



# Soil Engineers Ltd.

CONSULTING ENGINEERS

**GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE**

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April 24, 2019

Reference No. 1507-E179

Page 1 of 8

2462357 Ontario Inc.  
30 Wertheim Court  
Building A, Unit 3  
Richmond Hill, Ontario  
L4B 1B9

Attention: Mr. Peter Sciavilla

**Re: Phase One Environmental Site Assessment Update  
Proposed Residential Development  
1745, 1765 & 1775 Thorny Brae Place  
City of Mississauga**

Dear Sir:

Soil Engineers Ltd. (SEL) was retained to carry out a Phase One Environmental Site Assessment Update (Phase One ESA Update) for a property located at 1745, 1765 & 1775 Thorny Brae Place, in the City of Mississauga (hereafter referred to as the "subject site"). The purpose of the Phase One ESA Update is to provide updated information further to our original Phase One Environmental Site Assessment (Phase One ESA, Reference No. 1507-E179, dated April 6, 2016) and Phase One Environmental Site Assessment Update (Phase One ESA Update, Reference No. 1507-E179, dated December 1, 2017). This Phase One ESA Update should be read in conjunction with the original Phase One ESA and Phase One ESA Update (dated December 1, 2017).

The following sections of the original Phase One ESA are updated through the additional information gathered from further records review, interview and site reconnaissance:



## Section 2.1 – Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located at the southeast corner of Eglinton Avenue West and Mississauga Road, in the City of Mississauga. The property information obtained from the Parcel Register is given in the table below:

PIN from Parcel Register	Property Description from Parcel Register	Municipal Address
13383-0021 (LT)	THORNY-BRAE PLACE, BEING; THORNY-BRAE PLACE, PL 498; PT LT 3, RANGE 5 NORTH OF DUNDAS ST TORONTO TWP, AS IN 641VS; CITY OF MISSISSAUGA	n/a
13383-0570 (LT)	PART LOT 1 AND LOT 2 PLAN 498 , PARTS 1 AND 2 43R38445; CITY OF MISSISSAUGA	1765 & 1775 Thorny Brae Place
13383-0563 (LT)	PT LTS 3 & 4, RGE 5 NDS (TOR.TWP.) DES PT 1, 43R31060; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 43R38313 AS IN PR335482; CITY OF MISSISSAUGA	1745 Thorny Brae Place

The most recent Parcel Registers are shown in Appendix ‘A’.

The lands to be conveyed to City of Mississauga are Blocks 8, 9, 10, 11, 12 & 13 as shown on the attached Draft Plan of Subdivision, Appendix ‘B’.

## Section 4.1 – General

### First Developed Use

A Historical Map dated 1877 was located at the McGill University Canadian Country Atlas Digital Project website on March 1, 2019. A copy of the map is presented on Drawing No. 2, showing that the subject site was part of the estate owned by Edward Stephens at that time. Based on the shape of the size of the estate, the subject site was most likely used for agricultural purposes. A watercourse is located in the northeastern corner of the subject site.



## Section 4.2 - **Environmental Source Information**

### MECP Waste Generator

On March 6, 2019, the Ministry of the Environment, Conservation and Parks (MECP) Waste Generator Registration database files, dated 2018 were reviewed. The subject site and the neighbouring properties within the Phase One Study Area are not listed as a waste generator under Regulation 558 of the EPA.

### Records of Site Condition

On March 6, 2019, the MECP Brownfields Environmental Site Registry database was reviewed to determine whether any Record of Site Condition (RSC) had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. No RSC record was found for the subject site or the Phase One Study Area.

### National Pollutant Release Inventory

On March 6, 2019, the Environment Canada National Pollutant Release Inventory (NPRI) database files were reviewed. The subject site is not registered in the NPRI database. In addition, no property within the Phase One Study Area is listed in the database.

## Section 4.3 – **Physical Setting Sources**

### Aerial Photographs

Aerial photographs dated 1954, 1966, 1975, 1980, 2000, 2008, 2015 and 2018 showing the subject site and surrounding area were found on the City of Mississauga Interactive Mapping website on March 5, 2019. Copies of the aerial photographs are presented in Appendix 'C'.



A review of the aerial photographs indicates that the subject site has been mainly used for residential purposes since 1966. In the 1954 aerial photograph, a residential structure is observed in the northern portion and an orchard is observed in the southwestern portion of the subject site, a driveway (currently Thorny Brae Place) is noted leading to the residential structure from a roadway (Mississauga Road) to the southwest of the subject site. In addition, a watercourse is observed along the northeastern boundary within the subject site. Eglinton Avenue is adjacent to the northwest of the subject site. In 1966, the orchard is no longer observed and two residential structures are observed in the southwestern portion of the subject site. In 1975 through 1980, three structures are observed on the subject site. In the 2000 aerial photograph, the residential structure in the northern portion is no longer observed. Residential developments are observed to the northwest and southwest. In the 2008 aerial photograph, one (1) structure is observed in the centre portion of the subject site. In the 2015 and 2018 aerial photographs, the structure in the centre portion of the subject site is no longer observed.

#### Topography, Hydrology, Geology

Maps of the area were located at the Ontario Ministry of Natural Resources (OMNR) on March 1, 2019. An Ontario Base Map (OBM) and a Topographic Map were available for our review, showing the land features at those dates. Copies of the maps are presented on Drawing Nos. 3 and 4, respectively, showing that three (3) structures are located at the subject site and a waterbody is located along the northeastern boundary of the subject site. A chronological review of the maps indicates land features of the subject site are consistent with those shown on the aerial photographs. Based on the topography of the area, precipitation runoff on the subject site is expected to flow in a northeasterly direction.

Geological maps of the area were located at the Ontario Geological Survey and the Bedrock Geology of Ontario Database on March 1, 2019. A surface geology map is presented on Drawing No. 5, showing that the subject site is underlain predominantly by Halton Till Material, comprised of predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor in the northeastern portion of the subject site and by Bedrock, comprised of



undifferentiated igneous and metamorphic rock, or carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift in the southwestern portion of the subject site. A bedrock geology map is presented on Drawing No. 6, showing that the subject site is underlain by bedrock of Queenston Formation (shale, limestone, dolostone and siltstone).

The subject site is located in the larger hydrogeological region known as Southern Ontario Lowlands. A watershed map of the area was located at the Land Information Ontario website on March 1, 2019. A copy of the map is presented on Drawing No. 7. The map indicates that the subject site is situated within the Credit Valley Watershed.

#### Ontario Ministry of Natural Resources and Forestry

SEL reviewed the Ontario Ministry of Natural Resources and Forestry (OMNR) database on March 1, 2019 for listings of the various classes of natural areas located in the vicinity of the subject site. According to the database, Credit River is located along the northeastern boundary within the subject site. A copy of the Natural Features and Protection Area Plan is presented on Drawing No. 8.

#### Well Records

The MECP's help desk at Water Well Ontario was contacted on March 1, 2019 regarding the subject site and the surrounding area. Two (2) records are located at the subject site and six (6) records are located at neighbouring properties in the Phase One Study Area. A copy of the well records is located in Appendix 'D'.

#### **Section 5.0 – Interviews**

Based on our e-mail interview with Ms. Nasim Bozorgmehr, the consultant representing the owner of the subject site, on April 2, 2019, the stockpiled material located at the subject site originated on-site. A copy of the e-mail is included in Appendix 'E'.



### Section 6.1 – Site Reconnaissance (General)

A visual inspection of the subject site and the publicly accessible areas of the Phase One Study Area were conducted by our representative, Mr. Eric Lawrence B.Sc., on March 5<sup>th</sup>, 2019, to determine the general environmental condition of the subject site. The conditions and timing of the site visit are presented in the table below:

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
March 5th, 2019	Overcast	-10 ° C	1 Hour 2:00 pm – 3:00 pm	Light Snow

Site photographs taken during the inspection are presented in Appendix ‘F’.

At the time of inspection, the subject site is comprised of two residential lots and a roadway in the southwestern portion of the subject site, and a wooded area and a water body in the northeastern portion of the subject site. Two (2) residential structures and one (1) shed are located in the residential lots at the subject site. A stockpile was noted in the northern portion of the subject site. The subject site is bordered by Mississauga Road to the southwest and Eglinton Avenue West to the northwest. A roadway (Thorny Brae Place) is located within the southwestern portion of the subject site.

The ground surface at the subject site is undulating and descends steeply to the waterbody at the northeastern portion of the subject site. There was no visible sign of any underground tank, excavated pit, or sump at the subject site. There was no noticeable nuisance odour, stained soil or stressed vegetation observed in any area of the subject site. There was no evidence to suggest that materials of environmental concern are disposed at the subject site.

### Section 7.4 – Phase One Conceptual Site Plan

A Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented in Drawing No. 9.



## **Conclusions**

Based on the information obtained from our original Phase One ESA, dated April 16, 2016, and Phase One ESA Update, dated December 1, 2017, the following items of environmental concern attendant to the subject site were identified:

- Fill material of unknown quality may be present at the subject site.
- A fire occurred at 1775 Thorny Brae Place. Contaminants may have been produced during the combustion process and be present on-site.
- The subject site was used for agricultural purposes and a former orchard was located at the southwestern portion of the subject site.

A Phase Two Environmental Site Assessment (Phase Two ESA, Reference No. 1507-E179, dated August 5, 2016) has been conducted to address the above environmental concerns.

Our current Phase One Environmental Site Assessment Update revealed stockpiled soil located at the subject site. However, based our interview with the consultant representing the owner of the subject site, the stockpiled soil originated at the subject site. Therefore, the Phase One Environmental Site Assessment Update has not revealed any new item of potential environmental concern pertaining to the subject site.

Based on the findings of the Environmental Site Assessments, including this Phase One ESA Update, the property is suitable for the proposed development. No further environmental investigation is recommended at this time.

It should be noted that during the Phase One ESA, APECs associated with the soil were identified at the subject site, including the lands to be dedicated to the city. It is our opinion that the APECs have been adequately addressed during the Phase Two ESA. A figure identifying the lands to be dedicated to the City, the APEC locations and the associated soil sample points is attached in Appendix 'G'. Groundwater was not identified as a potentially contaminated medium, therefore no groundwater sampling was conducted.



### **LIMITATIONS OF LIABILITY**

This report was prepared by Soil Engineers Ltd. for the account of 2462357 Ontario Inc. and for review by its designated agents, financial institutions and government agencies. Use of the report is subject to the conditions and limitations of the contractual agreement. The material in it reflects the judgment of Kathryn Miles, B.Sc. (Eng.) and Eleni Girma Beyene, P.Eng., QP<sub>ESA</sub>, in light of the information available at the time of preparation. Any uses which a Third Party makes of this report, and/or any reliance on decisions to be made based on it are the responsibility of such Third Parties. Soil Engineers Ltd. accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

One must understand that the mandate of Soil Engineers Ltd. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Site Assessment Update only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static, and this report documents site conditions observed at the time of the site reconnaissance.

It should be noted that the information supplied in this report is not sufficient to obtain approval for disposal of excess soil or materials generated during construction.

Yours very truly,

**SOIL ENGINEERS LTD.**

Kathryn Miles, B.Sc. (Eng.)

Eleni Girma Beyene, P.Eng., QP<sub>ESA</sub>

KM/EGB:js







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## **DRAWINGS**

**REFERENCE NO. 1507-E179**



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny  
Brae Place  
City of Mississauga

Reference No.

1812-E058

Date

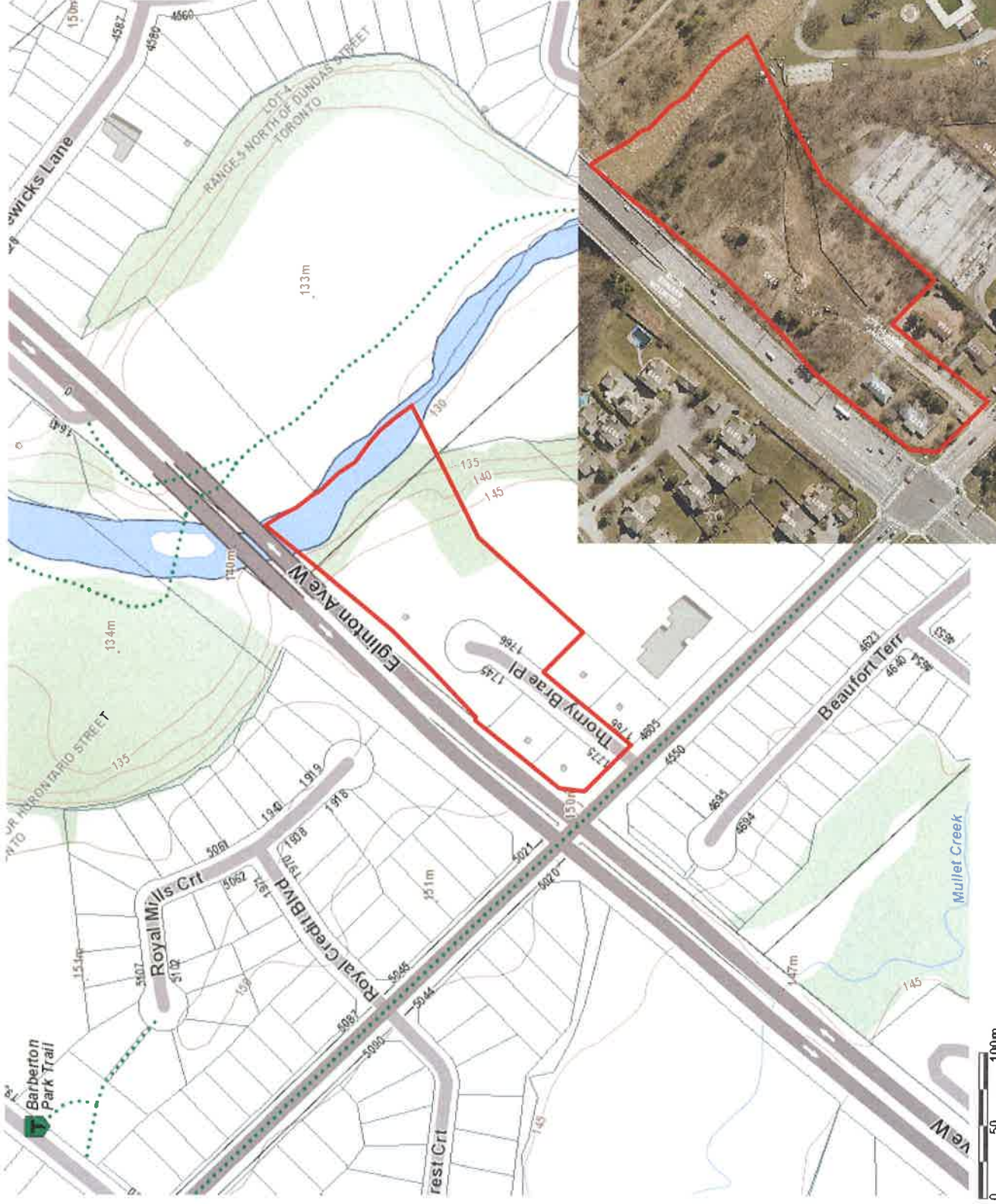
March 1, 2019

Scale

Refer to Plan

Drawing No.

1



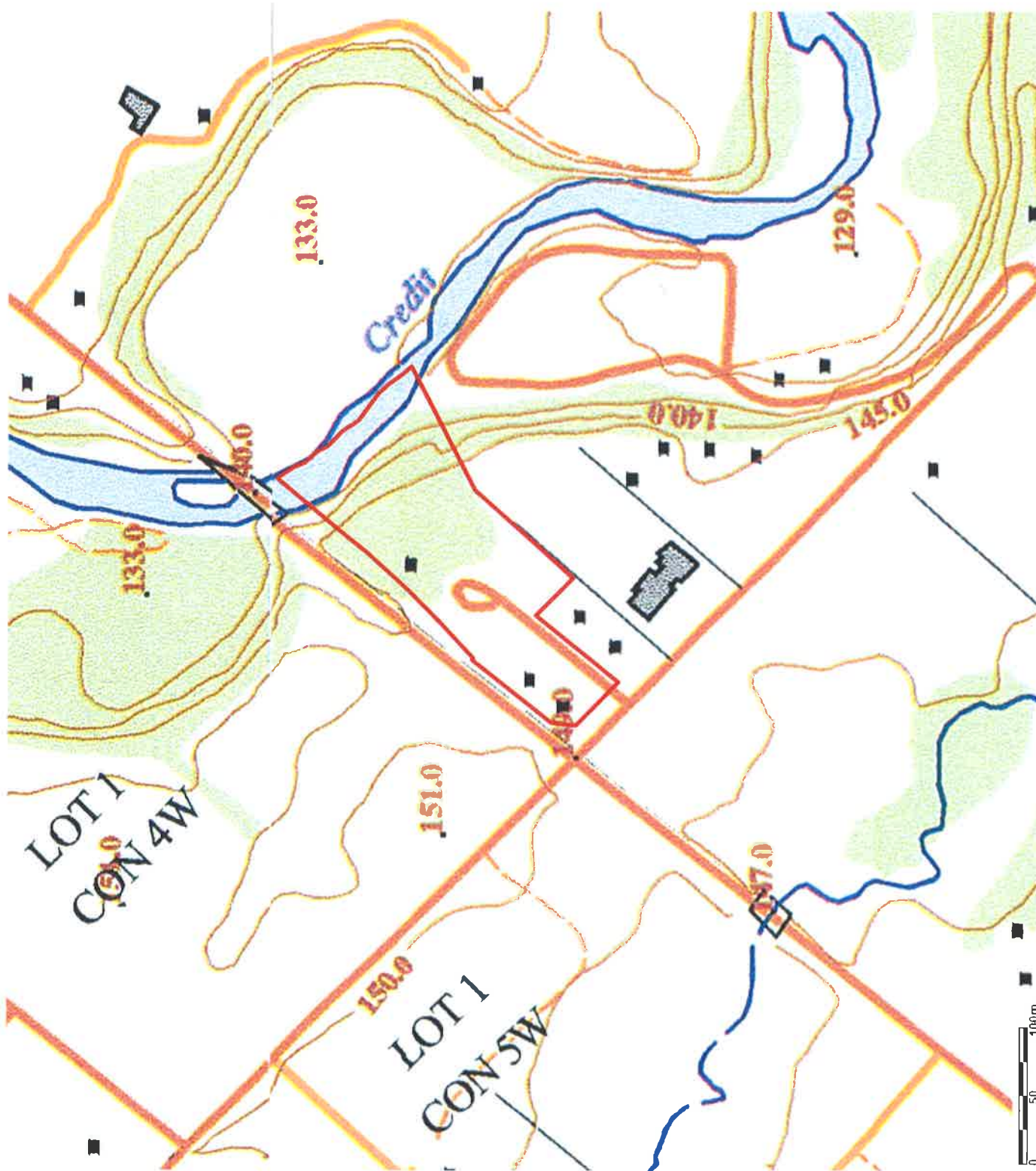
Source: Mississauga Maps  
© 2018 City of Mississauga

Source: Ministry of Natural Resources and Forestry  
Make A Map: Natural Heritage Areas  
© Queen's Printer for Ontario, 2015









Subject Site



**Soil Engineers Ltd.**

Title

2003 Ontario Base Map

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny  
Brae Place  
City of Mississauga

Reference No.

1812-E058

Date

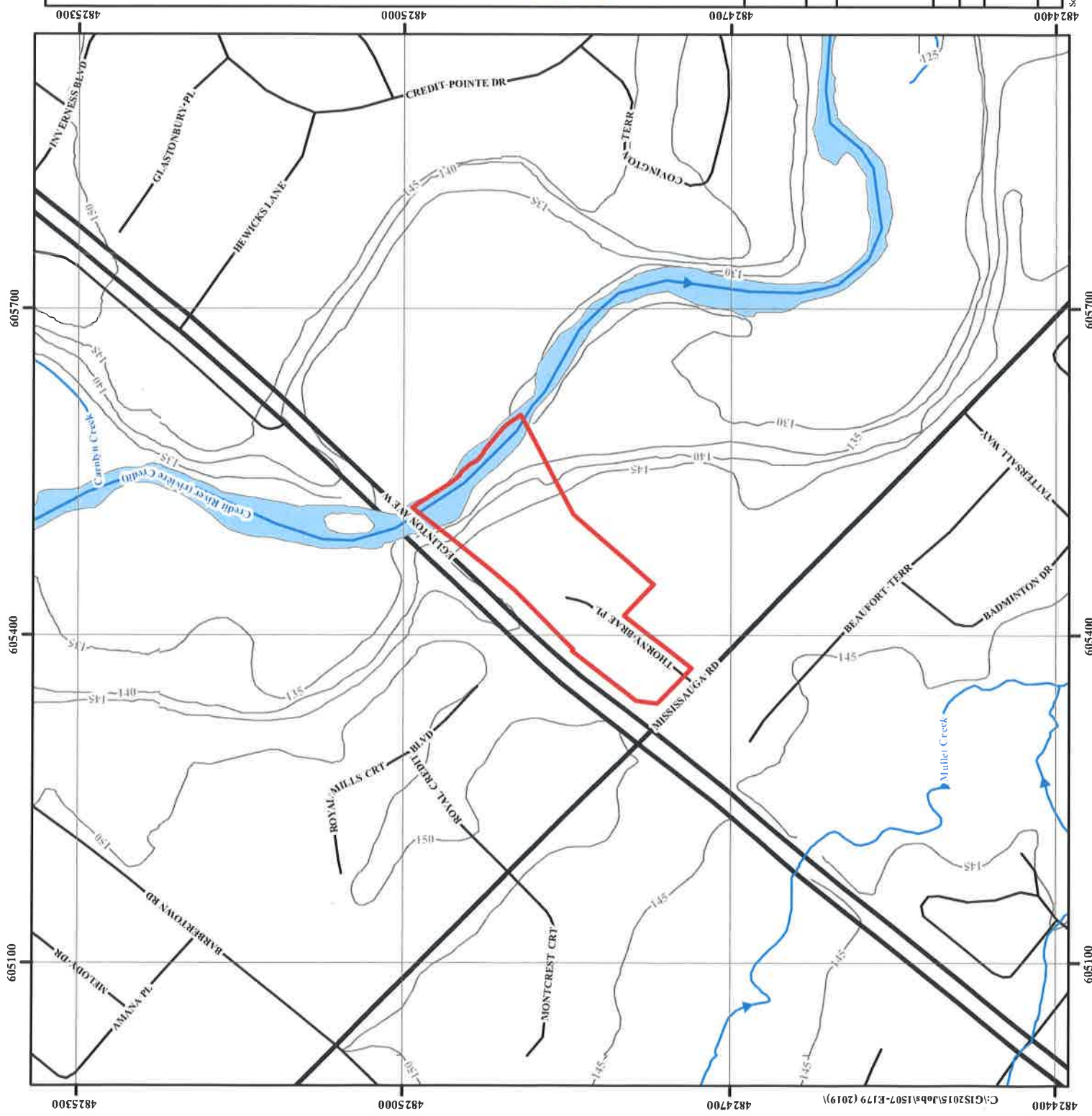
March 1, 2019

Scale

Refer to Plan

Drawing No.

3



- Subject Site
- Waterbody
- Major Road
- Local Road
- Topographic Contour (masl)



**Soil Engineers Ltd.**

Title: Topographic Map	
Project:	Proposed Residential Development 1745, 1765 and 1775 Thorny Brae Place City of Mississauga
Reference No.	1507-E179
Date:	March 1, 2019
Scale:	0 25 50 100 150 200 250 Metres
Drawing No. 4	

Source: Water Body, Ontario Ministry of Natural Resources and Forestry, 2015  
 ©Queen's Printer for Ontario, 2015  
 Source: Water Course, Ontario Ministry of Natural Resources and Forestry, 2015  
 ©Queen's Printer for Ontario, 2015

Source: Contour, Ontario Ministry of Natural Resources and Forestry, 2015  
 ©Queen's Printer for Ontario, 2015





- Subject Site
- Bedrock, undifferentiated igneous and metamorphic rock, or carbonate and clastic sedimentary rock, exposed at surface or covered by a discontinuous, thin layer of drift
- Glaciolacustrine deposits (Sandy) Material: sand, gravelly sand and gravel, nearshore and beach deposits
- Halton Till Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor
- x Outcrops
- Expressway/Freeway
- Major Road



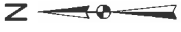
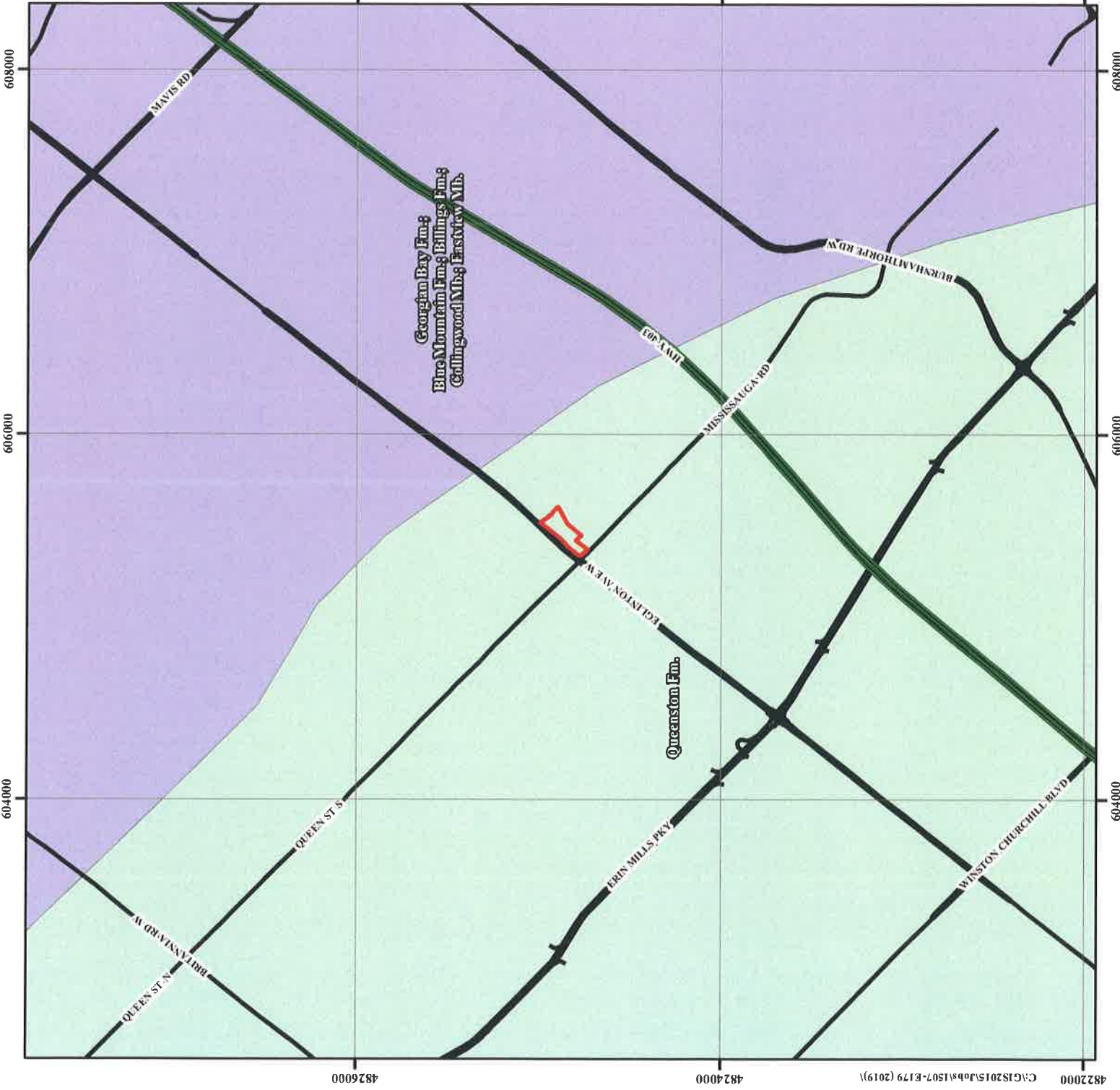
**Soil Engineers Ltd.**

Title: Surface Geology Map
Project: Proposed Residential Development 1745, 1765 and 1775 Thorny Brae Place City of Mississauga
Reference No. 1507-E179
Date: March 1, 2019
Scale: 0 155 310 620 930 1240 1550 Metres
Drawing No. 5

Source: Ontario Geological Survey, 1997.  
Surface Geology of Ontario, Ontario Geological Survey,  
Miscellaneous Released-Data 0014

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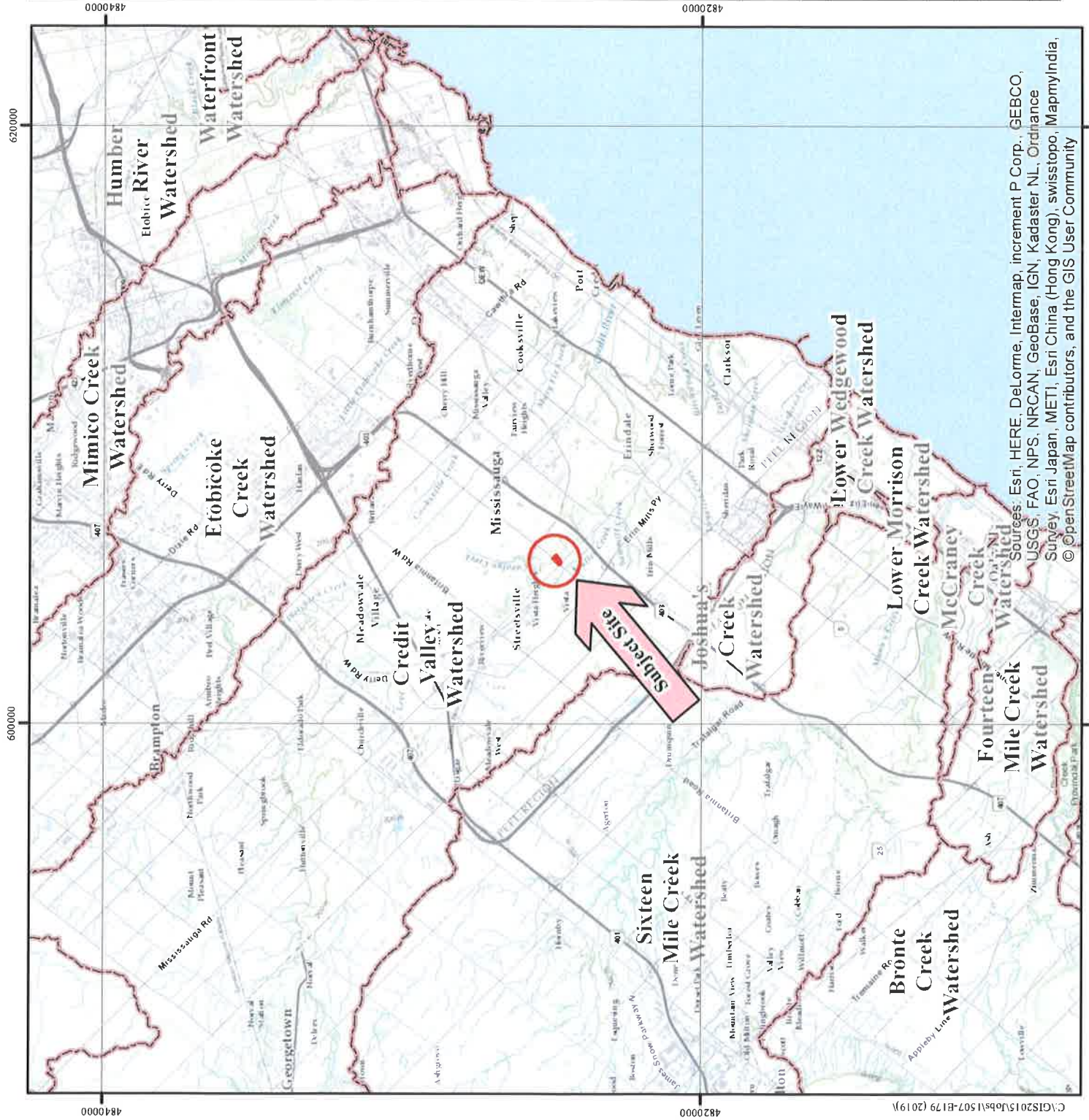
- Subject Site
- Georgian bay Fm.; Blue Mountain Fm.; Billings Fm.; Collingwood Mb.; Eastview Mb. Rock Description: Shale, limestone, dolostone, siltstone
- Queenston Fm. Rock Description: Shale, limestone, dolostone, siltstone
- Expressway/Freeway
- Major Road



**Soil Engineers Ltd.**

Bedrock Geology Map
Project: Proposed Residential Development 1745, 1765 and 1775 Thorny Brae Place City of Mississauga
Reference No. 1507-E179
Date: March 1, 2019
Scale: 0 155 310 620 930 1240 1550 Metres
Drawing No. 6





Watershed and Sub-Watershed shape-file data, accessible on LIO website (2016)



Subject Site



**Soil Engineers Ltd.**

Title: Watershed Map

Project:

Proposed Residential Development  
1745, 1765 and 1775 Thorny Brae Place  
City of Mississauga

Reference No. 1507-E179

Date: March 1, 2019

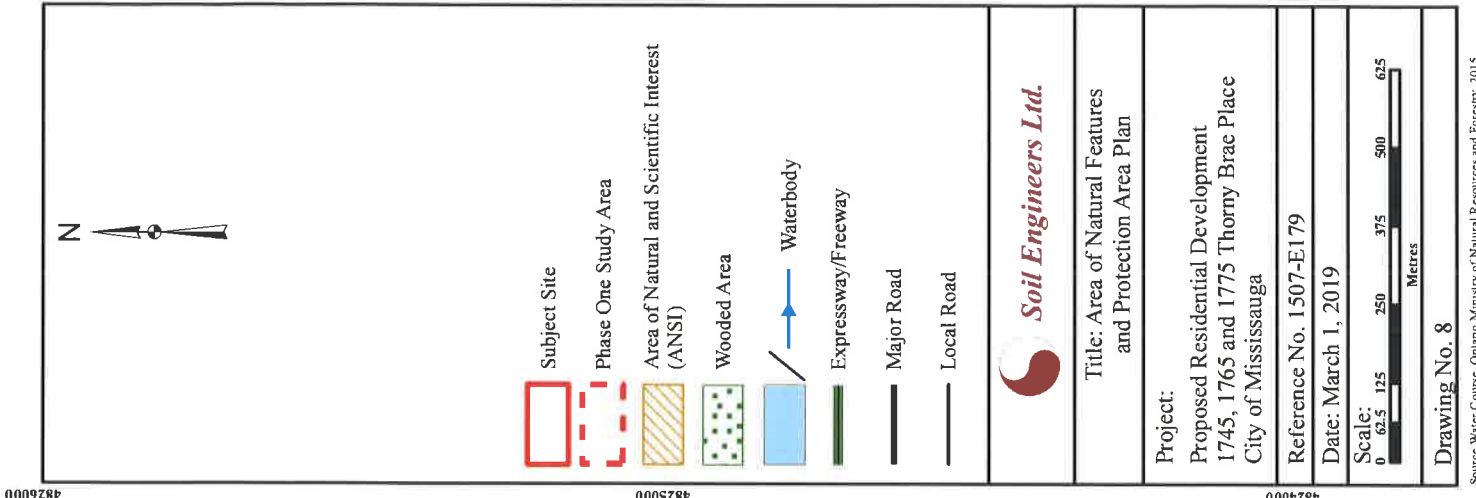
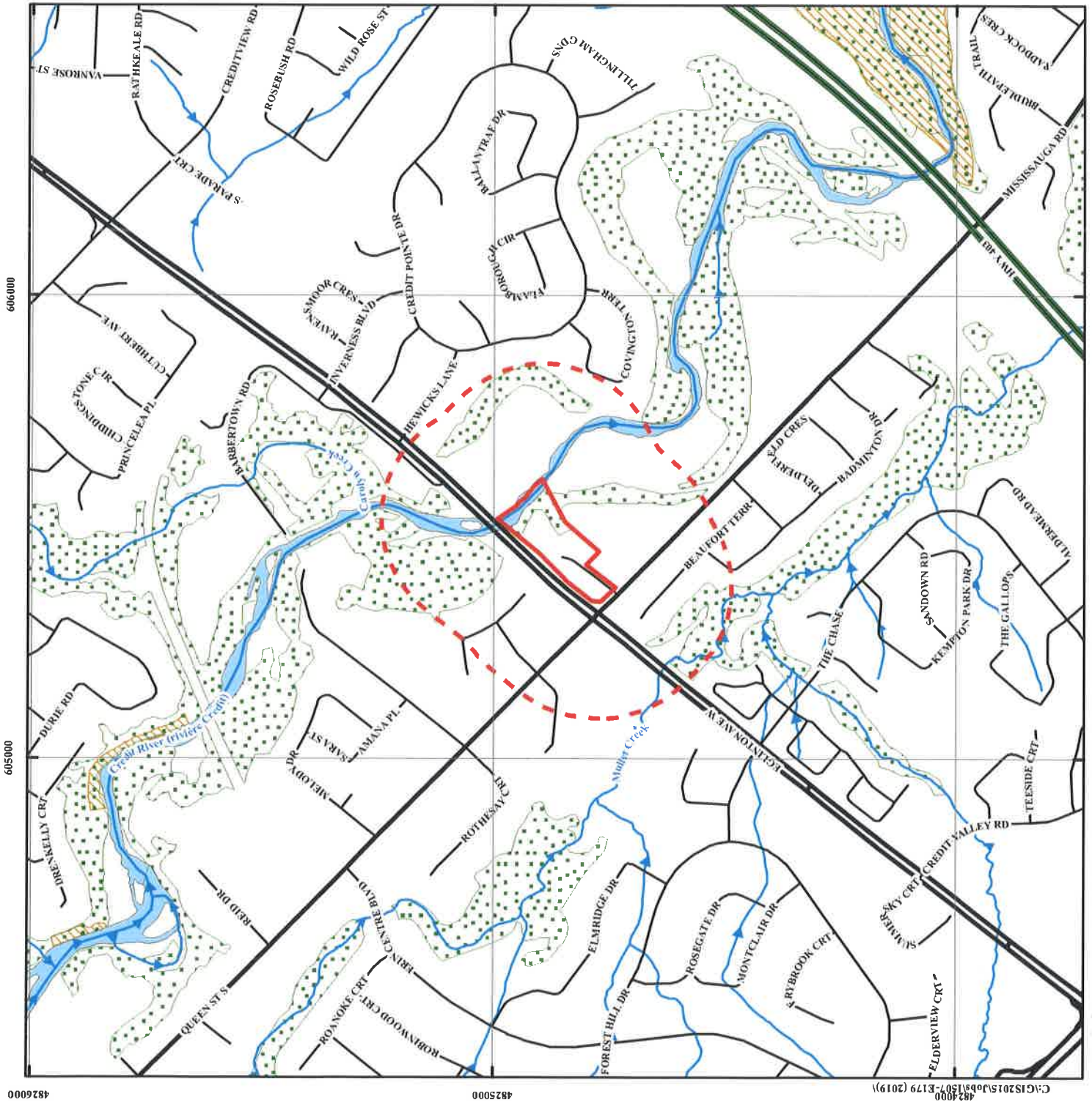
Scale:



Drawing No. 7

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, ©OpenStreetMap contributors, and the GIS User Community





Contains information licensed under the Open Government Licence – Ontario, 2014 and 2015.  
Includes information: Provincial Park, Conservation Reserve, Area of Natural and Scientific Interest, Wetland, Niagara Escarpment Protection Area, Oak Ridges Moraine Conservation and Wilderness Areas

Source: Ontario Ministry of Natural Resources and Forestry, 2015  
 Queen's Printer for Ontario, 2015  
 OWES: Ontario Wetland Evaluation System

Source: Water, Climate, Ontario Ministry of Natural Resources and Forestry, 2015  
 ©Queen's Printer for Ontario, 2015







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## **APPENDIX 'A'**

### **PARCEL REGISTER**

**REFERENCE NO. 1507-E179**



Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

1383-0021 (LIT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1  
PREPARED FOR Janet  
ON 2019/03/08 AT 09:50:24

ONLAND

PROPERTY DESCRIPTION:

THORNY-BRAE PLACE, BEING: THORNY-BRAE PLACE, PL. 498; PT. 1T. 3, RANGE 5 NORTH OF DUNDAS ST. TORONTO TWP, AS IN 641VS; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK

DATE OF CREATION:  
1996/06/12

OWNERS' NAMES

THE CORPORATION OF THE CITY OF MISSISSAUGA

CAPACITY SHARE  
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
**EFFECTIVE: 2006/07/23	THE NOTATION OF THE	BLOCK IMPLEMENTATION DATE	OF 1996/06/12 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1996/06/12**					
** PRINTOUT INCLUDES ALL	DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/06/10 **					
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES						
** AND ESCHEATS OR FOREFEITURE 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: 1996/06/12 **						
PLA98	1954/01/25	PLAN SUBDIVISION				C
VS641	1966/01/12	TRANSFER	\$2		THE CORPORATION OF THE TOWNSHIP OF TORONTO	C
VS28131	1966/12/15	BYLAW PUB HWY				C
PR2189159	2012/05/03	LR'S ORDER		LAND REGISTRAR, LRO NO. 43		C
REMARKS: AMENDING THE LEGAL DESCRIPTION						

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.



Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

13383-0563 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 7  
PREPARED FOR Janet  
ON 2019/03/08 AT 09:49:40

ONLAND

PROPERTY DESCRIPTION: PT LTS 3 & 4, RGE 5 NDS (TOR. TWP.) DES PT 1, 43R31060; SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 43R38313 AS IN PR335482; CITY OF MISSISSAUGA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2006/10/13.

ESTATE/QUALIFIER: RECENTLY:  
FEE SIMPLE RE-ENTRY FROM 13383-0024  
LT ABSOLUTE PLUS

PRINT CREATION DATE:  
2006/10/13

OWNERS' NAMES  
246255\* ONTARIO INC. CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/13 **						
** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
**		PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **				
**		TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **				
PR756539	2004/11/18	TRANSFER		*** COMPLETELY DELETED *** MISSISSAUGA ITALIAN CANADIAN BENEVOLENT ASSOCIATION	DUNS HOLDINGS (MISSISSAUGA) INC.	
PR761283	2004/11/26	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DUNS HOLDINGS (MISSISSAUGA) INC.	2058477 ONTARIO INC.	
PR811161	2005/02/28	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DUNS HOLDINGS (MISSISSAUGA) INC.	MCAP FINANCIAL CORPORATION	
PR811162	2005/02/28	NO ASSIGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** DUNS HOLDINGS (MISSISSAUGA) INC.	MCAP FINANCIAL CORPORATION	
REMARKS: PR811161						
PR811286	2005/02/28	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** 2058477 ONTARIO INC.	MCAP FINANCIAL CORPORATION	
REMARKS: PR761283 TO PR811161						
PR1077777	2006/06/13	CHARGE		*** DELETED AGAINST THIS PROPERTY *** DI SANTO, GENNARO MANCUSO, MARIA DUNS HOLDINGS (MISSISSAUGA) INC. DUNS INVESTMENTS INC.	MCAP FINANCIAL CORPORATION	
PR1077779	2006/06/13	NO ASSIGN RENT GEN		*** COMPLETELY DELETED *** DUNS HOLDINGS (MISSISSAUGA) INC.	MCAP FINANCIAL CORPORATION	
REMARKS: RE: PR1077777						

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.



# Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13383-0563 (LT)

PAGE 2 OF 7  
PREPARED FOR Janet  
ON 2019/03/08 AT 09:49:40

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR1077796	2006/06/13	POSTPONEMENT	*** COMPLETELY DELETED *** 2058477 ONTARIO INC.		MCAP FINANCIAL CORPORATION	
REMARKS: PR1077796, PR1077777						
43R1060	2006/10/13	PLAN REFERENCE				C
PR152799	2006/10/13	APL ABSOLUTE TITLE	DUNS HOLDINGS (MISSISSAUGA) INC.		DUNS HOLDINGS (MISSISSAUGA) INC.	C
REMARKS: PR1064361						
PR155715	2006/10/20	DISCH OF CHARGE	*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION			
REMARKS: RE: PR111161						
PR1174062	2006/11/24	DISCH OF CHARGE	*** COMPLETELY DELETED *** 2058477 ONTARIO INC.			
REMARKS: RE: PR107283						
PR1174063	2006/11/24	TRANSFER	*** COMPLETELY DELETED *** DUNS HOLDINGS (MISSISSAUGA) INC., DUNS INVESTMENTS INC., DI SANTO, GENNARO MANCUSO, MARIA		BERKLEY HOMES (MISSISSAUGA RD.) INC.	
REMARKS: PLANNING ACT STATEMENT.						
PR1174064	2006/11/24	CHARGE	*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.		DUNS HOLDINGS (MISSISSAUGA) INC.	
PR1174065	2006/11/24	CHARGE	*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.		DB MORTGAGE INVESTMENT CORPORATION #1	
PR1174066	2006/11/24	NO ASSIGN RENT GEN	*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.		DB MORTGAGE INVESTMENT CORPORATION #1	
REMARKS: PR1174065.						
PR1174067	2006/11/24	CHARGE	*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.		LEE-MAC ONTARIO EIGHT INC.	
PR1174134	2006/11/24	POSTPONEMENT	*** COMPLETELY DELETED *** DUNS HOLDINGS (MISSISSAUGA) INC.		DB MORTGAGE INVESTMENT CORPORATION #1	
REMARKS: PR1174065, PR1174066, AND PR1174064.						
PR1182817	2006/12/11	DISCH OF CHARGE	*** COMPLETELY DELETED *** MCAP FINANCIAL CORPORATION			

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13383-0563 (LT)

PAGE 3 OF 7  
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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
REMARKS: RE: PR1077777						
PR1379044	2007/11/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** DLNS HOLDINGS (MISSISSAUGA) INC.		
REMARKS: RE: PR1174064						
PR141054	2008/02/04	CHARGE		*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.	LEE-MAC ONTARIO EIGHT INC.	
PR1413082	2008/02/08	DISCH OF CHARGE		*** COMPLETELY DELETED *** LEE-MAC ONTARIO EIGHT INC.		
REMARKS: RE: PR1174067						
PR1457434	2008/05/07	NOTICE		*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.	DB MORTGAGE INVESTMENT CORPORATION #1	
REMARKS: PR1174065						
PR1457665	2008/05/07	POSTPONEMENT		*** COMPLETELY DELETED *** LEE-MAC ONTARIO EIGHT INC.	DB MORTGAGE INVESTMENT CORPORATION #1	
REMARKS: PR1411054 TO PR1457434						
PR1638914	2009/05/14	CHARGE		*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.	PTI DEVELOPMENTS INC.	
PR1640775	2009/05/19	POSTPONEMENT		*** COMPLETELY DELETED *** LEE-MAC ONTARIO EIGHT INC.	PTI DEVELOPMENTS INC.	
REMARKS: PR1411054 TO PR1638914						
PR1771905	2010/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** LEE-MAC ONTARIO EIGHT INC.		
REMARKS: PR1411054.						
PR1771906	2010/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** PTI DEVELOPMENTS INC.		
REMARKS: PR1638914.						
PR1771907	2010/02/01	DISCH OF CHARGE		*** COMPLETELY DELETED *** DB MORTGAGE INVESTMENT CORPORATION #1		
REMARKS: PR1174065.						
PR1771921	2010/02/01	TRANSFER		*** COMPLETELY DELETED *** BERKLEY HOMES (MISSISSAUGA RD.) INC.	2122763 ONTARIO INC.	
REMARKS: PLANNING ACT STATEMENTS						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
PR1771922	2010/02/01	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	ROMSPEN INVESTMENT CORPORATION		
PR1771923	2010/02/01	NO ASSGN RENT GEN	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	ROMSPEN INVESTMENT CORPORATION		
REMARKS: PR1771922.						
PR1771924	2010/02/01	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	VISRAM, ZAHERALI		
PR1884911	2010/08/31	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	VS CAPITAL CORPORATION		
PR1887252	2010/09/03	DISCH OF CHARGE	*** COMPLETELY DELETED *** VISRAM, ZAHERALI			
REMARKS: PR1771924.						
PR1964951	2011/02/22	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	GLENSTREAM DEVELOPMENTS INC.		
PR2081695	2011/09/28	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	DIVERSIFIED CAPITAL INC.		
PR2081696	2011/09/28	NO ASSGN RENT GEN	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	DIVERSIFIED CAPITAL INC.		
REMARKS: PR2081695.						
PR2081697	2011/09/28	NOTICE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	DIVERSIFIED CAPITAL INC.		
REMARKS: EXPIRY DATE: 2012/09/28. RIGHT OF FIRST REFUSAL						
PR2081698	2011/09/28	POSTPONEMENT	*** COMPLETELY DELETED *** GLENSTREAM DEVELOPMENTS INC.	DIVERSIFIED CAPITAL INC.		
REMARKS: PR1964951 TO PR2081695						
PR2081806	2011/09/28	DISCH OF CHARGE	*** COMPLETELY DELETED *** ROMSPEN INVESTMENT CORPORATION			
REMARKS: PR1771922.						
PR2081807	2011/09/28	DISCH OF CHARGE	*** COMPLETELY DELETED *** VS CAPITAL CORPORATION			
REMARKS: PR1884911.						

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR2081830	2011/09/28	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	VISRAM, ZAHERALI		
PR2081969	2011/09/29	DISCH OF CHARGE	*** COMPLETELY DELETED *** GLENSTREAM DEVELOPMENTS INC.			
REMARKS: PR1961951.						
PR2081970	2011/09/29	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	GLENSTREAM DEVELOPMENTS INC.		
PR2226726	2012/07/10	DISCH OF CHARGE	*** COMPLETELY DELETED *** GLENSTREAM DEVELOPMENTS INC.			
REMARKS: PR2081970.						
PR2227865	2012/07/12	NOTICE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	VISRAM, ZAHERALI		
REMARKS: PR2081830						
PR2250455	2012/08/20	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	VISRAM, ZAHERALI		
PR2255351	2012/08/28	NOTICE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	DIVERSIFIED CAPITAL INC.		
REMARKS: PR2081695						
PR2255453	2012/08/29	POSTPONEMENT	*** COMPLETELY DELETED *** VISRAM, ZAHERALI	DIVERSIFIED CAPITAL INC.		
REMARKS: FROM PR2081830 TO PR2081645.						
PR2256454	2012/08/29	POSTPONEMENT	*** COMPLETELY DELETED *** VISRAM, ZAHERALI	DIVERSIFIED CAPITAL INC.		
REMARKS: FROM PR2250455 TO PR2081645.						
PR2341037	2013/03/12	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	2168607 ONTARIO INC.		
PR2353858	2013/04/10	CHARGE	*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	ELGIN CREEK DEVELOPMENT CORP.		
PR2378951	2013/06/04	TRANSFER OF CHARGE	*** COMPLETELY DELETED *** VISRAM, ZAHERALI	DIVERSIFIED CAPITAL INC.		
REMARKS: PR2081830.						

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13383-0563 (LIT)

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR2378953	2013/06/04	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** VISRAM, ZAHERALI	DIVERSIFIED CAPITAL INC.	
REMARKS: PR2250455*						
PR2381930	2013/06/11	CHARGE		*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	DIVERSIFIED CAPITAL INC.	
PR2430015	2013/09/09	CHARGE		*** COMPLETELY DELETED *** 2122763 ONTARIO INC.	SUMARCO INVESTMENTS LTD.	
PR2497774	2014/02/10	CHARGE		** COMPLETELY DELETED *** 2122763 ONTARIO INC.	V.S. CAPITAL CORPORATION	
PR2700729	2015/04/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** DIVERSIFIED CAPITAL INC.	MARSHALLZEHR GROUP INC.	
REMARKS: PR2091695*						
PR2700730	2015/04/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** DIVERSIFIED CAPITAL INC.	MARSHALLZEHR GROUP INC.	
REMARKS: PR2081630.						
PR2700731	2015/04/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** DIVERSIFIED CAPITAL INC.	MARSHALLZEHR GROUP INC.	
REMARKS: PR2250455.						
PR2700732	2015/04/21	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** DIVERSIFIED CAPITAL INC.	MARSHALLZEHR GROUP INC.	
REMARKS: PR2381930.						
PR2719467	2015/05/29	APL VESTING ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	2462357 ONTARIO INC.	C
PR2719468	2015/05/29	CHARGE	\$11,500,000	2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C
PR2719469	2015/05/29	NO ASSIGN RENT GEN		2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C
REMARKS: PR2719468.						
PR2719470	2015/05/29	CHARGE	\$450,000	2462357 ONTARIO INC.	2122763 ONTARIO INC.	C
PR2719471	2015/05/29	CHARGE	\$10,000,000	2462357 ONTARIO INC.	2122763 ONTARIO INC.	C
PR2719637	2015/05/29	NOTICE		2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHRD
PR2877945	2016/03/04	TRANSFER OF CHARGE		2122763 ONTARIO INC.	THE FULLER LANDAU GROUP INC.	C
REMARKS: PR2719471.						
43R38313	2018/05/29	PLAN REFERENCE				C
PR3354842	2018/07/25	TRANSFER EASEMENT	52	2462357 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
PR3354859	2018/07/25	POSTPONEMENT		MARSHALLZEHR GROUP INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
REMARKS: PR2719468, PR2719469, PR2719637 TO PR3354842						
PR3354860	2018/07/25	POSTPONEMENT		2122763 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
REMARKS: PR2719470 TO PR3354842						
PR3354861	2018/07/25	POSTPONEMENT		THE FULLER LANDAU GROUP INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
REMARKS: PR2719471, PR2877945 TO PR3354842						

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1383-0570 (LT)

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

PROPERTY DESCRIPTION: PART LOT 1 AND LOT 2 PLAN 498, PARTS 1 AND 2 43R38445; CITY OF MISSISSAUGA

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018 08 01. FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2018 08 01.

ESTATE/QUALIFIER: FEE SIMPLE  
LT ABSOLUTE PLUS  
RECENTLY:  
CONSOLIDATION FROM 1383-0568, 1383-0569

FIN CREATION DATE:  
2018/11/01

OWNERS' NAMES  
2462357 ONTARIO INC.  
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2018/11/01 **						
** SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FOREFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
BL461	1956/02/09	BYLAW				C
REMARKS: SUBDIVISION CONTROL						
PR2719467	2015/05/29	APL VESTING ORDER		ONTARIO SUPERIOR COURT OF JUSTICE (COMMERCIAL LIST)	2462357 ONTARIO INC.	C
PR2719468	2015/05/29	CHARGE	\$11,500,000	2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C
PR2719469	2015/05/29	NO ASSIGN RENT GEN		2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C
REMARKS: PR2719468.						
PR2719470	2015/05/29	CHARGE	\$450,000	2462357 ONTARIO INC.	2122763 ONTARIO INC.	C
PR2719471	2015/05/29	CHARGE	\$10,000,000	2462357 ONTARIO INC.	2122763 ONTARIO INC.	C
PR2719637	2015/05/29	NOTICE		2462357 ONTARIO INC.	MARSHALLZEHR GROUP INC.	C
PR2877945	2016/03/04	TRANSFER OF CHARGE		2122763 ONTARIO INC.	THE FULLER LANDAU GROUP INC.	C
REMARKS: PR2719471.						
43R38445	2018/08/01	PLAN REFERENCE				C
PR3359218	2018/08/01	APL ABSOLUTE TITLE		2462357 ONTARIO INC.		C
REMARKS: LT 1, PL 498, PT 1, 43R38445 LT 2, PL 498, PT 2, 43R38445						
PR3360321	2018/08/03	APL CONSOLIDATE		2462357 ONTARIO INC.		C

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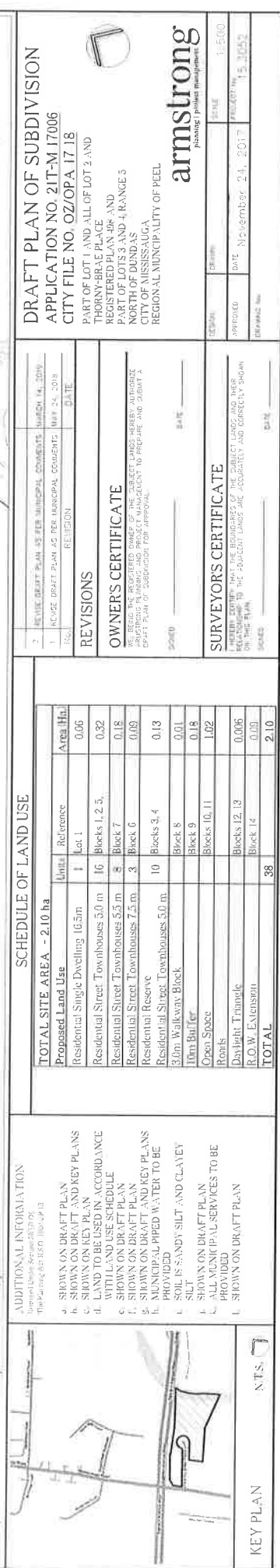
90 WEST BEAVER CREEK ROAD, SUITE #100, RICHMOND HILL, ONTARIO L4B 1E7 • TEL (416) 754-8515 • FAX (905) 881-8335

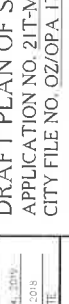
BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'B'**

### **DRAFT PLAN OF SUBDIVISION**

**REFERENCE NO. 1507-E179**





**KEY PLAN**

N.T.S.

**ADDITIONAL INFORMATION**

Township of Peel, 2017-01-01  
The Planning Act R.S.O. 1990, c. P.13

a. SHOWN ON DRAFT PLAN  
b. SHOWN ON DRAFT AND KEY PLANS  
c. SHOWN ON KEY PLAN  
d. LAND TO BE USED IN ACCORDANCE WITH LAND USE SCHEDULE  
e. SHOWN ON DRAFT PLAN  
f. SHOWN ON DRAFT AND KEY PLANS  
g. SHOWN ON DRAFT AND KEY PLANS  
h. MUNICIPAL PIPED WATER TO BE PROVIDED  
i. SILT IN SANDY SILT AND CLAYEY SILT  
j. SHOWN ON DRAFT PLAN  
k. ALL MUNICIPAL SERVICES TO BE PROVIDED  
l. SHOWN ON DRAFT PLAN

**SCHEDULE OF LAND USE**

TOTAL SITE AREA - 2.10 ha		Area Ha.
Proposed Land Use	Area	Reference
Residential Single Dwelling 16.5m	1	Lot 1
Residential Street Townhouses 5.0 m	16	Blocks 1, 2, 5,
Residential Street Townhouses 5.5 m	8	Block 7
Residential Street Townhouses 7.5 m	3	Block 6
Residential Reserve	10	Blocks 4, 4
Residential Street Townhouses 5.0 m	10	Block 8
3.0m Walkway/Break	SILT	Block 9
10m Buffer	Blocks 10, 11	
Open Space	Blocks 12, 13	
Row Triangle	Block 14	
Row Extension		
<b>TOTAL</b>	<b>38</b>	<b>2.10</b>



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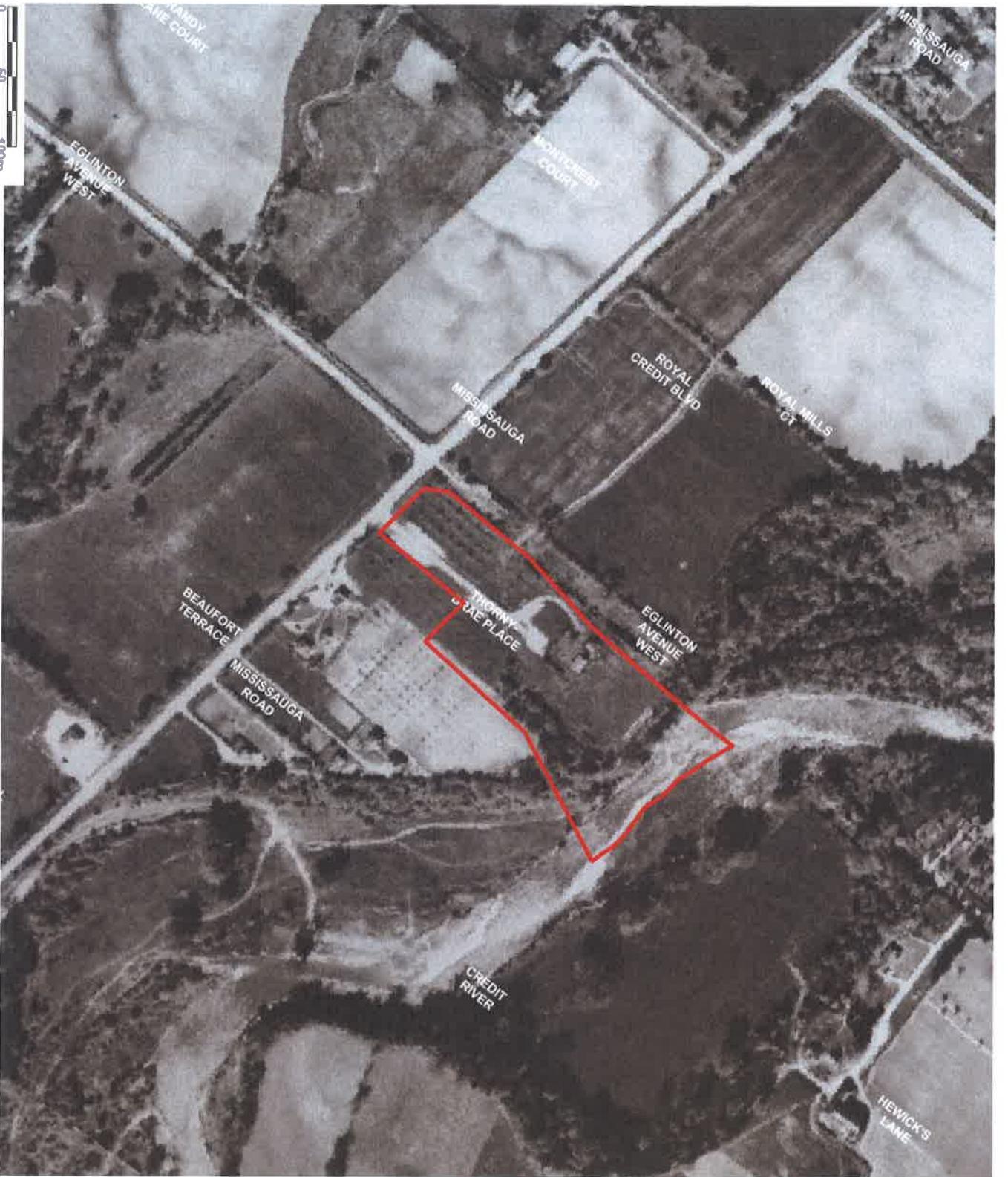
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BARRIE	MISSISSAUGA	OSHAWA	NEWMARKET	GRAVENHURST	PETERBOROUGH	HAMILTON
TEL: (705) 721-7863	TEL: (905) 542-7605	TEL: (905) 440-2040	TEL: (905) 853-0647	TEL: (705) 684-4242	TEL: (905) 440-2040	TEL: (905) 777-7956
FAX: (705) 721-7864	FAX: (905) 542-2769	FAX: (905) 725-1315	FAX: (905) 881-8335	FAX: (705) 684-8522	FAX: (905) 725-1315	FAX: (905) 542-2769

## **APPENDIX 'C'**

### **AERIAL PHOTOGRAPHS**

**REFERENCE NO. 1507-E179**



☐ Subject Site



Title  
1964 Aerial Photograph

Project  
Proposed Residential Development

1745, 1765 & 1775 Thorny Brae Place  
City of Mississauga

Reference No.

1507-E179

Date

March 5, 2019

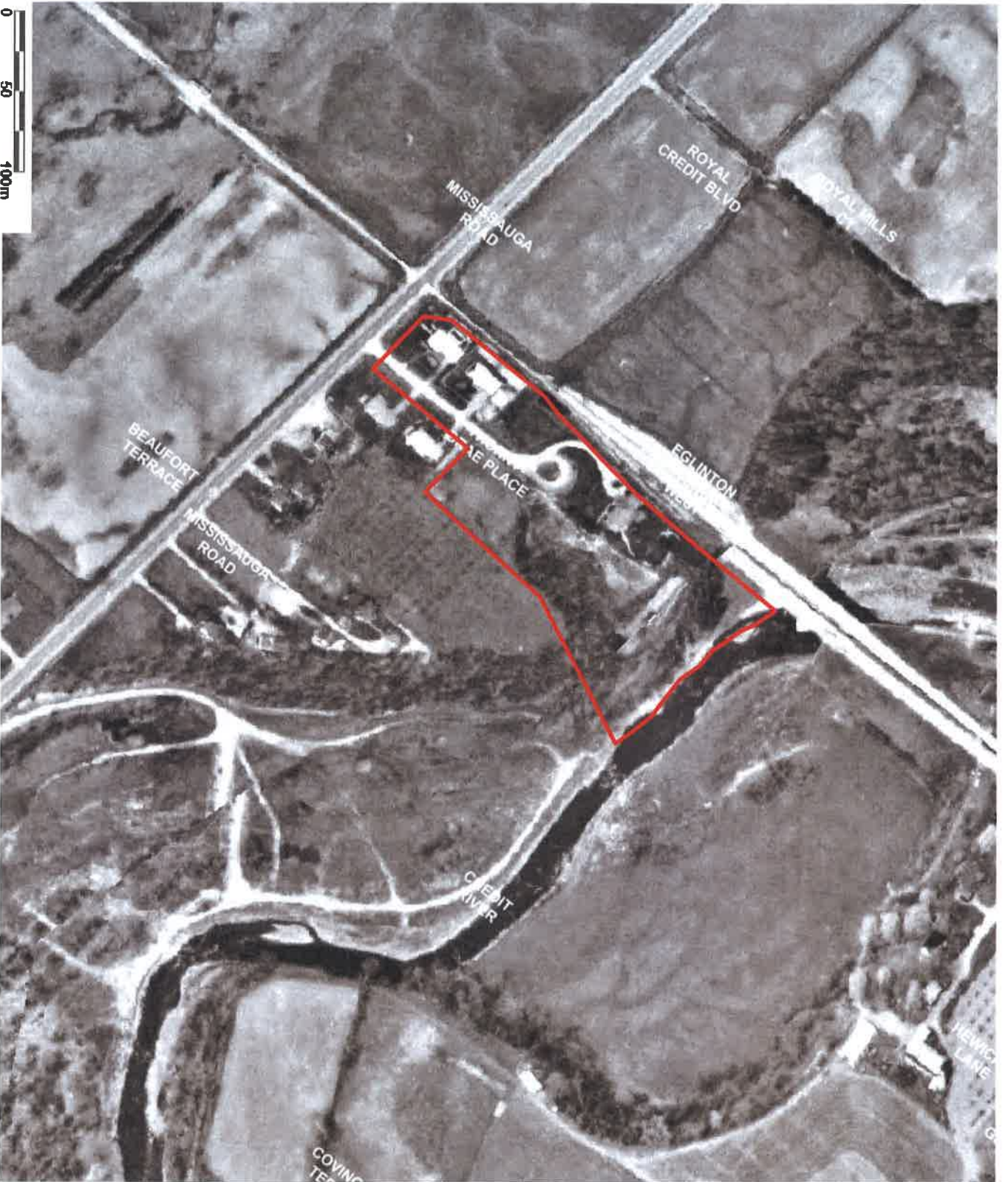
Scale

Refer to Scale

Appendix 'C'

1 of 8





☐ Subject Site



Title

1966 Aerial Photograph

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

Reference No.

1507-E179

Date

March 5, 2019

Scale

Refer to Scale

Appendix 'C'





☐ Subject Site



**Title**  
1975 Aerial Photograph

**Project**  
Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

**Reference No.**  
1507-E179

**Date**  
March 5, 2019

**Scale**  
Refer to Scale

**Appendix 'C'**  
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Subject Site



*Soil Engineers Ltd.*

Title

1980 Aerial Photograph

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

Reference No.

1507-E179

Date

March 5, 2019

Scale

Refer to Scale

Appendix 'C'





Subject Site



*Soil Engineers Ltd.*

Title

2000 Aerial Photograph

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

Reference No.

1507-E179

Date

March 5, 2019

Scale

Refer to Scale

Appendix 'C'

5 of 8





☐ Subject Site

 **Soil Engineers Ltd.**

**Title**  
2008 Aerial Photograph

**Project**  
Proposed Residential  
Development

1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

**Reference No.**  
1507-E179

**Date**  
March 5, 2019

**Scale**  
Refer to Scale

**Appendix 'C'**





Subject Site



*Soil Engineers Ltd.*

Title

2015 Aerial Photograph

Project

Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

Reference No.

1507-E179

Date

March 5, 2019

Scale


Refer to Scale

Appendix 'C'

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 Subject Site



Title  
2018 Aerial Photograph

Project  
Proposed Residential  
Development  
1745, 1765 & 1775 Thorny Brae  
Place  
City of Mississauga

Reference No.  
1507-E179

Date  
March 5, 2019

Scale  
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Appendix 'C'  
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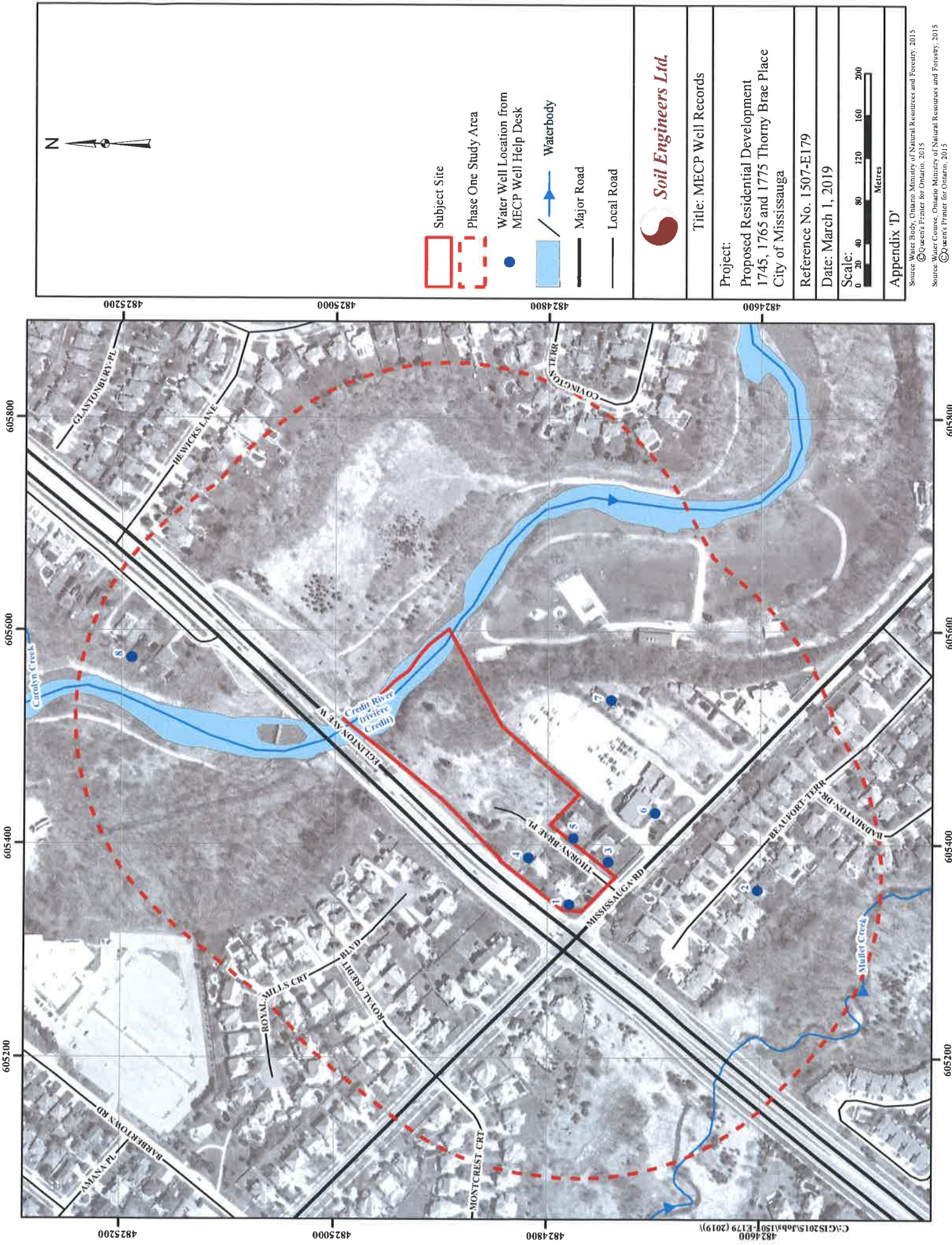
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## **APPENDIX 'D'**

### **MECP WELL RECORDS**

**REFERENCE NO. 1507-E179**





- Subject Site
- Phase One Study Area
- Water Well Location from MECP Well Help Desk
- Waterbody
- Major Road
- Local Road



Title: MECP Well Records
Project: Proposed Residential Development 1745, 1765 and 1775 Thorny Brae Place City of Mississauga
Reference No. 1507-E179
Date: March 1, 2019
Scale: 0 20 40 80 120 160 200 Metres
Appendix 'D'

Source: Water Body, Ontario Ministry of Natural Resources and Forestry, 2015  
© Queen's Printer for Ontario, 2015  
Source: Water Course, Ontario Ministry of Natural Resources and Forestry, 2015  
© Queen's Printer for Ontario, 2015

GIS_ID	WELL_ID	BORE_HO x	y	ELEVATIO	Final_Stat	Use1	Use2	DATE_COI	Water_Fou	Static_Lev	Depth_from	Depth_to	SCRN_EN	METHOD	OTHER_M	qyConstru
1	4902161	10317004	605343.6	4824780	147.7636	Water Supl	Domestic	#####	9.455	2.745						Cable Tool
2	4902156	10316999	605357.6	4824603	144.64	Water Supl	Domestic	#####	12.2	2.745						Cable Tool
3	4902158	10317001	605383.6	4824743	146.9035	Water Supl	Domestic	#####	9.15	6.1						Cable Tool
4	4902160	10317003	605387.6	4824818	146.4039	Water Supl	Domestic	#####	14.64	1.83						Cable Tool
5	4902159	10317002	605405.6	4824776	146.4401	Water Supl	Domestic	#####	6.71	6.1						Cable Tool
6	4902157	10317000	605429.6	4824699	145.6575	Water Supl	Domestic	#####	15.25	2.745						Cable Tool
7	7259697	1.01E+09	605535	4824741	145.1881			#####	0	0						Cable Tool
8	4902640	10317482	605574.6	4825191	144.214	Water Supl	Domestic	#####	28.975	10.675						Cable Tool



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## **APPENDIX 'E'**

### **INTERVIEW**

**REFERENCE NO. 1507-E179**


## Thorny Brae

Nasim Bozorgmehr <nasim@armstrongplan.ca>

Tue 4/2/2019 4:07 PM

To: Kate Miles <kathryn.miles@soilengineersltd.com>

Cc: Eleni Beyene <ebeyene@soilengineersltd.com>; peter@pacedev.ca <peter@pacedev.ca>

 1 attachments (721 KB)

Draft Plan of Subdivision\_Mar14-19.pdf;

Hi Kathryn –

I talked to the client and was advised that the stockpile at Thorny Brae property is originated on-site. Please prepare the requested letter by the City to address the following comment:

**ENVIRONMENTAL ENG REVIEWER Trevor Swift Tel. (905) 615-3200 x5930**

*Traffic Review Comment #2 and Environmental Engineering Storm Review Comment #3 indicate that lands will be dedicated to the City as a part of this application. The applicant has adequately addressed the environmental condition of the subject property through the submission of Phase One and Two ESA reports. To close out the file the Transportation and Works Department requests that a **written document** be provided that includes a statement by a *Qualified Person* explaining how the ESA investigations relate to the **lands to be dedicated to the City**. The report must include a **figure** that depicts the lands to be dedicated, the APEC locations and the associated soil and groundwater sample points.*

As mentioned before, the lands to be dedicated to the City include the following blocks of the attached draft plan:

- Blocks 9, 10 and 11 (open space and buffer)
- Block 8 (walkway)
- Blocks 12, 13 (daylight triangles)

If you have any questions, please let me know.

Nasim

**Nasim Bozorgmehr, M.Pl., MCIP, RPP**

Planner, Project Manager

**armstrong**

125 Villarboit Cres Vaughan, ON L4K 4K2

416-444-3300 x3004

[nasim@armstrongplan.ca](mailto:nasim@armstrongplan.ca)



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## **APPENDIX 'F'**

### **SITE PHOTOGRAPHS**

**REFERENCE NO. 1507-E179**






View of a residential building on site (looking North East)



View of a residential building on site (looking North East)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745, 1765, 1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	1 of 7






View of a shed on the property (looking North West)



View of general debris outside the residential buildings

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745, 1765, 1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	2 of 7






General view of the west portion of the property (Looking North East)



General view of the southern portion of the pproperty (looking South)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745, 1765, 1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	3 of 7






General view of the North East portion of the property (looking North West)



View of a stockpile located in the center of the property (8m x 3m x 3m)


 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745, 1765, 1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	4 of 7



View of storm water drain located on site



General view of the wooded area on the North East Portion of the property

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745, 1765, 1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	5 of 7






View of the North East portion of the subject site (looking North East) and adjacent properties



View of the North West adjacent street (Eglinton Ave. W.) And Adjacent Properties (looking North West)


 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745,1765,1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	6 of 7



View of the South West Border of the property and adjacent Roadway (Mississauga Rd.)



View of adjacent property to the south (looking South West)

 <b>Soil Engineers Ltd.</b>	Title	Project	Reference No.	Date	Appendix 'F'
	Site Photographs	Proposed Residential Development 1745,1765,1775 Thorny Brae Place City of Mississauga	1507-E179	March 5 <sup>th</sup> , 2019	7 of 7



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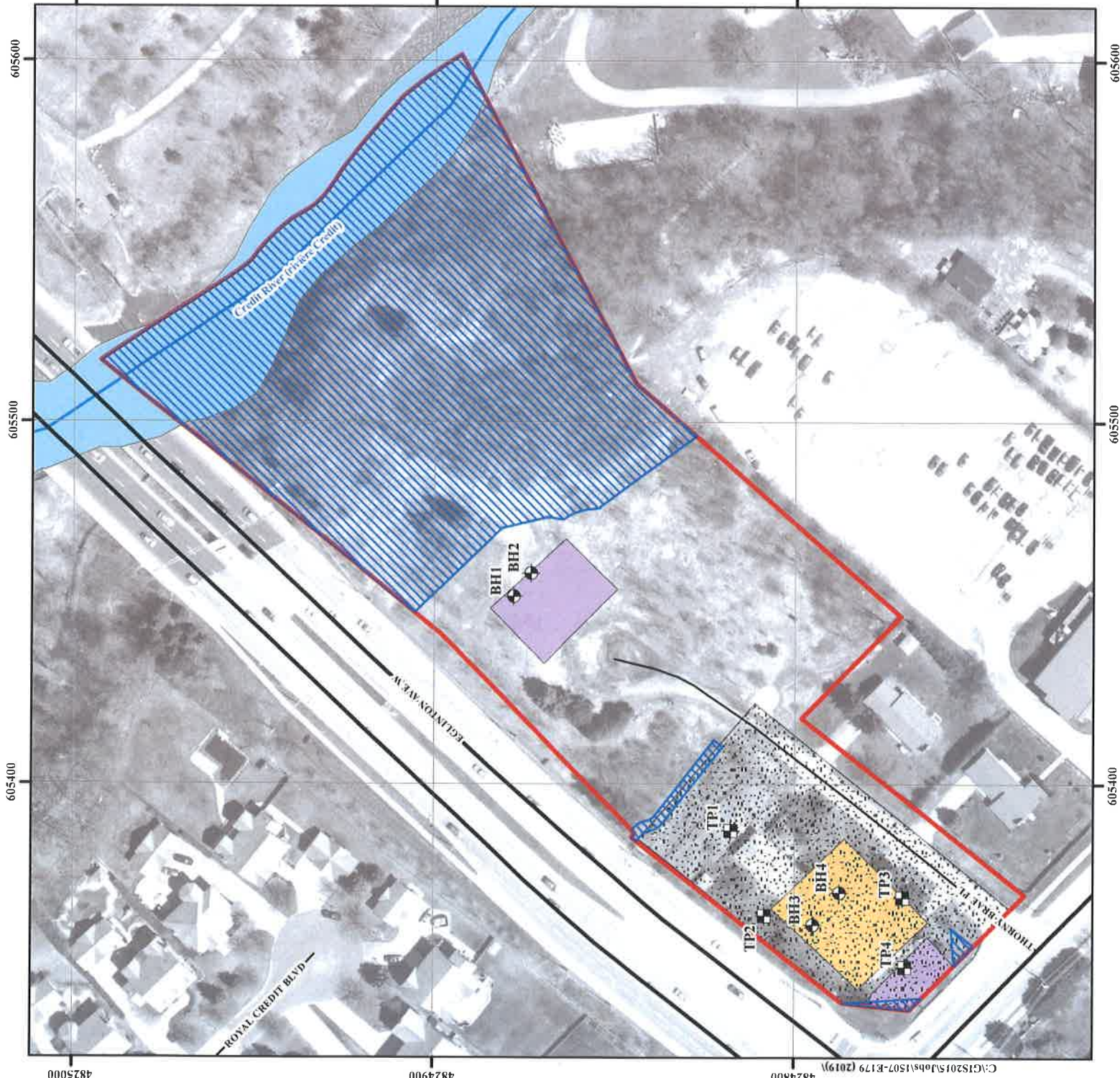
<b>BARRIE</b>	<b>MISSISSAUGA</b>	<b>OSHAWA</b>	<b>NEWMARKET</b>	<b>GRAVENHURST</b>	<b>PETERBOROUGH</b>	<b>HAMILTON</b>
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## **APPENDIX 'G'**

### **LANDS TO BE DEDICATED TO THE CITY**

**REFERENCE NO. 1507-E179**





4825000

605600

605500

605400

4825000

4824900

4824900

4824800

4824800

605600

605500

605400

Subject Site

Borehole

Test Pit

Lands to be Dedicated to the City

Waterbody

Major Road

Local Road

Area of Potential Environmental Concern (APEC)

APEC 1

APEC 2

APEC 3



Title: Lands to be Dedicated to the City
Project: Proposed Residential Development 1745, 1765 and 1775 Thorny Brae Place City of Mississauga
Reference No. 1507-E179
Date: March 1, 2019
Scale: 0 5 10 20 30 40 50 Metres
Appendix 'G'

Source: Water Body: Ontario Ministry of Natural Resources and Forestry, 2015  
 Queen's Printer for Ontario, 2015  
 Source: Water Course: Ontario Ministry of Natural Resources and Forestry, 2015  
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