



**ENGINEERING**



**LABORATORY**



**PHASE ONE  
ENVIRONMENTAL SITE  
ASSESSMENT**



**6333 HURONTARIO STREET  
MISSISSAUGA, ONTARIO**

400 Esna Park Drive, Unit 15  
Markham, ON  
L3R 3K2

Tel: (905) 475-7755  
Fax: (905) 475-7718  
[www.fisherenvironmental.com](http://www.fisherenvironmental.com)

Project No. FE-P 21-11543

March 18, 2022



**Issued to:** Dymon Group of Companies

**Contact:** James Byck  
2-1830 Walker Road, Ottawa, Ontario K1H 8K3

**Project Name:** Phase One Environmental Site Assessment

**Project Address:** 6333 Hurontario Street, Mississauga, Ontario

**Project Number:** FE-P 21-11543

**Issued on:** March 18, 2022

**Project Manager:  
(Primary Contact)**

A handwritten signature in blue ink, appearing to read 'Bernard Chan', is written over a horizontal line.

Bernard Chan, C. Chem., P. Eng.  
Project Manager  
[bernard@fishereng.com](mailto:bernard@fishereng.com)

**Reviewer:**

A handwritten signature in blue ink is written over a horizontal line. To the right of the signature is a circular professional seal for a Licensed Professional Engineer in the Province of Ontario. The seal contains the text 'LICENSED PROFESSIONAL ENGINEER' at the top, 'D. A. FISHER' in the center, and 'PROVINCE OF ONTARIO' at the bottom.

David Fisher, B.A.Sc., C. Chem., P. Eng.  
President  
[dave@fishereng.com](mailto:dave@fishereng.com)

## TABLE OF CONTENTS

<b>1. EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>2. INTRODUCTION .....</b>	<b>7</b>
2.1 PHASE ONE PROPERTY INFORMATION .....	7
<b>3. SCOPE OF INVESTIGATION.....</b>	<b>8</b>
<b>4. RECORDS REVIEW.....</b>	<b>9</b>
4.1 GENERAL.....	9
4.1.1. <i>Phase One Study Area Determination</i> .....	9
4.1.2. <i>First Developed Use Determination for Phase One Property</i> .....	10
4.1.3. <i>Fire Insurance Plans</i> .....	10
4.1.4. <i>Chain of Title</i> .....	10
4.1.5. <i>Environmental Reports</i> .....	10
4.1.6. <i>Municipal Property Use Directories for Phase One Study Area</i> .....	11
4.2 ENVIRONMENTAL SOURCE INFORMATION .....	11
4.3 PHYSICAL SETTING SOURCES .....	12
4.3.1. <i>Aerial Photographs</i> .....	12
4.3.2. <i>Topography, Geology and Hydrogeology</i> .....	12
4.3.3. <i>Fill Materials</i> .....	14
4.3.4. <i>Water Bodies, Areas of Natural Significance &amp; Groundwater Information</i> .....	14
4.3.5. <i>Well Records</i> .....	16
4.4 SITE OPERATING RECORDS.....	16
<b>5. INTERVIEWS .....</b>	<b>17</b>
<b>6. SITE RECONNAISSANCE .....</b>	<b>17</b>
6.1. GENERAL REQUIREMENTS.....	17
6.2. SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY .....	19
6.2.1. <i>Enhanced Investigation Property</i> .....	19
6.3. WRITTEN DESCRIPTION OF INVESTIGATION.....	19
<b>7. REVIEW AND EVALUATION OF INFORMATION .....</b>	<b>20</b>
7.1 CURRENT AND PAST USES .....	20

---

7.2	POTENTIALLY CONTAMINATING ACTIVITY .....	24
7.3	AREAS OF POTENTIAL ENVIRONMENTAL CONCERN .....	27
7.4	PHASE ONE CONCEPTUAL SITE MODEL .....	32
<b>8.</b>	<b>CONCLUSIONS .....</b>	<b>36</b>
8.1.	WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED BEFORE RECORD OF SITE CONDITION SUBMITTED .....	36
8.2.	RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT ALONE .....	36
8.3.	SIGNATURES .....	37
<b>9.</b>	<b>REFERENCES .....</b>	<b>38</b>
<b>10.</b>	<b>APPENDICES .....</b>	<b>39</b>
	<b>APPENDIX A – FIGURES .....</b>	<b>A</b>
	<b>APPENDIX B – RECORDS REVIEW DOCUMENTS.....</b>	<b>B</b>
	<b>APPENDIX C – SUMMARY TABLES.....</b>	<b>C</b>
	<b>APPENDIX D – SITE PHOTOGRAPHS.....</b>	<b>D</b>
	<b>APPENDIX E – QUALIFICATIONS OF ASSESSORS .....</b>	<b>E</b>
	<b>APPENDIX F – LIMITATIONS.....</b>	<b>F</b>