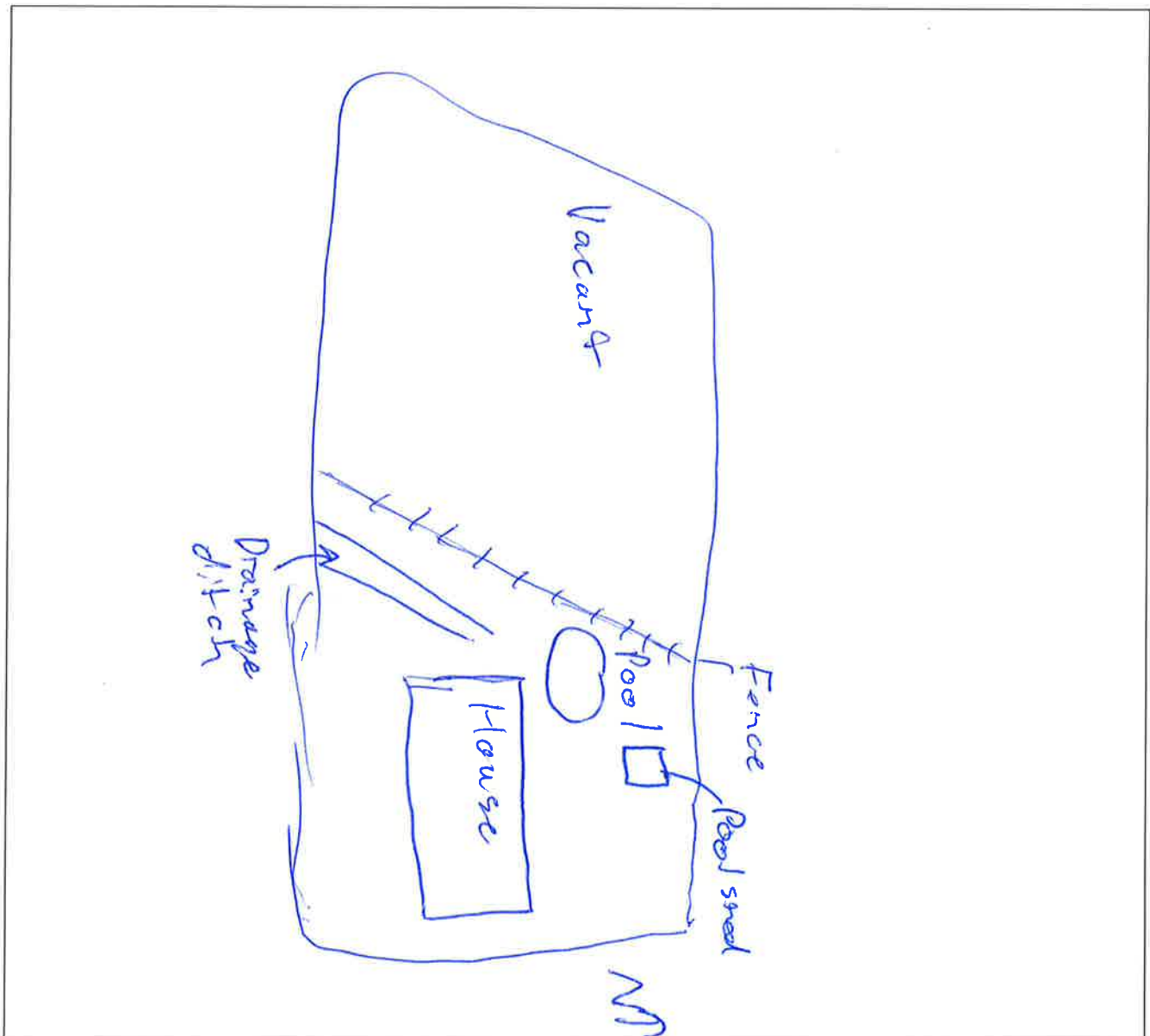
Name of Site Contact:

Weather Conditions:

20°C, Cloudy

### Section 1: Site Setting, Occupant Information, and Operations

Provide a sketch in the space below (or attach a site plan) showing topographic conditions and locations of structures, fuel storage tanks, watercourses, ditches, standing water, parking facilities, evidence of asphalt or floor repairs, roads, rights-of-way, and lagoons on or adjacent to the Site.





1.1 Who is/are the current occupant(s)/tenant(s) of the Site?

Provide a brief description of operations and housekeeping observed during the inspection.

1.2 What is the current type of property use (check all that apply)?

- |  |   |
|--|---|
| <input type="checkbox"/> Commercial use            | <input type="checkbox"/> Industrial use                             |
| <input type="checkbox"/> Community use             | <input checked="" type="checkbox"/> Residential use                 |
| <input type="checkbox"/> Institutional use         | <input type="checkbox"/> Parkland use                               |
| <input type="checkbox"/> Agricultural or other use | <input checked="" type="checkbox"/> Vacant (confirm last known use) |

1.3 Was any evidence observed of the following operations at the Site?

- |  |                              |  |
|--|------------------------------|--|
| Agricultural / Potential Pesticide Use         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Bulk liquid dispensing (e.g., gasoline outlet) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Dry Cleaning (Depot or Facility)               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Machine Shop                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Manufacturing                                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Rail yards, tracks and spurs                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Vehicle maintenance or repairs                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Waste Treatment, Disposal, or Recycling        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Section 2: Building Information and Special Attention Items

2.1 Are there existing buildings at the Site?

- ☒ Yes ☐ No

If yes, list the existing buildings and describe observed uses, construction type, additions, etc.

- Residential House  
- Shed for pool

2.2 Was any evidence observed of loading docks or shipping/receiving bays?

☐ Yes ☒ No

If yes, describe.

2.3 Was any evidence observed of pits or other similar floor openings or depressions?

☐ Yes ☒ No

If yes, describe.

2.4 Was any evidence observed of heating systems associated with the building(s)?

☒ Yes ☐ No

Fuel source: ☐ Natural Gas ☐ Fuel Oil ☐ Electric ☐ Other (describe below)

2.5 Was any evidence observed of mould/water damage or roof leaks in the building(s)?

☐ Yes ☒ No

If yes, describe.

2.6 Was any evidence noted of odours or other concerns related to indoor air quality?

☐ Yes ☒ No

If yes, please describe.

2.7 Was any evidence observed of the following suspected asbestos-containing material?

Building Insulation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Transite wall board, siding, or roof panels	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Pipe Wrap/Insulation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Boiler Insulation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Tank Linings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ceiling Tiles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Floor Tiles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Plaster	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Expansion Joint	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Thermal Insulation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Spray Fire-Proofing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If yes to any of the above, describe the location and condition.

2.8 Was any evidence observed of potential PCB-containing equipment, including transformers, florescent light ballasts/capacitors?

☐ Yes ☒ No

If yes, describe.

2.9 Was any evidence observed of potential lead-containing materials in the building(s), including interior/exterior paint or lead pipes?

☐ Yes ☒ No

If yes, describe.

2.10 Was any evidence observed of potential ozone-depleting substances (for example, refrigeration or air conditioning equipment in place before 1998)?

☐ Yes ☒ No

If yes, describe.

2.11 Was any evidence observed of potential UFFI-containing materials in the building(s)?

☐ Yes ☒ No

If yes, describe.

2.12 Was any evidence observed of potential major or persistent sources of noise and/or vibration, odours, or electric and magnetic fields (e.g., high voltage power lines)?

☐ Yes ☒ No

If yes, describe.

### Section 3: Site Services

3.1 Was any evidence observed of the following site services (check all that apply)?

Potable Water Supply	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Private Well	<input type="checkbox"/> None
Wastewater (sewage) system	<input checked="" type="checkbox"/> Municipal	<input type="checkbox"/> Septic System	<input type="checkbox"/> None
Stormwater management ponds	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Catch basins	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Electricity Service	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> None
Telecommunication Service	<input type="checkbox"/> Underground	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> None
Natural Gas Service	<input checked="" type="checkbox"/> Underground	<input type="checkbox"/> None	

If applicable, describe on-Site water supply wells (and any treatment systems) and/or septic systems.

*-Pool water treatment system*

3.2 Was any evidence observed of back-up generators or emergency power systems?

☐ Yes ☒ No

If yes, describe fuel source.

- 3.3 Was any evidence observed of potential drainage issues (e.g., floodplain, surface water ponding, flooding, etc.)?

☒ Yes      ☐ No

If yes, describe.

*A drainage ditch was present on the Site*

#### Section 4: Site Operations

- 4.1 Was any evidence observed of hydraulic equipment (e.g., in-ground vehicle hoists, elevators, loading docks, cranes, presses, compactors) on the Site?

☐ Yes      ☒ No

If yes, describe.

- 4.2 Was any evidence observed of equipment, vehicle or plant floor wash down at the Site?

☐ Yes      ☒ No

If yes, describe.

- 4.3 Was any evidence observed of fires (e.g., building fires, waste incineration, brush fires, etc.)?

☐ Yes      ☒ No

If yes, describe.

- 4.4 Was any evidence observed of dust control activities at the Site?

☐ Yes      ☒ No

If yes, list dust control methods and products used.





4.5 Was any evidence observed of salt or any other de-icing chemical storage or application?

☐ Yes ☒ No

If yes, describe product(s) observed, storage and application practices.

### Section 5: Fuel Storage and Handling

5.1 Was any evidence observed of existing aboveground or underground fuel storage tanks observed at the Site?

☐ Yes ☒ No

If yes, describe type and contents, any observations related to construction material, secondary containment, rusting, or surface spills, and any label information regarding capacity, year, spill containment type, etc.

5.2 Was any evidence observed of former aboveground or underground fuel storage tanks removed in the past (e.g., fill or vent pipes, copper fuel lines, boiler room pipe openings)?

☐ Yes ☒ No

If yes, describe.

5.3 Was any evidence observed of fuel pumps or fueling systems on the Site?

☐ Yes ☒ No

If yes, describe.

5.4 Was any evidence observed of jerry cans, drums or totes containing fuel/oil/lubricants?

☒ Yes ☐ No

If yes, describe.

-Jerry can in shed



**Section 6: Waste Oils, Chemicals, Liquid Wastes, Solid Wastes**

6.1 Was any evidence observed of waste oils or liquid industrial wastes?

☐ Yes ☒ No

If yes, describe locations of waste oil tanks or drums, and any evidence of spills or leaks.

6.2 Was any evidence observed of oil-water separators, sumps, and/or floor drains at the Site?

☐ Yes ☒ No

If yes, describe location, suspected source of incoming liquid, and effluent discharge location.

6.3 Was any evidence observed of chemicals, solvents, unidentified substances, or hazardous materials (e.g. mercury or nuclear gauges) stored or used at the Site, including washbasins?

☐ Yes ☒ No

If yes, provide an inventory of substances, obtain copies of Safety Data Sheets (SDS) where available, and describe usage and storage practices.

6.4 Was any evidence observed of the following solid waste storage practices?

Refuse dumpsters/bins	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Recycling dumpsters/bins	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Drums	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Waste piles	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Illegal dumping	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Surface impoundment	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Scrap metals	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Batteries (non-household type)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

If yes to any of the above, describe storage practices and locations on the Site.

- Household garbage and recycling bins

- 6.5 Was any evidence observed of past placement of solid waste or soil (fill, gravel, topsoil, etc.) including stockpiles?

☐ Yes ☒ No

If yes, describe suspected purpose (e.g., grading, filling low areas, berms, etc.).

### Section 7: Spills

- 7.1 Was any evidence observed of spills (e.g., chemical, oil), discharges of contaminants at the Site, or run-off from adjacent properties, including staining, stressed vegetation, etc.?

☐ Yes ☒ No

If yes, describe.

### Section 8: Environmental Compliance

- 8.1 Was any evidence observed of contaminant discharges from the Site to the natural environment (e.g., stack emissions, fugitive air emissions)?

☐ Yes ☒ No

If yes, describe emissions contaminants, type, and operations.

- 8.2 Was any evidence observed of existing wells on the Site (e.g., water supply wells, monitoring wells, gas wells)?

☐ Yes ☒ No

If yes, describe, including reference to available online well records.



**Section 9: Study Area**

- 9.1 Who is/are the current occupant(s)/tenant(s) of the adjacent property to the north of the Site?  
Provide a brief description of operations and housekeeping observed during the inspection.

Residential

- 9.2 Who is/are the current occupant(s)/tenant(s) of the adjacent property to the east of the Site?  
Provide a brief description of operations and housekeeping observed during the inspection.

Residential

- 9.3 Who is/are the current occupant(s)/tenant(s) of the adjacent property to the south of the Site?  
Provide a brief description of operations and housekeeping observed during the inspection.

Residential

- 9.4 Who is/are the current occupant(s)/tenant(s) of the adjacent property to the west of the Site?  
Provide a brief description of operations and housekeeping observed during the inspection.

Residential

- 9.5 Was any evidence observed of water bodies, wetlands, or potential environmentally sensitive areas within 30 metres of the Site?

☐ Yes ☒ No

If yes, describe.



**Section 10: Additional Information**

10.1 Were there any limitations to the inspection (e.g., snow cover, inaccessible areas, inaccessible roof, locked rooms, etc.)?

☐ Yes ☒ No ☐ Unknown

If yes, describe.

10.2 Do you have any additional comments pertaining to the Site (environmental, operations, historical information)?

☐ Yes ☒ No

If yes, describe.

Signature of MTE Representative:

A handwritten signature in blue ink, appearing to read "Greg M.", is written over a horizontal line.

# Appendix E

---

## Site Photographs





**Photograph No. 1** – North facing view of the residential dwelling on the Site.



**Photograph No. 2** – North facing view of the vacant area of the Site.





**Photograph No. 3** – West facing view of Heartwood Court from 2045 Heartwood Court.



**Photograph No. 4** – East facing view of Heartwood Court from 2045 Heartwood Court.





**Photograph No. 5** – View of air- conditioning unit at the back of the 2045 Heartwood Court residential property.



**Photograph No. 6** – View of the pool in the back of residential portion of the Site.





**Photograph No. 7 – View of the pool maintenance equipment.**



**Photograph No. 8 – View of the furnace in the basement of the residential building.**



**Photograph No. 9** – North facing view of the drainage ditch west of the residential dwelling.