



CHUNG & VANDER DOELEN
ENGINEERING LTD.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO

SUBMITTED TO:

Mr. George Bikas
Drewlo Holdings Inc.
P.O. Box 6000
Komoka, ON
N0L 1R0

FILE NO.: E19745 / March 22, 2019



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Mr. George Bikas
Drewlo Holdings Inc.
P.O. Box 6000
Komoka, ON
N0L 1R0

Dear Mr. Bikas:

RE: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO

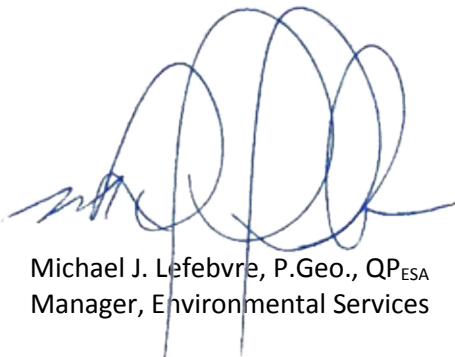
We are enclosing one (1) copy of our Phase One Environmental Site Assessment (ESA) report conducted for the above-referenced properties.

If you have any questions or require further clarification, please contact the undersigned at your convenience.

We thank you for giving us this opportunity to be of service to you.

Yours truly,

CHUNG & VANDER DOELEN ENGINEERING LTD.



Michael J. Lefebvre, P.Geo., QP_{ESA}
Manager, Environmental Services

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1.0 EXECUTIVE SUMMARY

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by Drewlo Holdings Inc. to conduct a Phase One Environmental Site Assessment (ESA) of the property at 69 & 117 John Street in Mississauga, Ontario (hereinafter referred to as the "Site").

The purpose of the Phase One ESA is to evaluate the environmental conditions of the Site and to identify actual or potential sources of contamination associated with the Site and its surrounding properties. The Phase One ESA is part of the due diligence requirements to support the redevelopment of the Site. A Record of Site Condition (RSC) is not intended for the Site at this time.

The Phase One Property covers a plan area of 1.86904 ha and includes two (2) adjoining land parcels, being 69 John Street and 117 John Street. The south part of the Phase One Property (69 John Street) was formerly improved with three (3) one-storey concrete block industrial buildings from the 1960s until they were demolished in 2005. The north part of the Phase One Property (117 John Street) has remained vacant lot and/or an industrial yard for parking and storage since the 1960s. At the time of this Phase One ESA, the property is occupied as a gravel parking lot and storage yard for transport trucks.

The findings of the Phase One ESA identified four (4) on-Site potentially contaminating activities (PCAs) and two (2) off-Site PCAs that may pose potential environmental liabilities to the Site. An evaluation of the PCAs identified six (6) areas of potential environmental concern (APECs) on the Site that require further evaluation. A Phase Two ESA is recommended to evaluate the current soil and groundwater conditions within the APECs.

This opinion is based on the following:

- The south part of the Site (69 John Street) was formerly an industrial land use and was occupied as a commercial autobody shop, towing and recovery garage, and construction equipment sales and servicing centre between the 1960s and 2000s. Any historical leaks or spills of fuel, lubricants and/or degreasers may pose potential environmental liabilities to the Site.
- A private fuel outlet was formerly located on the south part of the Site. Any historical leaks or spills of fuel may pose potential environmental liabilities to the Site.
- A dry cleaner (Mississauga Valley Dry Cleaners) was located east of the Site during the 1970s. Based on the close proximity (± 60 m), any leak or spills of dry cleaning solvents from this property may pose potential environmental liabilities to the Site.
- A CPR railway corridor has been located adjacent to the north of the Site since 1871. Based on the proximity, current and historical railway activities may pose potential environmental liabilities to the Site.
- The Site appears to have been re-graded with fill material after the closure of the former aggregates pit in the late-1950s. Imported fill material of unknown quality may potentially contain deleterious substances that pose environmental liabilities to the Site.



2.0 INTRODUCTION

2.1 Phase One Property Information

CHUNG & VANDER DOELEN ENGINEERING LTD. (CVD) was retained by Drewlo Holdings Inc. to conduct a Phase One Environmental Site Assessment (ESA) of the property at 69 & 117 John Street in Mississauga, Ontario (hereinafter referred to as the "Site").

The legal descriptions of the Site are as follows:

- PT LOT 15, CON 1, NORTH OF DUNDAS STREET; MISSISSAUGA

The property PINs are:

- 13156-0004 (LT) for 69 John Street
- 13156-0005 (LT) for 117 John Street

CVD's contact information for the owner of the Site is as follows:

Mr. George Bikas
Drewlo Holdings Inc.
P.O. Box 6000
Komoka, ON
N0L 1R0
Phone: 519-673-0426
Email: gbikas@drewloholdings.com

The purpose of the Phase One ESA is to evaluate the environmental conditions of the Site and to identify actual or potential sources of contamination associated with the Site and its surrounding properties. The Phase One ESA is part of the due diligence requirements to support the redevelopment of the Site. A Record of Site Condition (RSC) is not intended for the Site at this time.

The Phase One Property covers a plan area of 1.86904 ha and includes two (2) adjoining land parcels, being 69 John Street and 117 John Street. According to available resources, the Site was first settled in 1822 and was occupied as part of a larger farm and/or estate property until it was purchased by Panes Dunbrik Company Ltd. in 1953 for use as part of a larger aggregates pit for concrete production. The Site was subsequently redeveloped as an industrial property during the 1960s and has been occupied by various tenants including but not limited to Joslin Jack Machinery & Equipment Inc. (1970s to 1980s), Halton Peel Towing & Road Services (1980s) and Master Auto Body (1980s to 2000s).

The south part of the Phase One Property (69 John Street) was formerly improved with three (3) one-storey concrete block industrial buildings from the 1950s until they were demolished in 2005. The north part of the Phase One Property (117 John Street) has remained vacant lot and/or an industrial yard for parking and storage since the 1960s. At the time of this Phase One ESA, the property is occupied as a gravel parking lot and storage yard for transport trucks.



For the purpose of this project, John Street is considered to be extending in a north-south orientation. All directional references in this report will be relative to the defined project north-south.

Appendix A shows the location of the Site with Appendix B showing an overview of the Phase One Study Area. A Site Plan is available in Appendix C.

3.0 SCOPE OF THE INVESTIGATION

A Phase One Environmental Site Assessment is a thorough review of all activities that may have impacted the Site from an environmental standpoint.

CVD conducted this Phase One Environmental Site Assessment in accordance with the amended Ontario Regulation 153/04. This report also conforms to Canadian Standards Association (CSA) Z768-01 (R2012). The above-noted procedures set standards for review of information pertaining to the Site, development of detailed checklists or protocols, conducting the Site inspection, and preparation of the final report.

The scope of work for the Phase One ESA consisted of the following tasks:

- Site reconnaissance on January 25, 2019;
- Information provided by Mr. George Bikas of Drewlo Holdings Inc. (hereinafter referred to as the "Site Representative");
- A review of available city directories and fire insurance plans (FIPs) to determine previous occupants of the Site and surrounding properties and to determine the first developed use of the Site;
- A search of available databases to identify actual or potential sources of contamination associated with the Site and surrounding properties;
- Review of previous environmental reports, if available;
- Interpretation of available aerial photographs;
- Interpretation of available topographic maps;
- Prepare this report with conclusions based on the information obtained during this assessment.

CVD relies on information received from all parties as accurate, unless contradicted by field observations or written documentation.



4.0 RECORDS REVIEW

4.1 General

Available information sources, including regulatory databases were assessed in an effort to gain information related to past Site activities, and to address potential environmental issues that may be present at, or in the vicinity of the Site.

4.1.1 Phase One Study Area Determination

A preliminary review of the documents listed in Section 4.0 indicates that there are no obvious concerns with any properties outside a 250 m radius of the Site. The study area for the Phase One ESA is therefore determined to be within a 250 m radius of the Site.

4.1.2 First Development Use Determination

According to the chain of title and other available historical resources, the Site was crown land until it was first settled in 1822 and developed as part of a larger farm and/or estate property. The property was purchased in 1953 by Panes Dunbrik Company Limited and was converted into an aggregates pit for concrete production until it was redeveloped as an industrial property in the 1960s.

4.1.3 Fire Insurance Plans

A search for available Canadian Fire Insurance Plans (FIPs) was completed. However, no FIPs were available. The Site and surrounding properties are located outside the spatial coverage of Canadian FIPs.

4.1.4 Chain of Title

A complete Chain of Title search is included in Appendix I and summarized in Section 7.0.

4.1.5 Previous Environmental Reports

Environmental Solutions Ontario Inc. completed a Phase I and Phase II ESA for the Site in November 2004. The Phase I ESA identified potential environmental concerns related to former land uses (i.e. automobile bodywork, industrial parking lot/works yard) and recommended the completion of a Phase II ESA. The subsequent Phase II ESA included the advancement of six (6) boreholes with monitoring wells installed in three (3) of the boreholes. The analytical results of soil and groundwater samples submitted for analysis did not identify any metals, volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, xylenes (BTEX), and petroleum hydrocarbon fractions F1 to F4 (PHCs) parameters that exceeded the applicable Table 3 soil and groundwater standards that were applicable at that time.



The findings and conclusions of the investigation are documented in the following report:

- Environmental Solutions Ontario Inc., “Phase I and Phase II Environmental Site Assessment, 69 John Street, Mississauga, Ontario”, dated November, 2004.

4.2 Environmental Source Information

A summary of information obtained from available resource documents and from regulatory agency databases is provided on the following page.

Inventory of Coal Gasification Plant Waste Sites in Ontario

A review of the Intera Technologies Ltd. Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987) revealed that the Phase One Property and surrounding properties within 250 metres have not been used for the gasification of coal.

Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

A review of the Intera Technologies Ltd. Inventory of Industrial Sites Producing Coal Tars and Related Tars in Ontario (July 1988) revealed that the production and use of coal or other tars has not taken place at the Site or surrounding properties within 250 metres.

Ministry of the Environment, Conservation, and Parks (MECP) Inventory of PCB Storage Sites in Ontario

The 1998 Inventories of PCB Storage Sites in Ontario indicates the Phase One Property and surrounding properties within 250 metres have not been registered as a PCB storage site.

Ontario Ministry of the Environment, Conservation, and Parks (MECP) Freedom of Information

A FOI request was submitted to the MECP for information regarding any environmental concerns, orders, spills, investigations/prosecutions, Waste Generator Numbers/Classes and Certificates of Approval related to the Site. A response from the MECP dated January 31, 2019 indicated that no records related to the Site were found.

The FOI request and response is included in Appendix F.

Waste Disposal Site Inventory – Ontario MECP (1991)

The Site is not listed in the MECP’s Waste Disposal Inventory. In addition, there are no active or closed landfill sites located within 250 m of the Site.



MECP Brownfields Environmental Site Registry

A review of the MECP's online Brownfields Environmental Site Registry database revealed that no RSCs have been filed for the Phase One Property and for any other properties within the Phase One Study Area.

ERIS Report

A records and regulatory agency database review was completed through a database search carried out by ERIS. The ERIS Standard Select Report dated January 25, 2019 includes a review of selected public and private database records for the subject Site and surrounding properties within 250 metres. The report includes a summary of search results in selected databases, a Site map and aerial photo, and a detailed report of database findings. The following is a list of the database searches completed by ERIS for this Phase one ESA:

- Commercial Fuel Oil Tanks (CFOT)
- Fuel Storage Tank (FST)
- Fuel Storage Tank – Historic (FSTH)
- Ontario Regulation 347 Waste Generator Summary (GEN)
- Private and Retail Fuel Storage Tanks (PRT)
- Retail Fuel Storage Tanks (RST)
- Scott's Manufacturing Directory (SCT)
- Ontario Spills (SPL)

One (1) database listing was provided in the ERIS report for the subject Site:

- One (1) listing was provided from the GEN database. The listing was evaluated as part of a PCA.

Ten (10) database listings were provided for surrounding properties within 250 m radius of the Site:

- Three (3) listings were provided from the GEN database. Listings with potential environmental significance are evaluated as part of PCAs.
- Seven (7) listings were provided from the SPL database. Listings of potential environmental significance are evaluated as part of PCAs.

A copy of the ERIS report is included in Appendix G.

City Directories

A search of the Polk's Halton/Peel Regions city directories was completed by ERIS for selected years to determine historical Site occupancy.



Based on historical city directories, the south part of the Site (69 John Street) was occupied by industrial tenants since before the 1970s. Joslin Jack Machinery & Equipment Inc. was listed as an occupant between the 1970s and 1980s. Halton Peel Towing & Road Services was listed as the occupant during the 1980s. Master Auto Body was listed as an occupant from the 1980s until the 2000s.

No city directory listings were found for the north part of the Site (117 John Street).

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Aerial photographs were reviewed for the years following years: 1954, 1966, 1977, 1989, 2000, 2010, and 2018. The aerial photographs are graphically illustrated in Appendix D and are summarized in the table below:

Year	Observations
1954	The Site appears to be part of a larger gravel pit. Adjacent to the southwest of the Site appears to be part of the former gravel pit operations. A railway corridor is located adjacent to the west of the Site. The other surrounding properties appear to be greenspace, agricultural and or rural residential.
1966	The Site appears to have been filled in, re-graded, and improved with two or three industrial buildings on the south part. Ongoing commercial and residential development was observed on surrounding properties.
1977	No significant land use changes were observed on the Site and surrounding properties.
1989	The north part of the Site (117 John Street) appears to be used as a truck/vehicle parking lot. No significant changes were observed on the south part (69 John Street). An industrial building was constructed adjacent to the southwest.
2000	No significant land use changes were observed on the Site and surrounding properties.
2010	The industrial buildings on the south part of the Site have been demolished, with the entire property having converted into a truck parking lot.
2018	No significant land use changes were observed on the Site and surrounding properties.

4.3.2 Topography, Hydrology, Geology

The Atlas of Canada Toporama interactive map and City of Mississauga's Interactive Online Mapping Service were accessed to retrieve spatial data relevant to the Site. Map contours show the Site geodetic elevation to be at approximately 120 metres above sea level (mASL) and the topography to be sloping downward towards the north, in the direction of Cooksville Creek.

According to the Ontario Ministry of Natural Resources Map P. 2204 entitled, "Quaternary Geology, Toronto and Surrounding Area, Southern Ontario", the Site is located in a region of glacial Lake Iroquois shallow water deposits of sand and silty sand.



According to the Ontario Ministry of Northern Development and Mines Map 2544 entitled, “Bedrock Geology of Southern Ontario, Southern Sheet”, the bedrock in the area generally consists of Upper Ordovician shale of the Queenston Formation.

The localized shallow groundwater flow direction is inferred to follow topography and be northerly.

4.3.3 Fill Materials

Fill material composition and source location are considerations in determining whether environmental concerns are present. Importation of fill of unknown quality is identified as a potential contaminating activity within Ontario Regulation 153/04.

Imported fill material may have been used for backfilling and re-grading of the former aggregates pit. The fill material of unknown quality may potentially contain deleterious substances that pose environmental liabilities to the Site.

4.3.4 Water Bodies and Areas of Natural Significance

The nearest water body is Cooksville Creek at ± 0.14 km north of the Site.

No areas of natural significance are located within 250 m of the Site.

4.3.5 Well Records

A review of MECP well record data revealed that no active potable groundwater wells are located within 250 m of the Site.

4.4 Site Operating Records

The Phase One ESA property did not have any Site operation records for review during the Phase One ESA.

5.0 INTERVIEWS

CVD corresponded with the Site representative throughout the Phase One ESA process. Relevant information gathered from the Site representative has been incorporated into various sections of this report (both previous and proceeding sections).

The information gathered from other individuals and/or regulatory agencies has also been incorporated into various sections of this report (both previous and proceeding sections).



6.0 SITE RECONNAISSANCE

6.1 General Requirements

A visual survey of the Site was completed Mr. Peter Dao of CVD on January 25, 2019. The qualifications of the assessor are provided in Appendix K. The weather was observed to be partly cloudy, with a temperature of -5°C.

Photographs documenting the Site and surrounding properties taken on the day of the Site reconnaissance, along with written descriptions can be found in Appendix E.

6.2 Specific Observations at Phase One Property

At the time of this Phase One ESA, the Site was a gravel parking lot with no structures.

Rail Spurs

A railway corridor with tracks on a raised bed is located adjacent to the west of the Site.

Water Sources

Potable water in the vicinity of the Site is municipal treated water provided by the City of Mississauga. The Site was vacant at the time of this investigation, with water service capped at the property boundary.

Underground Utility & Service Corridors

All underground utility services have been disconnected and/or capped at the property boundary.

Staining

Due to snow and ice cover during the Site reconnaissance, CVD was unable to assess the staining of surfaces on the Site.

Vegetation

No stressed vegetation was observed at the Site.

Underground and Aboveground Storage Tanks

Site inspections and interviews were conducted to assess the presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site.



According to available resources, a private fuelling station was formerly located on the south part of the Site, adjacent to a former industrial building. No other information was found to conclude whether the fuel was stored in a UST or AST.

The Technical Standards and Safety Authority (TSSA) were also requested to review their computer database for the Site with regard to registered USTs and ASTs containing petroleum products. The TSSA reported that there are no records for fuel storage at the Site. The TSSA's response is included in Appendix F.

Chemical Inventory, Storage and Handling

CVD did not observe any signs of chemical storage or handling practices at the time of this investigation that have the potential to impair the Site and none are expected. No information related to historical chemical storage and use related to the former industrial activities on the Site were available.

Solid and Liquid Waste Generation and Disposal

The Site is currently a parking lot with no solid waste production and/or liquid effluent discharge.

Designated Substances

In Ontario, the Occupational Health and Safety Act has a list of nearly a dozen substances have been classified as "designated substances" largely in response to their harmful characteristics.

Asbestos Containing Materials

Asbestos is a group of naturally occurring minerals, formerly used for thermal and acoustic insulation, as well as fireproofing. The use of asbestos was common due to its strength and resistance to heat, and is often found in old ceiling tiles, pipe and vessel insulation, blown into structural beams and ceilings, in floor tile, linoleum, and mastic. The use of asbestos building materials was banned in Canada in the late 1970's.

Asbestos is not always an immediate hazard, though when asbestos containing materials are disturbed, microscopic fibres become airborne and may be inhaled by humans, where it may cause cancer and lung disease.

The Site is an undeveloped vacant lot. Therefore, no asbestos containing materials (ACMs) are expected to be present.

Lead Based Paint

Lead is a highly toxic metal which, when present in the human body (in sufficient quantities), attacks the central nervous system and can result in numerous health problems. Lead-based paints have not been used since the late 1970's, when the U.S. Department of Housing and Urban Development (HUD) banned it for use in all homes and most other buildings.



The Site is an undeveloped vacant lot. Therefore, no lead-based paints are expected to be present.

Other Designated Substances

The Site is an undeveloped vacant lot. Therefore, no other designated substances are expected to be present.

6.2.1 Enhanced Investigation Property

The south part of the Site was formerly an industrial land use and included a machine shop and commercial garage. Based on historical land uses on the Site, in accordance with the amended Ontario Regulation 153/04, subsection 13 (3), the Site is considered an enhanced investigation property as part of the property was formerly used for one of the uses described in clause 32 (1) (b) of the regulation. It should be noted that operation records related to these historical activities were not available for review.

6.2.2 Written Description of Investigation

Previous investigations conducted at Site included a Phase I and Phase II ESA completed by Environmental Solutions Ontario Inc. in November 2004. Details of the investigation are provided in Section 4.1.5.

6.3 Surrounding Properties Phase One Study Area

Land uses currently and historically surrounding the Site are described as follows:

North of the Site:

Adjacent to the north of the Site are residential townhomes. Beyond are Cooksville Creek and forested greenspace.

According to available research resources, the area adjacent to the north of the Site was historically farmland until it was used as part of a gravel pit during the 1950s. Redevelopment into residential land uses occurred during the 1970s.

East of the Site:

Adjacent to the east of the Site is John Street. Beyond are residential apartments and commercial properties along Hurontario Street.

According to available research resources, the area east of the Site was historically a mixture of farmland, vacant greenspace, and rural residential until redevelopment began during the 1950s.



South of the Site:

Adjacent to the south of the Site is an industrial property occupied by Access Storage as a self-storage facility. Beyond is a commercial plaza and Cooksville Go train station.

According to available research resources, the area south of the Site was historically farmland until it was used as part of a gravel pit during the 1950s.

West of the Site:

Adjacent to the west of the Site is a CPR railway corridor. Beyond are residential subdivisions.

According to available research resources, the area west of the Site was historically farmland until it was developed for residential land uses during the 1970s. The CPR railway (formerly Credit Valley Railway) was constructed in 1871.

7.0 REVIEW AND EVALUATION OF INFORMATION

7.1 *Current and Past Uses*

According to available research resources, chain of title and aerial photographs, the Site was first occupied in 1822 as part of a larger farmland and/or estate until it was purchased by Panes Dunbrik Company Limited in 1953 and used as part of a larger aggregates pit for concrete production. The Site was redeveloped for industrial land uses during the 1960s. At the time of this Phase One ESA, the property is occupied as a gravel parking lot and storage yard for transport trucks.

The south part of the Phase One Property (69 John Street) was formerly improved with three (3) one-storey concrete block industrial buildings from the 1960s until they were demolished in 2005. The industrial buildings were occupied by various tenants including but not limited to Master Auto Body (commercial autobody shop), Halton Peel Towing & Road Services (towing and recovery garage), Mississauga Auto Collision Ltd. (commercial autobody shop), Joslin A.E. Machinery & Equipment Ltd. (construction equipment sales and servicing), and Mississauga Sandblasting & Painting.

The north part of the Phase One Property (117 John Street) has been a vacant gravel parking lot and/or a storage yard since the 1960s.

7.2 *Potential Contaminating Activities (PCAs)*

Potentially Contaminating Activities (PCAs) are uses or activities set out in Column A of Table 2 of Schedule D within Ontario Regulation 153/04 that are occurring or have occurred in the Phase One Study Area.



PCA	Location	Description	Evaluation
1	Site	PCA No. 28 – Gasoline and associated products storage in fixed tanks	According to available resources, the south part of the Site formerly included a private fuel outlet. Any historical leaks and/or spills of fuel may potentially impact local soil and groundwater quality.
2	Site	PCA No. 52 – Storage, maintenance, fuelling and repair of equipment vehicles	The south part of the Site was formerly occupied as a towing and recovery garage and construction equipment sales and servicing between the 1970s and 1990s. Any historical leaks and/or spills of fuel, lubricants, paints and/or degreasers may potentially impact local soil and groundwater quality.
3	Site	PCA No. 10 – Commercial Autobody Shops	The south part of the Site was formerly occupied as a commercial autobody shop between the 1970s and 2000s. Any historical leaks and/or spills of fuel, lubricants, paints and/or degreasers may potentially impact local soil and groundwater quality.
4	Site	PCA No. 30 – Importation of Fill Material of Unknown Quality	According to available information, the Site was re-graded with potential fill material after the closure of a former aggregates pit on the Site. Fill material of unknown quality may pose potential environmental liabilities to the Site.
5	3180 Kirwin Avenue	PCA No. 37 – Operation of Dry Cleaning Equipment	According to city directories, a dry cleaning operation (Mississauga Valley Dry Cleaners) was located on this property during the 1970s. Based on the close proximity (± 60 m), any historical leaks and/or spills of dry cleaning solvents may pose potential environmental liabilities to the Site.
6	North Adjacent	PCA No. 46 – Rail Yards, Tracks and Spurs	A CPR railway corridor has been located adjacent to the west of the Site since 1871. Based on the proximity, the current and historical railway activities may pose potential environmental liabilities to the Site.



7.3 Areas of Potential Environmental Concern (APECs)

Areas of potential environmental concern (APECs) are defined within the amended Ontario Regulation 153/04 (amended regulation) as those on, in or under a phase one property where one or more contaminants are potentially present. APECs are related to PCAs set out and numbered in Column A of Table 2 of Schedule D in the amended regulation.

The following table provides the APEC and associated contaminants of potential environmental concern based on PCA identified in section 7.2. An APEC plan is enclosed in Appendix C.

Area of Potential Environmental Concern (APEC)	Locations of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Environmental Concern	Media Potentially Impacted (ground water, soil and/or sediment)
APEC-1	South Part of the Site	PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks	On-Site	BTEX, PHCs	Soil and Groundwater
APEC-2	Site	PCA No. 52 – Storage, maintenance, fuelling and repair of equipment vehicles	On-Site	As, Sb, Se, Metals, VOCs, BTEX, PHCs	Soil and Groundwater
APEC-3	South Part of the Site	PCA No. 10 – Commercial Autobody Shops	On-Site	As, Sb, Se, Metals, VOCs, BTEX, PHCs	Soil and Groundwater
APEC-4	Site	PCA No. 30 – Importation of Fill Material of Unknown Quality	On-Site	As, Sb, Se, Metals, PAHs	Soil and Groundwater
APEC-5	Site	PCA No. 37 – Operation of Dry Cleaning Equipment	Off-Site	VOCs	Soil and Groundwater
APEC-6	Northwest Part of the Site	PCA No. 46 – Rail Yards, Tracks and Spurs	Off-Site	As, Sb, Se, Metals, PAHs	Soil and Groundwater



7.3.1 *Uncertainties*

Records Review

Aerial photographs provide a view of potentially-contaminating land uses or features historically present on the Site. There are uncertainties related to the use of the aerial photographs provided in historical reports as the quality of some aerial photographs did not allow some features to be clearly identified. Professional judgment was used to relate the historical features identified in the aerial photographs to present day locations.

UTM coordinates of the records obtained from the ERIS report are provided to reduce the uncertainty about the location of the database report. The accuracy of the individual UTMs provided by ERIS cannot be verified. When possible, the listed address was used to assist in determining the correct location. Municipal addresses are known to change and historical addresses may not necessarily have been in the same location as a property today with the same address. Best judgment was used to link historical municipal addresses from the city directory to areas within the Phase One Study Area, however, the accuracy of all addresses has not been confirmed. Maps and information provided in historical reports, as well as aerial photographs, were used in an effort to verify the current-day location of historical addresses.

Uncertainties regarding chain of title search documents were related to the quality of the documents, whereas the age of these documents increase, the information may not be completely legible.

Site Reconnaissance

There is little uncertainty related to the Site reconnaissance, as the observations were made directly by CVD. Photographs and detailed notes were taken during the Site reconnaissance to document the current conditions of the Site and Phase One Study Area. The records review was completed before the Site reconnaissance to allow any identified uncertainties related to the historical information to be verified in the field (where possible).

7.4 *Phase One Conceptual Site Model*

The Phase One Conceptual Site Model (CSM) reflects the environmental condition of the Phase One Property and any need for a Phase Two Environmental Site Assessment. The CSM is a primary vehicle for communicating technical data. It provides a site-specific description of how contaminants enter the environment, how they are transported and distributed within the environment and pathways through which exposure to humans and the environment can occur.

The CSM provides the basis and framework for designing sampling programs, assessing risks from contaminants, addressing uncertainties, determining source control requirements, and identifying risk management/remedial strategies. Key elements required in the CSM are the location and type of contaminant sources, transport/migration factors, contaminant fate/behavior, exposure mechanism/pathways, and potential receptors (human health and ecological).



A Phase One CSM was completed as part of this Phase One ESA. A summary of the CSM is provided below:

Phase One CSM Element	Description
Site Characteristics	The Phase One Property covers a plan area of 1.86904 ha and includes two (2) adjoining land parcels, being 69 John Street and 117 John Street. The south part of the Phase One Property (69 John Street) was formerly improved with three (3) one-storey concrete block industrial buildings from the 1960s until they were demolished in 2005. The north part of the Phase One Property (117 John Street) has remained vacant lot and/or an industrial yard for parking and storage since the 1960s. At the time of this Phase One ESA, the property is occupied as a gravel parking lot and storage yard for transport trucks.
Water Bodies and Areas of Natural Significance	The nearest surficial body of water is Cooksville Creek, located approximately 0.14 km north of the Phase One Property. There are no areas of natural significance located within the Phase One study area.
PCAs	The following PCAs were identified on the Phase One Property and within the Phase One Study Area: <ul style="list-style-type: none"> - PCA No. 28 – Gasoline and Associated Products Storage in Fixed Tanks – On-Site. - PCA No. 30 – Importation of Fill Material of Unknown Quality – On-Site. - PCA No. 52 – Storage, Maintenance and Repair of Vehicles – On-Site - PCA No. 10 – Commercial Autobody Shops – On-Site - PCA No. 46 – Rail Yards, Tracks and Spurs – Adjacent to the west of the Site. - PCA No. 37 – Operation of Dry-Cleaning Equipment – 3180 Kirwin Avenue
APECs	Six (6) APECs were identified on the Phase One Property that are attributable to on-Site and off-Site PCAs. Contaminants of potential environmental concern have been identified for each APEC. A table outlining APECs identified on the Site is provided in Section 7.3.
Chemicals of Potential Concern (COC)	Metal hydrides (As, Sb, Se), metals, benzene, ethylbenzene, toluene and xylenes (BTEX), petroleum hydrocarbons F1-F4 (PHCs), polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs).
Topography & Geology	<p>The Atlas of Canada Toporama interactive map and City of Mississauga's Interactive Online Mapping Service were accessed to retrieve spatial data relevant to the Site. Map contours show the Site geodetic elevation to be at approximately 120 metres above sea level (mASL) and the topography to be sloping downward towards the north, in the direction of Cooksville Creek.</p> <p>According to the Ontario Ministry of Natural Resources Map P. 2204 entitled, "Quaternary Geology, Toronto and Surrounding Area, Southern Ontario", the Site is located in a region of glacial Lake Iroquois shallow water deposits of sand and silty sand.</p> <p>According to the Ontario Ministry of Northern Development and Mines Map 2544 entitled, "Bedrock Geology of Southern Ontario, Southern Sheet", the bedrock in the area generally consists of Upper Ordovician shale of the Queenston Formation.</p>
Regional/Local Hydrogeology	The localized shallow groundwater flow direction is inferred to follow topography and be northerly towards Cooksville Creek.



<i>Phase One CSM Element</i>	<i>Description</i>
Underground Utilities	<p>The Phase One Property is a vacant lot with no underground water service, sanitary sewer, and telecommunications utilities.</p> <p>Hydro is provided via overhead wires with private buried cables extending to light poles on the north part of the property (117 John Street).</p>



8.0 CONCLUSIONS

CVD was retained to conduct a Phase One ESA on the property located at 69 & 117 John Street in Mississauga, Ontario.

The purpose of the Phase One ESA is to evaluate the environmental conditions of the Site and adjacent properties and to identify any actual or potential sources of contamination associated with the Site and surrounding properties.

The findings of the Phase One ESA identified four (4) on-Site PCAs and two (2) off-Site PCAs that may pose potential environmental liabilities to the Site. An evaluation of the PCAs identified six (6) APECs on the Site that require further evaluation. A Phase Two ESA is recommended to evaluate the current soil and groundwater conditions within the APECs.

This opinion is based on the following:

- The south part of the Site (69 John Street) was formerly an industrial land use and was occupied as a commercial autobody shop, towing and recovery garage, and construction equipment sales and servicing centre between the 1960s and 2000s. Any historical leaks or spills of fuel, lubricants and/or degreasers may pose potential environmental liabilities to the Site.
- A private fuel outlet was formerly located on the south part of the Site. Any historical leaks or spills of fuel may pose potential environmental liabilities to the Site.
- A dry cleaner (Mississauga Valley Dry Cleaners) was located east of the Site during the 1970s. Based on the close proximity (± 60 m), any leak or spills of dry cleaning solvents from this property may pose potential environmental liabilities to the Site.
- A CPR railway corridor has been located adjacent to the north of the Site since 1871. Based on the proximity, current and historical railway activities may pose potential environmental liabilities to the Site.
- The Site appears to have been re-graded with fill material after the closure of the former aggregates pit in the late-1950s. Imported fill material of unknown quality may potentially contain deleterious substances that pose environmental liabilities to the Site.



9.0 STUDY LIMITATIONS

CVD has prepared this report for the exclusive use of Drewlo Holding Inc. in evaluating the environmental conditions of the Site at the time of CVD's Site visit. CVD will not be responsible for the use of this report by any third party, or reliance on or any decision to be made based on it without the prior written consent of CVD. CVD accepts no responsibility for damages, if any, by any third party as a result of decisions or actions based on this report.







This report presents an overview of issues of environmental concern, reflecting CVD's best judgment using information reasonably available at the Site at the time of CVD's Site visit. CVD has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to CVD at the time of the Site visit.

The American Society of Testing and Materials Standard of Practice notes that no environmental Site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental Site assessment protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost. This assessment was carried out using historical data and a Site walkover. Intrusive testing is not part of the scope of this assessment.

We trust that the above report is complete within our terms of reference. If there are any questions concerning this matter, please do not hesitate to contact our office.

Respectfully submitted,

CHUNG & VANDER DOELEN ENGINEERING LTD.

 Peter Dao, M.Sc., P.Geo., QP_{ESA} Environmental Scientist		 Eric Y. Chung, M.Eng., P.Eng. Principal Engineer	
 Michael J. Lefebvre, P.Geo., QP_{ESA} Manager, Environmental Services			



10.0 REFERENCES

The following documents, maps, or other publications were reviewed and data from these documents was included in this Phase One ESA.

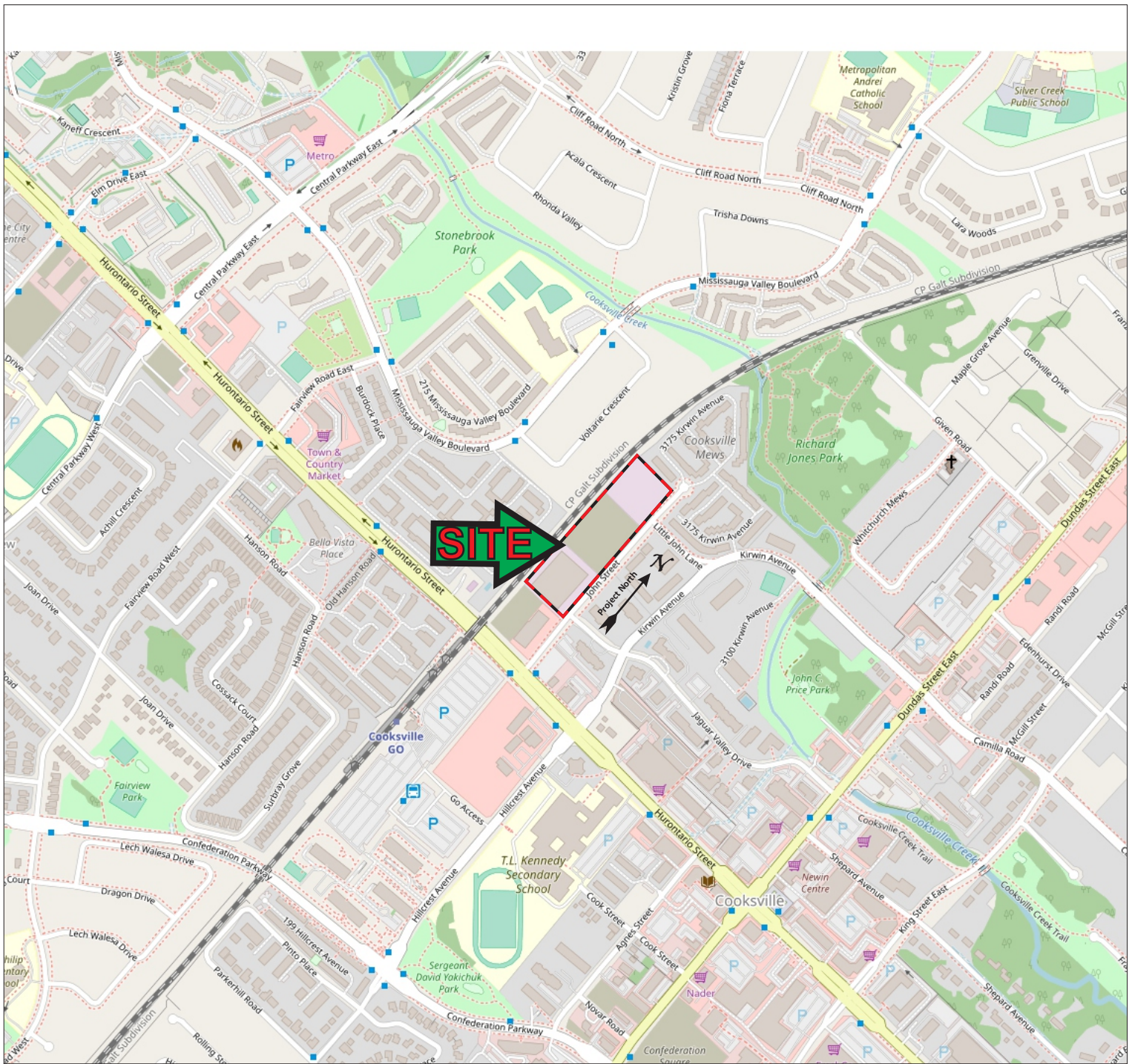
- Canadian Standard Association (CSA), 2012, Phase I Environmental Site Assessment CSA Z768-01 (R2012), Toronto, Canada.
- Environmental Solutions Ontario Inc., "Phase I and Phase II Environmental Site Assessment, 69 John Street, Mississauga, Ontario", dated November 2004.
- Intera Technologies Ltd., "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario," July 1988.
- Ministry of the Environment, Conservation and Parks Brownfield Site Registry. Retrieved from the Government of Ontario website: <https://www.ontario.ca/page/brownfields-redevelopment>
- Ministry of the Environment, Conservation and Parks Well Records. Retrieved from the Government of Ontario website: <https://www.ontario.ca/environment-and-energy/map-well-records>
- Ontario Ministry of Natural Resources Map P. 2204, "Quaternary Geology, Toronto and Surrounding Area, Southern Ontario", 1980.
- Ontario Ministry of Northern Development and Mines Map 2544, "Bedrock Geology of Southern Ontario – Southern Sheet", 1991.
- Ontario Ministry of the Environment, "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario," November 1998.
- Ontario Ministry of the Environment, "Ontario Inventory of Approved PCB Storage Sites", September 1998.
- Ontario Ministry of the Environment, "Waste Disposal Site Inventory," June 1991.
- Technical Standards and Safety Act, 2000 (S.O. 2000, Chapter 16). Retrieved from Government of Ontario e-laws website: <http://www.e-laws.gov.on.ca/>



APPENDIX A

KEY PLAN





LEGEND



SITE BOUNDARY



CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 Victoria Street North
Kitchener / Ontario / N2H 5E1
519-742-8979



KEY PLAN

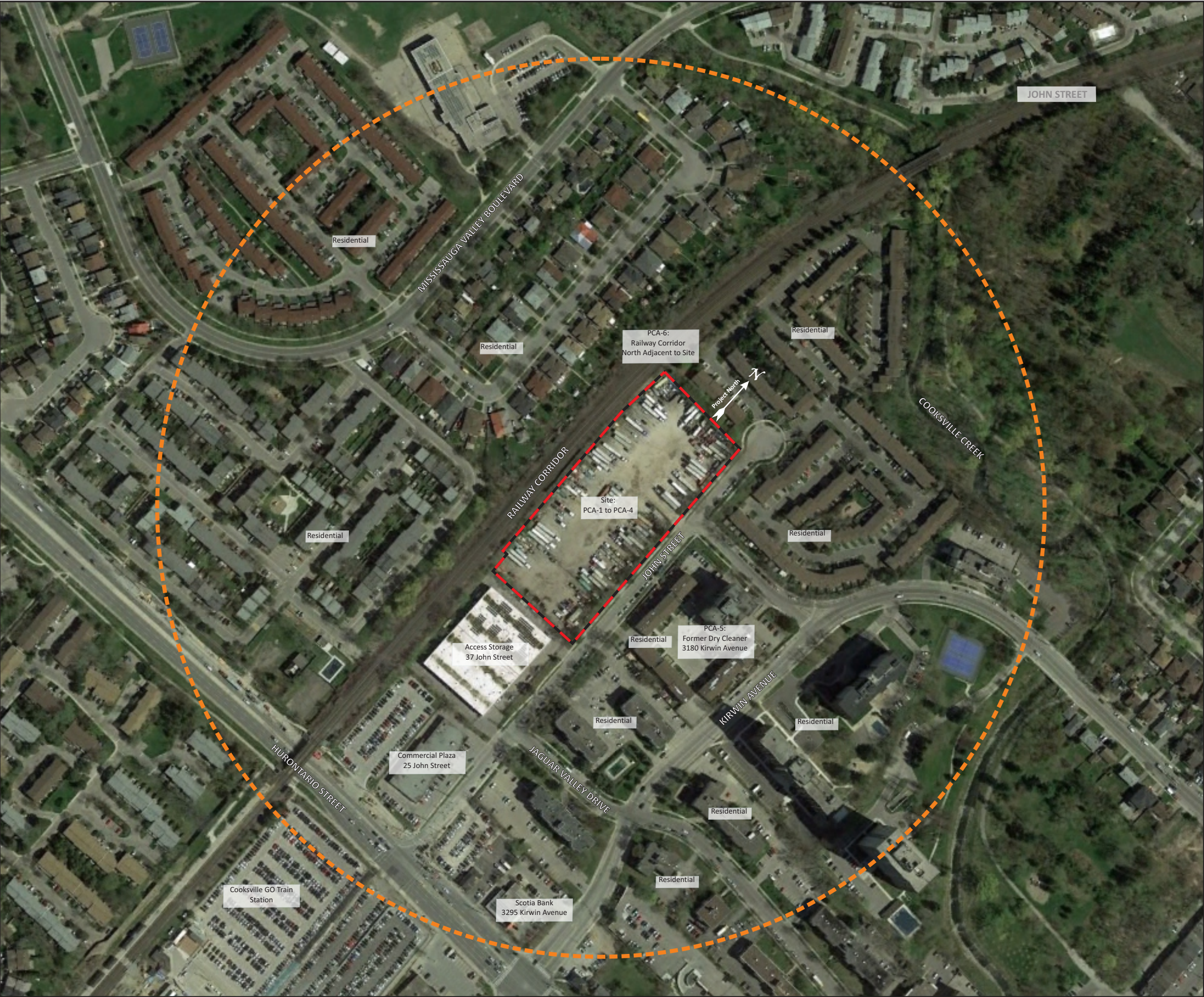
69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO

Date:	MAR. 2019
Scale:	1:10000
File No.:	E19745
Appendix:	A

APPENDIX B

PHASE ONE STUDY AREA PLAN





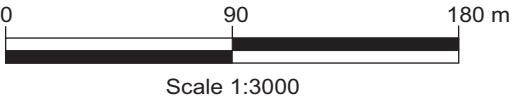
LEGEND



Site Boundary



Phase One Study Area



APPENDIX B: PHASE ONE STUDY AREA PLAN

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO**



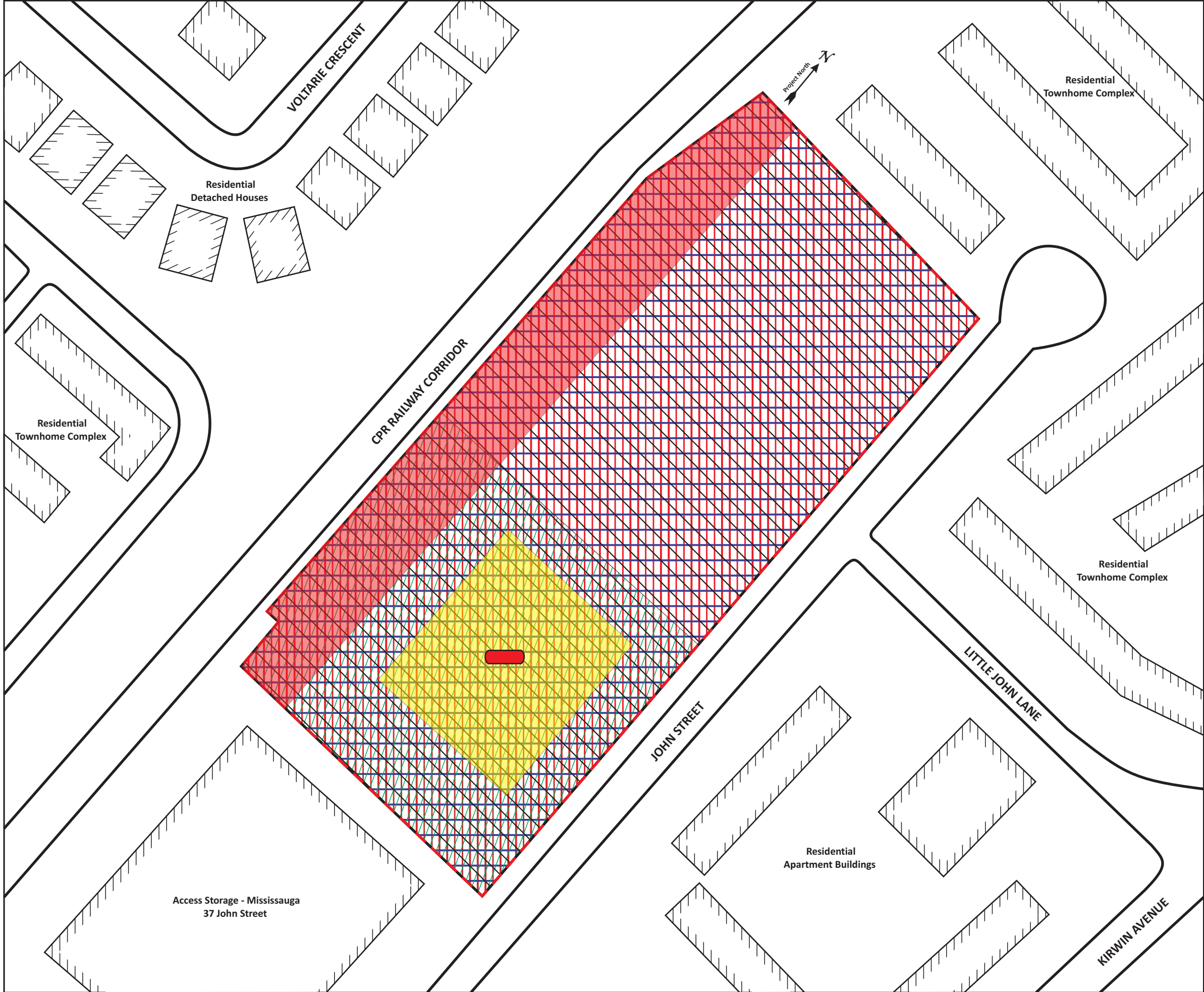
CHUNG & VANDER DOELEN
ENGINEERING LTD.

311 VICTORIA STREET NORTH
KITCHENER / ONTARIO / N2H 2E1 / 519-742-8979

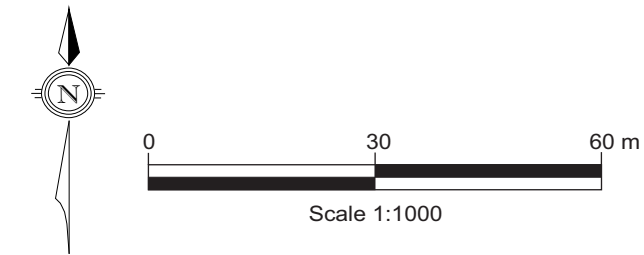
APPENDIX C

SITE PLAN / APEC PLAN





- LEGEND**
- Site Boundary
 - APEC-1
 - APEC-2
 - APEC-3
 - APEC-4
 - APEC-5
 - APEC-6
 - Historical UST/AST



APPENDIX C: SITE & APEC PLAN
PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO



CHUNG & VANDER DOELEN
ENGINEERING LTD.



311 VICTORIA STREET NORTH
KITCHENER / ONTARIO / N2H 2E1 / 519-742-8979

APPENDIX D


AERIAL PHOTOGRAPHS







	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979			
AERIAL PHOTO - 1954 69 & 117 JOHN STREET MISSISSAUGA, ONTARIO			Date:	MAR. 2019
			Scale:	NTS
			File No.:	E19745
			Appendix:	D




	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1966 69 & 117 JOHN STREET MISSISSAUGA, ONTARIO		
	Date:	MAR. 2019	
	Scale:	NTS	
	File No.:	E19745	
	Appendix:	D	



 <p>CHUNG & VANDER DOELEN ENGINEERING LTD.</p> <p>311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979</p>		
	Date:	MAR. 2019
	Scale:	NTS
	File No.:	E19745
<p>AERIAL PHOTO - 1977</p> <p>69 & 117 JOHN STREET MISSISSAUGA, ONTARIO</p>	Appendix:	D



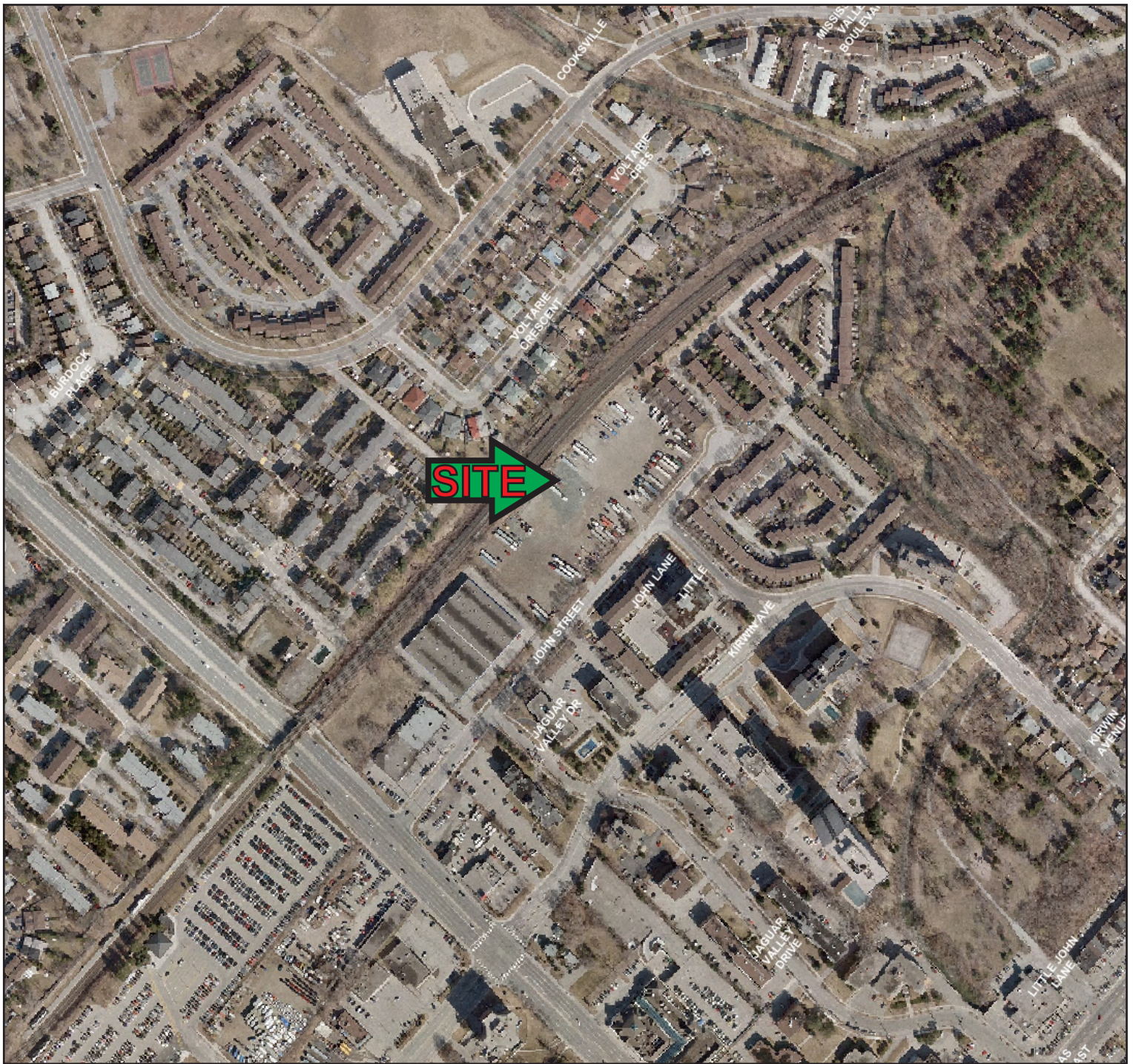
	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 1989 69 & 117 JOHN STREET MISSISSAUGA, ONTARIO		
	Date:	MAR. 2019	
	Scale:	NTS	
	File No.:	E19745	
	Appendix:	D	





 <p>CHUNG & VANDER DOELEN ENGINEERING LTD.</p> <p>311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979</p>		
	Date:	FEB. 2019
	Scale:	NTS
	File No.:	E19745
	Appendix:	D



AERIAL PHOTO - 2000

69 & 117 JOHN STREET
MISSISSAUGA, ONTARIO



	CHUNG & VANDER DOELEN ENGINEERING LTD.		
	311 Victoria Street North		
	Kitchener / Ontario / N2H 5E1		
	519-742-8979		
AERIAL PHOTO - 2010 69 & 117 JOHN STREET MISSISSAUGA, ONTARIO	Date:	MAR. 2019	
	Scale:	NTS	
	File No.:	E19745	
	Appendix:	D	



	CHUNG & VANDER DOELEN ENGINEERING LTD. 311 Victoria Street North Kitchener / Ontario / N2H 5E1 519-742-8979		
	AERIAL PHOTO - 2018		
	69 & 117 JOHN STREET MISSISSAUGA, ONTARIO		
	Date:	MAR. 2019	
	Scale:	NTS	
	File No.:	E19745	
	Appendix:	D	

APPENDIX E

SITE PHOTOGRAPHS





Photograph 1: View of the south part of the Site.



Photograph 2: View of the north part of the Site.



Photograph 3: View of the west end of the Site, adjacent to the raised railway bed.



Photograph 4: View of the east end of the Site, adjacent to John Street.


APPENDIX F

CORRESPONDENCES



Freedom of Information Request

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

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Peter Dao Chung & Vander Doelen Engineering Ltd 311 Victoria Street North Kitchener, Ontario N2H 5E1 Email Address: peter.dao@cvdengineering.com			FOI Request No.	FOI Co-ordinator Review date
			Date Request Received	Fee Paid
			Response Due Date	
Telephone/Fax Nos. Tel: 519-742-8979 Fax: 519-742-7739	Your Project/Reference No. E19745	Signature of Requester 	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/>	
Request Parameters Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) 69, 117 John Street, Mississauga, ON (single parcel of land with multiple municipal addresses) Present Property Owner(s) and Date(s) of Ownership Drewlo Holdings Inc. Previous Property Owner(s) and Date(s) of Ownership Present/Previous Tenant(s), (if applicable)				
Search Parameters Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.			Specify Year(s) Requested	
Environmental concerns (General correspondence, occurrence reports, abatement)			All	
Orders			All	
Spills			All	
Investigations/prosecutions ▶ Owner/tenant information must be provided			All	
Waste Generator number/classes				
Certificates of Approval ▶ Proponent information must be provided 1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, hydrogeological reports, etc.				
			SD	Specify Year(s) Requested
air – emissions				1986 to present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986 to present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986 to present
waste water – industrial discharge				1986 to present
waste sites – disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986 to present
waste systems	- haulers: sewage, non-hazardous & hazardous waste			
	- mobile waste processing units			
	- PCB destruction			
pesticides – licenses				1986 to present

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

Ministry of the Environment,
Conservation and Parks

Ministère de l'Environnement, de
la Protection de la nature et des
Parcs



Access and Privacy Office

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

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

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

January 31, 2019

Peter Dao
Cung & Underdown Engineering Ltd.
371 John Street N
Mississauga, ON L4W 1E1

Dear Peter Dao:

RE: **Freedom of Information and Protection of Privacy Act Request**
Our File # A-2019-00459, Your Reference E19745

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act relating to 69, 117 John Street, Mississauga.

After a thorough search through the files of the Ministry's Region-Peel District Office, Investigations and Enforcement Branch, Environmental Assessment and Permissions Branch, Sector Compliance Branch and Safe Drinking Water Branch, no records were located responsive to your request. To provide you with the response and in accordance with Section 57 of the Freedom of Information and Protection of Privacy Act, the fee of \$130.00 for 1 hour of search time @ \$130.00 per hour. We have applied the \$130.00 for this request from your initial payment.

The District Office has advised that there may be inactive records in the Records Centre, Mississauga. To retrieve these files there is a charge of \$60.00 with no guarantee that records will be located responsive to your request. If you would like us to retrieve these files, please forward to me payment by cheque (made payable to the 'Minister of Finance (FCI)') or credit card in the amount of \$60.00. Credit card forms are available on the Ministry's website <https://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the files retrieved from the Records Centre, the time for answering your request will be extended for an additional 30 days.

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

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

If you have any questions regarding this matter, please contact Junyi Cai at 416-314-4075.

Peter Dao

From: Public Information Services <publicinformationsservices@tssa.org>
Sent: Thursday, February 07, 2019 4:03 PM
To: Peter Dao
Subject: RE: Records Search - Storage Tanks

Hello Peter,

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 or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,

Yalini



Yalini Kanagendran | Public Information Agent

Facilities
345 Carlingview Drive
Toronto, Ontario M9W 6N9
Tel: +1-416-734-3449 | Fax: +1-416-231-6183 | E-Mail: publicinformationsservices@tssa.org
www.tssa.org



From: Peter Dao <peter.dao@cvdengineering.com>
Sent: February 7, 2019 11:27 AM
To: Public Information Services <publicinformationsservices@tssa.org>
Subject: Records Search - Storage Tanks

Hello,

At your earliest convenience, could you please search your records for the following properties for any reference to aboveground or underground storage tanks:

- 69 John Street, Mississauga, ON.
- 117 John Street, Mississauga, ON.

Thanks,

Peter

APPENDIX G

ERIS REPORT





DATABASE REPORT

Project Property: *Phase One ESA - 69 & 117 John Street,
Mississauga, ON
69 & 117 John Street
Mississauga ON L5A 1Y5*

Project No: *E19745*

Report Type: *Standard Select Report*

Order No: *20190121136*

Requested by: *Chung & Vander Doelen Engineering Ltd.*

Date Completed: *January 25, 2019*

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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.

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Executive Summary

Property Information:

Project Property: *Phase One ESA - 69 & 117 John Street, Mississauga, ON
69 & 117 John Street Mississauga ON L5A 1Y5*

Project No: *E19745*

Coordinates:

Latitude: *43.586363*
Longitude: *-79.619329*
UTM Northing: *4,826,858.75*
UTM Easting: *611,460.75*
UTM Zone: *UTM Zone 17T*

Elevation: *391 FT
119.09 M*

Order Information:

Order No: *20190121136*
Date Requested: *January 21, 2019*
Requested by: *Chung & Vander Doelen Engineering Ltd.*
Report Type: *Standard Select Report*

Historical/Products:

City Directory Search *CD - Subject Site plus 10 Adjacent Properties*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	N	-	-	-
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
DRYCLEANERS	Dry Cleaning Facilities	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EXP	List of TSSA Expired Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
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	4	4
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	N	-	-	-
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	TSSA Incidents	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MISA PENALTY	Environmental Penalty Annual Report	N	-	-	-

Database	Name	Searched	Project Property	Within 0.25 km	Total
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBW	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGW	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	N	-	-	-
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	TSSA Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	N	-	-	-
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	7	7
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	N	-	-	-
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
Total:			0	11	11

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

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>1</u>	GEN	1700558 Ontario Inc.	117 John Street Mississauga ON	NE/51.6	0.38	<u>13</u>
<u>2</u>	SPL	PUC	ARM OF COOKSVILLE CREEK 3175 KIRWIN AVENUE SANITARY SEWER MISSISSAUGA CITY ON L5A 3M4	ENE/185.2	-2.41	<u>13</u>
<u>2</u>	SPL	MISSISSAUGA HYDRO	3175 KIRWIN AVENUE, UNIT 40 TRANSFORMER MISSISSAUGA CITY ON L5A 3M4	ENE/185.2	-2.41	<u>13</u>
<u>2</u>	SPL	Future Paving Ltd.	3175 Kirwin Ave Mississauga ON	ENE/185.2	-2.41	<u>14</u>
<u>3</u>	SPL	The Regional Municipality of Peel	mississauga valley blvd and voltaire crescent Mississauga ON	NW/214.0	1.79	<u>14</u>
<u>4</u>	SPL		262 Mississauga Valley Blvd Mississauga ON	NNW/226.8	-1.25	<u>15</u>
<u>5</u>	GEN	MISSISSAUGA HYDRO PCB	3170 KERWIN DR. C/O 3240 MAVIS RD. MISSISSAUGA ON L5C 3K1	SSE/247.7	-5.19	<u>15</u>
<u>6</u>	GEN	RATHBURN CLEANERS 51-019	25 JOHN STREET MISSISSAUGA ON L5A 1Y5	SSW/250.0	2.90	<u>16</u>
<u>6</u>	GEN	RATHBURN CLEANERS	25 JOHN STREET MISSISSAUGA ON L5A 1Y5	SSW/250.0	2.90	<u>16</u>
<u>7</u>	SPL	PRIVATE RESIDENCE	MARGARET OGGIONI, 215 MISSISSAUGA VALLEY BLVD. #14 FURNACE OIL TANK MISSISSAUGA CITY ON L5A 1Y7	NW/250.0	1.53	<u>16</u>
<u>8</u>	SPL	Enbridge Gas Distribution Inc.	215 Mississauga Valley Blvd, Unit # 139 Mississauga ON	NW/250.0	1.80	<u>17</u>

Executive Summary: Summary By Data Source

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Dec 31, 2018 has found that there are 4 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1700558 Ontario Inc.	117 John Street Mississauga ON	NE	51.61	<u>1</u>
RATHBURN CLEANERS	25 JOHN STREET MISSISSAUGA ON L5A 1Y5	SSW	250.00	<u>6</u>
RATHBURN CLEANERS 51-019	25 JOHN STREET MISSISSAUGA ON L5A 1Y5	SSW	250.00	<u>6</u>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
MISSISSAUGA HYDRO PCB	3170 KERWIN DR. C/O 3240 MAVIS RD. MISSISSAUGA ON L5C 3K1	SSE	247.72	<u>5</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2018 has found that there are 7 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Regional Municipality of Peel	mississauga valley blvd and voltaire crescent Mississauga ON	NW	214.03	<u>3</u>
PRIVATE RESIDENCE	MARGARET OGGIONI, 215 MISSISSAUGA VALLEY BLVD. #14 FURNACE OIL TANK MISSISSAUGA CITY ON L5A 1Y7	NW	250.00	<u>7</u>
Enbridge Gas Distribution Inc.	215 Mississauga Valley Blvd, Unit # 139 Mississauga ON	NW	250.00	<u>8</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
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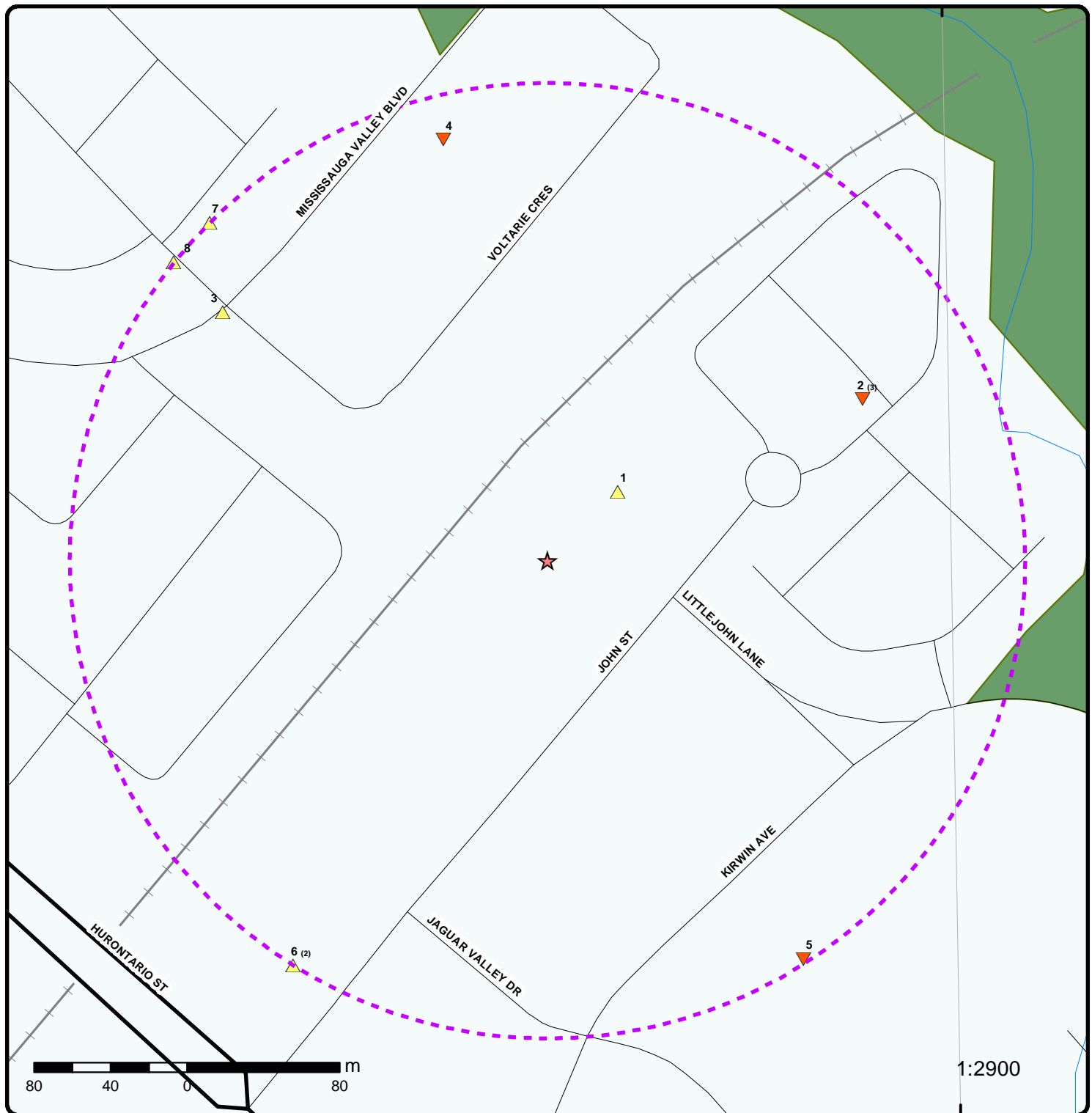
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
------------------------	----------------	------------------	---------------------	----------------

Future Paving Ltd.	3175 Kirwin Ave Mississauga ON	ENE	185.20	<u>2</u>
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MISSISSAUGA HYDRO	3175 KIRWIN AVENUE, UNIT 40 TRANSFORMER MISSISSAUGA CITY ON L5A 3M4	ENE	185.20	<u>2</u>
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PUC	ARM OF COOKSVILLE CREEK 3175 KIRWIN AVENUE SANITARY SEWER MISSISSAUGA CITY ON L5A 3M4	ENE	185.20	<u>2</u>
-----	---	-----	--------	--------------------------

	262 Mississagua Valley Blvd Mississauga ON	NNW	226.83	<u>4</u>
--	---	-----	--------	--------------------------



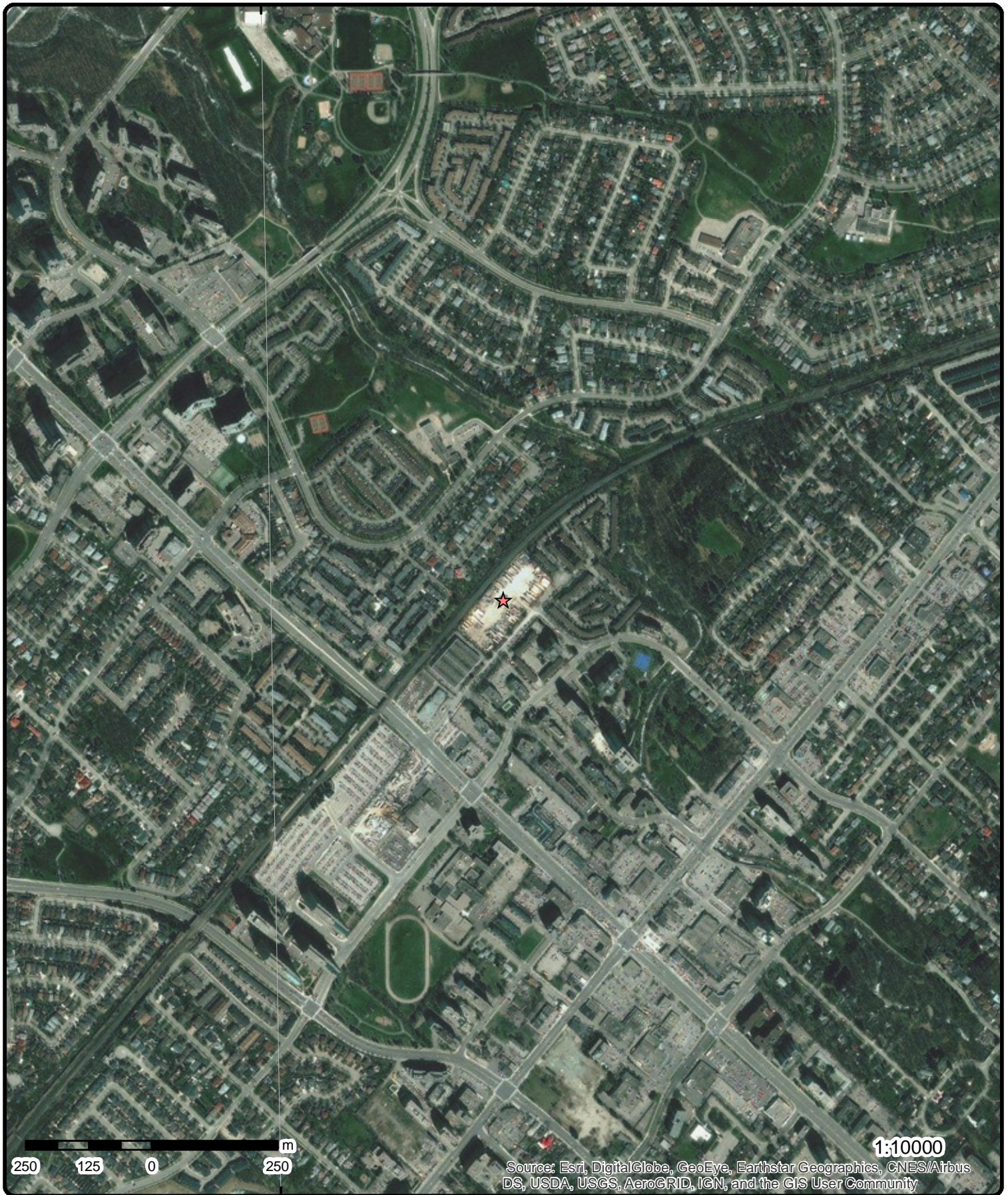
Map : 0.25 Kilometer Radius

Order No: 20190121136

Address: 69 & 117 John Street, Mississauga, ON, L5A 1Y5



	Project Property		Expressway		Industrial and Resource - Regions		National Park
	Buffer Outline		Principal Highway		Main Line		Provincial or Territorial Park
	Eris Sites with Higher Elevation		Secondary Highway		Sidetrack		Other Park
	Eris Sites with Same Elevation		Major Road		Transit Line		Golf Course or Driving Range
	Eris Sites with Lower Elevation		Local road		Abandoned Line		Park or Sports Field
	Eris Sites with Unknown Elevation		Trail				Other Recreation Area
			Proposed Road				
			Ferry Route/Ice Road				



Aerial (2013)

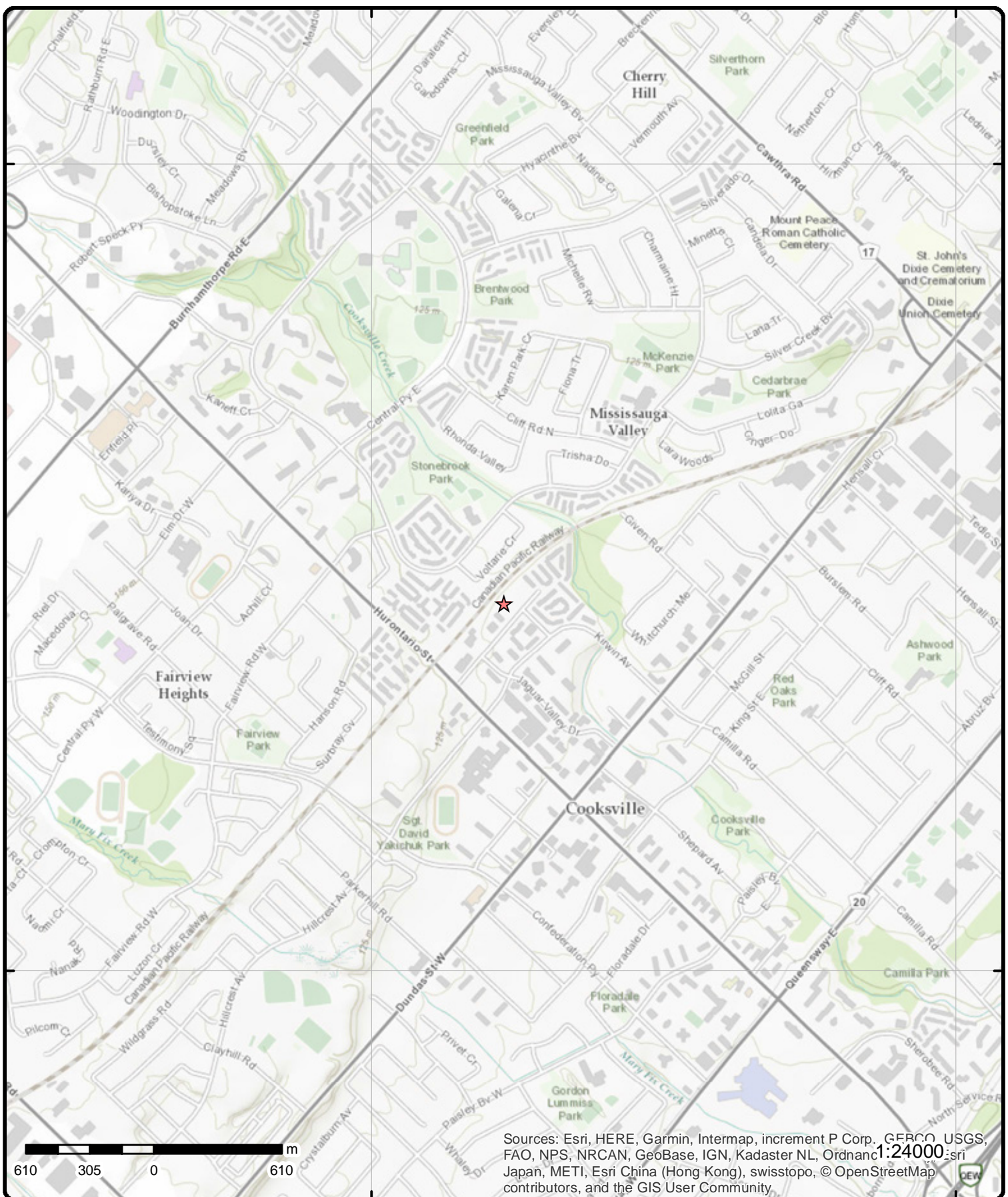
Address: 69 & 117 John Street, Mississauga, ON, L5A 1Y5

Source: ESRI World Imagery

Order No: 20190121136



© Eris Information Limited Partnership



Topographic Map

Address: 69 & 117 John Street, Mississauga, ON, L5A 1Y5

Source: ESRI World Topographic Map

Order No: 20190121136



© ERIS Information Limited Partnership

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 1	NE/51.6	119.5 / 0.38	1700558 Ontario Inc. 117 John Street Mississauga ON	GEN
Generator No: ON7174147 Status: Approval Years: 2010 Contam. Facility: MHSW Facility: SIC Code: 541620 SIC Description: Environmental Consulting Services		PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin:			
--Details--					
Waste Code: 243					
Waste Description: PCBS					
2	1 of 3	ENE/185.2	116.7 / -2.41	PUC ARM OF COOKSVILLE CREEK 3175 KIRWIN AVENUE SANITARY SEWER MISSISSAUGA CITY ON L5A 3M4	SPL
Ref No: 115062 Site No: Incident Dt: 6/29/1995 Year: Incident Cause: PIPE/HOSE LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Contaminant Qty: Environment Impact: CONFIRMED Nature of Impact: Multi Media Pollution Receiving Medium: LAND / WATER Receiving Env: Health/Env Conseq: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 6/29/1995 Dt Document Closed: Agency Involved: SAC Action Class: Incident Reason: UNKNOWN Incident Summary: PUC: WHITE MILKY WATER FROM SEWER TO LAND & COOKSVILLE CREEK:ONGOING:FD		Discharger Report: Material Group: Client Type: Sector Type: Source Type: Nearest Watercourse: Site Name: Site Address: Site District Office: Site County/District: Site Postal Code: Site Region: Site Municipality: 21102 Site Lot: Site Conc: Northing: Easting: WORKS, FD Site Geo Ref Accu: Site Geo Ref Meth: Site Map Datum:			
2	2 of 3	ENE/185.2	116.7 / -2.41	MISSISSAUGA HYDRO 3175 KIRWIN AVENUE, UNIT 40 TRANSFORMER MISSISSAUGA CITY ON L5A 3M4	SPL
Ref No: 115682		Discharger Report:			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> Site No: Incident Dt: 7/14/1995 Year: Incident Cause: COOLING SYSTEM LEAK Incident Event: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Contaminant Qty: Environment Impact: POSSIBLE Nature of Impact: Soil contamination Receiving Medium: LAND Receiving Env: Health/Env Conseq: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 7/14/1995 Dt Document Closed: Agency Involved: SAC Action Class: Incident Reason: EQUIPMENT FAILURE Incident Summary: MISSISSAUGA HYDRO: TRANSFORMER OIL SPILLED TO GROUND </div> <div> Material Group: Client Type: Sector Type: Source Type: Nearest Watercourse: Site Name: Site Address: Site District Office: Site County/District: Site Postal Code: Site Region: Site Municipality: 21102 Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Geo Ref Meth: Site Map Datum: </div> </div>					
<u>2</u>	3 of 3	ENE/185.2	116.7 / -2.41	Future Paving Ltd. 3175 Kirwin Ave Mississauga ON	SPL
<div> <div> Ref No: 4550-APTV8L Site No: NA Incident Dt: 8/1/2017 Year: Incident Cause: Incident Event: Leak/Break Contaminant Code: 13 Contaminant Name: DIESEL FUEL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: 1202 Contaminant Qty: 0 other - see incident description Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: Source Water Zone Health/Env Conseq: 2 - Minor Environment MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 8/1/2017 Dt Document Closed: Agency Involved: SAC Action Class: Pollution Incident Reports (PIRs) and "Other" calls Incident Reason: Equipment Failure Incident Summary: 3175 Kirwin Ave: bobcat leaking diesel to CB </div> <div> Discharger Report: Material Group: Client Type: Corporation Sector Type: Miscellaneous Communal Source Type: Motor Vehicle Nearest Watercourse: Site Name: bobcat leaking <UNOFFICIAL> Site Address: 3175 Kirwin Ave Site District Office: Halton-Peel Site County/District: Regional Municipality of Peel Site Postal Code: Site Region: Central Site Municipality: Mississauga Site Lot: Site Conc: Northing: 4826758 Easting: 611618 Site Geo Ref Accu: Site Geo Ref Meth: Site Map Datum: </div> </div>					
<u>3</u>	1 of 1	NW/214.0	120.9 / 1.79	The Regional Municipality of Peel mississauga valley blvd and voltaire crescent Mississauga ON	SPL
<div> <div> Ref No: 8508-87URDX Site No: Incident Dt: </div> <div> Discharger Report: Material Group: Client Type: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<div> <div> Year: Incident Cause: Pipe Or Hose Leak Incident Event: Contaminant Code: 99 Contaminant Name: WATER Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Contaminant Qty: Environment Impact: Confirmed Nature of Impact: Surface Water Pollution Receiving Medium: Receiving Env: Health/Env Conseq: MOE Response: Dt MOE Arvl on Scn: MOE Reported Dt: 7/30/2010 Dt Document Closed: Agency Involved: SAC Action Class: Watercourse Spills Incident Reason: Incident Summary: Region of Peel - potable water to creek </div> <div> Sector Type: Source Type: Nearest Watercourse: Site Name: Stormsewer<UNOFFICIAL> Site Address: Site District Office: Site County/District: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Geo Ref Meth: Site Map Datum: </div> </div>					
4	1 of 1	NNW/226.8	117.8 / -1.25	262 Mississauga Valley Blvd Mississauga ON	SPL
<div> <div> Ref No: 8685-9U4TWD Site No: NA Incident Dt: 2/26/2015 Year: Incident Cause: Leak/Break Incident Event: Contaminant Code: 43 Contaminant Name: SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Contaminant Qty: 0 other - see incident description Environment Impact: Nature of Impact: Surface Water Receiving Medium: Receiving Env: Health/Env Conseq: MOE Response: N Dt MOE Arvl on Scn: MOE Reported Dt: 2/26/2015 Dt Document Closed: 3/27/2015 Agency Involved: SAC Action Class: Watercourse Spills Incident Reason: Freeze/Thaw Incident Summary: WMB: Sediment to Cookville Creek </div> <div> Discharger Report: Material Group: Client Type: Sector Type: Source Type: Nearest Watercourse: Site Name: Water Main Break<UNOFFICIAL> Site Address: 262 Mississauga Valley Blvd Site District Office: Site County/District: Site Postal Code: Site Region: Mississauga Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Geo Ref Meth: Site Map Datum: </div> </div>					
5	1 of 1	SSE/247.7	113.9 / -5.19	MISSISSAUGA HYDRO PCB 3170 KERWIN DR. C/O 3240 MAVIS RD. MISSISSAUGA ON L5C 3K1	GEN
<div> <div> Generator No: ON0124329 Status: Approval Years: 89,90,92,93,94 Contam. Facility: MHSW Facility: </div> <div> PO Box No: Country: Choice of Contact: Co Admin: Phone No Admin: </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Code: SIC Description:	0000	*** NOT DEFINED ***			
<u>6</u>	1 of 2	SSW/250.0	122.0 / 2.90	RATHBURN CLEANERS 51-019 25 JOHN STREET MISSISSAUGA ON L5A 1Y5	GEN
Generator No:	ON1675100			PO Box No:	
Status:				Country:	
Approval Years:	92,93,94,95,96,97,98			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	9721				
SIC Description:	POWER LAUND./CLEANER				
--Details--					
Waste Code:	241				
Waste Description:	HALOGENATED SOLVENTS				
<u>6</u>	2 of 2	SSW/250.0	122.0 / 2.90	RATHBURN CLEANERS 25 JOHN STREET MISSISSAUGA ON L5A 1Y5	GEN
Generator No:	ON1675100			PO Box No:	
Status:				Country:	
Approval Years:	99,00,01			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	9721				
SIC Description:	POWER LAUND./CLEANERS				
--Details--					
Waste Code:	241				
Waste Description:	HALOGENATED SOLVENTS				
<u>7</u>	1 of 1	NW/250.0	120.6 / 1.53	PRIVATE RESIDENCE MARGARET OGGIONI, 215 MISSISSAUGA VALLEY BLVD. #14 FURNACE OIL TANK MISSISSAUGA CITY ON L5A 1Y7	SPL
Ref No:	117020			Discharger Report:	
Site No:				Material Group:	
Incident Dt:	8/11/1995			Client Type:	
Year:				Sector Type:	
Incident Cause:	PIPE/HOSE LEAK			Source Type:	
Incident Event:				Nearest Watercourse:	
Contaminant Code:				Site Name:	
Contaminant Name:				Site Address:	
Contaminant Limit 1:				Site District Office:	
Contam Limit Freq 1:				Site County/District:	
Contaminant UN No 1:				Site Postal Code:	
Contaminant Qty:				Site Region:	
Environment Impact:	POSSIBLE			Site Municipality:	21102
Nature of Impact:	Water course or lake			Site Lot:	
Receiving Medium:	LAND / WATER			Site Conc:	
Receiving Env:				Northing:	
Health/Env Conseq:				Easting:	MISSISSAUGA FD. WORKS.
MOE Response:				Site Geo Ref Accu:	
Dt MOE Arvl on Scn:				Site Geo Ref Meth:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
MOE Reported Dt: 8/11/1995 Site Map Datum: Dt Document Closed: Agency Involved: SAC Action Class: Incident Reason: CORROSION Incident Summary: PRIVATE RESIDENCE:45L FURNACE OIL TO BASEMENT AND SEWER. WORKS, FD.					
8	1 of 1	NW/250.0	120.9 / 1.80	Enbridge Gas Distribution Inc. 215 Mississauga Valley Blvd, Unit # 139 Mississauga ON	SPL
Ref No: 2185-B27T9K Discharger Report: Site No: NA Material Group: Incident Dt: 2018/06/29 Client Type: Corporation Year: Sector Type: Miscellaneous Industrial Incident Cause: Source Type: Valve/Fitting/Piping Incident Event: Leak/Break Nearest Watercourse: Contaminant Code: 35 Site Name: residential property<UNOFFICIAL> Contaminant Name: NATURAL GAS (METHANE) Site Address: 215 Mississauga Valley Blvd, Unit # 139 Contaminant Limit 1: 0 Site District Office: Halton-Peel Contam Limit Freq 1: none Site County/District: Regional Municipality of Peel Contaminant UN No 1: 1075 Site Postal Code: Contaminant Qty: 0 other - see incident description Site Region: Central Environment Impact: Site Municipality: Mississauga Nature of Impact: Receiving Medium: Receiving Env: Air Health/Env Conseq: 2 - Minor Environment MOE Response: No Dt MOE Arvl on Scn: MOE Reported Dt: 2018/06/29 Site Geo Ref Accu: Dt Document Closed: Site Geo Ref Meth: Agency Involved: Site Map Datum: SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Incident Reason: Operator/Human Error Incident Summary: TSSAfsb ½ pl IP gas srvc dmgd, made safe					

Unplottable Summary

Total: 2 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
SPL	ARMBRO CONSTRUCTION	HWY 10 SOUTH OF STEELES AVE TRANSPORT TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL		MVA at Hurontario St just north of 401 <UNOFFICIAL>	Mississauga ON	

Unplottable Report

Site: ARMBRO CONSTRUCTION HWY 10 SOUTH OF STEELES AVE TRANSPORT TRUCK (CARGO) MISSISSAUGA CITY ON		Database: SPL	
Ref No:	101040	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	6/10/1994	Client Type:	
Year:		Sector Type:	
Incident Cause:	PIPE/HOSE LEAK	Source Type:	
Incident Event:		Nearest Watercourse:	
Contaminant Code:		Site Name:	
Contaminant Name:		Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:		Site Region:	
Environment Impact:	NOT ANTICIPATED	Site Municipality:	21102
Nature of Impact:		Site Lot:	
Receiving Medium:	LAND	Site Conc:	
Receiving Env:		Northing:	
Health/Env Conseq:		Easting:	BRAMPTON WORKS
MOE Response:		Site Geo Ref Accu:	
Dt MOE Arvl on Scn:		Site Geo Ref Meth:	
MOE Reported Dt:	6/10/1994	Site Map Datum:	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:			
Incident Reason:	EQUIPMENT FAILURE		
Incident Summary:	ARMBRO-UKN QTY HYDRAULIC OIL TO ROADWAY & STORM SEWER,CLEANED-UP,WORKS.		

Site: MVA at Hurontario St just north of 401 <UNOFFICIAL> Mississauga ON		Database: SPL	
Ref No:	8811-87YKWE	Discharger Report:	
Site No:		Material Group:	
Incident Dt:		Client Type:	
Year:		Sector Type:	Transport Truck
Incident Cause:	Other Transport Accident	Source Type:	
Incident Event:		Nearest Watercourse:	
Contaminant Code:	13	Site Name:	MVA at Hurontario St just north of 401 <UNOFFICIAL>
Contaminant Name:	DIESEL FUEL	Site Address:	
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site County/District:	
Contaminant UN No 1:		Site Postal Code:	
Contaminant Qty:	450 L	Site Region:	
Environment Impact:	Confirmed	Site Municipality:	
Nature of Impact:	Soil Contamination; Surface Water Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
Health/Env Conseq:		Easting:	
MOE Response:		Site Geo Ref Accu:	
Dt MOE Arvl on Scn:		Site Geo Ref Meth:	
MOE Reported Dt:	8/3/2010	Site Map Datum:	
Dt Document Closed:			
Agency Involved:			
SAC Action Class:	Highway Spills (usually highway accidents)		
Incident Reason:	Spill		
Incident Summary:	Spill, 450 L, Diesel,Hurontario north of 401, Ajax Logistics		

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial

AGR

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial

AGR

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

Government Publication Date: Up to Sep 2018

Abandoned Mine Information System:

Provincial

AMIS

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

Government Publication Date: 1800-Nov 2016

Anderson's Waste Disposal Sites:

Private

ANDR

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private

AUWR

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

Government Publication Date: 1999-Jul 31, 2018

Borehole:

Provincial

BORE

A borehole is the generalized term for any narrow shaft drilled in the ground, either vertically or horizontally. The information here includes geotechnical investigations or environmental site assessments, mineral exploration, or as a pilot hole for installing piers or underground utilities. Information is from many sources such as the Ministry of Transportation (MTO) boreholes from engineering reports and projects from the 1950 to 1990's in Southern Ontario. Boreholes from the Ontario Geological Survey (OGS) including The Urban Geology Analysis Information System (UGAIS) and the York Peel Durham Toronto (YPDT) database of the Conservation Authority Moraine Coalition. This database will include fields such as location, stratigraphy, depth, elevation, year drilled, etc. For all water well data or oil and gas well data for Ontario please refer to WWIS and OOGW.

Government Publication Date: 1875-Jul 2014

Certificates of Approval:

Provincial

CA

This database contains the following types of approvals: Air & Noise, Industrial Sewage, Municipal & Private Sewage, Waste Management Systems and Renewable Energy Approvals. The MOE in Ontario states that any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste, must have a Certificate of Approval before it can operate lawfully. Fields include approval number, business name, address, approval date, approval type and status. This database will no longer be updated, as CofA's have been replaced by either Environmental Activity and Sector Registry (EASR) or Environmental Compliance Approval (ECA). Please refer to those individual databases for any information after Oct.31, 2011.

Government Publication Date: 1985-Oct 30, 2011*

Commercial Fuel Oil Tanks:

Provincial

CFOT

List of commercial underground fuel oil tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Note: the Fuels Safety Division does not register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of commercial fuel tanks in the province. The TSSA updates information in its system on an ongoing basis; 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: Feb 28, 2017

Chemical Register:

Private

CHEM

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

Government Publication Date: 1999-Jul 31, 2018

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 - Dec 2018

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 2018

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-Nov 30, 2018

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 - Oct 2018

Dry Cleaning Facilities:

Federal

DRYCLEANERS

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 2016

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-Dec 31, 2018

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-Nov 30, 2018

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-Dec 31, 2018

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-Oct 31, 2018

Environmental Issues Inventory System:

Federal

EIIS

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial

EMHE

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

Government Publication Date: Dec 31, 2016

List of TSSA Expired Facilities:

Provincial

EXP

List of facilities and tanks - for which there was once a registration - no longer registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed from the ground are included in the expired facilities inventory held by the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of expired tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Federal Convictions:

Federal

FCON

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

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

Government Publication Date: Jun 2000-Oct 2018

Fisheries & Oceans Fuel Tanks:

Federal

FOFT

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

Government Publication Date: 1964-Sep 2017

Fuel Storage Tank:

Provincial

FST

List of registered private and retail fuel storage tanks made available by the Fuels Safety Program of the Technical Standards & Safety Authority (TSSA). Ontario Regulation 213/01 of the Technical Standards and Safety Act (2000) requires that all underground tanks be registered with the TSSA. Notes: the Fuels Safety Division did not register private fuel underground/aboveground storage tanks prior to January of 1990, or furnace oil tanks prior to May 1, 2002; nor does the Division register waste oil tanks in apartments, office buildings, residences, etc., or aboveground gas or diesel tanks. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel storage tanks/tank facilities in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Fuel Storage Tank - Historic:

Provincial

FSTH

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

GEN

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

Government Publication Date: 1986-Dec 31, 2018

Greenhouse Gas Emissions from Large Facilities:

Federal

GHG

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

Government Publication Date: 2013-Dec 2016

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*

TSSA Incidents:Provincial [INC](#)

List of spills and leaks of diesel, fuel oil, gasoline, natural gas, propane, and hydrogen reported to the Spills Action Centre (SAC) and made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), the TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors, and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires, and explosions. Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of fuel-related leaks, spills, and incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Landfill Inventory Management Ontario:Provincial [LIMO](#)

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

Government Publication Date: Sep 30, 2017

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*

Environmental Penalty Annual Report:Provincial [MISA PENALTY](#)

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, 2017

Mineral Occurrences:Provincial [MNR](#)

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

Government Publication Date: 1846-Jan 2018

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, 2016

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 National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2018

National Energy Board Wells:

Federal

NEBW

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

OGW

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

Government Publication Date: 1988-August 31, 2018

Ontario Oil and Gas Wells:

Provincial

OOGW

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

Government Publication Date: 1800-May 2018

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-Nov 30, 2018

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: 1988-Mar 2018

TSSA Pipeline Incidents:

Provincial

PINC

List of pipeline incidents (strikes, leaks, spills) made available by the Technical Standards and Safety Authority (TSSA). Under the Technical Standards & Safety Act (2000), 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 pipeline incidents in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994-Nov 30, 2018

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-2016

Record of Site Condition:

Provincial

RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Sep 2018

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-Jul 31, 2018

Scott's Manufacturing Directory:

Private

SCT

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

Government Publication Date: 1988-Sep 2018

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, 2016

Anderson's Storage Tanks:

Private

TANK

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal

TCFT

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

Government Publication Date: 1970-Aug 2017

TSSA Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Records are not verified for accuracy or completeness. This is not a comprehensive or complete inventory of tank variances in the province. The TSSA updates information in its system on an ongoing basis; this listing is hence limited by the record date provided here.

Government Publication Date: Feb 28, 2017

Waste Disposal Sites - MOE CA Inventory:

Provincial

[WDS](#)

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

Government Publication Date: Oct 2011-Dec 31, 2018

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial

[WDSH](#)

In June 1991, the Ontario Ministry of Environment, Waste Management Branch, published the "June 1991 Waste Disposal Site Inventory", of all known active and closed waste disposal sites as of October 30st, 1990. For each "active" site as of October 31st 1990, information is provided on site location, site/CA number, waste type, site status and site classification. For each "closed" site as of October 31st 1990, information is provided on site location, site/CA number, closure date and site classification. Locations of these sites may be cross-referenced to the Anderson database described under ERIS's Private Source Database section, by the CA number.

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial

[WWIS](#)

This database describes locations and characteristics of water wells found within Ontario in accordance with Regulation 903. It includes such information as coordinates, construction date, well depth, primary and secondary use, pump rate, static water level, well status, etc. Also included are detailed stratigraphy information, approximate depth to bedrock and the approximate depth to the water table.

Government Publication Date: Dec 31, 2017

Definitions

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

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

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

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

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

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

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

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

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

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

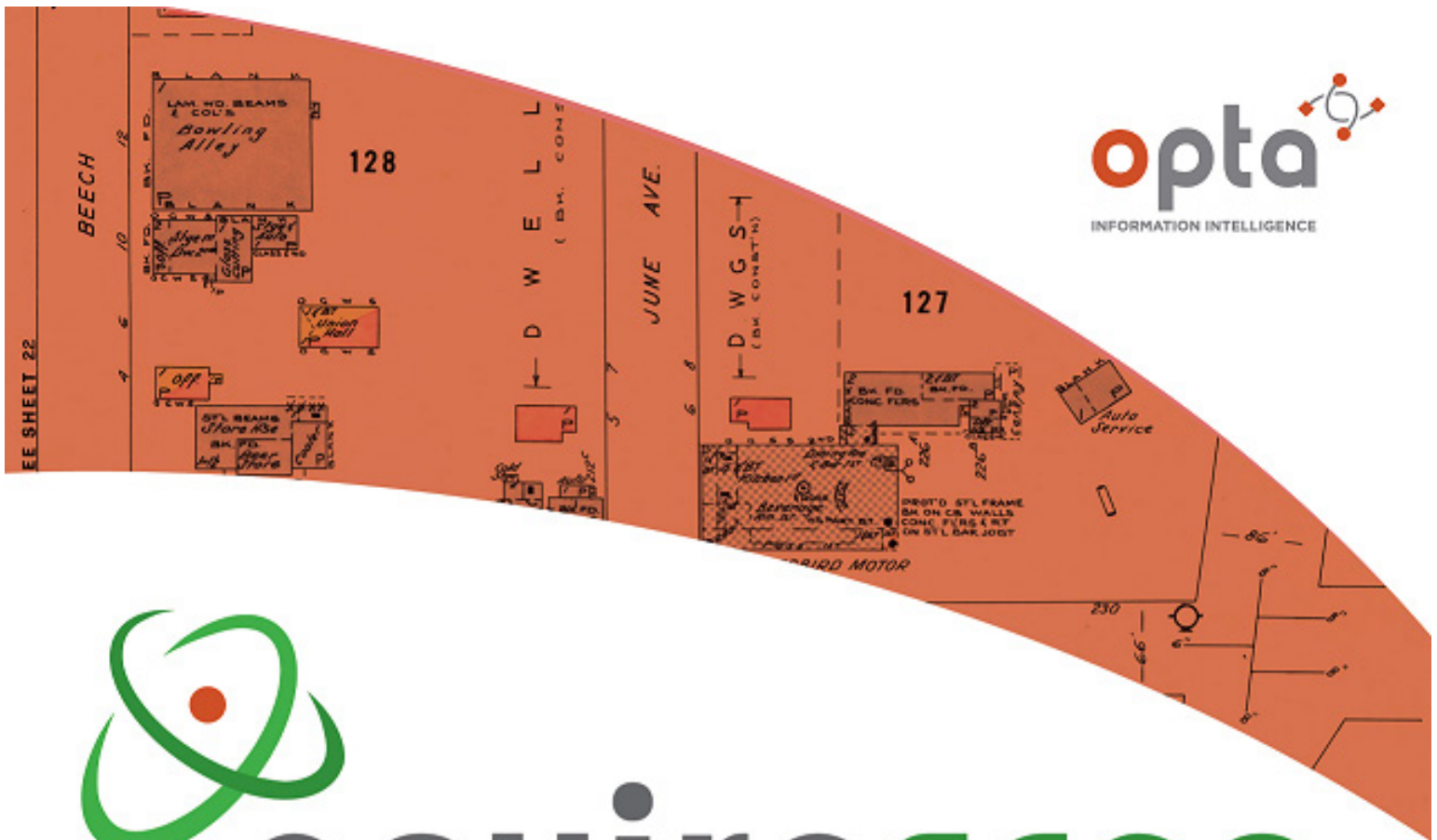
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

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

APPENDIX H

OPTA REPORT





enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:
Sunita

Site Address:

69 117 John Street Mississauga ON Canada

Project No:

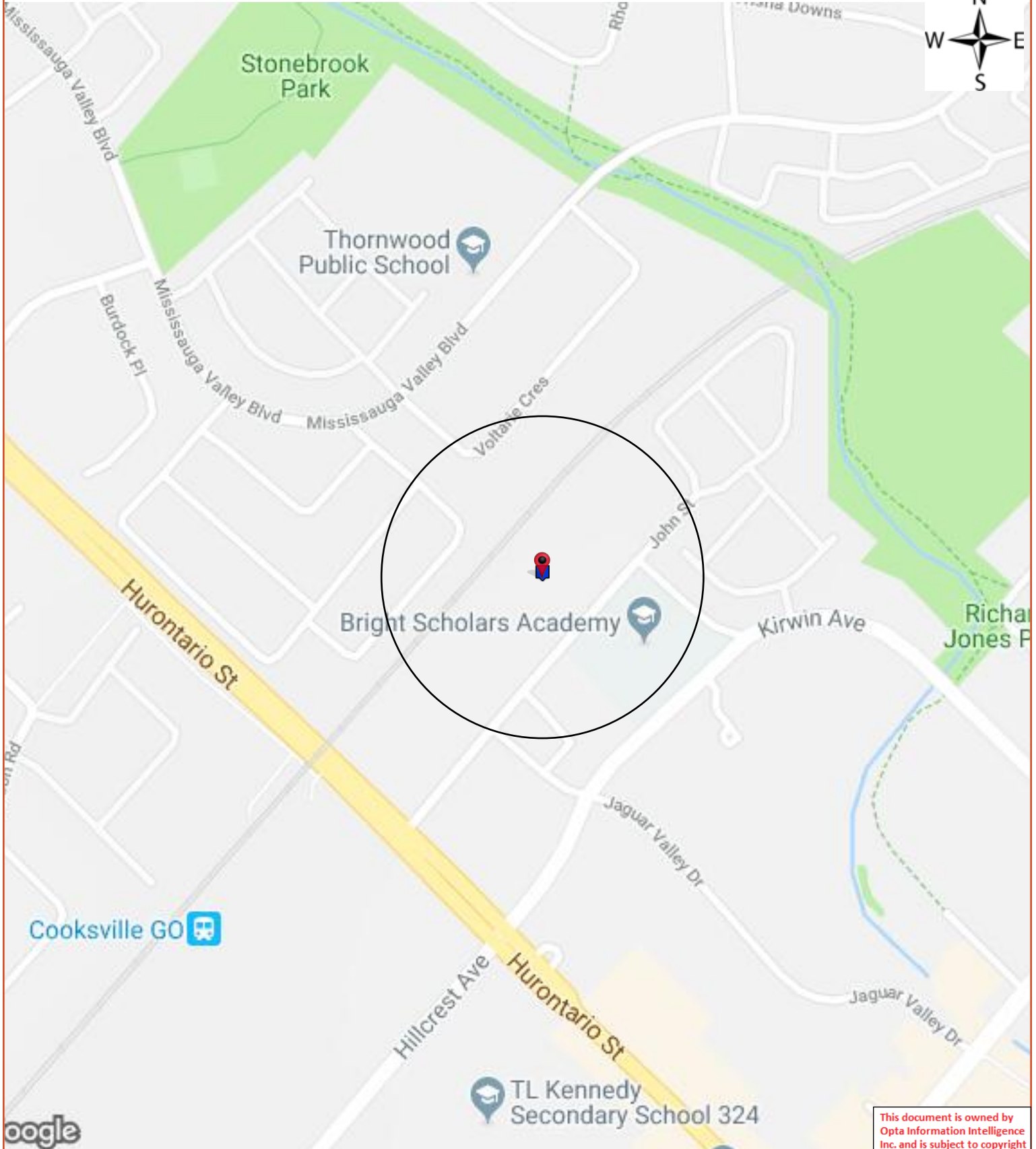
E19745
Opta Order ID:
57875

Requested by:

Peter Dao
Chung Vander Doelen
Engineering Ltd.

Date Completed:

2/7/2019 10:31:36 AM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

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

Disclaimer

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

Entire Agreement

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

Governing Document

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

Law

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

Page Report Title

5 (1983) COMMERCIAL PROPERTY FIRE RATING FORM Report - 1983 MISSISSAUGA AUTO COLLISION 69 John Street Mississauga ON L5A1Y5 (distance = 0 metres*)

10 (1977) FIRE INSPECTION AND RATE CALCULATION FORM Report - 1977 69 John Street Mississauga ON L5A1Y5 (distance = 0 metres*)

14 (1983) Siteplan Report - 1983 69 John Street Mississauga ON L5A1Y5 (distance = 0 metres*)



**COMMERCIAL PROPERTY FIRE RATING FORM
Report - 1983 MISSISSAUGA AUTO COLLISION 69
John Street Mississauga ON L5A1Y5**

Requested by:
Peter Dao

Date Completed: 02/07/2019 10:31:36



OPTA INFORMATION INTELLIGENCE

COMMERCIAL PROPERTY FIRE RATING FORM Report - 1983 MISSISSAUGA AUTO COLLISION 69 John Street Mississauga ON L5A1Y5





COMMERCIAL PROPERTY FIRE RATING FORM

CODING

INC.	TEAR.	CONF.	PROT.
553	91	7	2

LOCATION MISSISSAUGA NAME MISSISSAUGA AUTO COLLISION FILE NO METCANALICO

ADDRESS 69 JOHN STREET.

Insp'd. by A. J. [signature] Date June 1, 85.

Rated by 207 Date JUNE 3, 83

BASIC CONSTRUCTION: (SECTION 11)

WALLS (ITEMS 210-215)

Construction Class — 4 — Bldg. Comb. Class 133

WALL AREA	MASONRY		FIRE RES.		NON COMB.	DETAIL OF WALL CONSTRUCTION	% OF WALL PERIM.	POINTS	CHARGES
	Wall Type	Wall Thick.	Dist. Type	Fire Res.					
	W. 1	10"	D	1 hr		C.B. + C.B.M.C. + BR.	75 % x 0		0
	W.		D	HR	✓	S.F.M.C.	25 % x 230		58
	W.		D	1 hr			25 % x		
	W.		D	HR			25 % x		
	W.		D	1 hr			25 % x		

Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal ☐ Comb. ☐

Panels in masonry or fire resistive walls: Comb. ☐ Non-comb. ☐ Glass ☐ Slow burning gl. ☐

Special Conditions (Describe).....

Columns in (or adjacent to) non-bearing masonry walls: Unprot. metal ☐ Comb. ☐

Panels in masonry or fire resistive walls: Comb. 1, 1 Non-comb. ☐ Glass ☐ Slow burning ☐

Special Conditions (Describe).....

FLOOR(S) AND ROOF (ITEMS 220-223)

LEVEL	DIMENSIONS	MAS. or F.R. Gross Type	Fine ft/s	NON COMB	COMB	DETAILS OF FLOOR/ROOF MATERIALS	% of Total Floor/Roof Area	POINTS
Grade		U	✓	CHR		CONC. ON GRADE	50 %	0
		D		CR			% X	
		D		ML			% X	
Roof		D		CR	✓	WOOD ON EXP. STEEL	14 %	300
Roof		O		SH	✓	STEEL ON STEEL	6 %	170

Total Basic Construction Charges:

Schedule Base

Building Base

Building Base x 1.0 Comb. Modifier (ITEM 230) x 0(1) = BASIC BUILDING RATE:

2 (carried fwd. over last)

SECONDARY CONSTRUCTION: (SECTION III)

SECONDARY CONSTRUCTION (SECTION III)										% Charge
Height: ITEM 300 Nbr. Stories <u>1</u> Bas. <u>NO</u> Comb. Stories (Without ground level access) <u>0</u>										0
Vertical Openings: ITEM 310										0
										0
Area: ITEM 320 <u>15.2</u> x <u>32.0</u> Passenger <u>5.5</u> x <u>13.7</u> Freight <u>4.3</u> x <u>4.6</u>										
Grade Floor Area <u>581.50</u> Total Area <u>581.50</u> Effective Area <u>581.50</u>										4
Roof Surface: ITEM 330 Approved <input checked="" type="checkbox"/> Other (Described) _____										
Combustible Concealed Spaces: ITEM 340 Roof Space: Percentage of total roof area <u>5</u> %										1
Ceiling Space: Percentage of total floor area <u>2</u> %										
Combustible Interior Construction: ITEM 350										
Floor Surfacing: Percentage of total floor area <u>1</u> %										
Interior Walls or Partitions: Percentage of total exterior wall area <u>1</u> %										
Mezzanines or Decks: Percentage of total floor/roof area <u>12</u> %										20
Combustible Interior Finish or Insulation: ITEM 360										
Walls: Percentage of total area of exterior walls: Ord. Dam. <u>1</u> % Spec. Dam. <u>1</u> %										
Roof & Floor(s): Percentage of total area of ceilings: Ord. Dam. <u>1</u> % Spec. Dam. <u>1</u> %										
Combustible Exterior Finish or Attachments: ITEM 370										
Building Condition: ITEM 380 Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor <input type="checkbox"/>										
Built in <u>1950's</u> Est. <u>14</u> Additions Built in _____ Est. <u>1</u>										
Air Conditioning: <u>0</u> % Central <input type="checkbox"/> Window <input type="checkbox"/>										
Total Secondary Construction Charges:										25%

OCCUPANCY: (SECTION IV, V, VI & VII)

St. No. Floor	Floor Area	% of Total Area	Occ'y Item No.	Name and Description of Occupancy and Hazards	Basic Occ'y Charge	Hazard Charges	Sep'd. Occ'y Factor	Total Occ'y Charge	Comb. Cl.	Susc. Cl.	Ind. Code
Common Hazards Applicable to Building											
				645 FIBER-HOT AIR UNITS		5%					
				721-1C							
69	581.5	100%	508	AUTO BODY SHOP 5 HANDS	125%						
69			730	NON-STANDARD STORAGE	(3X50)	150%					
			205	AND HANDLING OF 32 GALLONS							
			730	CL. I.B. LIQUIDS, SPRAYING		30%					
			730	CL. I. LIQUIDS IN AN		75%					
			730	EFFECTIVE BOOTH STORAGE							
			1A3	OF OXYGEN BESIDE ACETYLENE		25%					
			730	WATER TANKS, POOR HOUSEKEEPING AND		300%					
			730	TO MAROPOT WASTE DISPOSAL		75%					
				STANDARD EXTINGUISHERS							
TOTAL										building	553
										IND. CODE	

Major Occupancy Charge 780%
 20% of (next 10 highest additional Total Occupancy Charges) 5%
 Common Hazards applicable to the Building 785%
 Net Occupancy Charge 785%
 L1, L2 Area N/A
 Net Occupancy Charge x Occ'y Mnd. Factor (ITEM 418) 25%
 ** Total Secondary Construction Charge (brought forward from overleaf) +

EXPOSURE: (SECTION VIII)

Facing Wall of Exposure					Facing Wall of Risk			Exposure Distance
Mas. Semi Prot.	Mas. Unprot.	Non Comb.	Comb. Class	Lev.Ht.	Comb. & Masonry Non Comb Unprot.	Masonry Semi Prot.	Masonry Unprot.	

Exposure Charge +
 Party Wall Charge (ITEM 833) +
 Communication Charge (ITEM 837) + 100%

(brought forward from overleaf) BASIC BUILDING RATE 350 x 910% = UNPROTECTED BLDG. RATE 3.185

MUNICIPAL PROTECTION: (SECTION IX)

F.U.S. Prot. Class 3 Revised Prot. Class
 Dist. to Hydrants: Stdr. [] Non Stdr. [] m. Accessibility: Good [] Poor []
 Dist. to Fire Hall: Stdr. [] Non Stdr. [] km. Congested Area: Yes [] No []
 Unprotected Bldg. Rate x 1.1 Protection Class Factor = PROTECTED BLDG. RATE 1.901

BUILDING ADJUSTMENT FACTOR: (SECTION X)

Protected Bldg. Rate x 1.06 Building Adjustment Factor =

INTERNAL PROTECTION: (SECTION XI)

Extinguishers Stdr. [] 3% Credit W. & C. Stdr. [] % Credit
 S.P. & H. Stdr. [] % Credit Automatic Fire Detection System Stdr. [] % Credit
 Automatic Sprinklers [] (Describe) % Credit
 Other Auto. Protection [] (Describe) % Credit
 GROSS BLDG. RATE 1.905 Less 3% = Less % =

GROSS BLDG. RATE 1.905

FINAL BLDG. RATE 1.871

CONTENTS RATES (SECTION XII)

Ind. Code	Susc. Class	OCCUPANCY	Susc. Charge	Hazards Adj.	Conts. Adj. Factor	Adj. Conts. Charge	Gross Bldg. Rate	Gross Conts. Rate	Int. Prot. Factor	FINAL CONTS. RATE
553	53	AUTO BODY SHOP	400	x 7.55	x .80	= 2.916	+ 1.485	= 3.901	x .95	= 3.706
				x	x	=	+	=	x	=
				x	x	=	+	=	x	=
				x	x	=	+	=	x	=
				x	x	=	+	=	x	=

Indicate with * any rate subject to E.C. Extra.

COMMERCIAL PROPERTY FIRE INSPECTION SURVEY FORM
OCCUPANCY & SPECIAL HAZARDS - (SECTIONS IV, V, VI & VII)

SEPARATED OCCUPANCY: Is There Any Occupant(s) Cut-Off VERTICALLY ☐ / HORIZONTALLY ☐ ? Yes ☐ No ☐.
 If Yes - Such Occupant Occupies _____ % Of The Total Floor Area;
 It Yes - Such Occupant Occupies _____ % Of The Total Floor Area;

Describe: _____

OCCUPANCY DETAILS: Indicate:				1) Business Name Of Each Tenant	2) Special Hazards Including Process Operations) And Faults Of Management.	3) Number, Type And Location Of Manual Fire Fighting Equipment.	4) Any Other Exceptional Features Of The Risk Not Discussed Elsewhere. And 5) Any Vacant Section(s).
CIVIC NO.	FLOOR LEVEL	AREA (m ²)	IBC INT. CODE				
69	GROUND	5915	553	MISSISSAUGA AUTO COLLISION AUTO BODY REPAIR SHOP - 5 HANDS. FLAMMABLE LIQUIDS STORED IN THREE ORDINARY CABINETS IN TALL ORIGINAL ORIGINAL SHIPPING CONTAINERS CONSIST OF: 45 GALLONS DIACRYL ACRYLIC ENAMELS (F.P. 78°F), 30 GALLONS R-M ACRYLIC LACQUERS (F.P. 32°F), 70 GALLONS R-M SYNTHETIC ENAMELS (F.P. 82°F) AND 1 GALLON SHARPWIN WILLIAMS STANDARD REDUCER. FLAMMABLE LIQUIDS STORED OUTSIDE OF THESE CABINETS IN ORIGINAL CONTAINERS CONSIST OF APPROX. 2 GALLONS R-M DIA-MONT REDUCER (F.P. 83°F), ONE GALLON DUPONT ENAMEL BLENDING SOLVENT (F.P. 20°F), ONE GALLON R-M ACRYLIC RETARDER (F.P. 57°F), TWO GALLONS R-M WAX AND SILICONE RETARDER (F.P. 85°F), ONE GALLON R-M SUPER MAX REDUCER (F.P. 28°F), ONE GALLON R-M DIACRYL COLOUR THINNER (F.P. 28°F). U.L. CABINETED METAL SAFETY CONTAINERS AND NOT USED FOR DISPENSING. SPRAY PAINTING IS DONE IN A STANDARD BINKS SPRAY BOOTH WHICH HAS A DRY FILTER MISSING. THREE OXYGEN CYLINDERS ARE STORED BESIDE THREE ACETYLENE CYLINDERS. WASTE COMBUSTIBLE PAINT IS NOT STORED IN METAL CONTAINERS WITH A METAL LID.			
Total Floor Area				<input type="checkbox"/> (Building Owner's Interest) - Continued on attached sheet <input checked="" type="checkbox"/>			

GENERAL UNDERWRITING COMMENTS

- HOUSEKEEPING & MAINTENANCE: Excellent ☐; Good ☐; Average ☒; Poor ☐ (describe) _____
- NEIGHBOURHOOD: Isolated ☐; Residential ☒; Commercial ☐; Industrial ☒; Congested/Conflagration Hazard ☐ (describe) _____
- OPINION OF RISK: Excellent ☐; Good ☐; Average ☒; Poor ☐ (describe) _____

Address: 69 PARK ST, MISSISSAUGA

Insp. A. Zim-mer
Date June 1, 85.
(Inspected)

[illegible]

**FIRE INSPECTION AND RATE CALCULATION FORM
Report - 1977 69 John Street Mississauga ON
L5A1Y5**

Requested by:
Peter Dao

Date Completed: 02/07/2019 10:31:36



OPTA INFORMATION INTELLIGENCE

FIRE INSPECTION AND RATE CALCULATION FORM Report - 1977 69 John Street Mississauga ON L5A1Y5





INSURERS' ADVISORY ORGANIZATION OF CANADA

ONTARIO REGION
MERCANTILE RISKS

FIRE INSPECTION AND RATE CALCULATION FORM

(Use this form for rates of all construction (excluding fire resistive rated from the Mercantile Machinery Schedule or the Mercantile Brick Veneer - Fire Schedule)

LOCATION: MISSISSAUGA
ADDRESS: 69 JOHN STREET
(Formerly) 69 JOHN STREET (PORT CREDIT)
IAO PLAN - Sheet No.: _____; Block No.: _____; Plan No.: _____; NOP ☐ See Attached Diagram ☒

		Charges	Ded.
WALLS:	L.H.F. L.R.F.B. IND. PARTY <input type="checkbox"/> ; B.B./HCB, S.CONC., HCB, H.T., B.V., R.C., M.C., A.S.C., P.C., FR. EXPOSED WALL (NOT PARAPETTED) - L, R, F, B. GLASS METAL PANELS - L.....%, R.....%, F.....%, B.....% STEEL (or ASBESTOS) on STEEL FRAMEWORK, etc., MIXED CONSTRUCTION: Masonry%; Brick Veneer%; Metal or Rigid Asbestos clad%; Other%		
HEIGHT:	1 Storey(s); Basement: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
AREA:	Bt. X X X = sq.ft. 1st. <u>10</u> X <u>12</u> <u>46</u> X <u>100</u> = <u>4720</u> sq.ft. 2nd. X X X = sq.ft. 3rd. X X X = sq.ft. 4th. X X X = sq.ft. Total (All Floors) <u>4720</u> sq.ft.		
KEY RATE:	FLOOR AREA CHARGE less (Curtain Walls) % SS, (Total Principal Charges (deductions) = for determining Key Rate) Hydrant Deficiency <u>NIL</u>	<u>SS</u>	
FOUNDATION:	MASONRY ENCLOSED <input type="checkbox"/> CONCRETE PAD <input checked="" type="checkbox"/> POSTS <input type="checkbox"/>		
ATTACHMENTS:	(Describe) <u>OK NIL</u>		
ACCESSIBILITY:	Fire fighting restricted by: <u>OK</u>		
ROOF:	Blind Space ft. Used for; Joist <input checked="" type="checkbox"/> Other <input type="checkbox"/> (Specify) Roofed: Left <input type="checkbox"/> Right <input type="checkbox"/> Front <input type="checkbox"/> Back <input type="checkbox"/> ; Covering: Wood Shingles <input type="checkbox"/> ; Tarpaper <input type="checkbox"/> ; Patent <input checked="" type="checkbox"/> ; Other <input type="checkbox"/> (Specify)		
ELECTRIC WIRING:	Used Exclusively Type "S" Fuses <input type="checkbox"/> ; Type "C" Fuses & Protector System <input type="checkbox"/> ; Circuit Breakers <input checked="" type="checkbox"/> Ordinary Fuses <input type="checkbox"/> ; Aluminum Wiring <input checked="" type="checkbox"/> Rigid Conduit <input type="checkbox"/> ; Open <input type="checkbox"/>		<u>05</u>
FLOORS:	Grade floor CONCRETE <input checked="" type="checkbox"/> ; Basement: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> ; Steel Support: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ; Supporting Steel adequately protected: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ; Heavy Wood Joists, with floor opening protected - each floor: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		<u>20</u>
EXPOSED STEEL:	COLUMNS & BEAMS - 1st.Nbr. <u>MAX</u> 2nd.Nbr.; 3rd.Nbr.; 4th.Nbr.	<u>05</u>	
HEATING:	No heat <input type="checkbox"/> ; Stoves <input type="checkbox"/> Nbr. O.G.C.W.; Quebec Heaters <input type="checkbox"/> Nbr. O.G.C.W.; Furnace (Convection) <input type="checkbox"/> Nbr. O.G.C.W.; Furnace (Forced Air) <input type="checkbox"/> Nbr. <u>4</u> O.G.C.W.; Hot Water, Steam <input type="checkbox"/> Nbr. O.G.C.W.; Fire Resistive Room YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> ; Suspended Ceiling Units <input type="checkbox"/> Nbr. O.G.; Electric Heating: Portable <input type="checkbox"/> ; Permanently installed <input type="checkbox"/> ; Salamanders, Oil Drums, etc. (Describe) Oil Burners - Listed YES <input type="checkbox"/> NO <input type="checkbox"/> ; Fuel Oil Tanks - Listed YES <input type="checkbox"/> NO <input type="checkbox"/>	<u>08</u>	
CHIMNEYS:	SOLID BRICK FROM GROUND <input type="checkbox"/> ; LISTED FACTORY BUILT <input checked="" type="checkbox"/> Nbr. <u>4</u> ; BRACKET <input type="checkbox"/> Nbr. Outside Bldg. <input type="checkbox"/> Inside Bldg. Supported by floor or roof joists <input type="checkbox"/> ; METAL STACKS <input type="checkbox"/> Nbr. GAUGE STEEL Ins. FOUNDATION SMOKESHAFT DEFICIENCIES (Describe) STOVEPIPE CHIMNEYS <input type="checkbox"/> Nbr. CLAY, CEMENT & ASBESTOS PIPES <input type="checkbox"/> Nbr. DEFICIENCIES (Describe)		
	SUB-TOTAL	<u>68</u>	<u>25</u>

(Total brought fwd.)

AIR CONDITIONING, COMPRESSORS, REFRIGERATION, 4 H.P. Sup'd. ☒ Unsup'd. ☐
OTHER ELEC. MOTORS H.P. MANUALLY CONTROLLED YES ☐ NO ☒
PROCESS BOILERS ☐ No. 0 G.W. CLEARANCE
In Fire Retardive Equip. YES ☐ NO ☒
STACK CLEARANCE

	1st.	2nd.	3rd.	4th.
WALLS	X	W3 + HCB		
CEILINGS	X	SHR. TT		
PARTITIONS	X	DWJ GYP		

Masonry shafts with Class "B" self-closing doors -
 Self-closing trap doors inches thick -
 Sub-standard shaft or doors with self-closing doors -
 Other than above or open stairs -

Nbr. From To

Nbr. From To

Nbr. From To

Nbr. From To

EXTINGUISHERS Standard ☐ Non-Standard ☒ (for details see page 3)

STANDPIPE & HOSE Standard ☐ Non-Standard ☐ "Occupancy by Floor"

WATCHMAN & CLOCK: Standard ☐ Non-standard ☐

SPRINKLERED BASEMENT: YES ☐ NO ☐ Approved installation YES ☐ NO ☐

AUTOMATIC FIRE DETECTION SYSTEM: Local ☐ or otherwise - state: _____

Partial Sprinkler System in Part of the area: YES ☐ NO ☐

Item # 40 AUTO BODY SHOP 25'x40'x14' H
HOT AIR CEILING UNITS +104
USE OF PLUMBING LBS +10
UPRINT REMOVING STD POSTS: MOORH +25

[illegible]

S.S. F b(11) 25 Gals Ultra Solu Thinners

Co-Insurance Credit. 15 % Contents 15 % No. Co. Sldg. Rate

IBC IND. Code(s)	IAO Rate Code(s) Occ'y.	C/P	IBC Code: Year 91 Ind 553 Com 4 Prot 2	Contents Extra	No. Co.	80% Co.	No. Co.	80% Co.
553	150		Building (1 - B HCB - P)		222	189	157	133
553	150		AUTO BODY SHOP STOCK	55	257	218	192	163
			RATES INCLUDE CHARGES					
			FOR FAULTS OF WORKMANSHIP					
-			Office Contents					
-	150		Machinery Furniture & Fixtures (Equipment)	20	242	206	177	150
-			Dwelling Contents					
Report No.				Initial:	J. P. Sullivan			
Requested by: Boyd				Date:	30.11.77 17-11-78			

2.

OCCUPANCY & PROCESS

NAME OF RISK: (Name of building and/or owner) MISSISSAUGA AUTO COLLISION

Sheet No.

Block No.

LOCATION: (ie Municipal District No.) 59, JOHN STREET (MISSISSAUGA)

Plan No.

NOT ☒ See Diagram ☒

OCCUPANCY BY FLOOR: Indicate by "Business" name and also report briefly on:

(Indicate any vacant section(s))

(i) Heating and location;

(ii) Specific hazards and processes if any;

(iii) Location, quantity and type of extinguishers;

(iv) Any other exceptional feature of the risk, including heavy exposures and faults of management.

Basement: NIL1st Floor: MISSISSAUGA AUTO COLLISIONFRONT OFFICE & WASH ROOMREAR AUTO BODY SHOP & HANGAR4 GAS HOT AIR CEILING HEATING UNITSSTORE ROOM AUTO ACCESSORIESPAINTS & 25 GALLS THINNER FP-99F IN METAL CABINETS (NOTU.L. LABELLED) IN SEPARATE ROOM1-BINK & METAL SPRAY BOOTH - STD.1-PAINT DRYING ROOM1 COMPRESSOR + 1 HPPROTECTION 4-2A 1973 & 1-10BC 1977500/12 WOOD MEZZANINE WILL BE USED AS EMPLOYEESR.H. & FOR STREETS

2nd Floor:

Other Floors:

3.

GENERAL UNDERWRITING COMMENTS

(a) HOUSEKEEPING & MAINTENANCE: Excellent ☐; Good ☐; Average ☐; Poor ☒ (If so, describe): (See charges under Faults of Management ☒(b) NEIGHBOURHOOD: Residential ☐; Commercial ☒; Industrial ☐; Congested Area ☐ (If so, describe):(c) OPINION OF RISK: Excellent ☐; Good ☐; Average ☒; Poor ☐ (If so, describe): Number of Fire Divisions 1 (show on Plan and indicate openings)

(d) APPROXIMATE

AGE OF BUILDING: 30 years Year Built: Additions: NIL

Siteplan Report - 1983 69 John Street Mississauga ON L5A1Y5

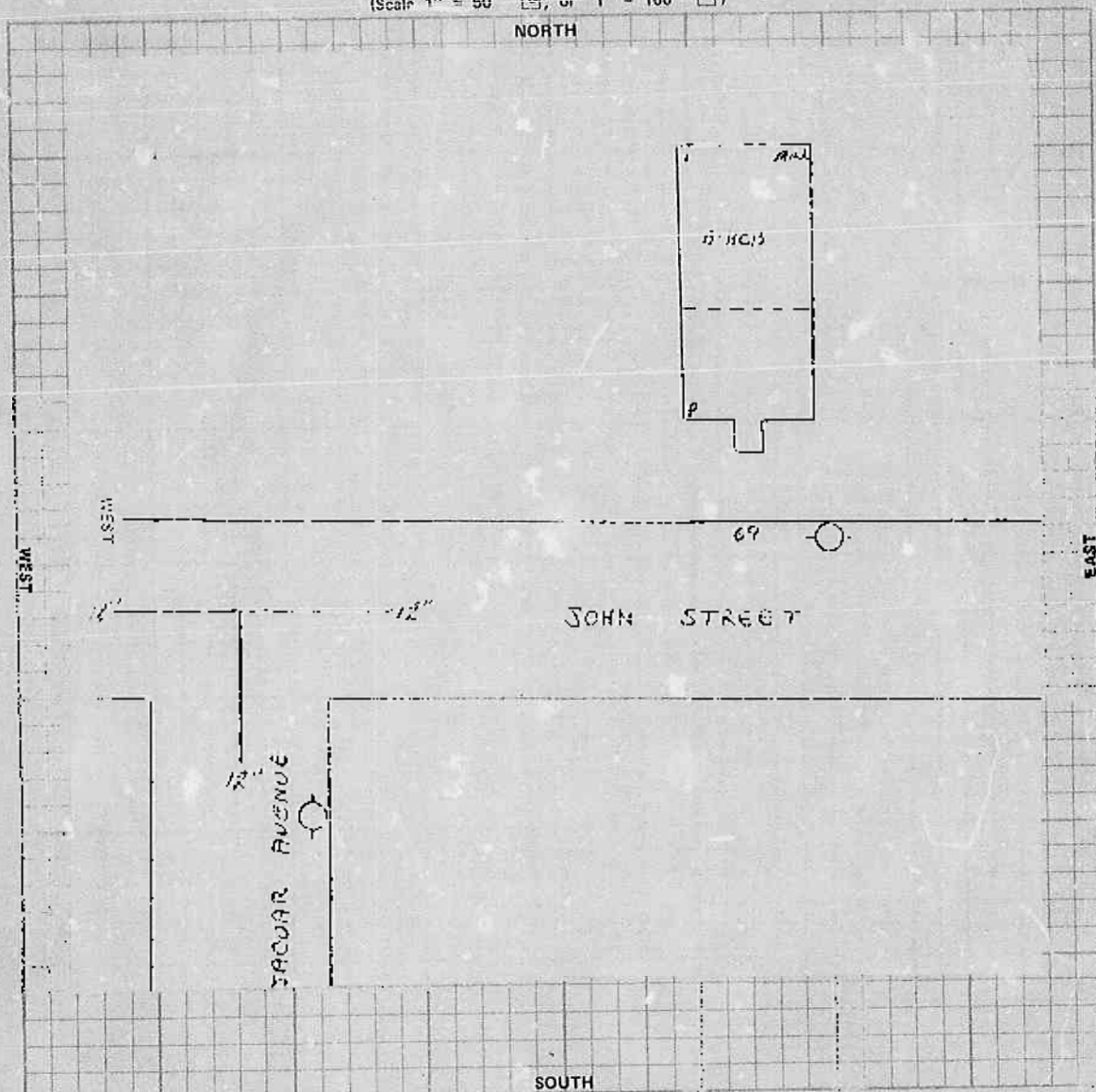


4.

DIAGRAM

(Scale 1" = 50' ☒, or 1" = 100' ☐)

NORTH



EXPOSURE: Note - These questions must be answered fully

NORTH	ft. to building built of	stories high, occupied as
SOUTH	" "	" "
EAST	" "	" "
WEST	" "	" "

Requested by: ROYAL Signature of Inspector: Pl. LWP

Date: 30.11.1977

De. /

APPENDIX I

CHAIN OF TITLE



CHAIN OF TITLE

CHUNG & VANDER DOLEN
PETER DAO ①

PROPERTY :- 69, JOHN ST MISSISSAUGA

DESCRIPTION :- Part of Lot 15 Con 1 NDS Missi

PIN :- 13156-0004 LT.

~~4151~~

4 MARCH 1822

LILAS FLETCHER

GRANT

DATE

OWNERS

4151

15 March 1822

~~4151~~

~~25 Feb 1862~~

~~4151~~

25 Feb 1862

~~4151~~

~~5 June 1944~~

~~4151~~

5 June 1944

~~4151~~

10 May 1945

~~4151~~

~~6 March 1953~~

65834
71890

~~65834~~
~~71890~~

~~4151~~

6 March 1953

CHUNG & VANDER DOLEN
PETER DAO

69 John St MISSI
PIN:-13156-0004 AT

PETER DAO (2)

GRANT	DATE	OWNERS
	4 May 1959	MAINT LUT DAWNS ↓ 1st LUT
	15 Feb 1985	William LUT ↓ NEW INTERPRETS LUT
	29 June 1989	615470 LUT ↓ A 37942 LUT
	22 Nov 2002	NEW INTERPRETS LUT ↓ 2015281 LUT
RO 1124076 POWER OF SALE COPY		↓ 1014284 LUT
PR 351455		↓ Dennis LUT
PR 632107	27 Nov 2007	↓ Dennis LUT
PR 1904638 Copy 10	12	↓ Dennis LUT

CHAIN OF TITLEMR PETER DAO
CHUNG & VANDERPROPERTY :- 117 JOHN ST. MISSISSAUGA

DESCRIPTION :- Part Lot 15 Con 1 N.D.S MISSI

PIN :- 13156-0005 LT.

CROWN :-

4th March 1822

LILAS FLETCHERGRANTDATEOWNERS

41151	15 March 1822	Stiles <u>STEVENS</u>
		↓
44276	29 April 1852	Samuel <u>Price</u>
		↓
9953	25 Feb 1862	John C. <u>Price</u>
		↓
40399	5 Nov 1940	Walter Baldwin Eldon <u>Baldwin</u>
		↓
44170	5 June 1944	Emily <u>ELLIOT</u>
		↓
45498	10 May 1945	William H. <u>BUNKER</u>
		↓
45910	31 July 1945	John C. <u>Price</u>
		↓
71890 copy	6 Jan 1953	Frank C. <u>PANES</u>
		↓
72796	6 March 1953	PANES DUNBRIK COMPANY Limited
		↓
118940	4 May 1954	Unit Lift Canada Limited
		change of name The Warren Paving & Material Group Limited

NEXT PAGE → (21)

117 JOHN ST. MISSI

Mr. PETER DAO

②

PIN: 13156-0005 AT

<u>GRANT</u>	<u>DATE</u>	<u>OWNERS</u>
RO 738018 Copy	17 Dec 1985	<u>The Warden Paving & Material Grout</u> Ross HAWLEY LEASING Limited
PR 3362	30 Oct 2000	TAMIL CATHOLIC COMMUNITY OF PEEL REGION CULTURAL CENTRE
PR 351481	22 Nov 2002	2015281 ONTARIO Inc.
PR 632107	3 May 2004	1614639 ONTARIO LIMITED.
PR 1379081	21 Nov 2007	DOMUS LAND CORPORATION
PR 1904628 Copy	12 Oct 2010	<u>DREWLO HOLDINGS Inc.</u> <u>OWNERS</u>

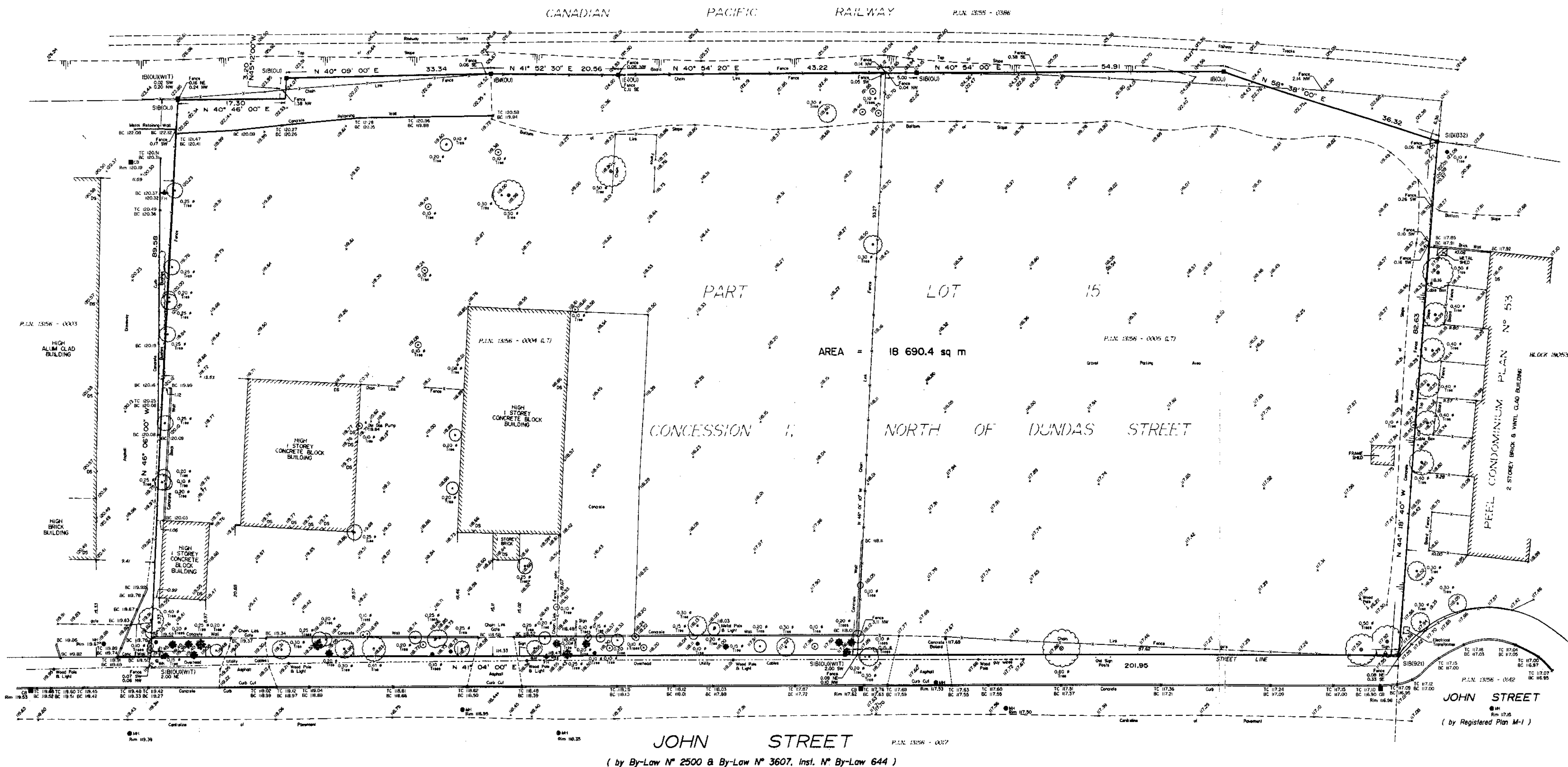
APPENDIX J

SURVEY PLAN



PLAN OF TOPOGRAPHY OF
PART OF LOT 15
CONCESSION 1, North of Dundas Street
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE = 1 : 300

NOTE
THIS PLAN AND REPORT WERE PREPARED
FOR DUPONT VICTORIAN HOMES (MISSISSAUGA) LTD.
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.



- LEGEND
- DENOTES MONUMENT PLANTED
 - MONUMENT FOUND
 - WIT WITNESS
 - SIB STANDARD IRON BAR
 - IB IRON BAR
 - IR ROUND IRON BAR
 - 921 R. P. LEEPER, O.L.S.
 - RL/832 R. P. LEEPER, O.L.S.
 - OU ORIGIN UNKNOWN
 - P.I.N. PROPERTY IDENTIFIER

- LEGEND
- TC DENOTES TOP OF CURB
 - BC BOTTOM OF CURB
 - CB CATCH BASIN
 - MH MANHOLE
 - WK WATER KEY
 - D DIAMETER
 - FH FIRE HYDRANT
 - DS DOORSILL ELEVATION

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NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR
ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT
WRITTEN PERMISSION FROM RABIDEAU & CZERWINSKI,
ONTARIO LAND SURVEYORS.

METRIC
DISTANCES SHOWN HEREON ARE IN METRES
AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048

ELEVATION NOTE
ELEVATIONS SHOWN HEREON IN METRES
AND ARE RELATED TO CITY OF MISSISSAUGA DATUM
BENCH MARK N° 793 HAVING A PUBLISHED ELEVATION OF
110.955 METRES. TO OBTAIN GEODETIC ELEVATIONS
(1978 G.S.C. RE-ADJUSTMENT), SUBTRACT 0.121 METRES
FROM VALUES SHOWN HEREON.

BOUNDARY NOTE
BOUNDARY INFORMATION SHOWN HEREON IS TAKEN
DIRECTLY FROM A PLAN OF SURVEY PREPARED BY
D. H. BROWN SURVEYING LTD., DATED MARCH 18TH, 2003
AND HAS NOT BEEN VERIFIED BY A FIELD SURVEY.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE FIELDWORK REPRESENTED HEREON
WAS COMPLETED FEBRUARY 2ND, 2004.

FEBRUARY 12, 2004
DATE
PETER J. HOKER
Ontario Land Surveyor

RABIDEAU & CZERWINSKI
ONTARIO LAND SURVEYORS
777 THE QUEENSWAY, UNIT 8, TORONTO, ONTARIO
M8Z 1N4
(416) 282-8511

DRAWN: J. H. HOKER CHECKED BY: P.J.H. PLAN N°: RC6200

APPENDIX K

QUALIFICATIONS OF ASSESSOR



**Environmental
Site
Assessor**

Mr. Dao has over 6 years of experience in geological, geotechnical and environmental investigations in the mining, municipal and private sectors.

Mr. Dao has specialized in the environmental inspection and assessment of residential, commercial, and industrial properties for a broad range of clients in the property management, insurance, automotive, and manufacturing sectors.

Education

Masters of Science, Earth and Environmental Science, McMaster University, 2011.
Honours Bachelor of Science, Earth and Environmental Science, McMaster University, 2009.

**Professional
Affiliations**

Association of Professional Geoscientists of Ontario, 2015 – Present

**Project
Experience**

Mr. Dao has conducted over 100 Phase One, Phase Two Environmental Site Assessments (ESA) and/or Record of Site Conditions (RSC) for various residential, commercial and industrial properties including but not limited to service stations, shopping plazas, apartment buildings and industrial manufacturing facilities.