



ENGINEERING



LABORATORY



PHASE ONE ENVIRONMENTAL SITE ASSESSMENT



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Project No. FE 23-13334

January 26, 2024

Issued to: 1000570027 Ontario Inc.

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Project Name: Phase One Environmental Site Assessment

Project Address: 900 Lakeshore Road West, Mississauga, Ontario

Project Number: FE 23-13334

Issued on: January 26, 2024

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TABLE OF CONTENTS

1. EXECUTIVE SUMMARY	1
2. INTRODUCTION	4
2.1 PHASE ONE PROPERTY INFORMATION	4
3. SCOPE OF INVESTIGATION.....	5
4. RECORDS REVIEW	6
4.1 GENERAL	6
4.1.1. Phase One Study Area Determination	6
4.1.2. First Developed Use Determination for Phase One Property	6
4.1.3. Fire Insurance Plans	6
4.1.4. Chain of Title.....	7
4.1.5. Environmental Reports	7
4.1.6. Municipal Property Use Directories for Phase One Study Area	7
4.2 ENVIRONMENTAL SOURCE INFORMATION	7
4.3 PHYSICAL SETTING SOURCES	8
4.3.1. Aerial Photographs	8
4.3.2. Topography, Hydrogeology and Geology.....	8
4.3.3. Fill Materials.....	10
4.3.4. Water Bodies, Areas of Natural Significance & Groundwater Information	10
4.3.5. Well Records	11
4.4 SITE OPERATING RECORDS.....	12
5. INTERVIEWS	12
6. SITE RECONNAISSANCE	13
6.1. GENERAL REQUIREMENTS.....	13
6.2. SPECIFIC OBSERVATIONS AT PHASE ONE PROPERTY	14
6.2.1. Enhanced Investigation Property	14
6.3. WRITTEN DESCRIPTION OF INVESTIGATION.....	14
7. REVIEW AND EVALUATION OF INFORMATION	15
7.1 CURRENT AND PAST USES	15
7.2 POTENTIALLY CONTAMINATING ACTIVITY	21
7.3 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN	22

7.4 PHASE ONE CONCEPTUAL SITE MODEL23

8. CONCLUSIONS25

8.1. WHETHER PHASE TWO ENVIRONMENTAL SITE ASSESSMENT REQUIRED BEFORE RECORD
OF SITE CONDITION SUBMITTED25

8.2. RECORD OF SITE CONDITION BASED ON PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
ALONE25

8.3. SIGNATURES27

8.4. LIMITATIONS28

8.5. QUALIFICATIONS OF THE ASSESSOR29

9. REFERENCES30

10. APPENDICES31

APPENDIX A – FIGURESA

APPENDIX B – RECORDS REVIEW DOCUMENTS.....B

APPENDIX C – SUMMARY TABLES.....C

APPENDIX D – SITE PHOTOGRAPHS.....D

GLOSSARY OF ACRONYMS

APEC:	Area of Potential Environmental Concern
ACM:	Asbestos-Containing Material
asl:	Above Sea Level
AST:	Aboveground Storage Tank
bgs:	Below Ground Surface
BTEX:	Benzene, Toluene, Ethylbenzene and Xylenes
COPC:	Contaminant of Potential Concern
CSA:	Canadian Standards Association
EPA:	Environmental Protection Act
ERIS:	Environmental Risk Information Services
ESA:	Environmental Site Assessment
FIP:	Fire Insurance Plan
MNRF:	Ministry of Natural Resources and Forestry
MECP:	Ministry of the Environment, Conservation and Parks
NAD 83:	North American Datum of 1983
ODS:	Ozone Depleting Substance
OHSA:	Occupational Health and Safety Act
Phase One ESA:	Phase One Environmental Site Assessment
Phase Two ESA:	Phase Two Environmental Site Assessment
PAHs:	Polycyclic Aromatic (Polyaromatic) Hydrocarbons
PCA:	Potentially Contaminating Activity
PCBs:	Polychlorinated Biphenyls
PHC (F1-F4):	Petroleum Hydrocarbons (Fractions 1 to 4)
RSC:	Record of Site Condition
TSSA:	Technical Standards and Safety Authority
UFFI:	Urea Formaldehyde Foam Insulation
UST:	Underground Storage Tank
UTM:	Universal Transverse Mercator
WHPA:	Wellhead Protection Area

1. EXECUTIVE SUMMARY

Fisher Engineering Limited (Fisher) was retained by 1000570027 Ontario Inc. (the “Client”) to conduct a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 900 Lakeshore Road West, Mississauga, Ontario, herein referred to as the “Site” or “phase one property”. The Phase One ESA was conducted in support for development approval purposes on the basis of future redevelopment for residential use.

The Phase One ESA was conducted in accordance with Part VII and Schedule D of the Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the EPA), as amended.

The scope of work included records review, interviews, site reconnaissance, review and evaluation of information collected, preparation of tables with Current and Past Uses of the phase one property and Areas of Potential Environmental Concern (APECs), a Conceptual Site Model (CSM), preparation of a written report with conclusions and recommendations, and submission of the report to 1000570027 Ontario Inc.

Records Review

Based on a review of aerial photographs, the date of the first developed use of the phase one property was determined to be 1960, during which the phase one property was developed for residential use. Based on the 1990 municipal directory, the property was utilized for residential purposes.

The applicable search distance for the phase one study area records review included the phase one property, properties located, wholly or partly, within 250 m from the nearest point on a boundary of the Site, and other neighboring properties where activities considered being Potentially Contaminating Activities (PCAs) were apparent or anticipated.

Based on a review of records available for the Site, the historical development of the Site was revealed as follows: the phase one property was undeveloped/agricultural land prior to at least 1960, and was first developed for residential use by 1960, during which a dwelling at the approximate location of the current residential house was established at the northeastern portion.

Site Reconnaissance/Interviews

During our inspection on November 1, 2023, the phase one property is approximately triangular in shape and consists of a one-and-a-half-storey residential house with basement at the northeastern portion with an aboveground parking garage and an inground pool, and a one-storey residential house at the southwestern portion of the Site. The Site is accessible from Lakeshore Road West. The west-central area of the Site is asphalt paved, for parking and driving, and the remaining portion of the Site is landscaped.

Based on the age of the residential houses (approximately 60 years) and site observations, potential presence of designated substances and other special attention items identified inside the residential buildings are not considered of concern provided they are properly managed and disposed or are not disturbed. However, a designated substance survey (DSS) should be conducted at the Site prior to any demolition or significant renovation of the buildings.

Conclusions and Recommendations

PCAs at the Site and other properties within the phase one study area have been revealed after the records review and during the site reconnaissance, as noted in Section 7.2 of this report. Two (2) APECs (APEC A and B) and associated Contaminants of Potential Concern (COPCs), as noted in Section 7.3 of this report, were identified at the phase one property as follows:

TABLE 1: APECs Identified at the Phase One Property					
APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC A	Entire Site	PCA 30 – Importation of Fill Material of Unknown Quality Inferred utilization of fill materials during Site development.	On-Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil
APEC B	Northeastern portion of the Site, near southeast corner of residential building	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks Presence of a disconnected furnace oil AST in the basement of the residential house at northeast portion of Site.	On-Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil and Groundwater

Filing of a Record of Site Condition (RSC) with the Environmental Site Registry is mandatory when there is a change (in all or in part of the property) from an industrial, commercial or community property use to residential, institutional, parkland or agricultural or other property use. Filing of RSC could also be required for development approval purposes depending on requirements by municipalities.

Considering the above findings and the proposed residential development, a RSC for the Site cannot be filed based on Phase One ESA only.

Considering the findings of the current Phase One ESA, it is concluded that a Phase Two ESA is required for the entire phase one property. In order to verify the existence of COPCs in soil and/or groundwater at the phase one property, a number of boreholes, and monitoring wells should be advanced within the identified APECs to determine the location and concentrations of COPCs in the land or water on, in or under the phase one property.

2. INTRODUCTION

Fisher Engineering Limited (Fisher) was retained by 1000570027 Ontario Inc. (the “Client”) to conduct a Phase One Environmental Site Assessment (Phase One ESA) of the property located at 900 Lakeshore Road West, Mississauga, Ontario, herein referred to as the “Site” or “phase one property”. The Phase One ESA was conducted in support for development approval purposes on the basis of future redevelopment for residential use.

The roles and powers of the Ministry of the Environment, Conservation and Parks (MECP) when dealing with contaminated properties are outlined primarily in the Environmental Protection Act (EPA), R.S.O. 1990. The MECP has a mandate to address conditions where there is an adverse effect, or the likelihood of an adverse effect, associated with the presence or discharge of a contaminant.

The Phase One ESA was conducted in accordance with Part VII and Schedule D of the Ontario Regulation (O. Reg.) 153/04 (Records of Site Condition (RSC) – Part XV.1 of the EPA), as amended. The amended O. Reg. 153/04 provides roles and responsibilities to property owners and consultants to use when assessing the environmental condition of a property, when determining whether or not restoration is required, and in determining the kind of restoration needed to allow continued use or reuse of the property.

The objective of the Phase One ESA was to identify evidence of actual environmental contamination and potentially contaminating activities (PCAs) from historical and/or current uses of the Site and properties within the phase one study area (refer to Section 4.1.1), in order to develop a preliminary determination of the likelihood that one (1) or more contaminants have affected any land or water on, in or under the phase one property, to determine the need and provide the basis for carrying out any Phase Two Environmental Site Assessment (Phase Two ESA), and to provide adequate preliminary information about environmental conditions in the land or water on, in or under the phase one property for the conduct of a risk assessment following completion of a Phase Two ESA.

2.1 Phase One Property Information

The phase one property information is provided as follows:

TABLE 2: Phase One Property Information	
Municipal Address	900 Lakeshore Road West, Mississauga, Ontario L5H 1H9
Property Identifier Number (PIN):	13488-0949 (LT)
Legal Description	Part Lot 22, Con 3, SDS Toronto, Part 1, Plan C89, as in RO1150130

TABLE 2: Phase One Property Information	
Location	Southeast side of Lakeshore Road West, approximately 1.7 km southwest of the nearest major intersection of Mississauga Road and Lakeshore Road West
Geographical Coordinates of the Centroid of the Site	Universal Transverse Mercator (UTM) Grid Coordinates, based on North American Datum of 1983 (NAD83): 17T 612894 m Easting 4821214 m Northing
Site Area	0.469935 hectares or 4,699.35 m ²
Site Owner	1000537351 Ontario Inc.
Client and Contact Information	1000570027 Ontario Inc. 17B Cosmo Road, Etobicoke, Ontario M8X 1Z3 Mr. Ryan Atkinson

Refer to Appendix A for the Site Location Map (Figure A) and Site Plan (Figure 2), and Appendix B for the Parcel Register and a Topographical Survey Plan of the phase one property.

3. SCOPE OF INVESTIGATION

A Phase One ESA is the systematic preliminary process by which an assessor seeks to determine whether a particular property is subject to actual or potential contamination. A Phase One ESA does not involve the investigative procedures of sampling, analyzing, and measuring, unless enhancements are agreed upon between the Client and the assessor.

The principal components of this Phase One ESA consisted of the following:

1. Records review;
2. Interviews;
3. Site reconnaissance;
4. Review and evaluation of collected information;
5. Preparation of tables with Current and Past Uses of the phase one property and Areas of Potential Environmental Concern (APECs);
6. Preparation of a Conceptual Site Model (CSM);
7. Preparation of a written report; and
8. Submission of the report to 1000570027 Ontario Inc.

4. RECORDS REVIEW

4.1 General

The specific objectives of a records review are to obtain information on the current and past uses of, and activities at, or affecting the phase one property in order to determine if an APEC exists at the Site and to interpret any potential environmental concern. Additionally, a review of records that relate to properties in the phase one study area, other than the phase one property, determines if a PCA may be contributing to an APEC at the phase one property. Findings from the records review were flagged if the nature of the operations suggested PCAs, as set out in Column A of Table 2 of Schedule D of O. Reg. 153/04, as amended.

4.1.1. Phase One Study Area Determination

The applicable search distance for the phase one study area records review included the phase one property, properties located, wholly or partly, within 250 m from the nearest point on a boundary of the Site, and other neighboring properties where activities considered being potential sources of environmental contamination, were apparent or anticipated.

4.1.2. First Developed Use Determination for Phase One Property

The first developed use of a phase one property is defined in O. Reg. 153/04 (as amended) as the first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and the first potentially contaminating use or activity on the phase one property, whichever is earlier.

Based on a review of aerial photographs, the date of the first developed use of the phase one property was determined to be 1960, during which the phase one property was developed for residential use.

4.1.3. Fire Insurance Plans

Fire Insurance Plans (FIPs) were originally created to provide insurance companies with detailed information so that they could assess insurance risks as a fire hazard.

Opta Information Intelligence (Opta) was contacted to obtain FIPs and other fire insurance products related to the Site and surrounding properties through an Opta Enviroscan™ report. No FIPs were indicated to be available for the Site or surrounding properties, and no insurance reports were available for the Site. Refer to Appendix B for a copy of the Opta Enviroscan™ Report.

4.1.4. Chain of Title

An up-to-date search of the chain of title of the phase one property was carried out at the time of this study by Domsons Title Search Inc., and was reviewed by Fisher. The chain of title search covers the time from Crown Patent (1833) to current ownership by 1000537351 Ontario Inc. (2023), which goes back beyond the date of the first developed use of the phase one property as a residence in 1960.

A copy of the report summarizing the chain of title information from Land Registry Office is presented in Appendix B.

No evidence of environmental concern that is considered likely to contribute to an APEC on the Site was identified from the chain of title search.

4.1.5. Environmental Reports

No previous environmental reports were provided to Fisher for review.

4.1.6. Municipal Property Use Directories for Phase One Study Area

A review of municipal directories was conducted to obtain a listing of previous occupants for the Site and relevant properties located, wholly or partly, within 250 m from the boundaries of the phase one property. This information is useful in determining the past and/or present uses and associated environmental risks at properties within the phase one study area.

Since the Site and other properties within the phase one study area had been predominantly used for residential purposes, a municipal directory search was determined not to be particularly useful nor necessary to meet the objective of this investigation, and therefore was not performed.

4.2 Environmental Source Information

Reasonable accessible information and documents pertaining to the phase one study area have been searched by making inquiries to various Federal and Provincial environmental sources, including the information and documents listed in paragraph 7 of subsection 3 (2) in Schedule D of O. Reg. 153/04 (as amended). A “Custom Report” was also ordered from Environmental Risk Information Services (ERIS) for relevant records pertaining to properties located, in whole or in part, within 250 m of the Site boundaries.

Refer to Appendix B for a copy of the ERIS Database Report.

Significant findings identified from the records reviewed, as well as PCAs identified within the phase one study area and notable PCAs considered to contributing to APECs on the phase one property, are summarized in Tables C.2.1 and C.2.2, included in Appendix C.

4.3 Physical Setting Sources

4.3.1. Aerial Photographs

The earliest aerial photograph available for the phase one study area was dated 1954.

The following aerial photographs, selected based on availability and image resolution, were obtained to corroborate any changes occurred within the phase one study area with information gathered from other records review:

TABLE 3: Aerial Photographs	
Source	Year
City of Toronto Archives online database	1960
City of Mississauga “Mississauga Maps” online interactive maps	1954, 1966, 1975, 1985, 1995, 2005, 2015, 2022

The selected photographs were examined stereoscopically to assess site conditions. A copy of the aerial photographs (Figures E.1 to E.9) is included in Appendix A.

No evidence of environmental concern that is considered likely to contribute to an APEC on the Site was identified from the aerial photographs, as summarized in Table C.3, included in Appendix C.

4.3.2. Topography, Hydrogeology and Geology

Regional topographical, geological and hydrogeological conditions are presented below:

TABLE 4: Topographical, Geological and Hydrogeological Information	
Topography and Drainage	
Source	Ministry of Natural Resources and Forestry (MNR) Make a Topographic Map, Google Earth, Topographic Survey (November 2023).
Regional Conditions	Grade elevation to the north is maintained at 85 m above sea level (asl) at the intersection of Queen Street West and Sweetwater Crescent. Grade elevation along Lakeshore Road West at the phase one study area boundaries, from southwest to northeast, declines in grade elevation from 90 m asl to 80 m asl and inclines to 85 m asl. Grade elevation to the south inclines to 90 m asl at Longfellow Avenue.
Phase One Property Conditions	The northern / northwestern portion of the Site is built-up (89.19 m asl) and a general downward slope to the southeast corner (79.27 m asl).

TABLE 4: Topographical, Geological and Hydrogeological Information	
Overburden Geology	
Source	Ontario Geological Survey Surficial Geology Google Earth Layer.
Regional Stratigraphic Conditions	Coarse textured glaciolacustrine deposits (sand, gravel, minor silt and clay, foreshore and basinal deposits) and modern alluvial deposits (clay, silt, sand, gravel, may contain organic remains).
Phase One Property Conditions	It is expected that subsurface soil conditions at the Site approach regional stratigraphic conditions.
Bedrock Geology	
Source	Ontario Geological Survey Bedrock Geology Google Earth Layer, Ontario Online Well Records.
Regional Bedrock Conditions	Shale, limestone, dolostone, siltstone, Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, Eastview Member. A review of the well records available for the phase one study area indicated that shale bedrock was encountered at about 12.19 m bgs, extending to the full depth of exploration at 19.81 m bgs. Approximate depth to bedrock in the area is 10 m (75 m asl) below grade.
Phase One Property Conditions	It is expected that bedrock conditions underlying the Site approach regional stratigraphic conditions.
Hydrogeology	
Source	Freeze and Cherry 1979 and Holtz and Kovacs 1981.
Regional Conditions	The surficial deposits within the study area consist mainly of sand, silt, and clay. The typical range of hydraulic conductivity is as follows: sandy silt / sandy silt till: $10^{-3} - 10^{-5}$ cm/s clayey silt / clayey silt till: $10^{-5} - 10^{-7}$ cm/s.
Phase One Property Conditions	It is expected that hydrogeological conditions underlying the Site approach regional conditions.
Nearest Open Water Body	Lornewood Creek, having a grade elevation of approximately 80 m asl and flowing in an east direction, is located approximately 125 m north of the Site; Lake Ontario, having a grade elevation of approximately 77 m asl, is located approximately 245 m southeast of the Site.
Inferred Groundwater Flow Direction	Southeast, based on regional topography and proximity to Lake Ontario.

Regional Topographical, Surficial Geological and Bedrock Geological Maps, presented in Figures B, C, and D respectively, that include the phase one study area, are included in Appendix A.

4.3.3. Fill Materials

A retaining wall was noted along the northwestern boundary. Additionally, the on-site buildings presents a raised grade elevation compared to the eastern adjacent property, and it is expected that fill materials were used to build up this area and the retaining wall.

Considering the age and locations of the buildings, a septic bed may have been built on the phase one property, using imported fill materials; however, there was no visual indication that a septic system was present on-site.

4.3.4. Water Bodies, Areas of Natural Significance & Groundwater Information

Water bodies, areas of natural significance and groundwater information in relation to the phase one study area are presented in the following table:

TABLE 5: Water Bodies, Areas of Natural Significance and Groundwater	
Water Bodies	
Source	Ministry of Natural Resources and Forestry (MNRF) Make a Topographic Map; City of Mississauga Online Map; Google Earth.
Phase One Study Area Conditions	Lornewood Creek, having a grade elevation of approximately 80 m asl and flowing in an east direction, is located approximately 125 m north of the phase one property; Lake Ontario, having a grade elevation of approximately 77 m asl, is located approximately 245 m southeast of the Site.
Areas of Natural Significance	
Source	The Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Area Map; Land Information Ontario (LIO) GeoHub ANSI Map.
Phase One Study Area Conditions	Part of the phase one study area is located within an ANSI, the Lorne Park Prairie. A copy of the Natural Heritage Area Map is provided in Appendix B.
Well Head Protection Areas (WHPAs)	
Source	CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Plan.
Phase One Study Area Conditions	According to the water supply information available from the Region of Peel website, the City of Mississauga obtain its drinking water from the Lake Ontario. As such, no WHPAs are located within the Site and the phase one study area. Additionally, based on the CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Plan, no part of the Site and phase one study area is located within or in the vicinity of a WHPA.

TABLE 5: Water Bodies, Areas of Natural Significance and Groundwater	
Municipal Drinking Water System	
Source	Region of Peel Web Site – Public Works Services.
Phase One Study Area Conditions	The City of Mississauga obtained its drinking water from Lake Ontario. Properties within the phase one study area rely on municipal water, obtained from surface water bodies, as a source of drinking water.
Water Wells	
Source	Online MECP Water Well Records; and Site reconnaissance.
Phase One Study Area Conditions	<p>A review of MECP well records within the phase one study area indicated that seven (7) wells were constructed for monitoring and observation purposes, completed to depths of 4.57 m to 19.81 m bgs, in 2018.</p> <p>One (1) well was erroneously placed within the phase one study area, having a municipal address as 2524 Cawthra Road and being more than 6 km away from the Site.</p> <p>Three (3) wells were listed as decommissioned or abandoned from 1958 to 2019 with depths ranging from 1.52 m to 14.02 m bgs.</p>

4.3.5. Well Records

Well record information within the phase one study area available from the MECP online database was reviewed.

A description of well records is summarized in Table C.4, included in Appendix C. General information obtained from the well records are presented in the following table:

TABLE 6: MECP Water Well Records Within Phase One Study Area		
Primary Water Use and Number of Well Records	Observation Wells/Monitoring and Test Holes:	11
	Geotechnical/Geological Investigation:	0
	Water Supply Wells:	0
	Abandoned/Decommissioned:	3
	No Information:	0
	Total:	14
Completion Year	1957 – 2019	
Well Depths	1.52 – 19.81 m bgs	
Stratigraphy of Overburden (from Ground	Soil description obtained from a review of MECP Well Records available for the phase one study area indicated that the local stratigraphy generally consists of sandy silt till and clayey silt till to about 12.19 m bgs, underlain by shale	

TABLE 6: MECP Water Well Records Within Phase One Study Area	
Surface to Bedrock)	bedrock at about 12.19 m bgs, extending to the full depth of exploration at 19.81 m bgs.
Approximate Depth to Bedrock	A review of the well records available for the phase one study area indicated that shale and limestone bedrock was encountered at about 12.19 m bgs, extending to the full depth of exploration at 19.81 m bgs.
Approximate Depth to Water Table	Based on a review of well records available for the phase one study area, one (1) static water table was reported at a depth of 13.11 m bgs.

4.4 Site Operating Records

An enhanced investigation property is defined in O. Reg. 153/04 (as amended) as a property that is being used or has been used, in whole or in part, for an industrial use or for commercial use as a garage, a bulk liquid dispensing facility (including a gasoline outlet), or for the operation of dry cleaning equipment.

Based on findings from the current investigation, the phase one property is not considered as an enhanced investigation property.

No site operating records are available for review. Information provided by the current owner of the Site, information provided in historical records, and information obtained from this assessment are considered sufficient to evaluate potential environmental concerns for the Site from the historical and current operations.

5. INTERVIEWS

Interviews with persons relevant to the objectives of the Phase One ESA are conducted to obtain information determining if an APEC exists at the phase one property, and to identify details of PCAs or potential contaminant pathways in, on or under the phase one property.

Fisher's Standard Questionnaire was used to conduct interviews with the current owner of the Site. An interview was conducted with Mr. Ryan Atkinson, associated with 1000537351 Ontario Inc., the current registered owner of the Site as of October 26, 2023. The interview participant answered the asked questions to the best of his knowledge.

Findings from the interviews indicated that information provided by the current owner of the Site is consistent with records review and site reconnaissance conducted by Fisher.

Written summary of each interview with the date, time, duration, method and place of the interview, name of interviewed person and reason for person selection, key questions and

answers for each of the topics of the interview, and a comparison to other information sources, are summarized in Tables C.5.1 and C.5.2, included in Appendix C. No evidence of environmental concern that is considered likely to contribute to an APEC on the Site was identified from the interview.

6. SITE RECONNAISSANCE

A visit at the Site, and at remaining publicly accessible phase one study area, was conducted by Mr. Arij Alam of Fisher on November 1, 2023. The assessor was not accompanied during the Site visit.

6.1. General Requirements

The objectives of the site reconnaissance are to determine if APECs exist through observations about current and past uses and PCAs on, in or under the phase one property, and where practicable, current and past uses and PCAs at the remaining phase one study area. Additionally, the objective of the site reconnaissance is to identify details of potential contaminant transport pathways on, in or under the phase one property and contaminants of potential concern. Methodology of the site reconnaissance is presented in the following table:

TABLE 7: Site Reconnaissance Methodology	
Date and Time of Investigation	November 1, 2023, 11:00 a.m.
Weather Conditions	Clear skies, 4°C.
Duration of the Investigation	1 hour.
Operating Industrial or Commercial Facility	No.
Current Property Use	Residential.
Current Operating Enhanced Investigation Property	The phase one property is not considered as an enhanced investigation property.
Observation Methods	<ul style="list-style-type: none"> Physically attend the Site, conduct visual assessment and take photographs of the Site's features; and Conduct visual assessment and take photographs of properties within the phase one study area from publicly accessible areas.
Name and Qualifications of Assessor	Mr. Arij Alam, M.Env.Sc
Limitations	Fisher was permitted access to all areas of the phase one property by the current owner, however Fisher was denied access into the dwelling located at the southwest portion of the Site by the tenant.

TABLE 7: Site Reconnaissance Methodology	
	<p>The roof of the building was not accessed as it was not part of the scope of work for this investigation.</p> <p>At the time of the Site visit, the northeastern dwelling and southwestern dwelling were occupied by tenants.</p>

Photographs of the Site and selected properties within the phase one study area with written descriptions and explanations are attached in Appendix D.

6.2. Specific Observations at Phase One Property

During our inspection on November 1, 2023, the phase one property is approximately triangular in shape and consists of a one-and-a-half-storey residential house with basement at the northeastern portion with an aboveground parking garage and an inground pool, and a one-storey residential house at the southwestern portion of the Site. The Site is accessible from Lakeshore Road West.

A description of the phase one property based on our inspection, as well as PCAs identified within the phase one study area and notable PCAs considered to contributing to APECs on the phase one property are presented in Table C.6.1, included in Appendix C.

Based on the age of the residential houses and site observations, potential presence of designated substances and other special attention items, including asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), lead and ozone depleting substances (ODSs), was observed. These substances are not considered of concern provided they are properly managed and disposed or are not disturbed. However, a designated substance survey (DSS) should be conducted at the Site prior to any demolition or significant renovation of the buildings. A description of the designated substances and other special attention items based on our inspection of the residential houses is presented in Table C.6.2, included in Appendix C.

6.2.1. Enhanced Investigation Property

Based on findings from the current investigation, the phase one property is not considered as an enhanced investigation property.

6.3. Written Description of Investigation

The site reconnaissance was conducted to identify, describe, and document specific items at the Site and at surrounding properties within the phase one study area, in accordance with Schedule D of O. Reg. 153/04 (as amended). Written descriptions detailing the observations made by Fisher

during the site reconnaissance are provided above in Section 6.2, for the phase one property and phase one study area.

Discussions regarding the identification of PCAs on the Site and on surrounding properties with the phase one study area are provided below in Section 7.2. A description of the APECs identified at the Site associated with on-site and off-site PCAs are provided below in Section 7.3.

Properties within the phase one study area rely on municipal water obtained from surface water bodies as a source of drinking water. No water supply well is listed within the phase one study area.

7. REVIEW AND EVALUATION OF INFORMATION

The review of information is conducted to evaluate and interpret the data obtained from the records review, the interviews and the site reconnaissance, in order to achieve the general and specific objectives of the Phase One ESA.

Identification of current and past uses of the phase one property, existence and location of any APECs on, in or under the phase one property and description of any PCA at the phase one property and within the phase one study area, that may be contributing to an APEC at the phase one property, is presented in the following sections.

7.1 *Current and Past Uses*

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Pertains to Lot 22, Con 3				
Prior to 1833	Crown	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1833-1886	Arthur Jones	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1886-1886	Neaven McConnell	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1886-1886	John W. Stockwell	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1886-1891	Toronto & Lorne Park Summer Resort Company	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1891-1891	Fred Roper	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1891-1909	The Lorne Park Company Limited	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1909-1911	Benjamin Kent, Frederick Roper, John Earls, William H. Orr, William R. Henderson, John Stockwell	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1911-1919	Sidney Small	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1919-1944	Lorne Park Lands Limited	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1944-1952	Ethyl A. Soules	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1952-1961	Harvey R. Springer, Irene Springer	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1954 aerial photograph, the Site was undeveloped. The Site was developed with an inferred residential use in the 1960 aerial photograph.
1961-1966	Basil Orsini, Emilio Orsini, Rita Lettner	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1966 aerial photograph, the Site was developed for inferred residential use.

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1966-1967	Park Towers Investments Limited	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1967-1973	Alfred Stein, Jessica Stein	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1973-1973	Jessica Stein	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1973-1995	Joseph HRusko, Marika HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1975, 1985, 1995 aerial photographs, the Site was developed for inferred residential use. Based on the 1990 municipal directory, Joseph HRusko was listed as a resident.
1995-1997	Joseph HRusko-50%, Marika HRusko-50%	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1997-2018	Joseph HRusko-JT, Marika HRusko-JT	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 2005, 2015 aerial photographs, the Site was developed for inferred residential use.
2018-2018	Joseph HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search.
2018-2019	Joseph HRusko, Vanessa HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search.
2019-2019	Harnek Sing Hayer, Manjit Bains	Dwelling	Residential	Date of ownership and name of owner based on the title search.

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2019-2023	Manjit Bains, Tanveer Kaur Hayer	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 2022 aerial photograph, the Site was developed for inferred residential use.
2023 to present	1000537351 Ontario Inc.	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on our site reconnaissance on November 1, 2023, the Site was occupied for residential use and consisted of two (2) residential dwellings.
Pertains to Pt Lot 1, Plan C89				
Prior to 1833	Crown	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1833-1886	Arthur Jones	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1886-1886	Neaven McConnell	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1886-1886	John W. Stockwell	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1886-1891	Toronto & Lorne Park Summer Resort Company	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1891-1891	Fred Roper	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1891-1894	The Lorne Park Company Limited	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1894-1919	James S. McMaster	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1919-1921	David E. Thomson, Arthur J. Thomson	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1921-1928	Albert F. Schnauffer	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1928-1930	William Bunnell and Borgstrom Limited	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1930-1944	Lorne Park Nurseries Limited	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1944-1952	Ethyl A. Soules	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1952-1955	Irene E. Springer	Agricultural land use or undeveloped land	Agricultural or other use	Date of ownership and name of owner based on the title search.
1955-1961	Harvey R. Springer	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1954 aerial photograph, the Site was undeveloped. The Site was developed with an inferred residential use in the 1960 aerial photograph.
1961-1966	Emilio Orsini, Basin Orsini, Rita Lettner	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1966 aerial photograph, the Site was developed for inferred residential use.
1966-1967	Part Towers Investments Limited	Dwelling	Residential	Date of ownership and name of owner based on the title search.

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1967-1973	Alfred Stein, Jessica Stein	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1973-1973	Jessica Stein	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1973-1995	Joseph HRusko, Marika HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 1975, 1985, 1995 aerial photographs, the Site was developed for inferred residential use. Based on the 1990 municipal directory, Joseph HRusko was listed as a resident.
1995-1997	Joseph HRusko-50%, Marika HRusko-50%	Dwelling	Residential	Date of ownership and name of owner based on the title search.
1997-2018	Joseph HRusko-JT, Marika HRusko-JT	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 2005, 2015 aerial photographs, the Site was developed for inferred residential use.
2018-2018	Joseph HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search.
2018-2019	Joseph HRusko, Vanessa HRusko	Dwelling	Residential	Date of ownership and name of owner based on the title search.
2019-2019	Harnek Sing Hayer, Manjit Bains	Dwelling	Residential	Date of ownership and name of owner based on the title search.
2019-2023	Manjit Bains, Tanveer Kaur Hayer	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on the 2022 aerial photograph, the Site was

TABLE 8: Current and Past Uses of the Phase One Property				
Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
				developed for inferred residential use.
2023 to present	1000537351 Ontario Inc.	Dwelling	Residential	Date of ownership and name of owner based on the title search. Based on our site reconnaissance on November 1, 2023, the Site was occupied for residential use and consisted of two (2) residential dwellings.

7.2 Potentially Contaminating Activity

A PCA, as defined in O. Reg. 153/04 (as amended), is a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in the phase one study area.

The locations of all PCAs identified within the phase one study area are presented on Figure 1, included in Appendix A. No off-site PCAs were identified that may be contributing to APECs on the Site. A list of PCAs which occurred on the Site are presented in the following table:

TABLE 9: PCAs Within the Site and Phase One Study Area Contributing to APECs on the Site				
PCA Location and Proximity to Site	PCA	Description	Source of information	Uncertainty
Entire Site (On-site)	PCA 30 – Importation of Fill Material of Unknown Quality	Presence of retaining wall and areas of higher elevations.	Site reconnaissance	Site development information and any importation of fill material are unknown.
Near southeast corner in basement of northeast residential house (On-site)	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	Presence of one (1) disconnected heating oil AST in the basement of northeast residential house.	Site reconnaissance	Operation practices are unknown.

Other PCAs identified within the phase one study area, that are considered unlikely to contribute to APECs on the Site are summarized in Table C.7, included in Appendix C.

7.3 Areas of Potential Environmental Concern

APECs, as defined in O. Reg. 153/04 (as amended), is the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,

- (a) identification of past or present uses on, in or under the phase one property, and
- (b) identification of potentially contaminating activity.

The APECs identified at the phase one study area are presented on Figure 2, included in Appendix A, and are summarized in the following table:

TABLE 10: APECs Identified at the Phase One Property					
APEC	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-site or off-site)	Contaminants of Potential Concern (COPCs)	Media Potentially Impacted (Groundwater, soil and/or sediment)
APEC A	Entire Site	PCA 30 – Importation of Fill Material of Unknown Quality Inferred utilization of fill materials during Site development.	On-Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil
APEC B	Northeastern portion of the Site, near southeast corner of residential building	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks Presence of a disconnected furnace oil AST in the basement of the residential house at northeast portion of Site.	On-Site	Metals, PHCs (F1-F4), BTEX, PAHs	Soil and Groundwater

A narrative description and assessment of areas where PCAs have occurred and associated APECs and COPCs, including the rationale for the conclusion, logic and reasoning to evaluate the available information, and uncertainty of evaluation, are provided below:

APEC A – According to the site reconnaissance, the northwestern portion along the property boundary adjacent to the parking garage and residential house features a raised retaining wall. Additionally, the residential buildings at the northwestern and southwestern portions of the Site

are on a higher elevation than the eastern/southeastern surrounding areas. Due to a lack of information about the Site development and soil quality data of any imported fill, the evaluation of soil condition for the entire Site is considered appropriate for this APEC.

The COPCs that may be present in soil associated with imported fill materials include Metals, PHCs (F1-F4), BTEX and PAHs.

APEC B – According to our site reconnaissance, a disconnected furnace oil AST was identified in the basement near the southeast corner of the residential house at the northeastern portion of the Site. Due to a lack of information about the condition of the tank and its operating practices, an evaluation of soil and groundwater conditions for the northeastern portion of the Site is considered appropriate for this APEC.

The COPCs that may be present in soil and groundwater at the northeastern portion of the Site associated with the chemical composition of stored fuels include Metals, PHCs (F1-F4), BTEX and PAHs.

7.4 Phase One Conceptual Site Model

This Phase One CSM synthesizes relevant information gathered during phase one study area evaluation, co-relates the Site features and geological/hydrogeological conditions in the area with on-site and off-site PCAs, and identifies transport pathways and COPCs within phase one study area that may contribute to APECs on, in or under the phase one property.

The graphic form of the Phase One CSM includes:

- A Site Plan of the phase one study area (Figure 1) that shows existing buildings, water wells, roads (including names), uses of properties adjacent to the phase one property, areas where on-site and off-site PCAs have occurred, including tanks in such areas, and anticipated groundwater flow direction.
- A Site Plan of the phase one property (Figure 2) that presents APECs, tanks and transport pathways in such areas, and anticipated groundwater flow direction.

The narrative form of the Phase One CSM presented below is prepared on the assumption that the Site will maintain its residential property use. The associated Figures 1 and 2 are included in Appendix A.

TABLE 11: Phase One CSM	
Areas where PCAs have occurred on-site and/or off-site, that may	1. PCA 30 (Importation of Fill Material of Unknown Quality) – Possible importation of fill material associated with Site development. COPCs: Metals, PHCs (F1-F4), BTEX, PAHs.

TABLE 11: Phase One CSM	
contribute to APECs at the Phase One Property, and associated COPCs	2. PCA 28 (Gasoline and Associated Products Storage in Fixed Tanks) – Presence of a disconnected furnace oil AST in the basement of the residential house at the northeastern portion of the Site. COPCs: Metals, PHCs (F1-F4), BTEX, PAHs.
Surface and sub-surface structures that may affect contaminant distribution and transport on-Site and from neighbouring properties	<p>T-1 – The foundation of the residential house located at the northeastern portion of the Site.</p> <p>T-2 – The foundation of the residential house located at the southwestern portion of the Site.</p> <p>T-3 – Numerous utilities under Lakeshore Road West to the northwest.</p>
Geological and hydrogeological interpretations	<p><u>Regional Conditions</u></p> <p>Overburden Geology – Coarse textured glaciolacustrine deposits (sand, gravel, minor silt and clay, foreshore and basinal deposits) and modern alluvial deposits (clay, silt, sand, gravel, may contain organic remains).</p> <p>Bedrock Geology – Shale, limestone, dolostone, siltstone, Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, Eastview Member.</p> <p>Soil description obtained from a review of MECP Well Records available for the phase one study area indicated that the local stratigraphy generally consists of sandy silt till and clayey silt till to about 12.19 m bgs, underlain by shale bedrock at about 12.19 m bgs, extending to the full depth of exploration at 19.81 m bgs. The typical range of hydraulic conductivity is as follows: sandy silt / sandy silt till: 10^{-3} – 10^{-5} cm/s; and clayey silt / clayey silt till: 10^{-5} – 10^{-7} cm/s.</p> <p>Grade elevation to the north is maintained at 85 m above sea level (asl) at the intersection of Queen Street West and Sweetwater Crescent. Grade elevation along Lakeshore Road West at the phase one study area boundaries, from southwest to northeast, declines in grade elevation from 90 m asl to 80 m asl and inclines to 85 m asl. Grade elevation to the south inclines to 90 m asl at Longfellow Avenue. Based on regional topography and proximity to Lake Ontario, it is likely that groundwater flow direction is to the southeast.</p>
Uncertainty or absence of information	<p>The maintenance and operation practices at the on-site and off-site PCAs are unknown.</p> <p>No actual site specific information on soil and groundwater conditions was available for review. It is inferred that subsurface conditions at the phase one property approach the regional geological and hydrogeological conditions. Therefore, in the absence of readily identifiable contaminant transport pathways from properties within phase one study area to the phase one property, the actual contribution of natural (or anthropogenic) pathways to contaminant transport and distribution under the phase one property is uncertain and could affect the conclusions of this report.</p> <p>Location of subsurface fill materials across the Site is unknown at this time; therefore, distribution of contaminants within fill may be highly heterogeneous. Considering the sandy nature of the fill, distribution of contaminants within fill may</p>

TABLE 11: Phase One CSM	
	<p>be highly heterogeneous. No information regarding the quality of imported fill used during the historical earth works or general grading works was available.</p> <p>This Phase One Conceptual Site Model represents current understanding of the Site in terms of the relevant potentially contaminating sources, subsurface materials and processes, serves as the basis for further site characterization, and will ultimately support the evaluation of various remedial alternatives, if necessary. Because of the limited intrusive and/or non-intrusive investigations data on the phase one study area, the site conceptual model can only provide an approximation to the real world. At the early stages of site conceptual model development, it is possible that several realizations will be tenable. However, as more monitoring and other data become available, the subsequent site conceptual models should provide a more detailed picture of fluid flow and material transport, and transformation processes.</p>

8. CONCLUSIONS

8.1. Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

Considering the findings of the current Phase One ESA, it is concluded that a Phase Two ESA is required for the entire phase one property. The rationale for this conclusion is presented below.

PCAs at the Site and other properties within the phase one study area have been revealed after the records review and during the site reconnaissance, as noted in Section 7.2 of this report. Two (2) APECs (APEC A and B) and associated COPCs were identified at the phase one property, as noted in Section 7.3 of this report.

In order to verify the existence of COPCs in soil and/or groundwater at the phase one property, a number of boreholes/monitoring wells should be advanced within the identified APECs to determine the locations and concentrations of COPCs in the land or water on, in or under the phase one property.

8.2. Record of Site Condition Based on Phase One Environmental Site Assessment Alone

The records review, interviews and site reconnaissance conducted as part of the present Phase One ESA have identified PCAs that may contribute to APECs at the phase one property. This conclusion is supported by the identification of on-site PCAs, potential presence of anthropogenic contaminant transport pathways connecting properties with PCAs to the phase one property, geological and hydrogeological conditions in the area, and past and current property uses within

250 m from phase one property boundaries. The identified off-site PCAs were not concluded to contribute to an APEC on-site.

Filing of a RSC with the Environmental Site Registry is mandatory when there is a change (in all or in part of the property) from an industrial, commercial or community property use to residential, institutional, parkland or agricultural or other property use. Filing of RSC could also be required for development approval purposes depending on requirements by municipalities.

Considering the findings of the current Phase One ESA, it is concluded that a Phase Two ESA is required for the phase one property, and a RSC for the Site cannot be filed based on Phase One ESA only.

8.3. Signatures

Fisher Engineering Limited carried out the present Phase One Environmental Site Assessment at the request of 1000570027 Ontario Inc., and by signing below the qualified person confirms the findings and conclusions of this report.

Respectfully submitted,

FISHER ENGINEERING LIMITED

Per:



Kerry Tam, M.Env.Sc
Project Manager



David Fisher, B.A.Sc., C. Chem., P. Eng.
President



Bernard Chan, C. Chem., P. Eng.
Senior Project Manager

8.4. Limitations

This report was prepared for use by 1000570027 Ontario Inc., and is based on the work as described in the Scope of Work. The conclusions presented in this report reflect existing Site conditions within the scope of this assignment.

Some information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to consult alternative sources of information, in certain cases Fisher Engineering Limited has been required to assume that the information provided is accurate. The findings and conclusions presented in this report are based predominately on interpretation of data obtained from visual observations, records review at publicly accessible areas, as conducted. Considering the uncertainties or absence of information noted in the report, there is no warranty, expressed or implied, by Fisher Engineering Limited that this assessment has identified all Potential Contaminating Activities or Contaminants of Potential Concern at the phase one study area, or that the subject site is free from any and all contamination from past or current practices other than that noted, nor that all issues of environmental compliance have been addressed.

No investigation method can eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained and the formulation of the conclusions and recommendations. Like all professional persons rendering advice, we do not act as absolute insurers of the conclusions reached, but commit ourselves to care and competence in reaching those conclusions. No warranty, whether expressed or implied, is included or intended in this report.

The scope of services performed may not be appropriate for the purposes of any other users. This report should not be used in contexts other than pertaining to the evaluation of the property at the current time. Written authorization must be obtained from Fisher Engineering Limited prior to use by any other parties, or any future use of this document or its findings, conclusions, or recommendations represented herein. Any use that a third party makes of this report, or any reliance on or decisions made on the basis of it, are the responsibility of the third party. Fisher Engineering Limited accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

8.5. *Qualifications of the Assessor*

The current investigation was conducted and managed by Mr. Kerry Tam, who has been trained and has 12 years of experience in conducting Phase One ESAs in accordance with the CSA Standard and Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the EPA), as amended. The Site visit for this investigation was conducted by Mr. Arij Alam. Mr. Kerry Tam has conducted more than 100 Phase One ESAs for commercial/industrial/residential clients and government agencies and is routinely engaged in this field.

This report was reviewed by Mr. Bernard Chan, who is a Professional Engineer with Professional Engineers Ontario and has over 20 years of experience in conducting, management and supervision of Phase One ESAs. Mr. Chan was also involved in providing oversight and technical support during the course of this assessment.

As a Qualified Person who conducts and supervises Phase One ESAs, Mr. David Fisher, president of Fisher Engineering Limited, is a senior Managerial and Environmental Engineering Specialist with over 30 years of progressive, innovative experience in the Petrochemical and Environmental Engineering Industry. Mr. Fisher is responsible for the development and management of a progressive environmental consulting engineering company specializing in environmental site assessments and remediation, geotechnical and hydrogeological investigations, tank removals, PCB waste treatment, land reclamation, recycling, hazardous waste disposal, and associated laboratory analytical practices.

Fisher Engineering Limited has been established as a team of engineers and consultants since 1989, and continues to develop a strong, wide client base. The company is staffed with personnel holding graduate or postgraduate qualifications at the Markham headquarters, as well as specialist associates offering a broad range of expertise and knowledge in environmental consulting. With a background in the petroleum industry, extensive experience has been gained in the prevention and cleanup of contamination in air, water and soil.

9. REFERENCES

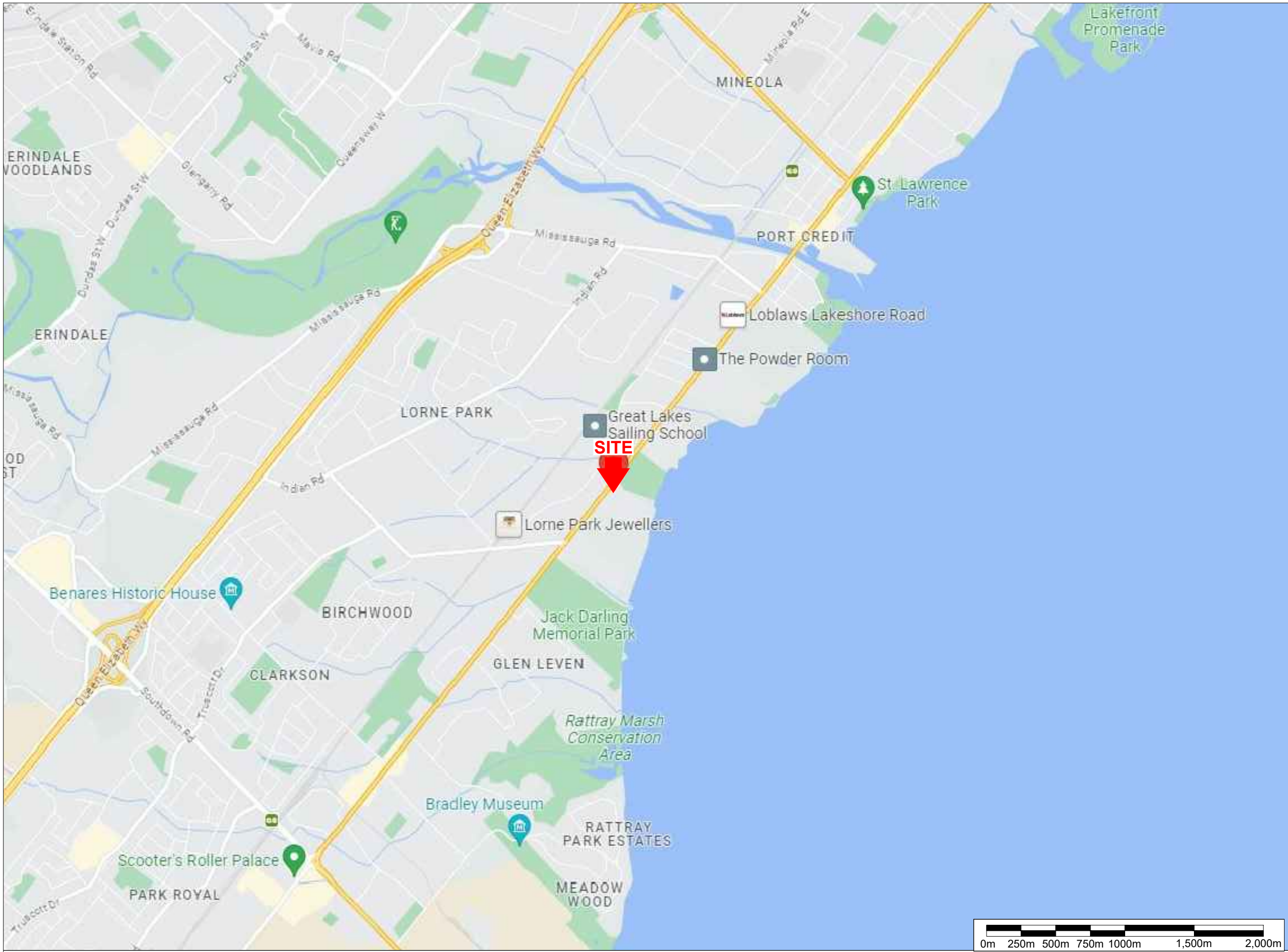
- Ontario Regulation 153/04 (Records of Site Condition – Part XV.1 of the EPA), as amended;
- Occupational Health and Safety Act (OHSA), R.S.O. 1990, Ministry of Labour;
- *Plan of Topography of Part of Lot 1 Registered Plan C089 and Part of Lot 22 Concession 3 South of Dundas Street, City of Mississauga, Regional Municipality of Peel, November 8, 2023, Tarasick McMillan Kubicki Limited;*
- Opta Information Intelligence (Opta) – Enviroscan™ Report;
- Chain of Title Reports, Land Registry Office, prepared by Domsons Title Search Inc.;
- Criss-Cross City Directories, 1990;
- ERIS Database Report, Order No. 21090800235, September 13, 2021;
- Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information and Privacy Protection Office (FOI);
- CTC (Credit Valley-Toronto and Region-Central Lake Ontario) Source Protection Plan;
- The Ministry of Natural Resources and Forestry (MNRF) Natural Heritage Area Map;
- Land Information Ontario (LIO) GeoHub ANSI Map;
- City of Mississauga Online Map;
- Region of Peel Web Site – Public Works Services;
- Online MECP Water Well Records;
- Google Earth;
- Google Maps;
- City of Toronto Archives Online Database;
- City of Mississauga “Mississauga Maps” Online Mapping Service, Aerial Photographs, various years, 1954 – 2022;
- Ministry of Natural Resources and Forestry (MNRF) Make a Topographic Map;
- Ontario Geological Survey Surficial Geology Google Earth Layer;
- Ontario Geological Survey Bedrock Geology Google Earth Layer;
- *Groundwater*, Freeze and Cherry 1979; and
- *An Introduction to Geotechnical Engineering*, Holtz and Kovacs 1981.

10. APPENDICES

The following appendices are intended to be read in conjunction with this report.

APPENDIX A – FIGURES

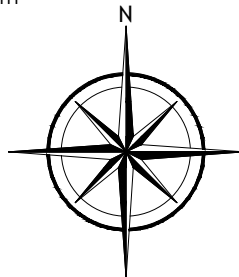
FIGURE A	Site Location Map
FIGURE B	Topographic Map
FIGURE C	Surficial Geology
FIGURE D	Bedrock Geology
FIGURES E.1 to E.9	Aerial Photographs
FIGURE 1	Conceptual Site Model – Phase One Study Area with Potentially Contaminating Activities
FIGURE 2	Conceptual Site Model – Areas of Potential Environmental Concern



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE A:

SITE LOCATION MAP

PROJECT NO.

FE-23-13334

DATE

26 January 2024

SCALE

AS SHOWN

SHEET NO.

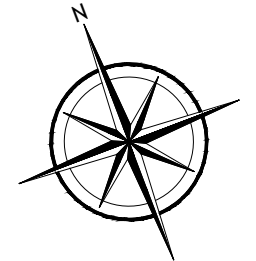
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400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE B:

TOPOGRAPHICAL MAP

PROJECT NO.

FE-23-13334

DATE

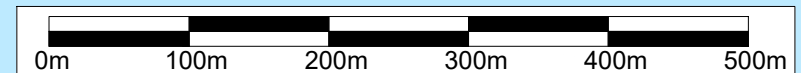
26 January 2024

SCALE

AS SHOWN

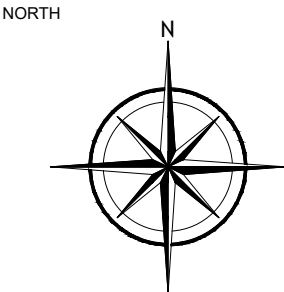
SHEET NO.

B





400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario
L3R 3K2



LEGEND

- 3 PALEOZOIC BEDROCK**
- 5D TILL**
Clay to Silt-textured till (derived from glaciolacustrine deposits or shale)
- 9C COARSE-TEXTURED GLACIOLACUSTRINE DEPOSITS**
sand, gravel, minor silt and clay Foreshere and basinal deposits
- 19 MODERN ALLUVIAL DEPOSITS**
clay, silt, sand, gravel, may contain organic remains

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE C:

SURFICIAL GEOLOGY

PROJECT NO.

FE-23-13334

DATE

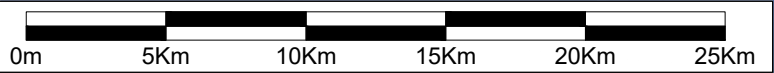
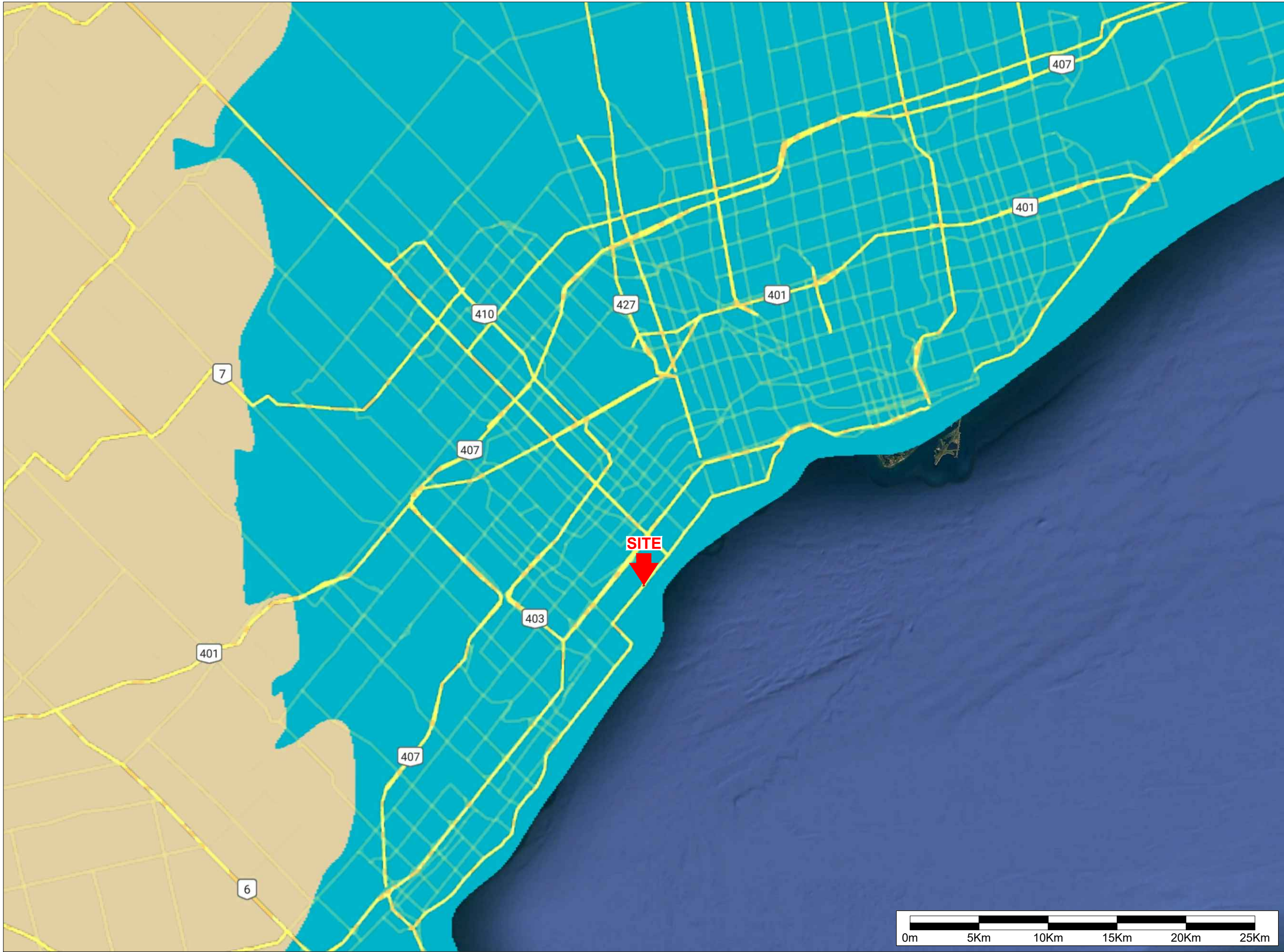
26 January 2024

SCALE

AS SHOWN

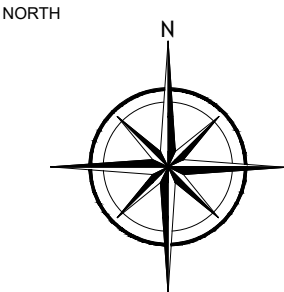
SHEET NO.

C



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755



LEGEND

- 55A:**
Shale, limestone, dolostone, siltstone
Queenston Formation
- 55B:**
Shale, limestone, dolostone, siltstone
Georgian Bay Formation; Blue Mountain
Formation; Billings Formation; Collingwood
Member; Eastview Member
- 56A:**
Sandstone, shale, dolostone, siltstone
Guelph Formation
- 56B:**
Sandstone, shale, dolostone, siltstone
Lockport Formation
- 56C:**
Sandstone, shale, dolostone, siltstone
Armabel Formation
- 56D:**
Sandstone, shale, dolostone, siltstone
Clinton Group; Cataract Group

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE D:

BEDROCK GEOLOGY

PROJECT NO.
FE-23-13334

DATE
26 January 2024

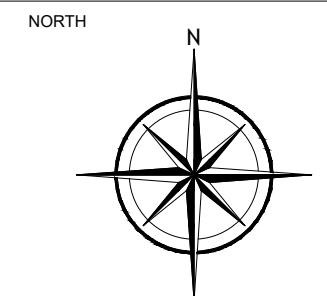
SCALE
AS SHOWN

SHEET NO.

D



400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario
L3R 3K2



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.1:

AERIAL PHOTOGRAPH 1954

PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

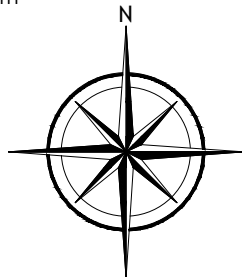
E.1



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.2:

AERIAL PHOTOGRAPH 1960

PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

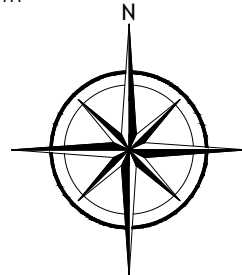
E.2



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.3:

AERIAL PHOTOGRAPH 1966

PROJECT NO.

FE-23-13334

DATE

26 January 2024

SCALE

AS SHOWN

SHEET NO.

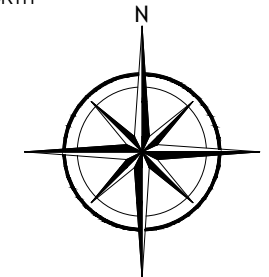
E.3



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.4:

AERIAL PHOTOGRAPH 1975

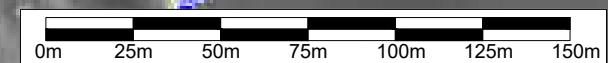
PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

E.4

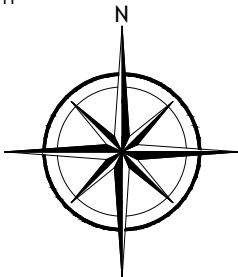




400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.6:

AERIAL PHOTOGRAPH 1995

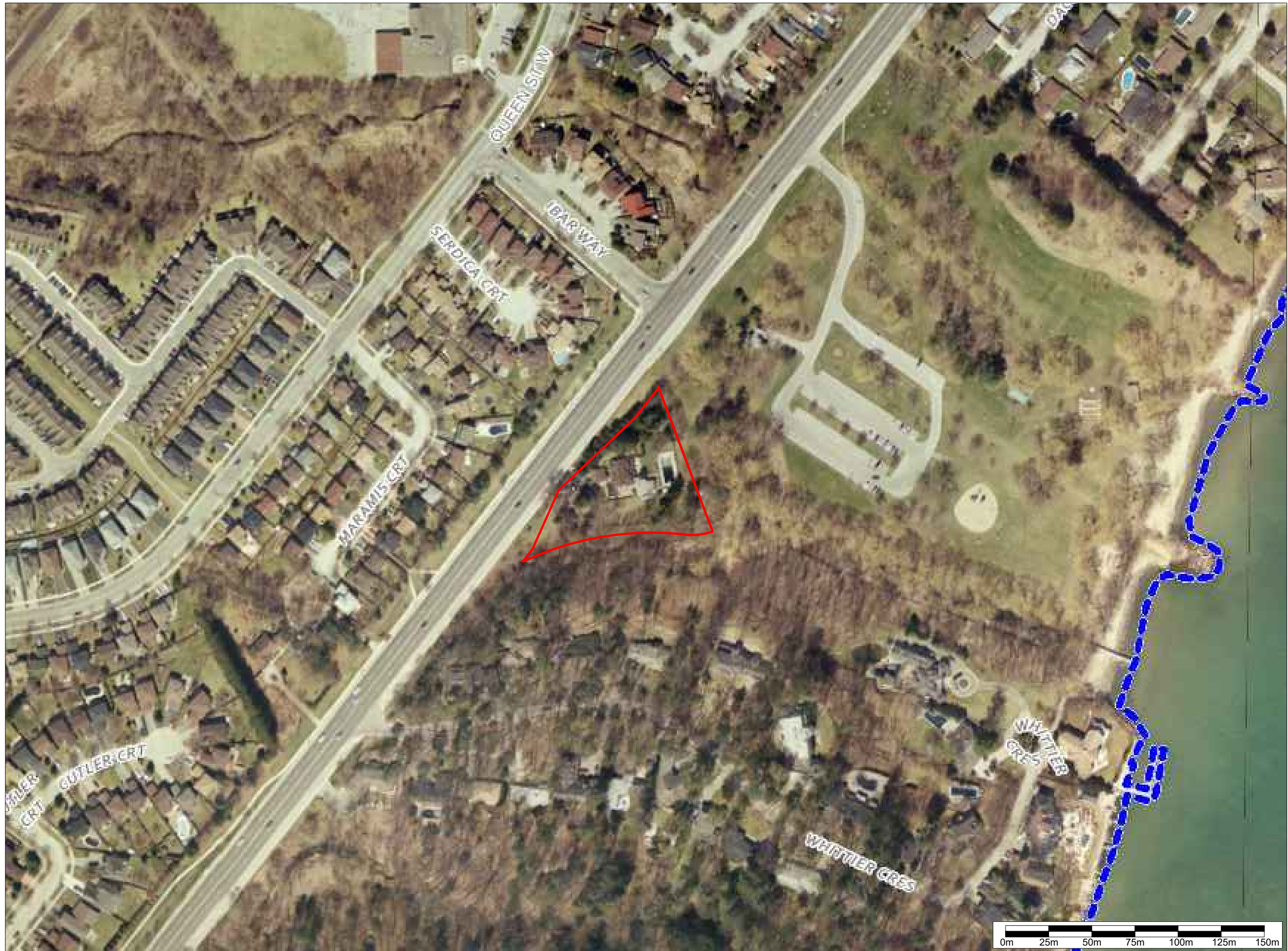
PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

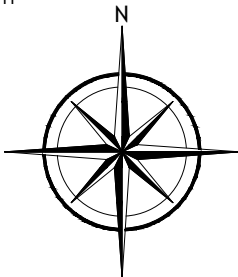
E.6



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.7:

AERIAL PHOTOGRAPH 2005

PROJECT NO.

FE-23-13334

DATE

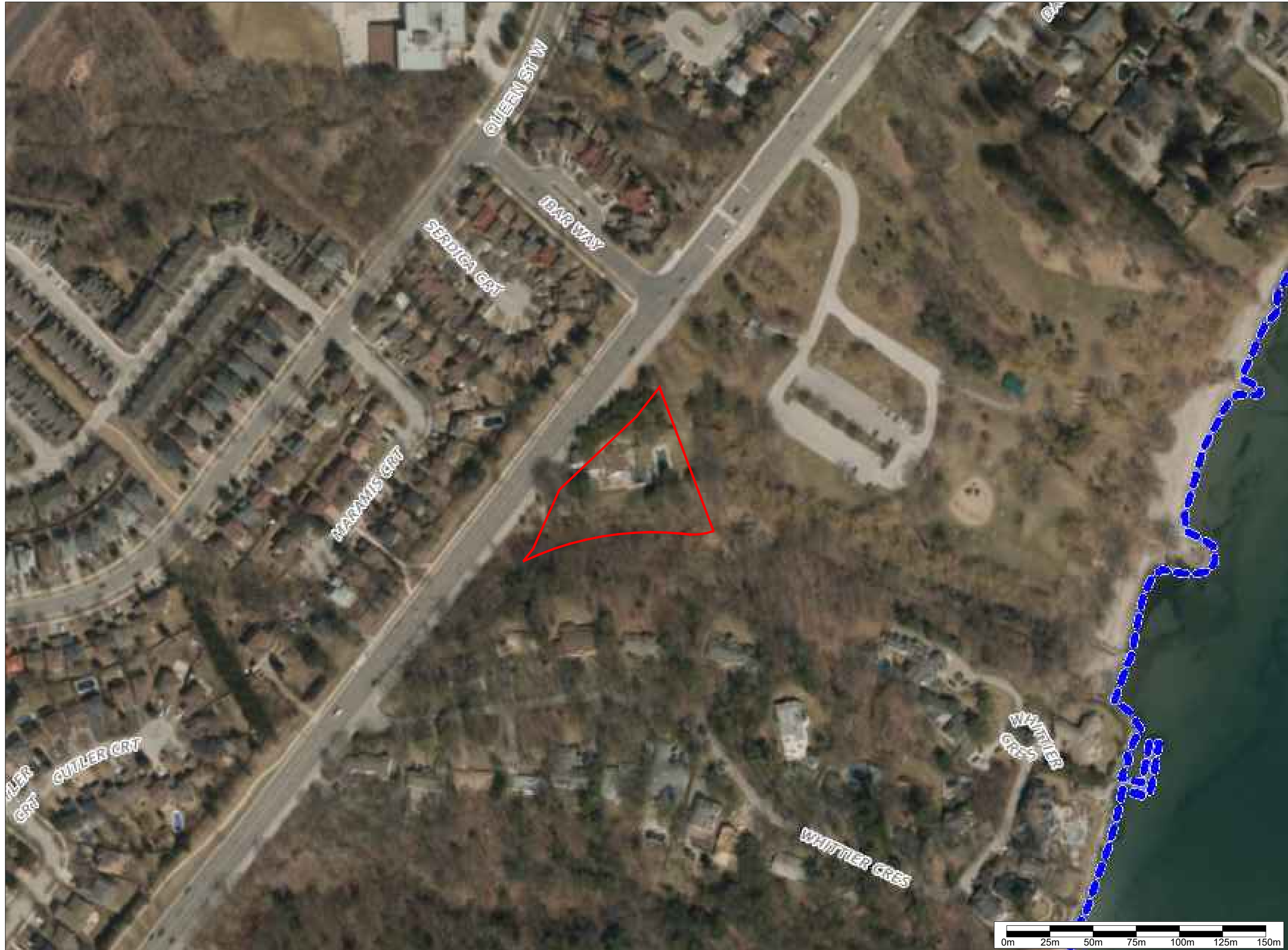
26 January 2024

SCALE

AS SHOWN

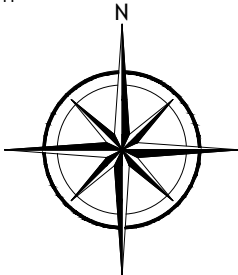
SHEET NO.

E.7



400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario
L3R 3K2

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.8:

AERIAL PHOTOGRAPH 2015

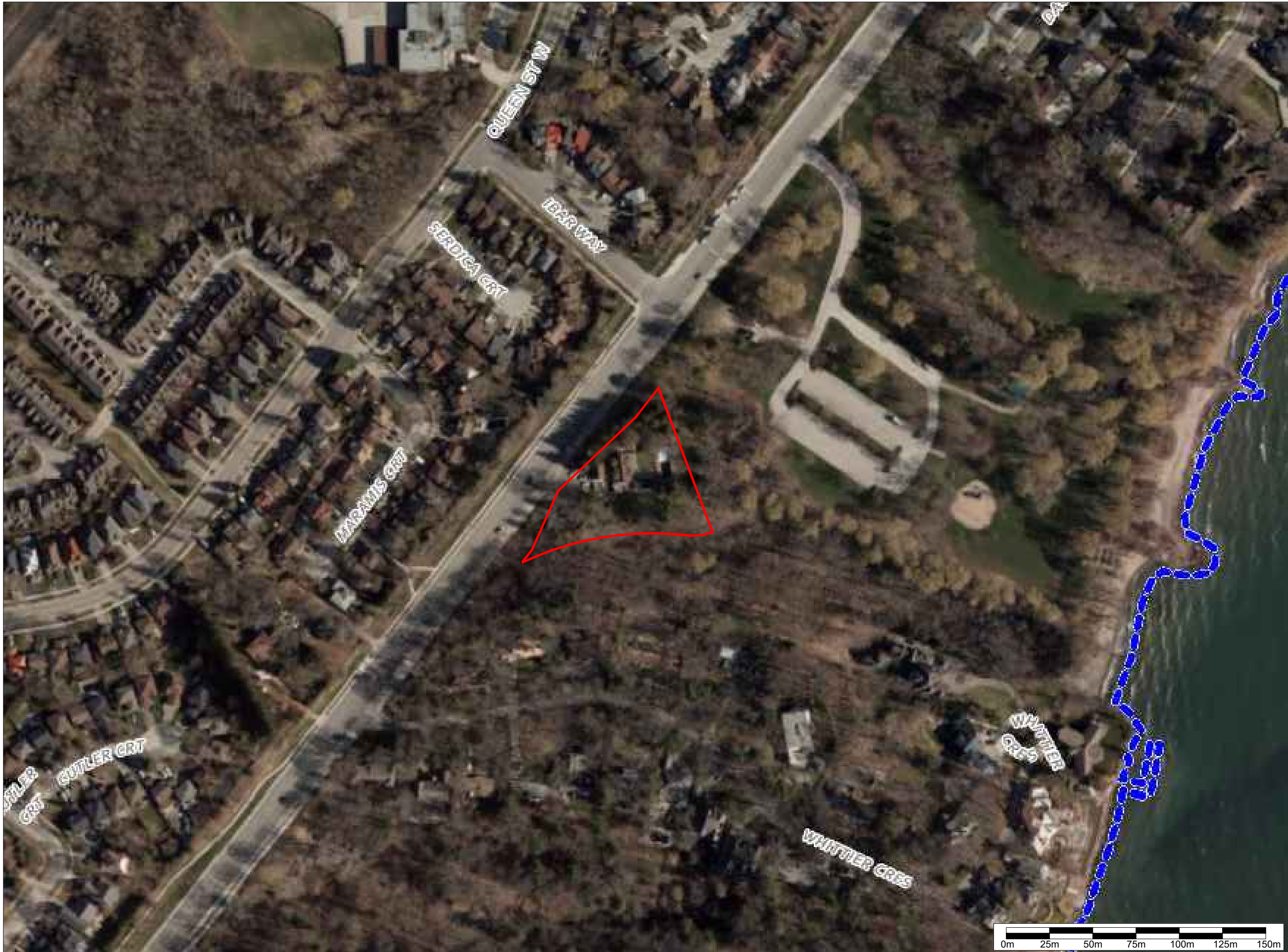
PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

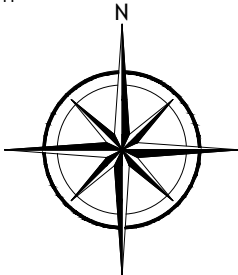
E.8



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

— SITE BOUNDARY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE E.9:

AERIAL PHOTOGRAPH 2022

PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

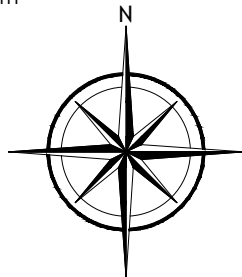
E.9

NUMBER	PCAs IDENTIFIED WITHIN THE STUDY AREA	PCA
1	900 Lakeshore Road (Site)	PCA 28, 30
2	858 Whittier Crescent	PCA 28, PCA Other
PCA	DESCRIPTION ACCORDING TO O. REG. 153/04, SCHEDULE D, TABLE 2	
28	Gasoline and Associated Products Storage in Fixed Tanks	
30	Importation of Fill Material of Unknown Quality	
Other	Furnace Oil Spill from Truck	



400 Esna Park Dr., #15 Tel: 905 475-7755
Markham, Ontario
L3R 3K2

NORTH



LEGEND

- SITE BOUNDARY
- STUDY AREA
- LOCATION OF POTENTIALLY CONTAMINATING ACTIVITY (PCA)
- ABOVE GROUND HEATING OIL STORAGE TANK
- PARKLAND USE
- COMMUNITY USE
- ANTICIPATED GROUND WATER FLOW DIRECTION

PCA: POTENTIALLY CONTAMINATING ACTIVITY

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE 1:
CONCEPTUAL SITE MODEL – PHASE ONE STUDY AREA WITH POTENTIALLY CONTAMINATING ACTIVITIES

PROJECT NO.
FE-23-13334

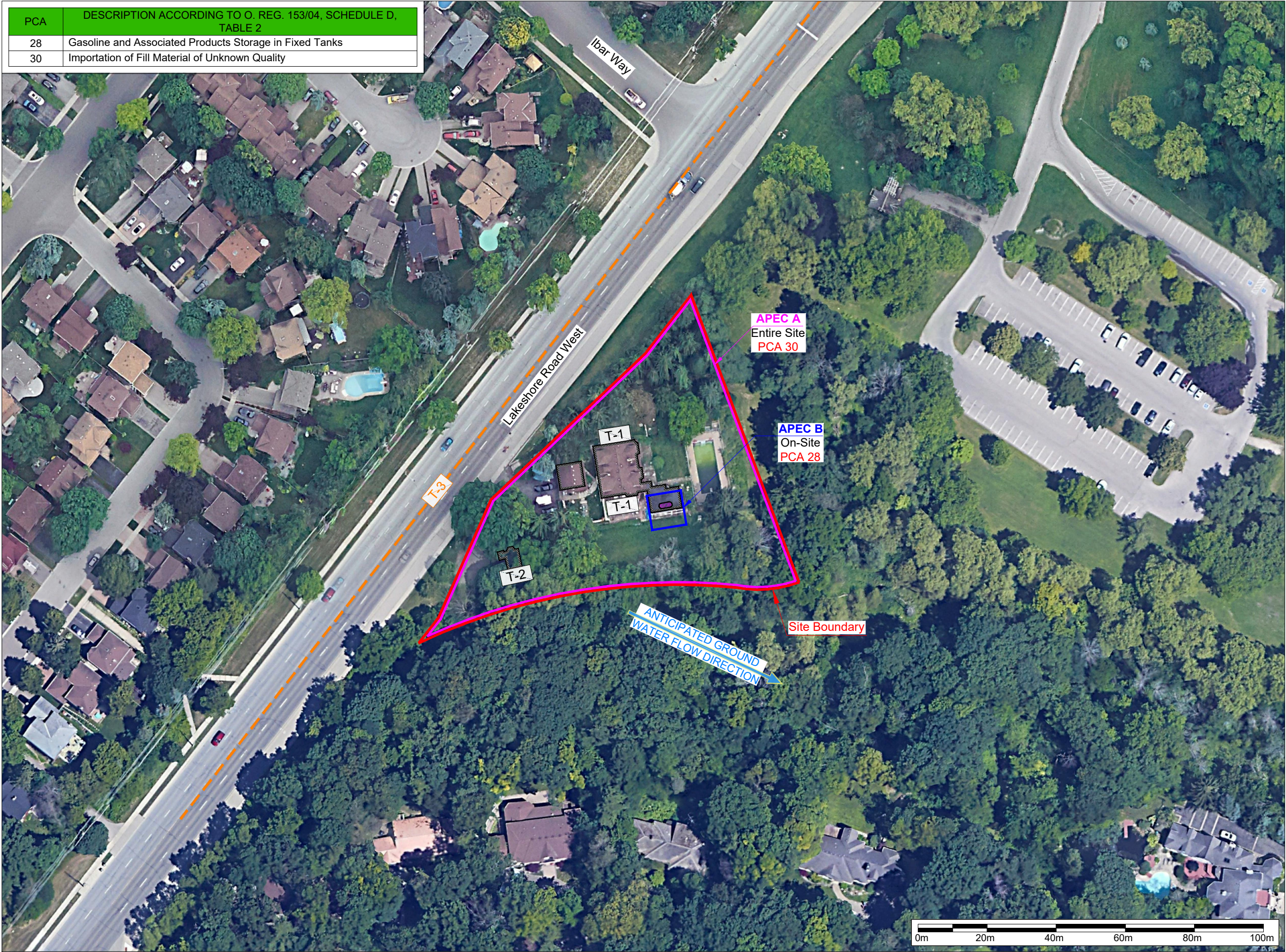
DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

1

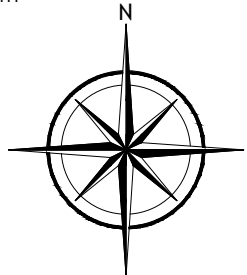
PCA	DESCRIPTION ACCORDING TO O. REG. 153/04, SCHEDULE D, TABLE 2
28	Gasoline and Associated Products Storage in Fixed Tanks
30	Importation of Fill Material of Unknown Quality



400 Esna Park Dr., #15
Markham, Ontario
L3R 3K2

Tel: 905 475-7755

NORTH



LEGEND

- PHASE ONE PROPERTY
- EXISTING BUILDING BOUNDARY
- ABOVE GROUND HEATING OIL STORAGE TANK
- ANTICIPATED GROUNDWATER FLOW DIRECTION
- APEC A (Entire Site)
- APEC B

TRANSPORT PATHWAYS:

- T-1 FOUNDATION OF RESIDENTIAL HOUSE
- T-2 FOUNDATION OF RESIDENTIAL HOUSE
- T-3 NUMEROUS UNDERGROUND UTILITIES UNDER LAKESHORE ROAD WEST

APEC: Area of Potential Environmental Concern
PCA 28: PCA: Potentially Contaminating Activity

PROJECT NAME AND ADDRESS

PHASE ONE ESA

900 Lakeshore Road West,
Mississauga, ON

FIGURE 2:

PCAs, APECs LOCATIONS AND
TRANSPORT PATHWAYS.

PROJECT NO.
FE-23-13334

DATE
26 January 2024

SCALE
AS SHOWN

SHEET NO.

2

APPENDIX B – RECORDS REVIEW DOCUMENTS

Title Search Reports, Parcel Register

Plan of Survey

Opta Enviroscan™ Report

ERIS Database Report

MECP FOI Request and Acknowledgement Letters

MNRF Natural Heritage Areas Map

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal: Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

Searched at: Brampton
LRO #: 43

Page 1

** Pertains to Lot 22 Con 3**

PIN #: 13488-0949 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	23 07 1833	Crown	Arthur JONES
5707	Deed	19 06 1886	George Jones exor for Arthur Jones - Estate	Neaven McCONNELL
5740	Deed	16 07 1886	Neaven McConnell	John W. STOCKWELL
5761	Deed	31 07 1886	John W. Stockwell	Toronto & Lorne Park Summer Resort Company
7733	Deed	11 12 1891	Toronto & Lorne Park Summer Resort Company	Fred ROPER
7734	Deed	11 12 1891	Fred Roper	The Lorne Park Company Limited
13304	Deed	29 01 1909	The Lorne Park Company Limited	Benjamin KENT Frederick ROPER John EARLS William H. ORR William R. HENDERSON John STOCKWELL

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

Searched at: Brampton
LRO #: 43

Page 2

** Pertains to Lot 22 Con 3**

PIN #: 13488-0949 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
14490	Deed	08 03 1911	Benjamin Kent Frederick Roper John Earls William H. Orr William R. Henderson John Stockwell	Sidney SMALL
19099	Deed	16 07 1919	Sidney Small	Lorne Park Lands Limited
44939	Deed	27 11 1944	Lorne Park Lands Limited	Ethyl A. SOULES
69931	Deed	22 09 1952	Ethyl A. Soules	Harvey R. SPRINGER Irene SPRINGER
136210	Deed	14 04 1961	Harvey R. Springer Irene Springer	Basil ORSINI Emilio ORSINI Rita LETTNER
19492vs	Deed	02 09 1966	Basil Orsini Emilio Orsini Rita Lettner	Park Towers Investments Limited

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

Searched at: Brampton
LRO #: 43

** Pertains to Lot 22 Con 3**

PIN #: 13488-0949 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
34285vs	Deed	09 03 1967	Park Towers Investments Limited	Alfred STEIN Jessica STEIN
259775vs	Deed	04 05 1973	Alfred Stein	Jessica STEIN
278396vs	Deed	29 08 1973	Jessica Stein	Joseph HRUSKO Marika HRUSKO
RO1094830	Deed	21 07 1995	Joseph Hrusko Marika Hrusko	Marika HRUSKO - 1/2% Joseph HRUSKO - 1/2%
RO1150130	Deed	15 08 1997	Joseph Hrusko Marika Hrusko	Marika HRUSKO - JT Joseph HRUSKO - JT
PR3404214	Deed	06 11 2018	Marika Hrusko - Estate	Joseph HRUSKO
PR3404216	Deed	06 11 2018	Joseph Hrusko	Joseph HRUSKO Vanessa HRUSKO
PR3513094	Deed	25 07 2019	Joseph Hrusko Vanessa Krusko	Harnek Singh HAYER Manjit BAINS
PR3590927	Deed	19 12 2019	Harnek Singh Hayer Manjit Bains	Manjit BAINS Tanveer Kaur HAYER
PR4206811	Deed (Present Owner)	31 05 2023	Manjit Bains & Tanveer Kaur Hayer	1000537351 Ontario Inc.

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

Searched at: Brampton
LRO #: 43

Page 1

** Pertains to Pt Lot 1 Plan C89**

PIN #: 13488-0949 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent	23 07 1833	Crown	Arthur JONES
5707	Deed	19 06 1886	George Jones exor for Arthur Jones - Estate	Neaven McCONNELL
5740	Deed	16 07 1886	Neaven McConnell	John W. STOCKWELL
5761	Deed	31 07 1886	John W. Stockwell	Toronto & Lorne Park Summer Resort Company
7733	Deed	11 12 1891	Toronto & Lorne Park Summer Resort Company	Fred ROPER
7734	Deed	11 12 1891	Fred Roper	The Lorne Park Company Limited
8412	Deed	19 03 1894	The Lorne Park Company Limited	James S. McMASTER
19430	Deed	18 11 1919	James S. McMaster	David E. THOMSON Arthur J. THOMSON
20956	Deed	21 05 1921	David E. Thomson Arthur J. Thomson	Albert F. SCHNAUFER

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

PIN #: 13488-0949 (LT)

Searched at: Brampton
LRO #: 43

** Pertains to Pt Lot 1 Plan C89**

Page 2

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
30168	Deed	16 04 1928	Albert F. Schnaufer	William Bunnell & Borgstrom Limited
32946	Deed	08 07 1930	William Bunnell & Borgstrom Limited	Lorne Park Nurseries Limited
44939	Deed	27 11 1944	Lorne Park Nurseries Limited	Ethyl A. SOULES
69931	Deed	22 09 1952	Ethyl A. Soules	Irene E. SPRINGER
89015	Deed	27 06 1955	Irene E. Springer	Harvey R. SPRINGER
13640	Deed	14 04 1961	Irene E. Springer Harvey R. Springer	Emilio ORSINI Basil ORSINI Rita LETTNER
19492vs	Deed	02 09 1966	Emilio Orsini - Estate Basil Orsini & Rita Lettner	Park Towers Investments Limited
34285vs	Deed	09 03 1967	Park Towers Investments Limited	Alfred STEIN & Jessica STEIN
259775vs	Deed	04 05 1973	Alfred Stein	Jessica STEIN

Cont'd on Page 3

CHAIN OF TITLE REPORT

Project #: 23-13334
Address: 900 Lakeshore Road W., Mississauga
Legal: Part Lot 22 Con 3 SDS Toronto
Description: Part Lot 1 Plan C89, as in RO1150130

Searched at: Brampton
LRO #: 43

**** Pertains to Pt Lot 1 Plan C89****

PIN #: 13488-0949 (LT)

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
278396vs	Deed	29 08 1973	Jessica Stein	Joseph HRUSKO Marika HRUSKO
RO1094830	Deed	21 07 1995	Joseph Hrusko Marika Hrusko	Joseph HRUSKO - 1/2% Marika HRUSKO - 1/2%
RO1150130	Deed	15 08 1997	Joseph Hrusko Marika Hrusko	Joseph HRUSKO -JT Marika HRUSKO - JT
PR3404214	Deed	06 11 2018	Marika Hrusko - Estate	Joseph HRUSKO
PR3404216	Deed	06 11 2018	Joseph Hrusko	Joseph HRUSKO Vanessa HRUSKO
PR3513094	Deed	25 07 2019	Joseph Hrusko Vanessa Krusko	Harnek Singh HAYER Manjit BAINS
PR3590927	Deed	19 12 2019	Harnek Singh Hayer Manjit Bains	Manjit BAINS Tanveer Kaur HAYER
PR4206811	Deed (Present Owner)	31 05 2023	Manjit Bains & Tanveer Kaur Hayer	1000537351 Ontario Inc.

LAND
REGISTRY
OFFICE #43

13488-0949 (LT)

PAGE 1 OF 3
PREPARED FOR bertucci
ON 2023/12/21 AT 16:09:26

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 22 CON 3 SDS TORONTO; PT LT 1 PL C89 TORONTO AS IN RO1150130; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13488-2052

PIN CREATION DATE:

1999/03/25

OWNERS' NAMES

1000537351 ONTARIO INC.

CAPACITY SHARE

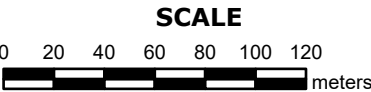
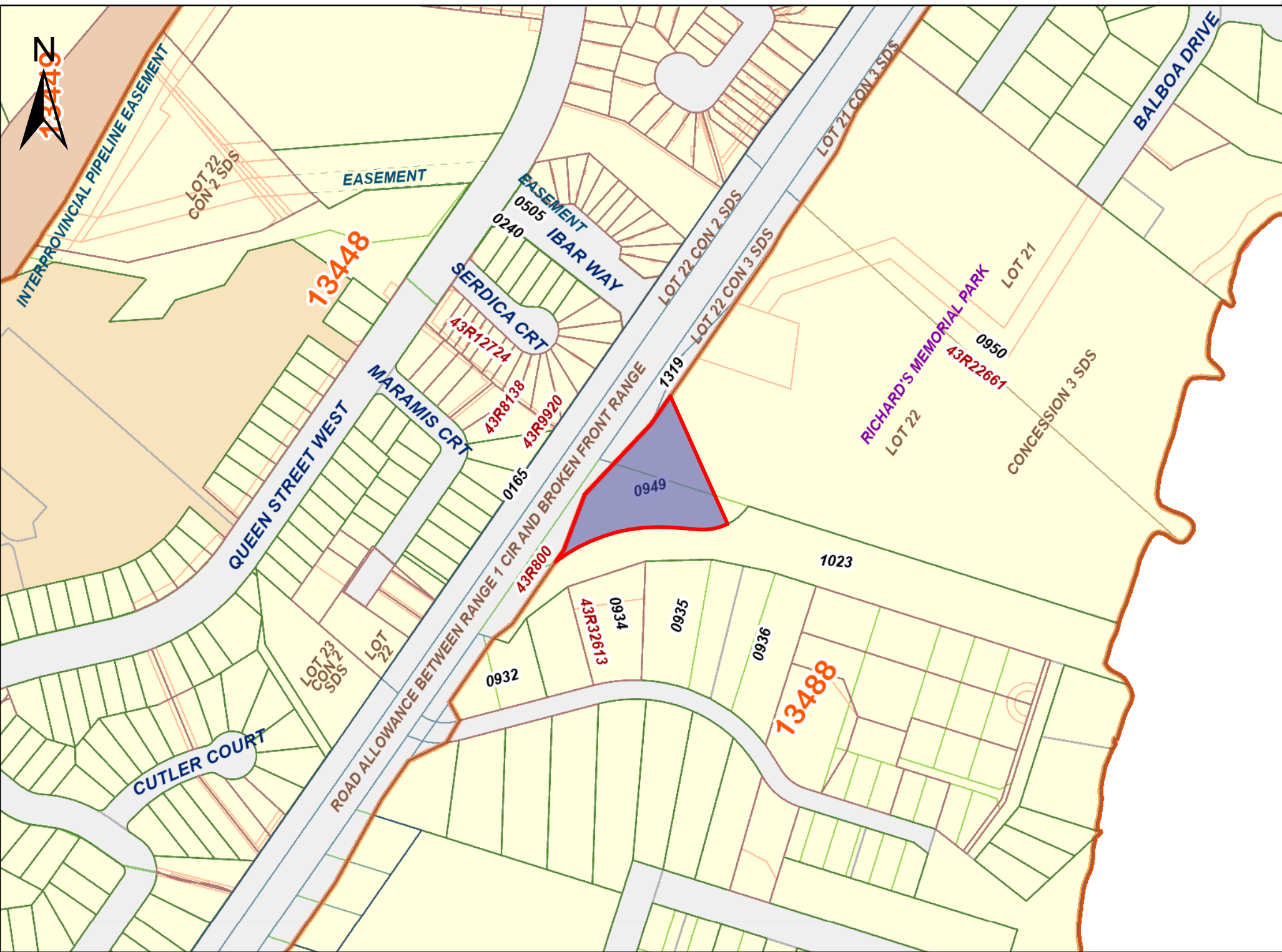
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/09/23 ON THIS PIN			
WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/03/25					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 1999/03/25 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/03/26 **					
VS12298	1966/06/17	AGR PURCHAS & SALE		*** DELETED AGAINST THIS PROPERTY ***		
	REMARKS: SKETCH ATTACHED					
RO1150130	1997/08/15	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	HRUSKO, JOSEPH HRUSKO, MARIKA	
PR3404214	2018/11/06	APL OF SURV-LAND		*** COMPLETELY DELETED *** HRUSKO, MARIKA	HRUSKO, JOSEPH	
PR3404215	2018/11/06	APL (GENERAL)		*** COMPLETELY DELETED *** HRUSKO, JOSEPH		
	REMARKS: DELETES VS12298					
PR3404216	2018/11/06	TRANSFER		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3513094	2019/07/25	TRANSFER		HRUSKO, JOSEPH *** COMPLETELY DELETED *** HRUSKO, JOSEPH HRUSKO, VANESSA	HRUSKO, JOSEPH HRUSKO, VANESSA HAYER, HARNEK SINGH BAINS, MANJIT	
PR3513095	2019/07/25	CHARGE		*** COMPLETELY DELETED *** HAYER, HARNEK SINGH BAINS, MANJIT	HRUSKO, JOSEPH HRUSKO, VANESSA	
PR3590927	2019/12/19	TRANSFER		*** COMPLETELY DELETED *** BAINS, MANJIT HAYER, HARNEK SINGH	BAINS, MANJIT HAYER, TANVEER KAUR	
PR3590928	2019/12/19	CHARGE		*** COMPLETELY DELETED *** BAINS, MANJIT HAYER, TANVEER KAUR	COMPUTERSHARE TRUST COMPANY OF CANADA	
PR3591196	2019/12/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** HRUSKO, JOSEPH HRUSKO, VANESSA		
REMARKS: PR3513095.						
PR4187929	2023/04/11	NO SEC INTEREST	\$1,922	CROWN CREST CAPITAL MANAGEMENT CORP.		C
PR4206811	2023/05/31	TRANSFER	\$3,900,000	BAINS, MANJIT HAYER, TANVEER KAUR	1000537351 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
PR4207874	2023/06/02	CHARGE		*** COMPLETELY DELETED *** 1000537351 ONTARIO INC.	SCOTIA MORTGAGE CORPORATION	
PR4217786	2023/06/29	CHARGE	\$2,900,000	1000537351 ONTARIO INC.	ROYAL BANK OF CANADA	C
PR4220639	2023/07/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** COMPUTERSHARE TRUST COMPANY OF CANADA		
REMARKS: PR3590928.						
PR4224558	2023/07/17	APL DEL EXECUTION		*** COMPLETELY DELETED *** 1000537351 ONTARIO INC.		
REMARKS: DELETE 19-0002288						

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR4225527	2023/07/18	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
REMARKS: PR4207874.						



PROPERTY INDEX MAP
PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

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

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



LAKESHORE ROAD WEST

(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF DUNDAS STREET)

PIN 1344H - 1319

PLAN OF TOPOGRAPHY OF
PART OF LOT 1
REGISTERED PLAN C-89 AND
PART OF LOT 22
CONCESSION 3
SOUTH OF DUNDAS STREET

(ORIGINALLY IN TOWNSHIP OF TORONTO)

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

5 0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

© COPYRIGHT, 2023

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

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928,
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 132,
HAVING A PUBLISHED ELEVATION OF 93.630 metres.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
SOUTHEASTERLY LIMIT OF LAKESHORE ROAD WEST AS SHOWN ON
DEPOSITED PLAN 43470, HAVING A BEARING OF N38°05'30"E.

LEGEND	
■	DENOTES SURVEY MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
CP	DENOTES CONCRETE PIN
TC	DENOTES TOP OF CURB
BC	DENOTES BOTTOM OF CURB
CCT	DENOTES CURB CUT
MH	DENOTES MANHOLE
CB	DENOTES CATCH BASIN
WUP	DENOTES WOOD UTILITY POLE
WV	DENOTES WATER VALVE
P1	DENOTES PLAN BY DEPARTMENT OF HIGHWAYS, ONTARIO (P-1954-26)
P2	DENOTES TARASICK McMILLAN KUBICKI LTD., O.L.S., DATED MAY 22, 2019

0.20#D DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20#C DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

I CERTIFY THAT THE SURVEY WAS COMPLETED ON OCTOBER 13, 2023.

NOVEMBER 8, 2023
DATE

JACKIE HANG
ONTARIO LAND SURVEYOR

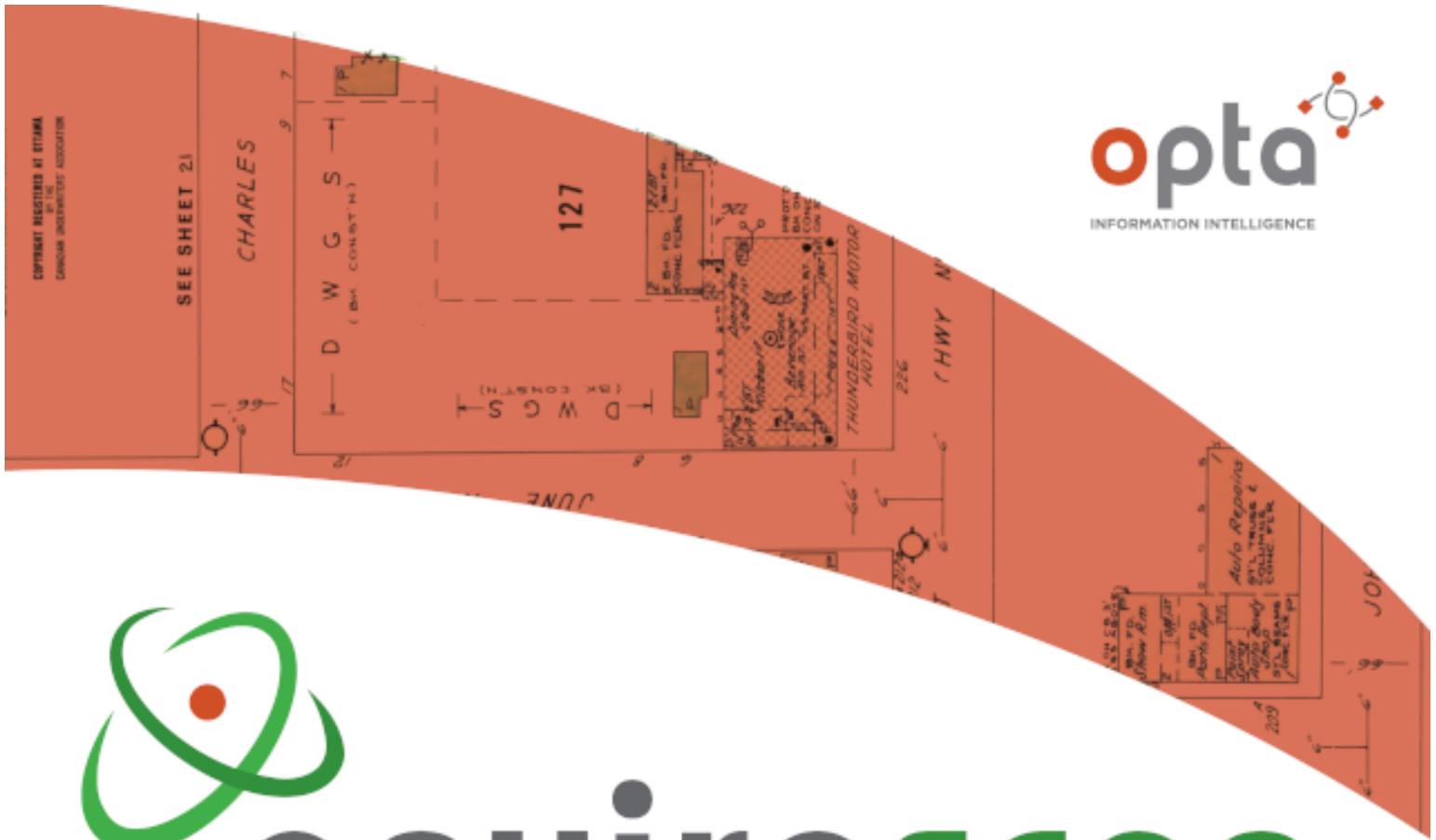
TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

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

DRAWN BY: R.E.

FILE No. 8139-TOP0



enviroscan



175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 1 877 244 9437
W: optaintel.ca

Midori

Site Address:

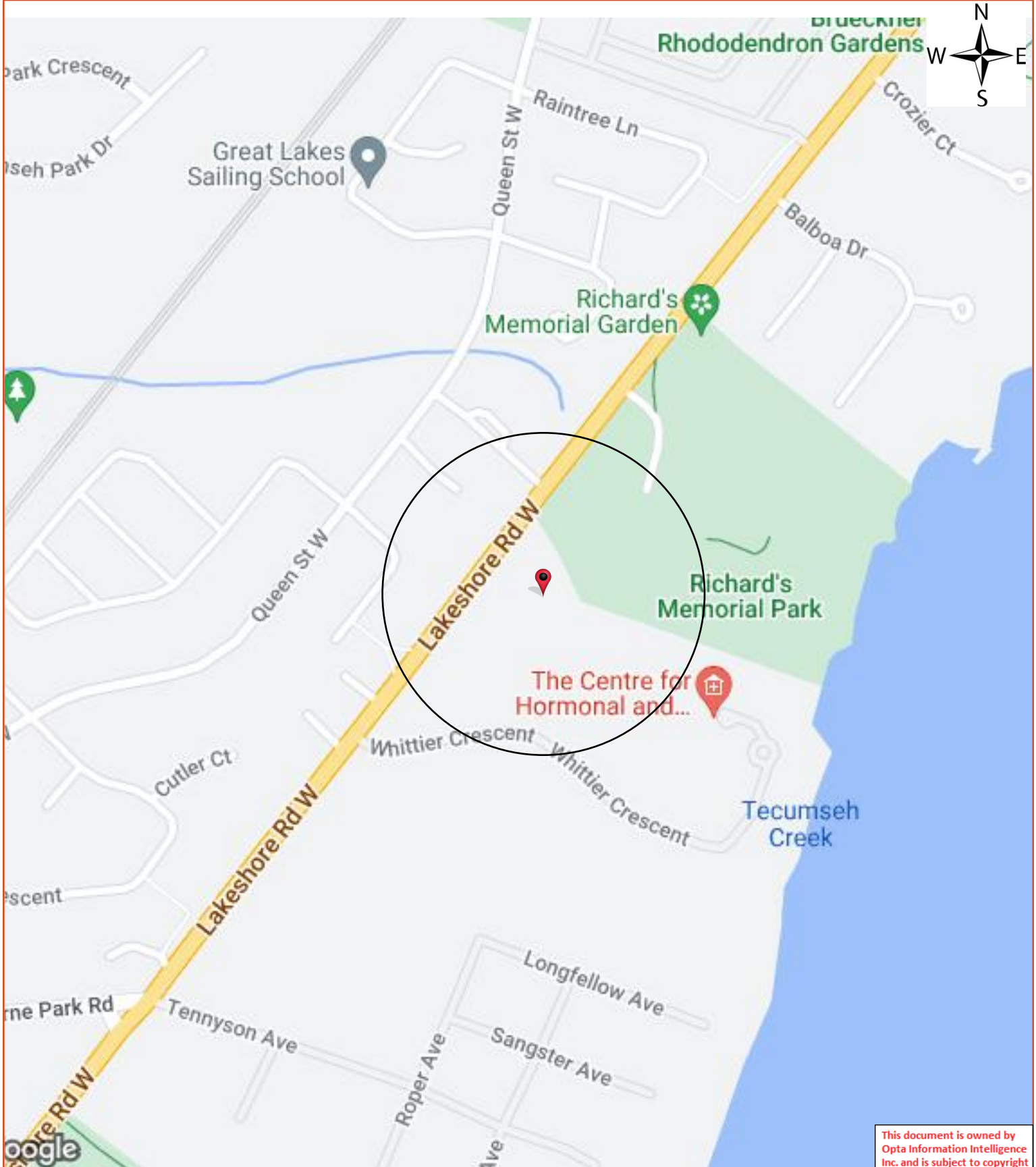
900 Lakeshore Road West, Mississauga, ON

Project No:
23101900625

Opta Order ID:
136032

Requested by:
Eleanor Goolab
ERIS

Date Completed:
10/26/2023 6:04:52 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

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Entire Agreement

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

Governing Document

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

Law

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

No Records Found

Requested by:
Eleanor Goolab

Date Completed: 10/26/2023 06:04:52



OPTA INFORMATION INTELLIGENCE

No Records Found





DATABASE REPORT

Project Property:	<i>Phase One ESA 900 Lakeshore Road West Mississauga ON L5H 1H9</i>
Project No:	<i>23-13334</i>
Report Type:	<i>Quote - Custom-Build Your Own Report</i>
Order No:	<i>23101900625</i>
Requested by:	<i>Fisher Engineering Limited</i>
Date Completed:	<i>October 26, 2023</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

Table of Contents

Table of Contents.....	2
Executive Summary.....	3
Executive Summary: Report Summary.....	4
Executive Summary: Site Report Summary - Project Property.....	7
Executive Summary: Site Report Summary - Surrounding Properties.....	8
Executive Summary: Summary By Data Source.....	9
Map.....	11
Aerial.....	12
Topographic Map.....	13
Detail Report.....	14
Unplottable Summary.....	20
Unplottable Report.....	22
Appendix: Database Descriptions.....	38
Definitions.....	48

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Executive Summary

Property Information:

Project Property: *Phase One ESA
900 Lakeshore Road West Mississauga ON L5H 1H9*

Project No: *23-13334*

Order Information:

Order No: *23101900625*
Date Requested: *October 19, 2023*
Requested by: *Fisher Engineering Limited*
Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	Y	0	3	3
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	1	1
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	2	2
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	Fuel Oil Spills and Leaks	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	1	1
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPR2	National Pollutant Release Inventory 1993-2020	Y	0	0	0
NPRI	National Pollutant Release Inventory - Historic	Y	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	0	0
PFCH	NPRI Reporters - PFAS Substances	Y	0	0	0
PFHA	Potential PFAS Handlers from NPRI	Y	0	0	0
PINC	Pipeline Incidents	Y	0	1	1
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	2	2
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
		Total:	0	10	10

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
1	CA	R.M. OF PEEL	LAKESHORE RD./IBAR WAY MISSISSAUGA CITY ON	N/27.0	0.54	14
1	GEN	Regional Municipality of Peel	Lakeshore Road intersection, Front to Ibar Way Mississauga ON L5H 1H3	N/27.0	0.54	14
2	CA	R.M. OF PEEL	WHITTIER CRES/LAKESHORE RD.W. MISSISSAUGA CITY ON	WSW/109.2	9.95	14
3	GEN	Enbridge Pipelines Inc.	967 Lakeshore Rd W Mississauga ON L5H 2X3	WSW/145.0	9.09	15
4	ECA	The Corporation of the City of Mississauga	990 Lakeshore Rd W Mississauga ON L5B 2T4	SW/204.7	4.06	15
5	NEBI	Enbridge Pipelines Inc.	Mississauga ON	SW/211.0	2.64	15
6	PINC	MINEOLA LAWN & GROUNDSKEEPING INC.	843 QUEEN ST W.,MISSISSAUGA,ON, L5H 4A3,CA ON	N/234.7	3.87	16
6	SPL	Enbridge Gas Distribution Inc.	843 Queen St. West Mississauga ON	N/234.7	3.87	17
7	SPL	SHELL CANADA PRODUCTS LTD.	878 WHITTIER CRESCENT TANK TRUCK (CARGO) MISSISSAUGA CITY ON L5H 2X3	SE/235.2	1.14	18
8	CA	KAREN & VERNON ZELMER	880 WHITTIER CRES., SEPTIC SYS MISSISSAUGA CITY ON L5H 2X3	SE/243.7	1.00	18

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 3 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF PEEL	LAKESHORE RD./IBAR WAY MISSISSAUGA CITY ON	27.0	<u>1</u>
R.M. OF PEEL	WHITTIER CRES/LAKESHORE RD.W. MISSISSAUGA CITY ON	109.2	<u>2</u>
KAREN & VERNON ZELMER	880 WHITTIER CRES., SEPTIC SYS MISSISSAUGA CITY ON L5H 2X3	243.7	<u>8</u>

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Aug 31, 2023 has found that there are 1 ECA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Corporation of the City of Mississauga	990 Lakeshore Rd W Mississauga ON L5B 2T4	204.7	<u>4</u>

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Oct 31, 2022 has found that there are 2 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Regional Municipality of Peel	Lakeshore Road intersection, Front to Ibar Way Mississauga ON L5H 1H3	27.0	<u>1</u>
Enbridge Pipelines Inc.	967 Lakeshore Rd W Mississauga ON L5H 2X3	145.0	<u>3</u>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
-------------	----------------	---------------------	----------------

NEBI - National Energy Board Pipeline Incidents

A search of the NEBI database, dated 2008-Jun 30, 2021 has found that there are 1 NEBI site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Pipelines Inc.	Mississauga ON	211.0	<u>5</u>

PINC - Pipeline Incidents

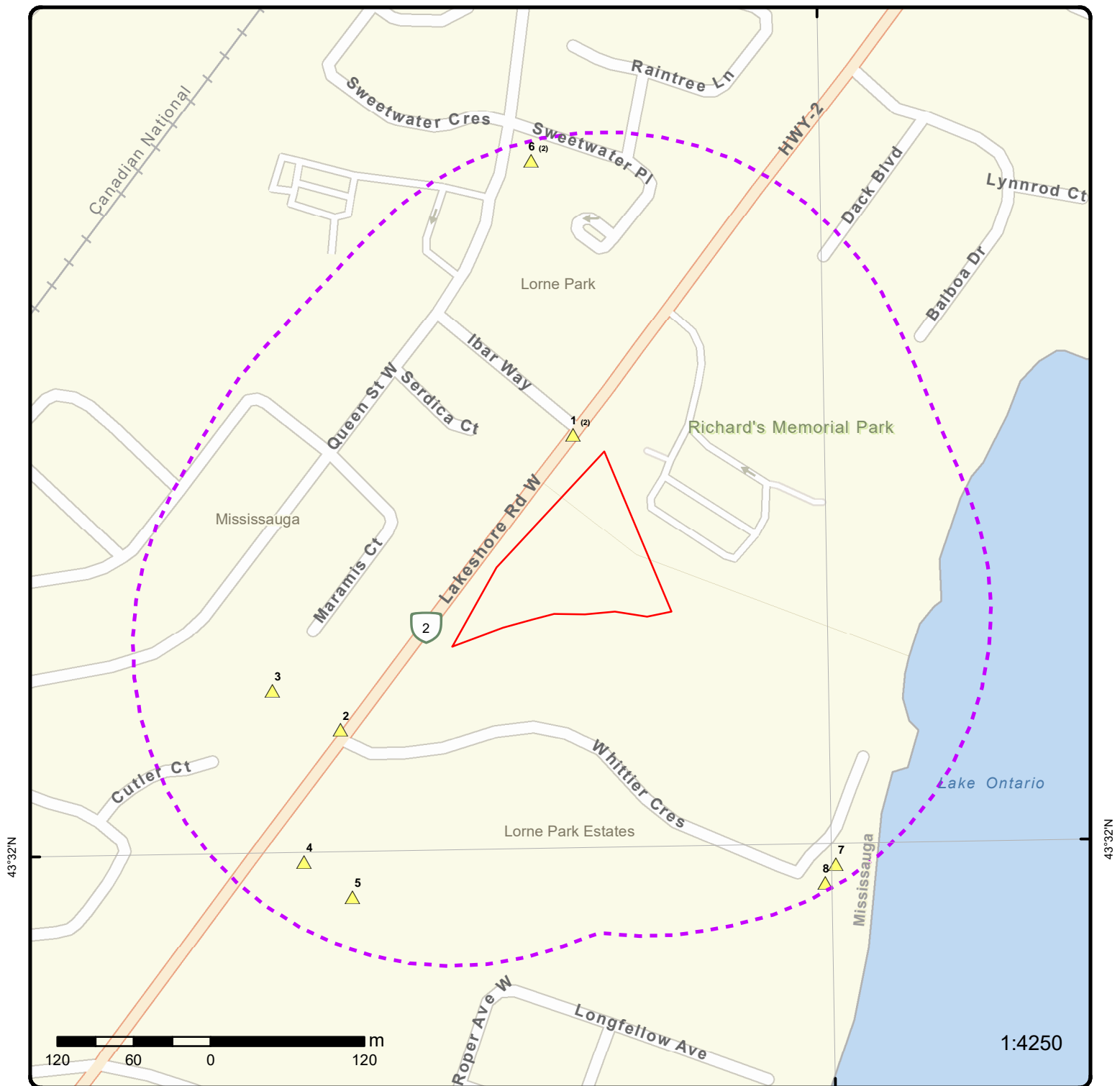
A search of the PINC database, dated Feb 28, 2021 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
MINEOLA LAWN & GROUNDSKEEPING INC.	843 QUEEN ST W.,MISSISSAUGA,ON,L5H 4A3,CA ON	234.7	<u>6</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Dec 2021; see description has found that there are 2 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
Enbridge Gas Distribution Inc.	843 Queen St. West Mississauga ON	234.7	<u>6</u>
SHELL CANADA PRODUCTS LTD.	878 WHITTIER CRESCENT TANK TRUCK (CARGO) MISSISSAUGA CITY ON L5H 2X3	235.2	<u>7</u>



Map: 0.25 Kilometer Radius

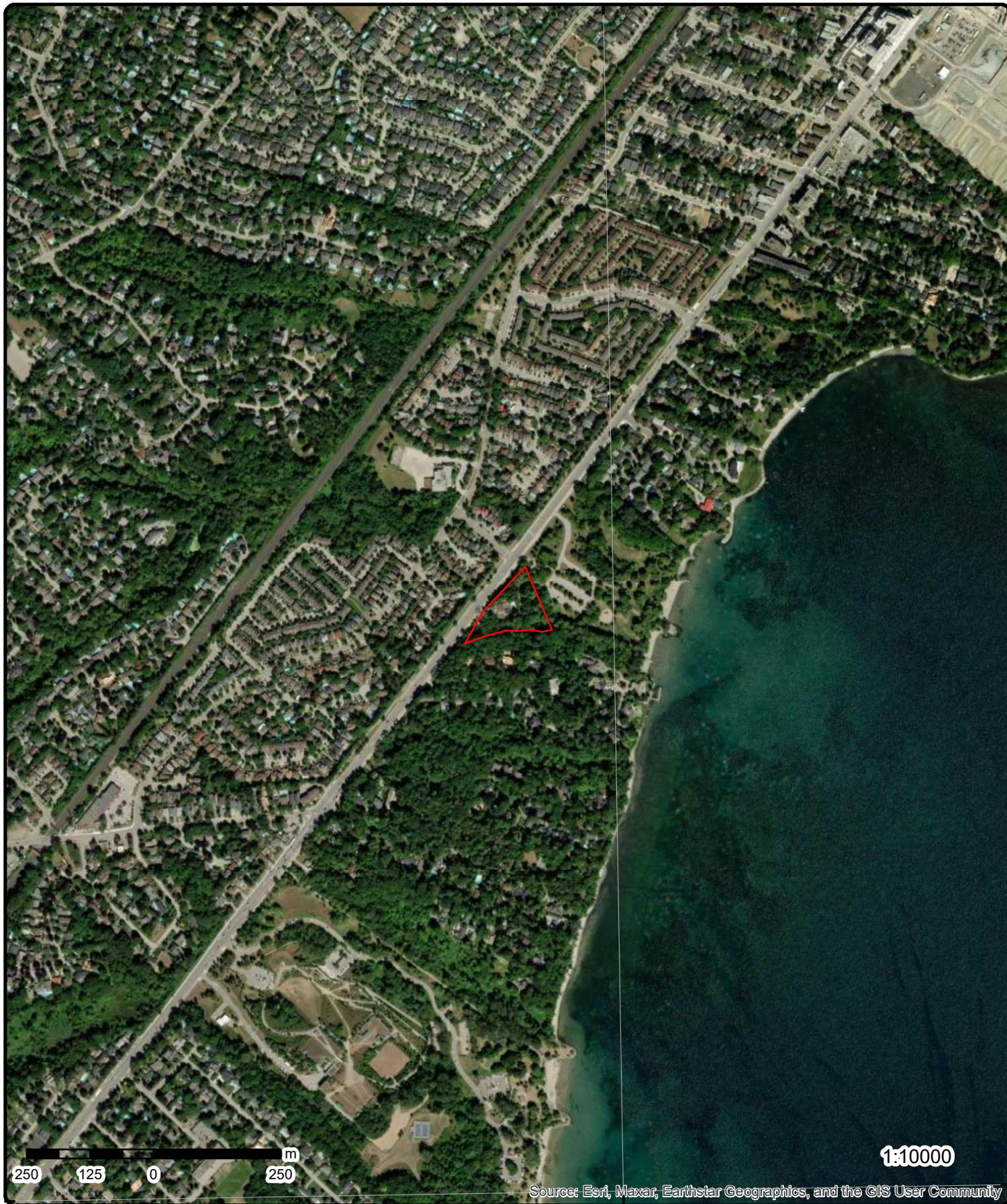
Order Number: 23101900625

Address: 900 Lakeshore Road West, Mississauga, ON



Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)
Eris Sites with Lower Elevation	Service Road; Traffic Circle; Ramp	Aircraft Roads	Park (City/County)
Eris Sites with Unknown Elevation	Rail	Native Reservation	Hospital

79°36'W



43°31'30"N

43°31'30"N

Aerial Year: 2022

Order Number: 23101900625

Address: 900 Lakeshore Road West, Mississauga, ON



Source: ESRI World Imagery

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79°37'30"W

79°36'W

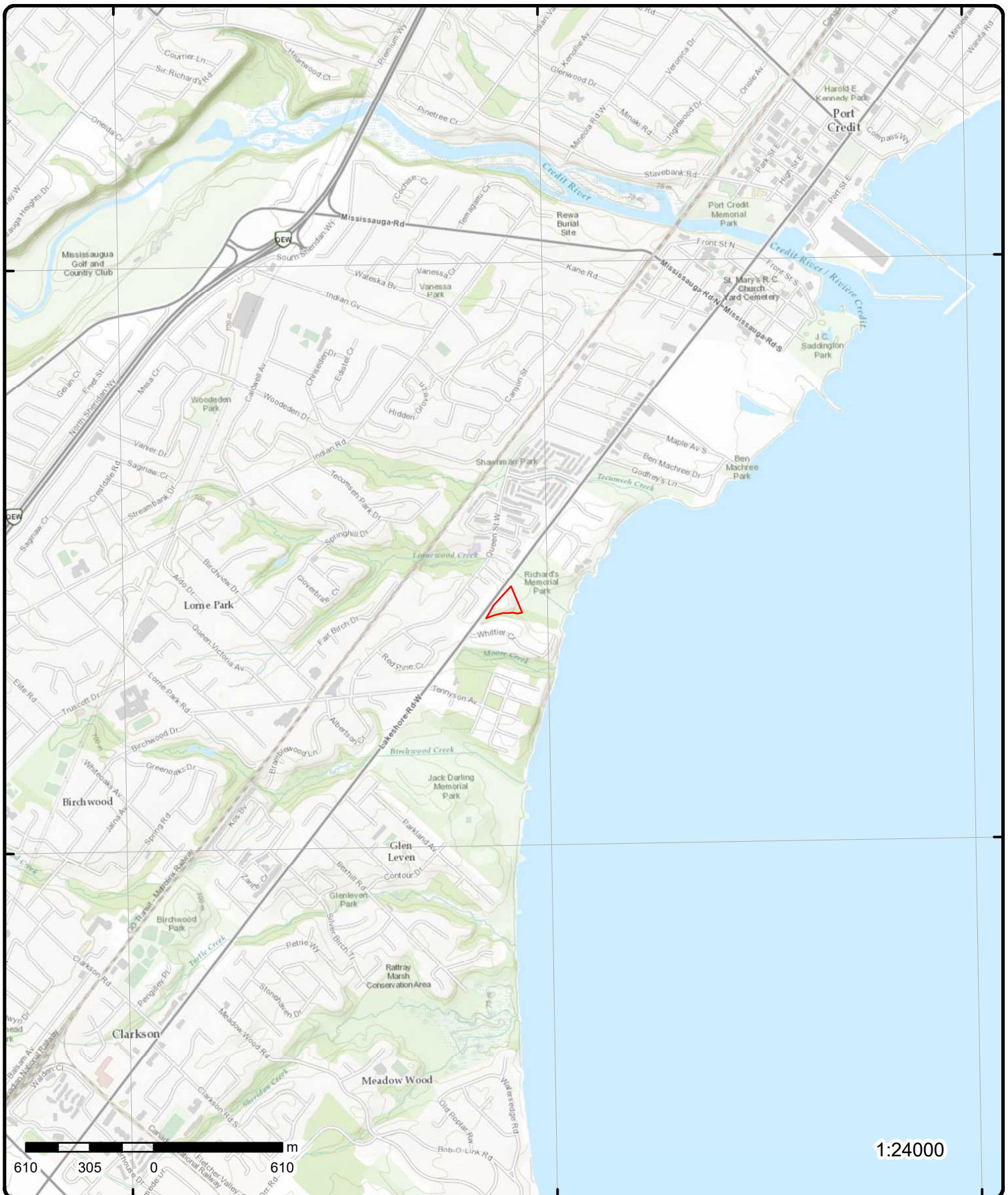
79°34'30"W

43°33'N

43°33'N

43°31'30"N

43°31'30"N



Topographic Map

Address: 900 Lakeshore Road West, ON

Source: ESRI World Topographic Map

Order Number: 23101900625



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
1	1 of 2	N/27.0	80.4 / 0.54	R.M. OF PEEL LAKESHORE RD./IBAR WAY MISSISSAUGA CITY ON	CA
<p> Certificate #: 7-0887-97- Application Year: 97 Issue Date: 8/20/1997 Approval Type: Municipal water Status: Approved Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control: </p>					
1	2 of 2	N/27.0	80.4 / 0.54	Regional Municipality of Peel Lakeshore Road intersection, Front to Ibar Way Mississauga ON L5H 1H3	GEN
<p> Generator No: ON8296441 SIC Code: SIC Description: Approval Years: As of Oct 2022 PO Box No: Country: Canada Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility: </p> <p>Detail(s)</p> <p> Waste Class: 251 L Waste Class Name: OIL SKIMMINGS & SLUDGES </p> <p> Waste Class: 146 L Waste Class Name: OTHER SPECIFIED INORGANICS </p> <p> Waste Class: 221 L Waste Class Name: LIGHT FUELS </p>					
2	1 of 1	WSW/109.2	89.8 / 9.95	R.M. OF PEEL WHITTIER CRES/LAKESHORE RD.W. MISSISSAUGA CITY ON	CA
<p> Certificate #: 7-0426-97- Application Year: 97 Issue Date: 6/3/1997 </p>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		Municipal water Approved			
3	1 of 1	WSW/145.0	88.9 / 9.09	Enbridge Pipelines Inc. 967 Lakeshore Rd W Mississauga ON L5H 2X3	GEN
Generator No: SIC Code: SIC Description: Approval Years: PO Box No: Country: Status: Co Admin: Choice of Contact: Phone No Admin: Contaminated Facility: MHSW Facility:		ON9126851 As of Jul 2020 Canada Registered			
<u>Detail(s)</u>					
Waste Class: Waste Class Name:		251 L Waste oils/sludges (petroleum based)			
4	1 of 1	SW/204.7	83.9 / 4.06	The Corporation of the City of Mississauga 990 Lakeshore Rd W Mississauga ON L5B 2T4	ECA
Approval No: Approval Date: Status: Record Type: Link Source: SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address: Full PDF Link: PDF Site Location:		3355-BGBLJ5 2019-09-25 Approved ECA IDS ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS The Corporation of the City of Mississauga 990 Lakeshore Rd W https://www.accessenvironment.ene.gov.on.ca/instruments/4253-BG6LJT-14.pdf	MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:		
5	1 of 1	SW/211.0	82.5 / 2.64	Enbridge Pipelines Inc. Mississauga ON	NEBI
Incident No: Status: Significant: Year: Substance: Release Substance:		INC2016-073 Closed No 2016 Not Applicable	Facility Name: Pipeline Name: Pipe/Fac Equip: Pipeline/Fac Type: Facility Type: Pipe Length (km):	LINE 12 Yes Transmission	

<u>6</u>	1 of 2	N/234.7	83.7 / 3.87	MINEOLA LAWN & GROUNDSKEEPING INC. 843 QUEEN ST W,,MISSISSAUGA,ON,L5H 4A3, CA ON	PINC
<hr/>					
Incident Id:			Pipe Material:		
Incident No: 1868616			Fuel Category:		
Incident Reported Dt: 5/19/2016			Health Impact:		
Type: FS-Pipeline Incident			Environment Impact:		
Status Code:			Property Damage:		
Tank Status: Pipeline Damage Reason Est			Service Interrupt:		
Task No:			Enforce Policy:		
Spills Action Centre:			Public Relation:		
Fuel Type:			Pipeline System:		
Fuel Occurrence Tp:			PSIG:		
Date of Occurrence:			Attribute Category:		
Occurrence Start Dt:			Regulator Location:		
Depth:			Method Details:		
Customer Acct Name: MINEOLA LAWN & GROUNDSKEEPING INC.					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Incident Address: 843 QUEEN ST W,,MISSISSAUGA,ON,L5H 4A3,CA Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:					
6	2 of 2	N/234.7	83.7 / 3.87	Enbridge Gas Distribution Inc. 843 Queen St. West Mississauga ON	SPL
Ref No: 6706-AA4N34 Year: Incident Dt: 2016/05/19 Dt MOE Arvl on Scn: MOE Reported Dt: 2016/05/19 Dt Document Closed: 2016/08/10 Site No: NA Facility Name: MOE Response: No Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: 843 Queen St. West<UNOFFICIAL> Site Address: 843 Queen St. West Site Region: Site Municipality: Mississauga Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northing: Easting: Incident Cause: Incident Event: Leak/Break Environment Impact: Nature of Impact: Contaminant Qty: 0 other - see incident description System Facility Address: Client Name: Enbridge Gas Distribution Inc. Client Type: Call Report Locatn Geodata: Contaminant Code: 35 Contaminant Name: NATURAL GAS (METHANE) Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: Receiving Environment: Air Incident Reason: Operator/Human Error Incident Summary: TSSA FSB: 1, 1/4" plastic linestrike Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: Miscellaneous Industrial SAC Action Class: TSSA - Fuel Safety Branch - Hydrocarbon Fuel Release/Spill Source Type:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
7	1 of 1	SE/235.2	81.0 / 1.14	SHELL CANADA PRODUCTS LTD. 878 WHITTIER CRESCENT TANK TRUCK (CARGO) MISSISSAUGA CITY ON L5H 2X3	SPL
<div> <div> Ref No: 112300 Year: Incident Dt: 4/24/1995 Dt MOE Arvl on Scn: MOE Reported Dt: 4/24/1995 Dt Document Closed: Site No: Facility Name: MOE Response: Site County/District: Site Geo Ref Meth: Site District Office: Nearest Watercourse: Site Name: Site Address: Site Region: Site Municipality: MISSISSAUGA CITY Site Lot: Site Conc: Site Geo Ref Accu: Site Map Datum: Northings: Easting: Incident Cause: PIPE/HOSE LEAK Incident Event: Environment Impact: CONFIRMED Nature of Impact: Soil contamination Contaminant Qty: System Facility Address: Client Name: Client Type: Call Report Locatn Geodata: Contaminant Code: Contaminant Name: Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Receiving Medium: LAND Receiving Environment: Incident Reason: EQUIPMENT FAILURE Incident Summary: SHELL HOME HEATING - 34 L OF FURNACE OIL TO LAND DURING DELIVERY. Activity Preceding Spill: Property 2nd Watershed: Property Tertiary Watershed: Sector Type: SAC Action Class: Source Type: </div> <div> Municipality No: 21102 Nature of Damage: Discharger Report: Material Group: Health/Env Conseq: Agency Involved: </div> </div>					
8	1 of 1	SE/243.7	80.8 / 1.00	KAREN & VERNON ZELMER 880 WHITTIER CRES., SEPTIC SYS MISSISSAUGA CITY ON L5H 2X3	CA
<div> Certificate #: 3-0502-99- Application Year: 99 Issue Date: 7/19/1999 Approval Type: Municipal sewage Status: Approved Application Type: </div>					

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<hr/>					
<i>Client Name:</i>					
<i>Client Address:</i>					
<i>Client City:</i>					
<i>Client Postal Code:</i>					
<i>Project Description:</i>					
<i>Contaminants:</i>					
<i>Emission Control:</i>					

Unplottable Summary

Total: **31** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	949747 ONTARIO LIMITED	QUEEN ST.W.,P.T.LOT 24,CONC.2	MISSISSAUGA CITY ON	
CA	G.L. BALL CLEARVIEW CREEK CANNELIZATION	LAKESHORE RD.	MISSISSAUGA CITY ON	
CA	Ontario Power Generation Inc.	South of Lakeshore Boulevard	Mississauga ON	
CA	The Corporation of the City of Mississauga	From Lakeshore Road to 965m Northerly	Mississauga ON	
CA	WHITNEY HOMES	QUEEN ST. STREET A	MISSISSAUGA CITY ON	
CA	CITY OF MISSISSAUGA	CLEARVIEW CREEK LAKESHORE RD.	MISSISSAUGA CITY ON	
CA	LAKEWOOD BY THE PARK	LAKESHORE BLVD.	MISSISSAUGA CITY ON	
CA	WILSONDALE INVESTMENTS INC./E. FERRARI	QUEEN ST. W./LORN PARK PLAZA	MISSISSAUGA CITY ON	
CA	UNITED LAND CORP. LTD.	MARAMIS CT.	MISSISSAUGA ON	
CA	UNITED LAND CORP. LTD.	MARAMIS CT.	MISSISSAUGA ON	
CA	Lorne Park Water Treatment Plant	Lakeshore Rd. West	Mississauga ON	
CA	MISSISSAUGA CITY	LAKESHORE RD. TURTLE CREEK	MISSISSAUGA CITY ON	
CA	GEOFMAN PROPERTIES	PRIVATE LANE LAKESHORE RD.	MISSISSAUGA CITY ON	
CA	WILSONDALE INVESTMENTS INC./E. FERRARI	QUEEN ST. W./LORNE PARK PLAZA	MISSISSAUGA CITY ON	
ECA	The Corporation of the City of Mississauga	From Lakeshore Road to 965m Northerly	Mississauga ON	L5C 1T7
GEN	The Shores of Port Credit Inc.	Lakeshore Road West	Mississauga ON	L5H 0A4
GEN	Region of Peel	Lakeshore Road - Ibar Way to Balboa Dr.	Mississauga ON	L5H 4H7

GEN	Regional Municipality of Peel	Lakeshore Road intersection, Front to Ibar Way	Mississauga ON	L5H 1H3
GEN	Regional Municipality of Peel	Lakeshore Road, Ibar Way to Parkland Avenue	Mississauga ON	L5H 1J4
NPR2	GROHE CANADA INC.	0 LAKESHORE ROAD	MISSISSAUGA ON	L5E1E9
PINC	PIPELINE HIT 2"	SOUTH EAST CORNER OF QUEEN ST S,, MISSISSAUGA,ON,L5M 1L3,CA	ON	
SPL	SHELL CANADA PRODUCTS LTD.	CAR WASH AT THIS STATION SERVICE STATION	MISSISSAUGA CITY ON	
SPL	SHELL CANADA PRODUCTS LTD.	SERVICE STATION	MISSISSAUGA CITY ON	
SPL	CANADIAN PACIFIC RAILWAYS	AT THE STREETSVILLE C.P. RAIL YARD ON QUEEN STREET. TRAIN	MISSISSAUGA CITY ON	
SPL	SHELL CANADA PRODUCTS LTD.	SERVICE STATION	MISSISSAUGA CITY ON	
SPL	GREEN SPACE SERVICES (SEARS LAW	JACK DARLING PARK,LAKESHORE ROAD. TANK TRUCK (CARGO)	MISSISSAUGA CITY ON	
SPL	The Corporation of the City of Mississauga	RICHARDS MEMORIAL PARK, NEAR LAKESHORE RD.<UNOFFICIAL>	Mississauga ON	
SPL		Lakeshore Road West	Mississauga ON	
SPL	Unknown<UNOFFICIAL>	Credit R. NW of Lakeshore Blvd Bridge	Mississauga ON	
SPL	The Regional Municipality of Peel	Lakeshore Road West of Johnson's Lane, Mississauga	Mississauga ON	
SPL	The Regional Municipality of Peel	Lakeshore Rd W	Mississauga ON	L5J 1J7

Unplottable Report

Site: 949747 ONTARIO LIMITED
QUEEN ST.W.,P.T.LOT 24,CONC.2 MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1151-93-
Application Year: 93
Issue Date: 10/5/1993
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: G.L. BALL CLEARVIEW CREEK CANNELIZATION
LAKESHORE RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1828-88-
Application Year: 88
Issue Date: 9/28/1988
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Ontario Power Generation Inc.
South of Lakeshore Boulevard Mississauga ON

Database:
CA

Certificate #: 2854-863S4L
Application Year: 2010
Issue Date: 6/18/2010
Approval Type: Industrial Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Corporation of the City of Mississauga
From Lakeshore Road to 965m Northerly Mississauga ON

Database:
CA

Certificate #: 5530-7SNLL7

Application Year: 2009
Issue Date: 6/4/2009
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **WHITNEY HOMES**
QUEEN ST. STREET A MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1810-88-
Application Year: 88
Issue Date: 10/3/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **CITY OF MISSISSAUGA**
CLEARVIEW CREEK LAKESHORE RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1542-88-
Application Year: 88
Issue Date: 10/21/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **LAKEWOOD BY THE PARK**
LAKESHORE BLVD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0130-88-
Application Year: 88
Issue Date: 2/11/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: WILSONDALE INVESTMENTS INC./E. FERRARI
QUEEN ST. W./LORN PARK PLAZA MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-0523-89-
Application Year: 89
Issue Date: 4/17/1989
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: UNITED LAND CORP. LTD.
MARAMIS CT. MISSISSAUGA ON

Database:
CA

Certificate #: 7-0172-85-006
Application Year: 85
Issue Date: 4/19/85
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: UNITED LAND CORP. LTD.
MARAMIS CT. MISSISSAUGA ON

Database:
CA

Certificate #: 3-0246-85-006
Application Year: 85
Issue Date: 4/19/85
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: Lorne Park Water Treatment Plant
Lakeshore Rd. West Mississauga ON

Database:
CA

Certificate #: 0370-4GEQMA
Application Year: 00
Issue Date: 2/17/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Corporation of the Regional Municipality of Peel
Client Address: 10 Peel Centre Drive

Client City: Brampton
Client Postal Code: L6T 4B9
Project Description: Removal of existing anthracite and a portion of the sand media from the existing filters 1-8 at the Lorne Park water Treatment Plant and replacement with new sand Granular Activated Carbon (GAC) filter media.
Contaminants:
Emission Control:

Site: **MISSISSAUGA CITY**
LAKESHORE RD. TURTLE CREEK MISSISSAUGA CITY ON
Database:
CA

Certificate #: 3-1566-87-
Application Year: 87
Issue Date: 9/4/1987
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **GEOFMAN PROPERTIES**
PRIVATE LANE LAKESHORE RD. MISSISSAUGA CITY ON
Database:
CA

Certificate #: 7-0252-86-
Application Year: 86
Issue Date: 4/22/1986
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **WILSONDALE INVESTMENTS INC./E. FERRARI**
QUEEN ST. W./LORNE PARK PLAZA MISSISSAUGA CITY ON
Database:
CA

Certificate #: 3-0595-89-
Application Year: 89
Issue Date: 4/17/1989
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **The Corporation of the City of Mississauga**
From Lakeshore Road to 965m Northerly Mississauga ON L5C 1T7
Database:
ECA

Approval No: 5530-7SNLL7 **MOE District:**

Approval Date: 2009-06-04
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Corporation of the City of Mississauga
Address: From Lakeshore Road to 965m Northerly
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/5897-7SGHPE-14.pdf>
PDF Site Location:

City:
Longitude:
Latitude:
Geometry X:
Geometry Y:

Site: *The Shores of Port Credit Inc.
Lakeshore Road West Mississauga ON L5H 0A4*

Database:
GEN

Generator No: ON9951141
SIC Code:
SIC Description:
Approval Years: As of Dec 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

Site: *Region of Peel
Lakeshore Road - Ibar Way to Balboa Dr. Mississauga ON L5H 4H7*

Database:
GEN

Generator No: ON2790330
SIC Code:
SIC Description:
Approval Years: As of Jun 2018
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 146 L
Waste Class Name: Other specified inorganic sludges, slurries or solids

Site: *Regional Municipality of Peel
Lakeshore Road intersection, Front to Ibar Way Mississauga ON L5H 1H3*

Database:
GEN

Generator No: ON8296441
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:
Country: Canada

Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

Waste Class: 221 L
Waste Class Name: Light fuels

Waste Class: 146 L
Waste Class Name: Other specified inorganic sludges, slurries or solids

Site: **Regional Municipality of Peel**
Lakeshore Road, Ibar Way to Parkland Avenue Mississauga ON L5H 1J4

Database:
GEN

Generator No: ON7176226
SIC Code:
SIC Description:
Approval Years: As of Nov 2021
PO Box No:
Country: Canada
Status: Registered
Co Admin:
Choice of Contact:
Phone No Admin:
Contaminated Facility:
MHSW Facility:

Detail(s)

Waste Class: 251 L
Waste Class Name: Waste oils/sludges (petroleum based)

Waste Class: 221 L
Waste Class Name: Light fuels

Waste Class: 146 L
Waste Class Name: Other specified inorganic sludges, slurries or solids

Site: **GROHE CANADA INC.**
0 LAKESHORE ROAD MISSISSAUGA ON L5E1E9

Database:
NPR2

NPRI ID: 11069
Facility ID: 250806
Note:

Latitude: 43.5808
Longitude: -79.5529

Substances included on NPRI reports for this NPRI ID are summarized below in the NPRI ID Substances Summary section. Substances listed in the Substances Summary are included on the basis of NPRI ID only. For entities (NPRI ID) with mobile plants and/or more than one facility location, substances listed above may or may not have been reported for specific facilities/mobile locations. The list of substances additionally includes those which have been included on the NPRI report with an unknown quantity or a quantity of 0.

For specific details about substance quantities, years, release/transfer/disposal methods, the reader is referred the facility report:

<https://pollution-waste.canada.ca/national-release-inventory/?fromYear=1993&toYear=2022&name=11069>

NPRI ID Substances Summary

CAS No: NA - 11
Is VOC?: FALSE

Is PAH?: FALSE
NPRI: TRUE

Is DF?:	FALSE		
Name English:		Nickel (and its compounds)	
Name French:		Nickel (et ses composés)	
Sort English:		Nickel (and its compounds)	
Sort French:		Nickel (et ses composés)	
CAS No:	NA - 04		Is PAH?: FALSE
Is VOC?:	FALSE		NPRI: TRUE
Is DF?:	FALSE		
Name English:		Chromium (and its compounds)	
Name French:		Chrome (et ses composés)	
Sort English:		Chromium (and its compounds)	
Sort French:		Chrome (et ses composés)	

Geographic Location

DLS Description:		Datum:	1983.0
NTS Description:	D-095-A/030-M-12	Forward Sort Area:	L5E
Latitude:	43.5808	SOMA:	TRUE
Longitude:	-79.5529	ON PEMA:	TRUE
Census Subdiv ID:	3521005	QC PEMA:	FALSE
Ecozone ID:	8	Quebec Windsor Corr:	TRUE
Water Survey ID:	2	Province Code:	ON

NPRI ID Facility ID

NPRI ID:	11069
Facility ID:	250806

Facility

Facility ID:	250806	IDM ID:	11177
Portable:	FALSE	AB Approval ID:	0
NAICS Primary:	0	GHGRP ID:	0
NAICS Secondary:	0	ON GHGRP ID:	0
NAICS Tertiary:	0		
Facility Name:	Grohe Canada Inc.		
Website:			

Address

Address1:	0 Lakeshore Road
Address2:	
City:	MISSISSAUGA
Postal Zip:	L5E1E9
Prov:	

Address Geographic

Latitude:	49.76453	Datum:	1983
Longitude:	-89.28594	Land Survey:	
UTM Easting:	0.000000	Topograph:	
UTM Northing:	0.000000	Additional Info:	
UTM Zone:	0		

NPRI Report

Report ID:	33837	Repor Type ID:	4
Report Year:	2014	New Reporter:	TRUE
NPRI ID:	11069	No of Employees:	0
Company ID:	108536	Is Compressor:	FALSE
Facility ID:	250806	Is NPRI Part 4:	FALSE
SWR Report ID:	47142	Is Battery:	FALSE

Company

Company Name: Grohe Canada Inc.
Trade Name En:
Trade Name Fr:
DUNS No: 0
Website:

Site: PIPELINE HIT 2"
SOUTH EAST CORNER OF QUEEN ST S,,MISSISSAUGA,ON,L5M 1L3,CA ON

Database:
PINC

Incident Id:
Incident No: 2303086
Incident Reported Dt: 5/11/2018
Type: FS-Pipeline Incident
Status Code:
Tank Status: Pipeline Damage Reason Est
Task No:
Spills Action Centre:
Fuel Type:
Fuel Occurrence Tp:
Date of Occurrence:
Occurrence Start Dt:
Depth:
Customer Acct Name: PIPELINE HIT 2"
Incident Address: SOUTH EAST CORNER OF QUEEN ST S,,MISSISSAUGA,ON,L5M 1L3,CA
Operation Type:
Pipeline Type:
Regulator Type:
Summary:
Reported By:
Affiliation:
Occurrence Desc:
Damage Reason:
Notes:

Pipe Material:
Fuel Category:
Health Impact:
Environment Impact:
Property Damage:
Service Interrupt:
Enforce Policy:
Public Relation:
Pipeline System:
PSIG:
Attribute Category:
Regulator Location:
Method Details:

Site: SHELL CANADA PRODUCTS LTD.
CAR WASH AT THIS STATION SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref No: 192920
Year:
Incident Dt: 1/4/2001
Dt MOE Arvl on Scn:
MOE Reported Dt: 1/5/2001
Dt Document Closed:
Site No:
Facility Name:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: MISSISSAUGA CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: PIPE/HOSE LEAK
Incident Event:
Environment Impact: Possible
Nature of Impact: Other

Municipality No: 21102
Nature of Damage:
Discharger Report:
Material Group:
Health/Env Conseq:
Agency Involved: TSSA, WORKS

Contaminant Qty:
System Facility Address:
Client Name:
Client Type:
Call Report Locatn Geodata:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: Water
Receiving Environment:
Incident Reason: EQUIPMENT FAILURE
Incident Summary: SHELL: SPILL OF 20 L OF HYDRAULIC FLUID IN CAR WASH - TO INTERCEPTOR.
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Source Type:

Site: SHELL CANADA PRODUCTS LTD.
 SERVICE STATION MISSISSAUGA CITY ON

Database:
 SPL

Ref No:	119536	Municipality No:	21102
Year:		Nature of Damage:	
Incident Dt:	10/11/1995	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	10/11/1995	Health/Env Conseq:	
Dt Document Closed:		Agency Involved:	
Site No:			
Facility Name:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:			
Site Address:			
Site Region:			
Site Municipality:	MISSISSAUGA CITY		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			
Incident Cause:	CONTAINER OVERFLOW		
Incident Event:			
Environment Impact:	NOT ANTICIPATED		
Nature of Impact:			
Contaminant Qty:			
System Facility Address:			
Client Name:			
Client Type:			
Call Report Locatn Geodata:			
Contaminant Code:			
Contaminant Name:			
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:	LAND		
Receiving Environment:			
Incident Reason:	ERROR		
Incident Summary:	SHELL SERV STN-1L GAS TO PVMT, NO DRAINS OR ENV IMP. CLEANED.		
Activity Preceding Spill:			
Property 2nd Watershed:			

Property Tertiary Watershed:

Sector Type:

SAC Action Class:

Source Type:

Site: CANADIAN PACIFIC RAILWAYS
AT THE STREETSVILLE C.P. RAIL YARD ON QUEEN STREET. TRAIN MISSISSAUGA CITY ON

Database:
SPL

Ref No: 123180 **Municipality No:** 21102
Year: **Nature of Damage:**
Incident Dt: 1/30/1996 **Discharger Report:**
Dt MOE Arvl on Scn: **Material Group:**
MOE Reported Dt: 1/30/1996 **Health/Env Conseq:**
Dt Document Closed: **Agency Involved:** EPS
Site No:
Facility Name:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: MISSISSAUGA CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: OTHER CONTAINER LEAK
Incident Event:
Environment Impact: POSSIBLE
Nature of Impact: Soil contamination
Contaminant Qty:
System Facility Address:
Client Name:
Client Type:
Call Report Locatn Geodata:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND
Receiving Environment:
Incident Reason: DAMAGE BY MOVING EQUIPMENT
Incident Summary: C.P. RAIL: 45 L OF DIESEL TO RAILBED FROM ENGINE INCOLLISION WITH RAILCAR.
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Source Type:

Site: SHELL CANADA PRODUCTS LTD.
SERVICE STATION MISSISSAUGA CITY ON

Database:
SPL

Ref No: 171229 **Municipality No:** 21102
Year: **Nature of Damage:**
Incident Dt: 8/7/1999 **Discharger Report:**
Dt MOE Arvl on Scn: **Material Group:**
MOE Reported Dt: 8/7/1999 **Health/Env Conseq:**
Dt Document Closed: **Agency Involved:** REGION OF PEEL
Site No:

Facility Name:
MOE Response:
Site County/District:
Site Geo Ref Meth:
Site District Office:
Nearest Watercourse:
Site Name:
Site Address:
Site Region:
Site Municipality: MISSISSAUGA CITY
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing:
Easting:
Incident Cause: CONTAINER OVERFLOW
Incident Event:
Environment Impact: POSSIBLE
Nature of Impact: Water course or lake
Contaminant Qty:
System Facility Address:
Client Name:
Client Type:
Call Report Locatn Geodata:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: LAND / WATER
Receiving Environment:
Incident Reason: EQUIPMENT FAILURE
Incident Summary: SHELL STATION-15 L GASOL-INE TO PVMT, SML QTY TO C-BASIN. REGION.
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Source Type:

Site: GREEN SPACE SERVICES(SEARS LAW
 JACK DARLING PARK,LAKESHORE ROAD. TANK TRUCK (CARGO) MISSISSAUGA CITY ON

Database:
 SPL

Ref No:	230431	Municipality No:	21102
Year:		Nature of Damage:	
Incident Dt:	7/2/2002	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	7/2/2002	Health/Env Conseq:	
Dt Document Closed:		Agency Involved:	WORKS
Site No:			
Facility Name:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:			
Nearest Watercourse:			
Site Name:			
Site Address:			
Site Region:			
Site Municipality:	MISSISSAUGA CITY		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Easting:			

Incident Cause: UNKNOWN
Incident Event:
Environment Impact: POSSIBLE
Nature of Impact: Soil contamination
Contaminant Qty:
System Facility Address:
Client Name:
Client Type:
Call Report Locatn Geodata:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium: WATER
Receiving Environment:
Incident Reason: UNKNOWN
Incident Summary: GREEN SPACE-30 L KILLEX TOL LOT,REGION RESPONDED.
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class:
Source Type:

Site: The Corporation of the City of Mississauga
 RICHARDS MEMORIAL PARK, NEAR LAKESHORE RD.<UNOFFICIAL> Mississauga ON

Database:
 SPL

Ref No:	2472-5NVTCU	Municipality No:	
Year:		Nature of Damage:	
Incident Dt:	6/26/2003	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	Waste
MOE Reported Dt:	6/26/2003	Health/Env Conseq:	
Dt Document Closed:		Agency Involved:	
Site No:			
Facility Name:			
MOE Response:			
Site County/District:			
Site Geo Ref Meth:			
Site District Office:	Halton-Peel		
Nearest Watercourse:			
Site Name:	RICHARDS MEMORIAL PARK, NEAR LAKESHORE RD.<UNOFFICIAL>		
Site Address:			
Site Region:	Central		
Site Municipality:	Mississauga		
Site Lot:			
Site Conc:			
Site Geo Ref Accu:			
Site Map Datum:			
Northing:			
Eastng:			
Incident Cause:			
Incident Event:			
Environment Impact:	Possible		
Nature of Impact:	Human Health/Safety		
Contaminant Qty:			
System Facility Address:			
Client Name:	The Corporation of the City of Mississauga		
Client Type:			
Call Report Locatn Geodata:			
Contaminant Code:	44		
Contaminant Name:	SEWAGE,RAW UNCHLORINATED		
Contaminant Limit 1:			
Contam Limit Freq 1:			
Contaminant UN No 1:			
Receiving Medium:	Land		
Receiving Environment:			

Incident Reason:
Incident Summary: Richards Memorial Park-small sewage spill.
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other Plant - Sewage Municipal
SAC Action Class: Spill to Land
Source Type:

Site: Lakeshore Road West Mississauga ON

Database:
SPL

Ref No: 3281-7AVJ8A
Year:
Incident Dt:
Dt MOE Arvl on Scn:
MOE Reported Dt: 1/15/2008
Dt Document Closed: 4/10/2008
Site No:
Facility Name:
MOE Response: No Field Response
Site County/District:
Site Geo Ref Meth:
Site District Office: Halton-Peel
Nearest Watercourse:
Site Name: Lakeshore Road West
Site Address:
Site Region:
Site Municipality: Mississauga
Site Lot:
Site Conc:
Site Geo Ref Accu:
Site Map Datum:
Northing: NA
Easting: NA
Incident Cause: Unknown
Incident Event:
Environment Impact: Possible
Nature of Impact: Surface Water Pollution
Contaminant Qty: other - see incident description
System Facility Address:
Client Name:
Client Type:
Call Report Locatn Geodata:
Contaminant Code: 43
Contaminant Name: SEDIMENT(SUSPENDED SOLIDS/ SAND/ SILT)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Receiving Environment:
Incident Reason: Unknown - Reason not determined
Incident Summary: Sheridan Creek ¿ bright yellow colour
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type: Other
SAC Action Class: Pollution Incident Reports (PIRs) and ¿Other¿ calls
Source Type:

Municipality No:
Nature of Damage:
Discharger Report:
Material Group:
Health/Env Conseq:
Agency Involved:

Site: Unknown<UNOFFICIAL>
Credit R. NW of Lakeshore Blvd Bridge Mississauga ON

Database:
SPL

Ref No: 8031-8ZLPQX
Year:
Incident Dt: 31-OCT-12
Municipality No:
Nature of Damage:
Discharger Report:

Dt MOE Arvl on Scn:		Material Group:
MOE Reported Dt:	31-OCT-12	Health/Env Conseq:
Dt Document Closed:	31-DEC-12	Agency Involved:
Site No:		
Facility Name:		
MOE Response:	No Field Response	
Site County/District:		
Site Geo Ref Meth:		
Site District Office:		
Nearest Watercourse:		
Site Name:	sheen in Credit R<UNOFFICIAL>	
Site Address:	Credit R. NW of Lakeshore Blvd Bridge	
Site Region:		
Site Municipality:	Mississauga	
Site Lot:		
Site Conc:		
Site Geo Ref Accu:		
Site Map Datum:		
Northing:		
Easting:		
Incident Cause:	Unknown / N/A	
Incident Event:		
Environment Impact:	Confirmed	
Nature of Impact:	Surface Water Pollution	
Contaminant Qty:	0 other - see incident description	
System Facility Address:		
Client Name:	Unknown<UNOFFICIAL>	
Client Type:		
Call Report Locatn Geodata:		
Contaminant Code:	98	
Contaminant Name:	UNKNOWN	
Contaminant Limit 1:		
Contam Limit Freq 1:		
Contaminant UN No 1:		
Receiving Medium:		
Receiving Environment:		
Incident Reason:	Unknown / N/A	
Incident Summary:	Unkn Source: sheen from outfall in Credit River	
Activity Preceding Spill:		
Property 2nd Watershed:		
Property Tertiary Watershed:		
Sector Type:	Unknown	
SAC Action Class:	Primary Assessment of Spills	
Source Type:		

Site: The Regional Municipality of Peel
Lakeshore Road West of Johnson's Lane, Mississauga Mississauga ON

Database:
SPL

Ref No:	0317-9X22J2	Municipality No:
Year:		Nature of Damage:
Incident Dt:	5/30/2015	Discharger Report:
Dt MOE Arvl on Scn:		Material Group:
MOE Reported Dt:	5/30/2015	Health/Env Conseq:
Dt Document Closed:	6/23/2015	Agency Involved:
Site No:	NA	
Facility Name:		
MOE Response:	N	
Site County/District:		
Site Geo Ref Meth:		
Site District Office:		
Nearest Watercourse:		
Site Name:	Construction Site <UNOFFICIAL>	
Site Address:	Lakeshore Road West of Johnson's Lane, Mississauga	
Site Region:		
Site Municipality:	Mississauga	
Site Lot:		
Site Conc:		

Site Geo Ref Accu:
Site Map Datum:
Northing: 4819681
Easting: 611654
Incident Cause: Leak/Break
Incident Event:
Environment Impact:
Nature of Impact: Surface Water
Contaminant Qty: 0 L
System Facility Address:
Client Name: The Regional Municipality of Peel
Client Type:
Call Report Locatn Geodata:
Contaminant Code: 41
Contaminant Name: WATER/SEDIMENT
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Receiving Medium:
Receiving Environment:
Incident Reason: Weather Conditions
Incident Summary: Region of Peel: by-pass of silty water to turtle creek
Activity Preceding Spill:
Property 2nd Watershed:
Property Tertiary Watershed:
Sector Type:
SAC Action Class: Watercourse Spills
Source Type:

Site: *The Regional Municipality of Peel*
Lakeshore Rd W Mississauga ON L5J 1J7

Database:
SPL

Ref No:	8216-BLJJ89	Municipality No:	
Year:		Nature of Damage:	
Incident Dt:	2020/02/06	Discharger Report:	
Dt MOE Arvl on Scn:		Material Group:	
MOE Reported Dt:	2020/02/06	Health/Env Conseq:	2 - Minor Environment
Dt Document Closed:	2020/04/15	Agency Involved:	
Site No:	3866-BLJNE7		
Facility Name:			
MOE Response:	No		
Site County/District:	Regional Municipality of Peel		
Site Geo Ref Meth:	NA		
Site District Office:	Halton-Peel		
Nearest Watercourse:			
Site Name:	Lakeshore Road West & Inverhouse Drive		
Site Address:	Lakeshore Rd W		
Site Region:	Central		
Site Municipality:	Mississauga		
Site Lot:			
Site Conc:	NA		
Site Geo Ref Accu:	NA		
Site Map Datum:	NA		
Northing:	NA		
Easting:	NA		
Incident Cause:			
Incident Event:	Leak/Break		
Environment Impact:			
Nature of Impact:			
Contaminant Qty:	1 other - see incident description		
System Facility Address:			
Client Name:	The Regional Municipality of Peel		
Client Type:	Municipal Government		
Call Report Locatn Geodata:			
Contaminant Code:	41		
Contaminant Name:	WATER/SEDIMENT		
Contaminant Limit 1:			

Contam Limit Freq 1:	n/a
Contaminant UN No 1:	n/a
Receiving Medium:	
Receiving Environment:	Surface Water
Incident Reason:	Equipment Failure
Incident Summary:	Region of Peel: watermain break-silt to Sheridan Creek
Activity Preceding Spill:	
Property 2nd Watershed:	
Property Tertiary Watershed:	
Sector Type:	Miscellaneous Communal
SAC Action Class:	Watercourse Spills
Source Type:	Water Supply

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

The Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry (ONDMNRF) maintains this database of 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 Oct 2022

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-Mar 2022

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-Feb 28, 2022

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2021

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-Feb 28, 2023

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 -Aug 2023

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-Sep 2023

Certificates of Property Use:

Provincial CPU

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include CPU's on the registry such as (EPA s. 168.6) - Certificate of Property Use.

Government Publication Date: 1994 - Aug 31, 2023

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 2022

Delisted Fuel Tanks:

Provincial

[DTNK](#)

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

Government Publication Date: Feb 28, 2022

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- Aug 31, 2023

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 - Aug 31, 2023

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- Aug 31, 2023

Environmental Effects Monitoring:

Federal

[EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private

[EHS](#)

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

Government Publication Date: 1999-Jun 30, 2023

Environmental Issues Inventory System:

Federal

[EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022**Environmental Penalty Annual Report:**Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2022**List of Expired Fuels Safety Facilities:**Provincial **EXP**

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

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

Government Publication Date: Feb 28, 2022**Federal Convictions:**Federal **FCON**

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

Government Publication Date: 1988-Jun 2007***Contaminated Sites on Federal Land:**Federal **FCS**

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

Government Publication Date: Jun 2000-Jun 2023**Fisheries & Oceans Fuel Tanks:**Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019**Federal Identification Registry for Storage Tank Systems (FIRSTS):**Federal **FRST**

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

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

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

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

Government Publication Date: Feb 28, 2022

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-Oct 31, 2022

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 2020

TSSA Historic Incidents:

Provincial

HINC

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

INC

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

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the Ministry of the Environment, Conservation and Parks compiles new and updated information. Includes small and large landfills currently operating as well as those which are closed and historic. Operators of larger landfills provide landfill information for the previous operating year to the ministry for LIMO including: estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills include information such as site owner, site location and certificate of approval # and status.

Government Publication Date: Mar 21, 2022

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

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

Government Publication Date: 1846-Feb 2023

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, 2021

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-Oct 2022

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal

NEBP

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

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

Government Publication Date: 1974-2003***National PCB Inventory:**

Federal

NPCB

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

Government Publication Date: 1988-2008***National Pollutant Release Inventory 1993-2020:**

Federal

NPR2

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of pollutant releases (to air, water and land), disposals, and transfers for recycling. The inventory, managed by Environment and Climate Change Canada, tracks over 300 substances. Under the authority of the Canadian Environmental Protection Act (CEPA), owners or operators of facilities that meet published reporting requirements are required to report to the NPRI.

Government Publication Date: Sep 2020**National Pollutant Release Inventory - Historic:**

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. This data holds historic records; current records are found in NPR2.

Government Publication Date: 1993-May 2017**Oil and Gas Wells:**

Private

OGWE

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

Government Publication Date: 1988-Aug 31, 2023**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

Government Publication Date: 1800-Aug 2023**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 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 - Aug 31, 2023

Canadian Pulp and Paper:

Private

PAP

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

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

PES

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

Government Publication Date: Oct 2011- Aug 31, 2023

NPRI Reporters - PFAS Substances:

Federal

PFCH

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This listing of PFAS substance reporters includes those NPRI facilities that reported substances that are found in either: a) the Comprehensive Global Database of PFASs compiled by the Organisation for Economic Co-operation and Development (OECD), b) the US Environmental Protection Agency (US EPA) Master List of PFAS Substances, c) the US EPA list of PFAS chemicals without explicit structures, or d) the US EPA list of PFAS structures (encompassing the largest set of structures having sufficient levels of fluorination to potentially impart PFAS-type properties).

Government Publication Date: Sep 2020

Potential PFAS Handlers from NPRI:

Federal

PFHA

The National Pollutant Release Inventory (NPRI) is Canada's public inventory of releases, disposals, and transfers, tracking over 320 pollutants. Per - and polyfluoroalkyl substances (PFAS) are a group of over 4,700 human-made substances for which adverse environmental and health effects have been observed. This list of potential PFAS handlers includes those NPRI facilities that reported business activity (NAICS code) included in the US Environmental Protection Agency (US EPA) list of Potential PFAS-Handling Industry Sectors, further described as operating in industry sectors where literature reviews indicate that PFAS may be handled and/or released. Inclusion of a facility in this listing does not indicate that PFAS are being manufactured, processed, used, or released by the facility - these are facilities that potentially handle PFAS based on their industrial profile.

Government Publication Date: Sep 2020

Pipeline Incidents:

Provincial

PINC

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

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial

PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial

PTTW

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

Government Publication Date: 1994 - Aug 31, 2023

Ontario Regulation 347 Waste Receivers Summary:

Provincial

REC

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

Government Publication Date: 1986-1990, 1992-2021

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-Aug 2023

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-Feb 28, 2023

Scott's Manufacturing Directory:

Private

SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial

SPL

List of spills and incidents made available by the Ministry of the Environment, Conservation and Parks. This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X. The Ministry of the Environment, Conservation and Parks cites the coronavirus pandemic as an explanation for delays in releasing data pursuant to requests. This database includes spill incidents that occurred in March, May, June-October 2022, and January 2023 in addition to those listed in the Government Publication Date.

Government Publication Date: 1988-Dec 2021; see description

Wastewater Discharger Registration Database:

Provincial

SRDS

Facilities that report either municipal treated wastewater effluent or industrial wastewater discharges under the Effluent Monitoring and Effluent Limits (EMEL) and Municipal/Industrial Strategy for Abatement Regulations. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment keeps record of 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.

Government Publication Date: 1990-Dec 31, 2020

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 - Apr 2023

Variances for Abandonment of Underground Storage Tanks:

Provincial

VAR

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

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- Aug 31, 2023**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: Mar 31 2023

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.

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

- submit and pay for a new FOI request for access to records/information about a property
- pay for a deposit or a final fee on an existing FOI request

Fields marked with an asterisk (*) are mandatory.

Are you: *

- ☒ Submitting a new FOI Request for Property Information
- ☐ Paying a deposit or final fee for an existing FOI Request for Property Information

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1900/01/01

2024/01/25

Type of Record(s) *

- ☒ All environmental records relating to the identified property/site exclusive of Environmental Approvals and Registrations
- ☐ Environmental Approvals and Registrations (e.g. Environmental Compliance Approvals; Certificate of Approval; Renewable Energy Approvals; Environmental Activity and Sector Registry Registrations)

Select only if you are seeking access to an Approval or Registration that is not publicly available or if you are also seeking supporting documents relating to the Approval or Registration.

Operator and vendor Pesticide Licenses from September 4, 2018, final Approvals and Registrations are publicly available on the Access Environment website at:

<https://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/GoSearch.action?search=basic&lang=en>.

Records of Site Condition (RSC) records are publicly available on the Brownfields Environmental Site Registry (BSER).

- RSC records between 2004 to June 30, 2011 are available at:
<https://www.lrcsde.lrc.gov.on.ca/besrWebPublic/generalSearch>
- RSC records filed after July 2011 are available at:
https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/earchFiledRsc_search?request_locale=en

- ☐ Other Specific Document(s)

List any record(s) that should be excluded from the scope of your request (e.g. email correspondences; records originating from your organization/business; records already in your possession, prior year(s) annual reports for approvals)

Please provide any additional relevant information relating to your request. For example, does your request relate to any other ministry business? Please note that this information is being requested only in order to provide contextual information to the Access and Privacy Office and will not in any way affect or expedite the status of any related ministry business identified.

Section 2 – Requester Information

Last Name * First Name * Middle Initial

Tam Kerry

Business/Organization Name (if applicable or indicate "N/A") *

Fisher Engineering Limited

Project/Reference Number (if applicable)

23-13334

Are you submitting this request on behalf of a client? *

☒ Yes ☐ No

Please upload an authorization/consent form from your client in Section 5 (Supporting Documentation)

Name of Client

Last Name * First Name *

Atkinson Ryan

Business/Organization Name (if applicable or indicate "N/A") *

1000570027 Ontario Inc.

Mailing Address

Unit Number Street Number * Street Name *

15 400 Esna Park Drive

PO Box City/Town * Province * Postal Code *

Markham ON L3R 3K2

Telephone Number * Email Address *

905-475-7755 ext. KERRY@FISHERENG.COM

Is there an alternate contact (e.g. office admin)? *

☐ Yes ☒ No

Section 3 – Current Property Address Information

Is the property a:

☐ Park ☐ Lake ☐ First Nation Band ☐ Wind Farm ☐ Federal Land ☐ Island ☐ Unsurveyed Land

Are you requesting information about multiple addresses? *

☐ Yes ☒ No

Property Address

Unit Number

Street Number

Street Name

900

Lakeshore Road West

Full Lot Number

Concession

Geographic Township

City/Town/Village *

Mississauga

Closest Intersection

Section 4 – Previous Property Address Information

Do you want the ministry to search all prior historical addresses for this property/site for the time period of the records requested? *

☐ Yes ☒ No

Section 5 – Supporting Documents

Please attach an authorization/consent form.

Please upload any documents (e.g. Maps) that are relevant to your FOI request.

The total size of all attachments must not be more than 8 MB.

1. File Name

Total File Size

Payment confirmation number: 28262458

Ministry of the Environment,
Conservation and Parks

Corporate Services Branch
40 St. Clair Avenue West
Toronto ON M4V 1M2

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

Direction des services ministériels
40, avenue St. Clair Ouest
Toronto ON M4V 1M2



January 26, 2024

Kerry Tam
Fisher Environmental Ltd
15 - 400 Esna Park Dr
Markham, Ontario L3R 3K2
engineering@fisherenvironmental.com

Dear Kerry Tam:

RE: **MECP FOI A-2024-00427 / Your Reference 23-13334 –
Acknowledgement Letter**

The Ministry is in receipt of your request made pursuant to the Freedom of Information and Protection of Privacy Act.

The search will be conducted on the following: 900 Lakeshore Road West, Mississauga. If there is any discrepancy, please contact us immediately.

Please note the file number that has been assigned to your request. This number should be referred to in all future communications with our office.

If you have any questions, please contact Jessica Wilson at jessica.wilson@ontario.ca.

Yours truly,
MECP Access and Privacy Office

Legend

- Assessment Parcel
- ANSI
- Earth Science Provincially Significant/sciences de la terre d'importance provinciale
- Earth Science Regionally Significant/sciences de la terre d'importance régionale
- Life Science Provincially Significant/sciences de la vie d'importance provinciale
- Life Science Regionally Significant/sciences de la vie d'importance régionale
- Conservation Reserve
- Provincial Park
- Natural Heritage System



0.2 0 0.08 0.2 Kilometres

Absence of a feature in the map does not mean they do not exist in this area.

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources and Forestry(OMNRF) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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APPENDIX C – SUMMARY TABLES

TABLES C.1.1 to C.1.2	Summary of Municipal Property Use Directories
TABLES C.2.1 to C.2.2	Summary of Environmental Source Information
TABLE C.3	Summary of Aerial Photographs
TABLE C.4	Summary of MECP Well Records
TABLES C.5.1 to C.5.2	Documentation of Interviews
TABLES C.6.1 to C.6.2	Summary of Property Description from Site Reconnaissance
TABLE C.7	Summary of PCAs Within the Phase One Study Area Unlikely to Contribute to APECs on the Site

TABLE C.1.1: Listings from City Directory Search – Site

Address	Year	Occupant Listings for Addresses	PCA	APEC
900 Lakeshore Road West	1990	Residential	None identified	Not applicable

TABLE C.1.2: Listings from City Directory Search – Surrounding Properties

Address, Direction and Approximate Nearest Distance from Site	Year	Occupant Listings for Addresses	PCA	APEC
996-1012 Cutler Court, 192 m southwest	1990	Residential	None identified	Not applicable
1009-1039 Ibar Way, 78 m north	1990	Residential	None identified	Not applicable
804-995 Lakeshore Road West, adjacent to northeast	1990	Residential	None identified	Not applicable
921-925 Longfellow Avenue, 238 m southwest	1990	Residential	None identified	Not applicable
898-958 Maramis Court, 42 m northwest	1990	Residential	None identified	Not applicable
1004-1036 Serdica Court, 42 m northwest	1990	Residential	None identified	Not applicable
606-685 Sweetwater Place, 137 m northeast	1990	Residential	None identified	Not applicable

TABLE C.1.2: Listings from City Directory Search – Surrounding Properties				
Address, Direction and Approximate Nearest Distance from Site	Year	Occupant Listings for Addresses	PCA	APEC
865-992 Whittier Crescent, 19 m south	1990	Residential	None identified	Not applicable
849-997 Queen Street West, 126 m northwest	1990	Residential, institutional	None identified	Not applicable

TABLE C.2.1: Environmental Source Information – Site

Source	Database Findings Pertaining to the Site	PCA	APEC
National Pollutant Release Inventory (NPRI) information maintained by Environment Canada	Based on the ERIS report, the Site and other properties within the phase one study area were not listed in the database.	None identified	Not applicable
Ontario Inventory of PCB Storage Sites (OPCB), October 2004 and December 2013, and National Inventory of PCB in Use and PCB Wastes in Storage in Canada (NPCB), information maintained by Environmental Canada 2008.	Based on the ERIS report, the Site and other properties within the phase one study area were not listed in the database.	None identified	Not applicable
Certificates of Approval (CA), Environmental Bill of Rights Registry (EBR), Environmental Compliance Approval (ECA), Chemical Manufacturers and Distributors (CHEM), Chemical Register (CHM), Permit to Take Water (PTTW), Certificates of Property Use (CPU) or similar instruments	Based on the ERIS report, other properties within the phase one study area were listed in the database, and are described in the table below.	None identified	Not applicable

TABLE C.2.1: Environmental Source Information – Site

Source	Database Findings Pertaining to the Site	PCA	APEC
Inventory of Coal Gasification Plant Waste Sites in Ontario, MOE, April 1987	The Site and other properties within the phase one study area were not listed as a former coal gasification plant waste site.	None identified	Not applicable
Compliance/conviction records regarding environmental notices, orders, offences, spills and inspection reports by MECP, or submitted to MECP	Based on the ERIS report, other properties within the phase one study area were listed in the database, and are described in the table below. Fisher has submitted a Freedom of Information (FOI) for Property Request for a search of available records relevant to the Site to the MECP on January 26, 2024. At the time of report issuance, a response from the MECP had not yet been received. Fisher will advise the Client if any outstanding environmental source information changes the conclusion or recommendations of this report. A copy of the MECP FOI request is provided in Appendix B.	None identified	Not applicable
MECP Regulation 347 Public Information Data Set and the MOE's Hazardous Waste Information Network (HWIN)	Based on the ERIS report, other properties within the phase one study area were listed in the database, and are described in the table below.	None identified	Not applicable
Waste Disposal Site Inventories, MOE, June 1991; Anderson's Waste Disposal Sites, O. Reg. 347 Waste Receiver	Based on the ERIS Report, the Site and other properties within the phase one study area were not listed as a waste disposal site.	None identified	Not applicable

TABLE C.2.1: Environmental Source Information – Site			
Source	Database Findings Pertaining to the Site	PCA	APEC
Private and retail fuel storage tanks information maintained by the Technical Standards and Safety Authority (TSSA)	Based on the ERIS report, no records of fuel tanks were reported for the Site and other properties within the phase one study area.	None identified	Not applicable
Notices and instruments, including Record of Site Condition (RSC), posted in the Environmental Site Registry	Based on the ERIS Report and a search for RSC in the Environmental Site Registry on October 19, 2023, no RSC, under O. Reg. 153/04 (Part XV.1 of the EPA), had been registered for the Site and other properties within the phase one study area.	None identified	Not applicable
Information on areas of natural significance maintained by the Ministry of Natural Resources and Forestry (MNRF), Municipal Official Plan and Conservation Authorities	The MNRF Natural Heritage Areas online interface was used to identify any areas of natural significance in or around the phase one study area. Additionally, information from Ontario Conservation Authorities has been examined. Part of the phase one study area is located within an ANSI, the Lorne Park Prairie. A copy of the MNRF Natural Heritage Area Map is provided in Appendix B.	None identified	Not applicable

TABLE C.2.2: Environmental Source Information – Other Properties Within Phase One Study Area

Address, Approximate Distance and Direction from Site	Database Findings Pertaining to the Property	PCA	APEC
Lakeshore Road West and Ibar Way, 50 m north	<p><u>CA</u></p> <p>Regional Municipality of Peel – Municipal water approved in 1997.</p> <p>With no anticipated impacts to the environmental quality of soil, groundwater or sediment, no specific concerns are associated with these records pertaining to the Site.</p> <p><u>GEN</u></p> <p>Regional Municipality of Peel, was listed as a generator of hazardous wastes (GEN) – waste class oil skimmings and sludges (251), other specified inorganics (146), and light fuels (221) for the year 2022.</p>	None identified	Not applicable
Lakeshore Road West and Whittier Crescent, 132 m southwest	<p><u>CA</u></p> <p>Regional Municipality of Peel – Municipal water approved in 1997.</p> <p>With no anticipated impacts to the environmental quality of soil, groundwater or sediment, no specific concerns are associated with these records pertaining to the Site.</p>	None identified	Not applicable
967 Lakeshore Road West, 137 m southwest	<p><u>GEN</u></p> <p>Enbridge Pipelines Inc., was listed as a generator of hazardous wastes (GEN) – waste class oil skimmings and sludges (251) for the year 2020.</p>	None identified	Not applicable

TABLE C.2.2: Environmental Source Information – Other Properties Within Phase One Study Area

Address, Approximate Distance and Direction from Site	Database Findings Pertaining to the Property	PCA	APEC
990 Lakeshore Road West, 200 m southwest	<p><u>ECA</u></p> <p>City of Mississauga – Municipal and private sewage works approved in 2019.</p> <p>With no anticipated impacts to the environmental quality of soil, groundwater or sediment, no specific concerns are associated with these records pertaining to the Site.</p>	None identified	Not applicable
843 Queen Street West, 250 m north	<p><u>SPL</u></p> <p>Enbridge Gas Distribution Inc. – a spill (SPL) associated with release of natural gas, was reported for the property in 2016.</p> <p>With no anticipated impacts to the environmental quality of soil, groundwater or sediment, no specific concerns are associated with these records pertained to the Site.</p>	None identified	Not applicable
878 Whittier Crescent, 250 m southeast	<p><u>SPL</u></p> <p>Shell Canada Products Ltd. – a spill (SPL) of 34 L of furnace oil to land during delivery with confirmed soil contamination was reported for the property in 1995.</p> <p>Based on the intervening distance and that this property is inferred to be hydraulically downgradient from the Site, this concern associated with the spill is not expected to contribute to an APEC on-site.</p>	<p>PCA 28: Gasoline and Associated Products Storage in Fixed Tanks;</p> <p>PCA Other – Furnace Oil Spill from Truck.</p>	Not applicable
880 Whittier Crescent, 250 m southeast	<p><u>CA</u></p> <p>Karen and Vernon Zelmer – Municipal sewage (septic system) approved in 1999.</p>	None identified	Not applicable

TABLE C.2.2: Environmental Source Information – Other Properties Within Phase One Study Area

Address, Approximate Distance and Direction from Site	Database Findings Pertaining to the Property	PCA	APEC
	With no anticipated impacts to the environmental quality of soil, groundwater or sediment, no specific concerns are associated with these records pertaining to the Site.		

TABLE C.3: Description of Aerial Photographs

Year	Site	Surrounding Area	PCA	APEC
1954	The Site consisted of undeveloped agricultural land.	<p><u>North:</u> Inferred residential buildings and vacant land likely associated with farm fields.</p> <p><u>East:</u> Vacant land, partially forested.</p> <p><u>South:</u> Vacant land, forested.</p> <p><u>West:</u> Inferred residential buildings and vacant land likely associated with farm fields.</p>	None identified.	Not applicable.
1960	The Site is developed with an inferred residential building and parking garage.	Similar as in 1954, with the exception of additional inferred residential development to the south.	None identified.	Not applicable.
1966	An inferred inground swimming pool was observed at the northeast portion of the Site.	Similar as in 1960.	None identified.	Not applicable.
1975	Similar as in 1966.	Similar as in 1966.	None identified.	Not applicable.
1985	Similar as in 1975.	<p><u>North:</u> Roads were observed to be constructed and previously observed inferred residential buildings and farm fields are no longer observed.</p> <p><u>East:</u> Paved parking lot observed, inferred for parkland use.</p> <p><u>South:</u> Similar as in 1966.</p> <p><u>West:</u> Inferred residential buildings developed.</p>	None identified.	Not applicable.

TABLE C.3: Description of Aerial Photographs				
Year	Site	Surrounding Area	PCA	APEC
1995	Similar as in 1985.	Similar as in 1985, with the exception of additional inferred residential development to the north.	None identified.	Not applicable.
2005	Similar as in 1995.	Similar as in 1995, with the exception of additional inferred residential development to the west.	None identified.	Not applicable.
2015	Similar as in 2005.	Similar as in 2005.	None identified.	Not applicable.
2022	Similar as in 2015.	Similar as in 2015.	None identified.	Not applicable.

TABLE C.4: Description of MECP Well Records Within Phase One Study Area

Item No.	Well ID	Location (UTM Easting-Northing)	Primary Use	Completion Year	Depth of Well (m)
1	7327275	612638-4820961	Monitoring	2018	6.10
2	7312066	612685-4821006	Monitoring	2018	11.28
3	7312070	612841-4821209	Monitoring	2018	9.14
4	7312067	612876-4821260	Monitoring	2018	14.02
5	7323199	612940-4821269	Monitoring	2018	14.63
6	7323201	612969-4821259	Monitoring	2018	6.10
7	7333433	613019-4821206	Monitoring Decommissioning	2019	1.52
8	7303428	613137-4821188	Monitoring	2018	7.62
9	7323200	612970-4821295	Monitoring	2018	6.10
10	7330210	612973-4821333	Monitoring Decommissioning	2019	1.52
11	7303429	612984-4821334	Monitoring	2018	4.57
12	7323204	612996-4821392	Monitoring	2018	11.58
13	7312071	613021-4801447	Monitoring	2018	19.81
14	4902289	613005-4820964	Abandoned, not used	1957	14.02

TABLE C.5.1: Phase One ESA Documentation of Interviews

Interview Design	<p>The scope of the phase one environmental site assessment interview was to:</p> <ol style="list-style-type: none"> Obtain information to assist in determining if an area of potential environmental concern (APEC) exists. Identify details of potentially contaminating activities (PCAs) or potential contaminant pathways in, on or under the phase one property. <p>Questions requesting availability or knowledge of site operating records and physical settings in the phase one study area since the first developed use of the site were directed at, and/or have aimed at making all reasonable efforts to inquire about, the current property owner of the phase one property, or at least one owner or occupant of a property in the phase one study area and one provincial or municipal government official, each of whom is familiar with the phase one property and its history.</p> <p>The Qualified Person and the person that conducted the interview have made all reasonable efforts to ensure that at least one person with detailed knowledge of site activities identified above is present during the site reconnaissance component of the phase one environmental site assessment.</p> <p>The interview questions noted in the following tables were designed by the Qualified Person identified in this report.</p> <p>Information relevant to the Site were gleaned, compared and validated through interviews with personnel below.</p>				
Interview Participant	Name of Person	Method and Place of Interview	Date and Time of Interview	Duration of Interview	Reason for Person Selection
Ryan Atkinson (Current Property Owner)	Ryan Atkinson	In writing	October 26, 2023	Not applicable	Person with detailed knowledge of current site activities.

TABLE C.5.2: Documentation of Interviews – Current Property Owner

Key Questions	Answers	Comparison to other Information Sources and Validity of Information	PCA	APEC
1. Have a Phase I ESA, Phase II ESA, Site Remediation and/or other environmental audit reports been previously conducted for the Site, when, and are they available for review?	No	No previous reports were available for review	None identified	Not applicable
2. What is (was) the main current (past) activity conducted at the Site? Since when?	Residential rental units	Based on our Site reconnaissance on November 1, 2023, multiple tenants were observed on the property	None identified	Not applicable
3. Was there any construction activity conducted at the site in the past years?	No	Based on our Site reconnaissance on November 1, 2023, no construction or renovation activities were observed to have been completed in recent years	None identified	Not applicable
4. Are there any site operating records available for review, such as: MSDS, underground utility drawings, site plans of production and manufacturing areas, process control diagrams, inventory of chemicals, chemicals usage and storage areas, environmental monitoring data, current and historical waste management records and waste storage locations, records of spills	No	No records were available for review	None identified	Not applicable

TABLE C.5.2: Documentation of Interviews – Current Property Owner

Key Questions	Answers	Comparison to other Information Sources and Validity of Information	PCA	APEC
and discharge of contaminants, spills prevention and contingency plans, emergency response plans, asbestos surveys and C of A?				
5. Do you have knowledge of any current or former underground or aboveground storage tanks, and their location at the site?	No	Based on our Site reconnaissance on November 1, 2023, vent and fill pipes connected to a disconnected heating oil AST was observed in the basement of the residential house at the northeast portion of the Site	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks Refer to Table C.6 for details.	APEC B – Northeastern portion of the Site, near southeast corner of residential building. Refer to Table C.6 for details.
6. Do you have knowledge of any activities and events occurred at neighboring properties that may have affected their environmental condition?	No	Potential environmental concerns associated with historical spill records associated with release of furnace oil was identified at 878 Whittier Crescent, however, based on the intervening distance and that this property is inferred to be hydraulically downgradient from the Site, this concern associated with the spill is not expected to contribute to an APEC on-site	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks PCA Other – Furnace Oil Spill from Truck. Refer to Tables C.2 for details.	Not Applicable
7. Do you have knowledge of presence or location of on-site or off-site operating or abandoned water wells or monitoring wells?	No	Well records associated with Observation Wells/Monitoring and Test Holes/Abandoned/Decommissioned were reported on properties within the phase one study area.	None identified	Not applicable

TABLE C.6.1: Summary of Property Description from Site Reconnaissance			PCA	APEC
Structures	Number and Age of Buildings	One-and-a-half-storey residential house with basement at the northeastern portion with an aboveground parking garage and an inground pool, constructed by 1960. One-storey residential house at the southwestern portion of the Site, inferred to be constructed by 1960.	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	APEC B – Northeastern portion of the Site, near southeast corner of residential building
	Number, Age and Depth of Below-ground Structures	Inground pool, approximately 1.5 m below ground surface (bgs), associated with the residential house located at the northeastern portion of the Site, constructed by 1966.		
	Tanks	Vent and fill pipes from a disconnected heating oil AST in the basement, was located along the southeast corner of the residential house at northeast portion of Site.		
	Potable or Non-potable Water Sources	Properties within the phase one study area rely on municipal water, obtained from surface water bodies, as a source of drinking water.		
Underground Utility and Service Corridors	Water	Regional Municipality of Peel. The potable water supply service runs from Lakeshore Road West.	None identified	Not applicable
	Storm Sewer	Not observed on Site. Catch basins connected to storm sewer, maintained by the City of Mississauga, were located along Lakeshore Road West.		
	Sanitary Sewer	Domestic wastewater is discharged to a septic tank and septic bed, located southeast of the pool, and downgradient from the house.		
	Electricity	Alectra Utilities. Hydro electrical cables are running overhead from the utility pole to each of the residential houses.		

TABLE C.6.1: Summary of Property Description from Site Reconnaissance			PCA	APEC
	Natural gas	Not observed on Site. Properties within the phase one study area are supplied with natural gas by Enbridge Gas. The natural gas supply service runs along Lakeshore Road West.		
	Others	Telephone / telecommunication cables are running overhead from the utility pole to each of the residential houses.	None identified	Not applicable
Building Features	General	The one-and-a-half-storey residential house with basement was constructed of concrete block with stucco and aluminum siding finish. The parking garage was constructed of brick. Both buildings have asphalt shingle roofs. The interior was generally finished with laminate/tile flooring, drywall walls and drywall ceiling. The basement is unfinished. The one-storey residential house was finished with aluminum siding and an asphalt shingle roof. No interior access was permitted by tenant.	None identified	Not applicable
	Exit and Entry Points	Main entrances to all buildings are generally facing southwest, towards Lakeshore Road West.	PCA 28 – Gasoline and Associated Products Storage in Fixed Tanks	APEC B – Northeastern portion of the Site, near southeast corner of residential building
	Heating and Cooling	Northeast residential house: Historically, on-site heating oil AST in basement. Currently, hot water boiler heating system and air conditioning units. Southwest residential house: Electric heating. No cooling systems were observed.		
	Drains, Pits and Sumps	None observed		
	Unidentified Substances	None observed		
	Stains	No evidence of stains was observed inside the building during the Site visit.		

TABLE C.6.1: Summary of Property Description from Site Reconnaissance			PCA	APEC
Wells		None observed	None identified	Not applicable
Sewage Works		A septic system was observed southeast of the pool.	None identified	Not applicable
Ground Surface		Paved asphalt, grass. Surface runoff is either drained by infiltration or by overland flow into catch basins along Lakeshore Road West.	None identified	Not applicable
Railway Lines or Spurs		None observed	None identified	Not applicable
Exterior Area	General	The one-and-a-half-storey residential house with basement was constructed of concrete block with stucco and aluminum siding finish. The parking garage was constructed of brick. Both buildings have asphalt shingle roofs. These materials were observed to be in good condition. The one-storey residential house was finished with aluminum siding and an asphalt shingle roof. The southeast portion of the asphalt shingle roof was covered with plastic sheeting/tarp. The aluminum siding was observed to be in good condition.	None identified	Not applicable
	Stains	None observed	None identified	Not applicable
	Stressed Vegetation	None observed	None identified	Not applicable
	Fill and Debris	A retaining wall was observed along the northwestern property boundary. The buildings are situated at a higher elevation than the surround areas to the south/southeast.	PCA 30 – Importation of Fill Material of Unknown Quality	APEC A – Entire Site
	Unidentified Substances	None observed	None identified	Not applicable
Properties Within	Southeast	<ul style="list-style-type: none"> 878 Whittier Crescent (250 m southeast). 	PCA 28 – Gasoline and Associated	Not applicable

TABLE C.6.1: Summary of Property Description from Site Reconnaissance			PCA	APEC
Phase One Study Area Other Than Phase One Property			Products Storage in Fixed Tanks; PCA Other – Furnace Oil Spill from Truck. Due to intervening distance from the Site, this PCA is unlikely to contribute to an APEC on the Site.	
	Well Supplying Water Used for Human Consumption or Agricultural Use	None observed	Not applicable	Not applicable
	Water Bodies	None observed	Not applicable	Not applicable
	Areas of Natural Significance	None observed	Not applicable	Not applicable

TABLE C.6.2: Designated Substances and Other Special Attention Items Pertaining Solely for Northeastern Residential House

Act (OHSA), R.S.O. 1990 defines a toxic substance as a chemical, biological or physical agent whose presence or use in the workplace may endanger the health and safety of a worker. The parts of the Act that deals with toxic substances are intended to:

- 1) Ensure that worker exposure to toxic substances is controlled;
- 2) Ensure that toxic substances in the workplace are clearly identified and that workers receive enough information about them to be able to handle them safely; and
- 3) Provide the general public with access to information about toxic substances used by industry in their communities.

The Act allows a toxic substance to be “designated”, and its use in the workplace to be either prohibited or strictly controlled. Designation is reserved for substances that are particularly hazardous.

All accessible spaces within the building were visually inspected for the potential presence of Designated Substances and Other Special Attention Items of concern, and the following findings were noted:

Designated Substances and Other Special Attention Items	Matrix/ Source	Present On-Site	Location On-Site	Matrix/ Source Condition
Friable Asbestos-Containing Materials (ACMs)	Pipe Elbow Insulation, Drywall Joint Compound, Plaster, Texture Coats	Potentially	Interior of building	Not inspected
Non-friable ACMs	Vinyl Floor Tiles	Potentially	Interior of building	Not inspected
Polychlorinated Biphenyls (PCBs)	Fluorescent Light Ballasts	Potentially	Interior of building	Not inspected
Lead-Based Material	Interior Paint	Potentially	Interior of building	Not inspected
Urea Formaldehyde Foam Insulation (UFFI)	Wall Insulation	Not observed	Not Applicable	Not Applicable
Ozone-Depleting Substances (ODSs)	Refrigerator, Freezer, HVAC Equipment	Potentially	Interior of building	Not inspected
Mould	Interior Walls, Ceilings	Not observed	Not inspected	Not inspected
Radon Gas	Uranium rich Black shale and/or granite bedrock	Not tested	Not Applicable	Not Applicable
Noise and Vibration	Not Applicable	Not tested	Not Applicable	Not Applicable

TABLE C.7: PCAs Within the Phase One Study Area Unlikely to Contribute to APECs on the Site					
PCA Location and Proximity to Site	PCA	Description	Source of information	Uncertainty	Rationale for PCA Unlikely to Contribute to an APEC
878 Whittier Crescent, 250 m southeast	PCA 28: Gasoline and Associated Products Storage in Fixed Tanks; PCA Other – Furnace Oil Spill from Truck.	Shell Canada Products Ltd. – a spill of 34 L of furnace oil to land during delivery with confirmed soil contamination was reported for the property in 1995	ERIS Report.	Operation practices are unknown.	Intervening distance from the Site.

APPENDIX D – SITE PHOTOGRAPHS



1. View of the northeast residential house, parking garage, and retaining wall adjacent to the parking garage, looking northeast.



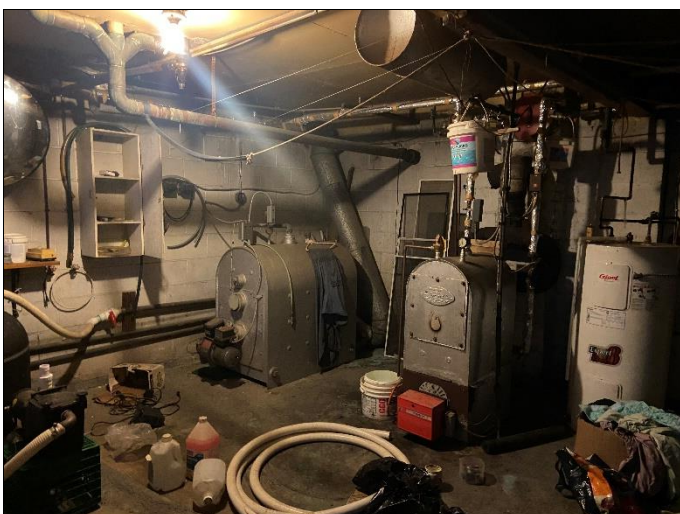
2. View of the southwest residential house, looking northeast.



3. View of inground swimming pool at northeast portion of property, looking southeast.



4. View of vent and fill pipes, looking northwest.



5. View of water boilers in basement of northeast residential house, looking southwest.



6. View of disconnect furnace oil tank in basement of northeast residential house, looking southeast.