



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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HAMILTON
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January 31, 2025

Reference No. 1810-E183-1 & -2

Page 1 of 9

De Zen Realty Company Limited
4890 Tomken Road, Units #1-4
Mississauga, Ontario
L4W 1J8

Attention: Mr. Mark Palmieri

**Re: Phase One Environmental Site Assessment Update
Proposed Development
7140 Hurontario Street
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 the property located at 7140 Hurontario Street, 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 Assessments (Phase One ESA, Reference No. 1810-E083-1 & -2, dated January 11, 2019 (revision of reports dated December 21, 2018)), for proposed development. This Phase One ESA Update should be read in conjunction with the original Phase One ESAs.

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

This letter/report/certification was prepared by Soil Engineers Ltd. for the account of the captioned clients and may be relied upon by regulatory agencies. The material in it reflects the writer's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this letter/report/certification, or any reliance on or decisions to be made based upon 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 letter/report/certification.



Section 2.1 – **Phase One Property Information**

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located on the north side of Derrycrest Drive and the west side of Vicksburgh Drive, in the City of Mississauga. The municipal address is 7140 Hurontario Street for the subject site. The Property Index Map is present in Drawing No. 2. The most recent Parcel Register and MPAC report are presented in Appendix 'A' and 'B' respectively.

Section 4.1 (v) - **Previous Environmental Reports**

The following assessments has been completed by SEL:

- Phase One Environmental Site Assessments, Reference No. 1810-E083, dated January 11, 2019.
- Phase Two Environmental Site Assessments, Reference No. 1810-E083, dated June 27, 2019.

The Phase One ESAs had identified areas of potential environmental concerns (APECs) related to potential pesticide use for historical agricultural uses and fill material. The Phase Two ESAs addressed the Phase One ESA findings through soil sampling and testing. Based on the findings of the Phase Two ESAs, no further environmental investigation was recommended at the time.

Section 4.2 - **Environmental Source Information**

MECP Waste Generator

The MECP Waste Generator Registration database files, dated 2018, 2020 and 2021 were reviewed. The subject site is not listed Regulation 347 of the EPA. However, waste crankcase oils and lubricants is reported for Derrydal Golf Course located at a neighbouring approximately 235 m to the southeast of the subject site.



Records of Site Condition (RSC)

The MECP Brownfields Environmental Site Registry database was reviewed to determine whether any RSC had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. No RSCs were filed for the subject site and properties within Phase One Study Area.

MECP Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office. No response has been received at the time of writing this report. In the event that their response suggests cause for concern, it will be forwarded together with an assessment of its significance. A copy of our request form is shown in Appendix 'C'

National PCB Inventory

The Environment Canada PCB Inventory database files, dated 1991 and 1995, were reviewed. The subject site is not registered in the National PCB Inventory database and no property within the Phase One Study Area is listed in the database.

National Pollutant Release Inventory

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 registered in the NPRI database.



Section 4.3 – **Physical Setting Sources**

Aerial Photographs

The aerial photographs, dated 2021 and 2023, showing the subject site and surrounding area were found at the Google Earth. Based on review of the aerials, the subject site appeared to be a farmland with structures at the eastern portion of the subject site. The neighbouring properties appeared to consist of structures on the south, an electricity substation to the north, vacant land to the east and vacant land/residential/a creek to the west. The subject site is adjacent to roadways (i.e. Derrycrest Drive and Vicksburgh Drive). Copies of the aerial photographs are presented in Appendix 'D'.

Section 4.5 – **Record Review Summary**

A summary of the relevant information disclosed by our records review as of January 31, 2025, is given below:

- Previous Environmental Investigation (Phase One ESA and Phase Two ESA) have been completed for the subject site. (Source: Records review)
- A waste generator record for waste crankcase oils and lubricants is reported for Derrydal Golf Course located at a neighbouring approximately 235 m to the southeast of the subject site (Source: Records review)
- The subject site is adjacent to roadways (i.e. Derrycrest Drive and Vicksburgh Drive). (Sources: Maps and aerial photographs)

Section 6.1 – **Site Reconnaissance (General)**

A visual inspection of the subject site and publicly accessible areas of the Phase One Study Area was conducted by our representative, Mr. Chian Gimotea, H.BSc. on December 5, 2024, to determine the general environmental condition of the subject site and the Phase One Study Area. The conditions and timing of the site visit are presented in the table below:



Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
Thursday December 5, 2024	Clear sky	-3° C	2.5 hours 1:15am-3:45pm	NA

Site photographs taken during the inspection are presented in Appendix 'D'.

At the time of inspection, the subject site is a parcel of land that is used for agricultural and tourism attractions purposes in the city of Mississauga. The neighbouring properties consist of an electricity substation to the north, commercial building and parking lot to the south, vacant land to the east and vacant land, residential, and a creek to the west. The subject site is also adjacent to roadways Derrycrest Drive and Vicksburgh Drive to the south and east respectively.

The ground surface on the subject site appears to be generally flat with a gradual slope towards the creek southwest of the subject site. Additionally, the ground was observed to have minor undulation and covered with snow. No stain or odour was observed at the subject site at the time of site visit. It should be noted that at the time of the site inspection, the subject site was covered by snow.

Section 6.2 – Specific Observations at the Phase One Property

(i) Building Inspection

At the time of the site inspection, temporary buildings or structures were present at the attraction park located on the eastern portion of the subject site.

(ii) Hazardous Materials

Our representative checked for the presence of hazardous materials such as asbestos-containing materials (ACMs), polychlorinated biphenyls (PCBs), urea-formaldehyde foam insulation (UFFI), ozone-depleting substances (ODSs), mercury and lead-based paints. Based on our visual inspection of the subject site, there is no evidence to suggest that any of these hazardous materials are used, stored or disposed at the subject site.



(iii) Underground Storage Tanks (USTs)

There is no vent or filler pipe visible to indicate the presence of UST at the subject site during the site reconnaissance.

(iv) Above Storage Tanks (ASTs)

No AST was observed at the subject site during the site reconnaissance.

(v) Substance Containers

Our representative checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of inspection, there were no such containers observed at the subject site.

(vi) Waste Management and Maintenance Practices

No waste is generated at the subject site.

(vii) Air Quality and Noise

During our inspections, there was no offensive odour or detectable source of air emissions that may impact the ambient air quality at the subject site. No unexpected noise level greater than the ambient was noted at the subject site.

(viii) Water Wells

Three (3) monitoring wells were observed on site.

(ix) Phase One Study Area Inspection

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of an electricity substation to the north, commercial building and parking lot to the south, vacant land to the east and vacant land, residential, and a creek to the west. The subject site is also adjacent to roadways Derrycrest Drive and Vicksburgh Drive to the south and east



respectively. No unexpected noise or odor level was noted emanating from these properties during our inspection.

Section 6.3– **Summary of Site Reconnaissance**

Our site reconnaissance on December 5, 2024, revealed the following noteworthy items pertaining to the Phase One Property:

- The subject site is adjacent to roadways (Derrycrest Drive and Vicksburgh Drive).
- A hydro transmission substation is located at neighbouring property.

Section 7.1 – **Current and Past Uses**

Based records review and site reconnaissance, eastern/northeastern portion of the subject site is currently being used for touristic attraction (i.e. Commercial Use). A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Uses presented in Appendix ‘F’.

Section 7.2 – **Discussion of Environmental Items**

Based on our updated review of records and site reconnaissance, as of January 30, 2025, the following information pertaining to the environmental condition of the subject site has been disclosed by the Phase One ESA Update:

We have evaluated the risk associated with specific items in the above list to determine the potential for that activity to impact the environmental condition of the subject site.

Previous Environmental Investigation

Previous Environmental Investigation (Phase One ESA and Phase Two ESA) have been completed for the subject site. The Phase One ESAs had identified areas of potential environmental concerns (APECs) related to potential pesticide use for historical agricultural uses and fill material. The Phase Two ESAs addressed the Phase One ESA findings through soil



sampling and testing. Based on the findings of the Phase Two ESAs, no further environmental investigation was recommended at the time. This item is considered to present the environmental condition at the subject site at the time.

Waste Generator for Nonboursing property

Based on our records review, a waste generator record for waste crankcase oils and lubricants is reported for Derrydal Golf Course located at a neighbouring approximately 235 m to the southeast of the subject site. This is not considered to pose a potential to influence the environmental condition at the subject site.

Adjacent Roadway

The subject site is adjacent to roadways (i.e. Derrycress Drive and Vicksburgh Drive). This is of concern due to the de-icing chemicals used during the winter season which may result in higher than usual levels for the Sodium Adsorption Ratio and Electrical Conductivity of the soil. If the soil remains in situ, it is considered to meet the standards through clause 49.1 of O. Reg. 153/04.

Conclusions

The Phase One Environmental Site Assessment Update has revealed on going operation of hydro transmission station located adjacent northwest of the subject site.

It is recommended a Phase Two Environmental Site Assessment Update (Phase Two ESA Update) be conducted to address the on going environmental concerns.



LIMITATIONS OF LIABILITY

This report was prepared by Soil Engineers Ltd. for the account of De Zen Realty Company Limited 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 Madan K. Suwal, PhD, EIT, EPt. and Eleni Girma Beyene, P.Eng., QP_{ESA}, 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.

Madan K. Suwal, PhD, EIT, EPt.

Eleni Girma Beyene, P.Eng., QP_{ESA}
MKS/EGB:mks





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DRAWINGS

REFERENCE NO. 1810-E083-1 & -2



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Development
Derrycrest Drive and
Vicksburgh Drive
City of Mississauga

Reference No.

1810-E083-1 & -2

Date

January 29, 2025

Scale

Refer to Plan




Drawing No.

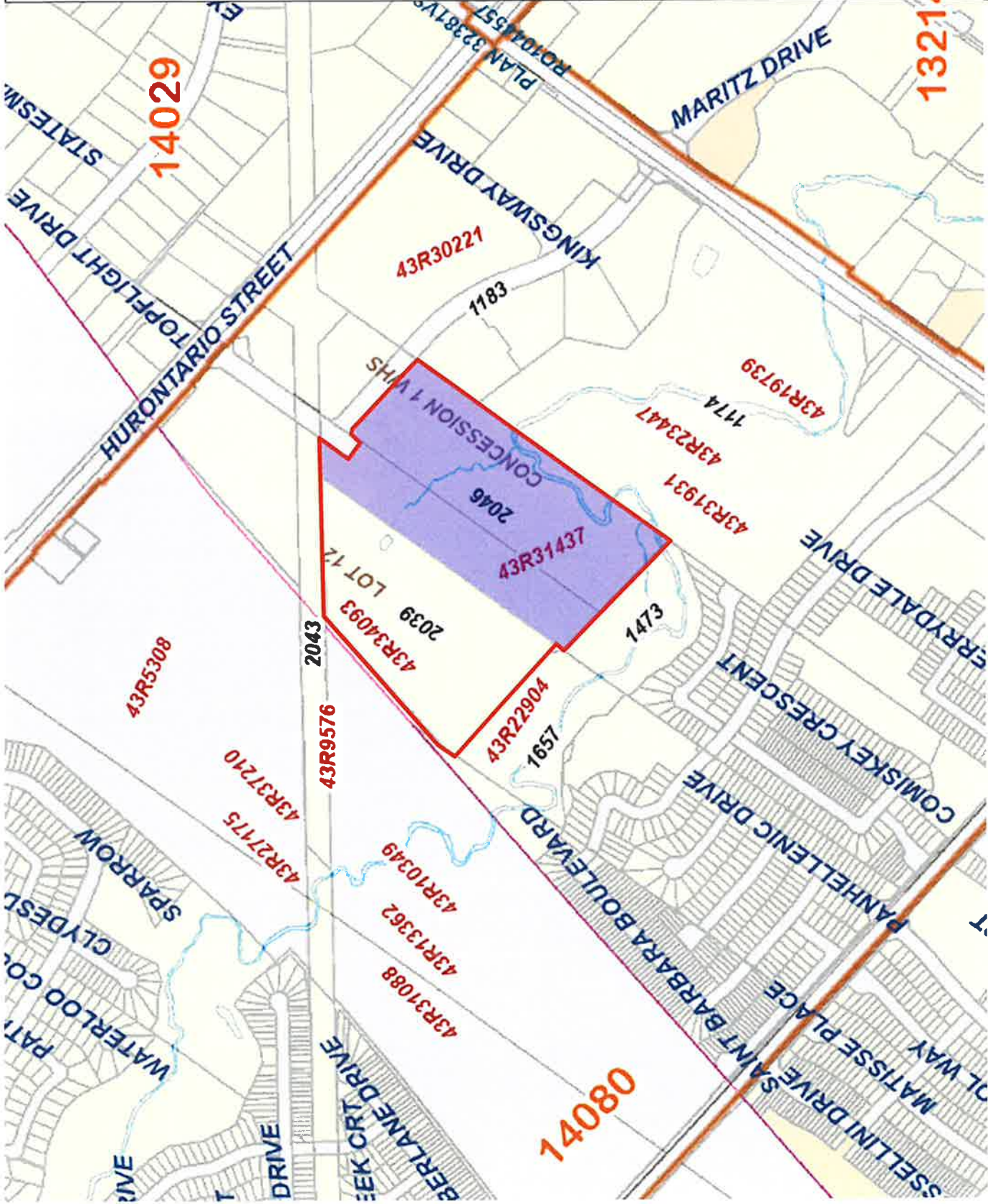
1



Source: Ministry of Natural Resources and Forestry
© King's Printer for Ontario, 2025



	 Subject Site	 Soil Engineers Ltd.	Title Property Index Map	Project Proposed Development Derrycres Drive and Vicksburgh Drive City of Mississauga	Reference No. 1810-E083-1 & -2	Date January 29, 2025	Scale See Drawing	Drawing No. 2
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APPENDIX 'A'

PARCEL REGISTRY

REFERENCE NO. 1810-E083-1 & -2



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1

PREPARED FOR Nicole

ON 2025/01/29 AT 14:44:05

ONLAND

14080-2039 (LT)

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

PROPERTY DESCRIPTION:

PT LT 12, CON 1 WEST OF HURONTARIO STREET DES PT 2 PL 43R34093 ; T/W ROW OVER PT 3 PL 43R34093 AS IN R0655854.; CITY OF MISSISSAUGA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2011/08/10.

ESTATE/QUALIFIER:

RECENTLY:

FEE SIMPLE

RE-ENTRY FROM 14080-1096

LT ABSOLUTE PLUS

OWNERS' NAMES

CAPACITY SHARE

1105239 ONTARIO INC.

PIN CREATION DATE:

2011/08/10

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2011/08/10 **				
**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. **					
VS248789	1973/02/12 NOTICE					C
	REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER					
LT2057426	2000/03/27 NOTICE			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
	REMARKS: PEARSON AIRPORT ZONING REGULATION					
PR1130414	2006/08/31 TRANSFER		\$2	559822 ONTARIO INC.	1105239 ONTARIO INC.	C
	REMARKS: PLANNING ACT STATEMENTS					
43R34093	2011/08/10 PLAN REFERENCE					C
PR2052754	2011/08/10 APL ABSOLUTE TITLE			1105239 ONTARIO INC.		C
	REMARKS: PR2026254					
PR3200134	2017/09/12 NO CHNG ADDR OWNER			1105239 ONTARIO INC. 678604 ONTARIO INC.		C

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.



ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 1
PREPARED FOR Nicole
ON 2025/01/29 AT 14:44:14

ONLAND

14080-2046 (LT)

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

PROPERTY DESCRIPTION:

PT LT 11 & 12, CON 1 WHS (TOR TWP) DES PTS 4 & 6 PL 43R11437 SAVE AND EXCEPT PLAN 43M1874 ; S/T EASEMENT OVER PT 6, PL 43R11437 AS IN R0626587; CITY OF MISSISSAUGA

PROPERTY REMARKS:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2007/04/10.

ESTATE/QUALIFIER:

RECENTLY.

FEE SIMPLE

DIVISION FROM 14080-1322

LT ABSOLUTE PLUS

OWNERS' NAMES

CAPACITY SHARE

678604 ONTARIO INC.

BENO

PIN CREATION DATE:

2012/03/22

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHKD
** PRINTOUT	INCLUDES ALL	DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 2012/03/22 **			
**SUBJECT TO	SUBSECTION	44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *				
**	PROVINCIAL S	SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE **				
**	TO THE CROWN	UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **				
VS248789	1973/02/12	NOTICE				C
REMARKS:	AMENDMENT	OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER				
R0626587	1982/12/07	TRANSFER EASEMENT			THE REGIONAL MUNICIPALITY OF PEEL	C
R0819713	1987/10/01	TRANSFER	\$6,336,750		678604 ONTARIO INC.	C
LT1883864	1998/11/05	NOTICE AGREEMENT		GREATER TORONTO AIRPORTS AUTHORITY 678604 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS:	PEARSON AIRPORT ZONING REGULATION					
43R11437	2007/04/10	PLAN REFERENCE				C
PR1238808	2007/04/10	APL ABSOLUTE TITLE		678604 ONTARIO INC.	678604 ONTARIO INC.	C
REMARKS:	PR1211149					
PR3200134	2017/09/12	NO CHNG ADDR OWNER		1105239 ONTARIO INC. 678604 ONTARIO INC.		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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APPENDIX 'B'

MPAC REPORTS

REFERENCE NO. 1810-E083-1 & -2

Farm Property Report

Nicole Ip
(M):+16479728800
nicole.ip@soilengineersltd.com



Property Address	VICKSBURGH DR
Municipality	MISSISSAUGA CITY
Roll Number	210504009688100
Property Code & Description	200 - Farm property without any buildings/ structures

Assessed Value*	\$334,000
Legal Description	TORONTO CON 1 WHS PT LOT 12 RP 43R34093 PART 2
Last Valid Sale Date (yyyy-mm-dd)	-
Last Valid Sale Amount	-

Services

Hydro	Private Water	Private Sanitary
Hydro available	-	-

Lot Details

Frontage (ft)	Depth (ft)	Site Area (A)	Site Access	Site Variance
-	-	17.21	Year Round Road Access	Irregular

On-Site Variables	Abuts Variables	Proximity Variables	Waterfront Variables
OFFICIAL PLAN DESIGNATED - EMPLOYMENT			
MAJOR TRANSIT STATION AREA			
OFFICIAL PLAN DESIGNATED - NATURAL HERITAGE SYSTEM			

Permit Details

Currently, MPAC'S records indicate that there are no building permits for this property.

NOTE: *Pursuant to the Ontario Assessment Act, assessed values for taxation years from 2017 onwards are currently based on a January 1, 2016 valuation date. This valuation date is subject to change through legislation. For more information regarding assessments, visit www.mpac.ca
**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority. Property assessments for taxation years from 2020 onwards are based on the fully phased-in January 1, 2016 assessed values.



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APPENDIX 'C'

FOI

REFERENCE NO. 1810-E083-1 & -2



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

Edit Section

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

1950/01/01

To (yyyy/mm/dd) *

2025/01/31

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)

Type of Approval/Registration *

Drinking Water Licenses

Please fill the following form.

Noise Vibrations Approvals/Registrations

Air Emissions Approvals/Registrations

Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains

Sewage – Treatment, Stormwater, Storm, Leachate & Leachate Treatment & Sewage pump stations, Sanitary

Waste Water - Industrial discharge

Waste Sites - Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites

Waste Management Systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)

☒ Waste Generator Registration - number/class

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.

Edit Section

Section 2 – Requester Information

Last Name *	First Name *	Middle Initial
Beyene	Eleni	

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

Soil Engineers Ltd.

Project/Reference Number (if applicable)

1810-E083

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

Yes ☐ No ☒

Mailing Address

Unit Number	Street Number *	Street Name *	Province *	Postal Code *
100	90	West Beaver Creek Road	ON	L4B 1E7
PO Box	City/Town *			
	Richmond Hill			

Telephone Number *

416-754-8515 ext.

Email Address *

ebeyene@soilengineersltd.com

Please fill the following form.

☐ Yes ☒ No

Edit Section

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

Full Lot Number

Concession

Geographic Township

11 & 12

1 WHS

Peel Region

City/Town/Village *

City of Mississauga

Closest Intersection

Derrycrest Drive and Vicksburgh Drive

Edit Section

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

Prior/Historical Property Address

Unit Number Street Number Street Name

Full Lot Number

Concession

Geographic Township

11 & 12

1 WHS

Peel Region

City/Town/Village *

City of Mississauga

Edit Section

Section 5 – Owner Information

Please provide all present and previous property owner and/or tenant names for the search years requested.

Current Property Owner/Tenant

Lot 11 & 12 Conc 1 WHS Peel Region

City of Mississauga

Owner/Tenant * 1

Please fill the following form.

Tenant Name

Owner/Tenant * 2

Owner Name

1105239 ONTARIO INC.

Date of Ownership (yyyy/mm/dd)

2006/08/31

Tenant Name

Previous Property Owner/Tenant

Address

Lot 11 & 12 Conc 1 WHS Peel Region

City of Mississauga

Owner Name

Date of Ownership (yyyy/mm/dd)

Tenant Name

Edit Section

Section 6 – Supporting Documents

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

1810-E083 Site.pdf

Total File Size

0.42 MB

Edit Section

Submit



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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

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FAX: (905) 542-2769

OSHAWA
TEL: (905) 440-2040
FAX: (905) 725-1315

NEWMARKET
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FAX: (905) 881-8335

MUSKOKA
TEL: (705) 721-7863
FAX: (705) 721-7864

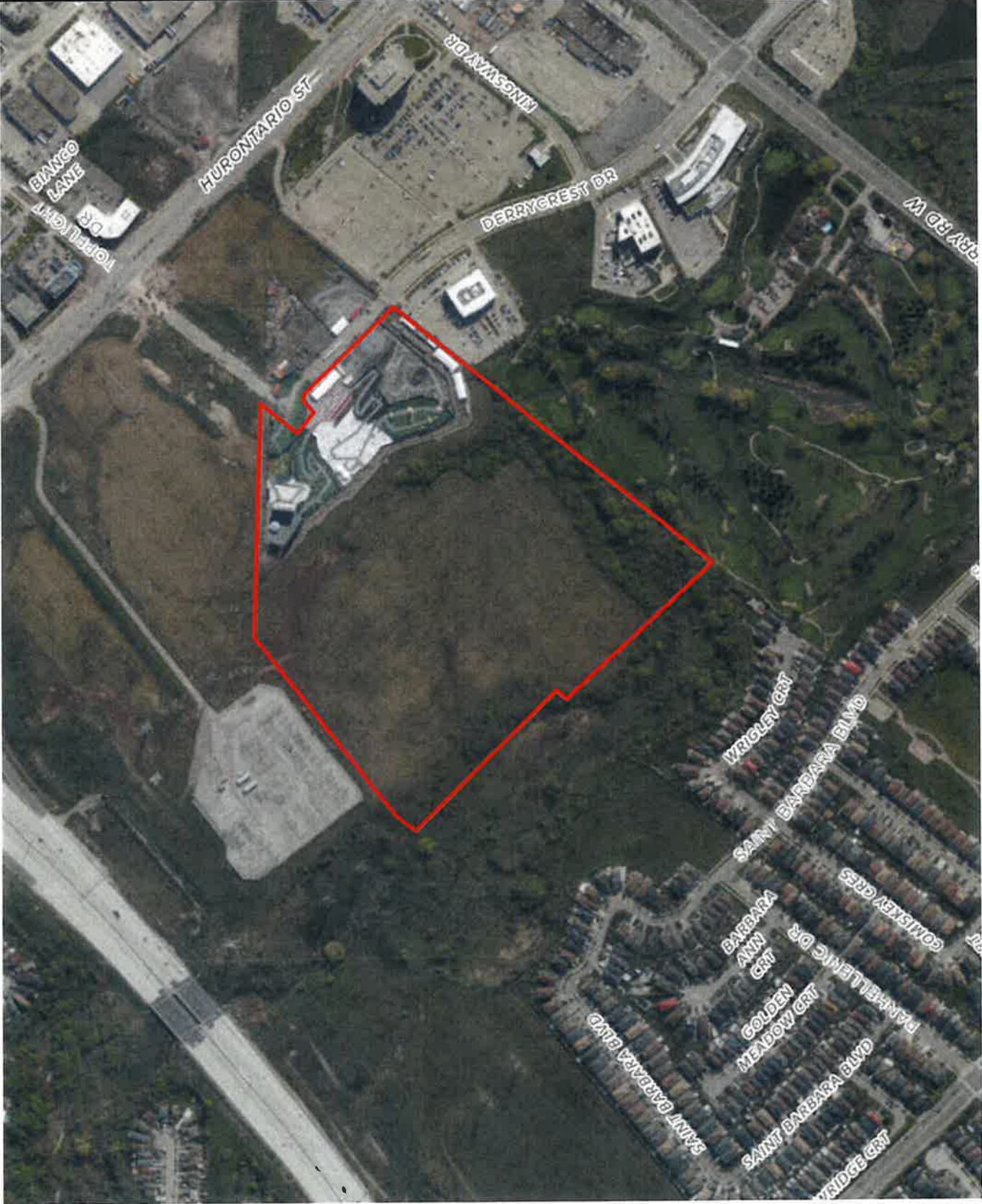
HAMILTON
TEL: (905) 777-7956
FAX: (905) 542-2769

APPENDIX 'D'

AERIAL PHOTOGRAPH

REFERENCE NO. 1810-E083-1 & -2





Source: Mississauga Interactive Map
© 2025 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title	2023 Aerial Photograph
Project	Proposed Development Derrycrest Drive and Vickburgh Drive City of Mississauga
Reference No.	1810-E083-1 & -2
Date	January 29, 2025
Scale	Refer to map
Appendix 'D'	
2 of 2	



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APPENDIX 'E'

SITE PHOTOGRAPHS


REFERENCE NO. 1810-E083-1 & -2



General view of the subject site (looking north)



General view of the subject site (looking south)


 Soil Engineers Ltd.	Title Site Photographs	Project Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	Reference No. 1810-E083-1 & -2	Date Dec 5, 2024	Appendix 'E' 1 of 7
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General view of the subject site (looking west)



General view of the subject site (looking east)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	1810-E083-1 & -2	Dec 5, 2024	2 of 7



General view of the park attraction access at the subject site (looking north)



General view of the park attraction mobile offices at subject site (looking east)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	1810-E083-1 & -2	Dec 5, 2024	3 of 7



Close-up of monitoring well at the northwestern portion of the subject site



Close-up of monitoring well at the northeastern portion of the subject site


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	1810-E083-1 & -2	Dec 5, 2024	4 of 7



Close-up of monitoring well at the northern portion of the subject site



General view of the neighboring properties to the west (looking west)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	1810-E083-1 & -2	Dec 5, 2024	5 of 7



General view of the neighboring properties to the north (looking north)




General view of the neighboring properties to the south (looking south)

 Soil Engineers Ltd.	Title Site Photographs	Project Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	Reference No. 1810-E083-1 & -2	Date Dec 5, 2024	Appendix 'E' 6 of 7
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General view of the neighboring properties to the east (looking northeast)

 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'E'
	Site Photographs	Proposed Development Derrycrest Drive and Vicksburgh Drive, City of Mississauga	1810-E083-1 & -2	Dec 5, 2024	7 of 7



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FAX: (905) 542-2769

APPENDIX 'F'

CURRENT AND PAST USE TABLE

REFERENCE NO. 1810-E083-1 & -2



"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: 14080-2046 (LT), LOT 11, CON 1, WHS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021 - Present	678604 Ontario Inc.	Commercial use	Commercial Use	Based on aerial photographs and site reconnaissance, this portion of the subject site is being used for commercial touristic attraction.
1987 - 2021				
1987 - 1987	Yeronga Investors Inc.			
1965 - 1987	Stephen Minter			
1961 - 1965	Lillian and George McCracken			
1882 - 1961	Lillian McCracken			
1882 - 1882	James McCracken			
1868 - 1882	James Hunter			
1861 - 1868	William Cumming			
1827 - 1861	James Cumming			
1827 - 1827	William Orr			
1822 - 1827	Joseph Carter			
Prior to 1822	Crown	Undeveloped Land	Agricultural or Other Use	Based on historical map, OBM, aerial photographs, environmental report, this portion of the subject site was used a farm field.
		Undeveloped Land		Undeveloped Land



"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: 14080-2046 LT, LOT 12, CON 1, WHS

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021 - Present	678604 Ontario Inc.	Commercial use	Commercial Use	Based on aerial photographs and site reconnaissance, this portion of the subject site is being used for commercial touristic attraction.
1987 - 2021				
1987 - 1987	Yeronga Investors Inc.			
1965 - 1987	Stephen Minter			
1961 - 1965	Lillian and George McCracken			
1961 - 1961	Lillian McCracken			
1959 - 1961	Ruth McCracken			
1951 - 1959	William R. McCracken			
1934 - 1951	John R. McCracken Margaret McCracken			
1875 - 1934	James McCracken			
1870 - 1875	Thomas Sutcliffe			
1870 - 1870	David Wiggins			
Prior to 1870	Crown	Undeveloped Land	Undeveloped Land	Undeveloped Land



"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN: PIN: 14080-2039 (LT), LOT 12, CON 1, WHS, (Southeast Half)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021 — Present	1105239 Ontario Inc.	Commercial use	Commercial Use	Based on aerial photographs and site reconnaissance, this portion of the subject site is being used for commercial touristic attraction.
2006 - 2021				
1983 — 2006	559822 Ontario Inc.			
1982 — 1983	Jim McPherson Holding Ltd.			
1976 — 1982	Ministry of Government Services			
1973 — 1976	Ola Holdings Limited			
1971 — 1973	Beemar Properties Limited			
1967 — 1971	Gina Di Blacio, Adina Di Blacio			
1967 - 1967	Norma J. Christie			
1962 — 1967	Gerilda Hedges, Norma J. Christie			
1959 — 1962	Violet M. Hemstead, Charles Hemstead			
1954 — 1959	John R. McCracken, Margaret McCracken			
1875 — 1954	James McCracken			
1870 — 1875	Thomas Cutcliffe			
1870 — 1870	David Wiggins			
Prior to 1870	Crown	Undeveloped Land	Undeveloped Land	Undeveloped Land

**"TABLE OF CURRENT AND PAST USES OF THE PHASE ONE PROPERTY"**
(Refer to clause 16(2)(b), Schedule D, O. Reg. 153/04)

PIN:14080-2039 (LT), LOT 12, CON 1, WHS, (Northwest Half)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021 — Present	1105239 Ontario Inc.	Commercial use	Commercial Use	Based on aerial photographs and site reconnaissance, this portion of the subject site is being used for commercial touristic attraction.
2006 - 2021				
1983 — 2006	559822 Ontario Inc.			
1982 — 1983	Jim McPherson Holding Ltd.			
1975 — 1982	Ministry of Government Services			
1969 — 1975	Raylawn Developments Limited			
1968 — 1969	Technitrend Investments Limited, Honeywood Limited, Raintree Estates Limited, TRH Holdings	Farm field	Agricultural or Other Use	Based on historical map, OBM, aerial photographs, environmental report, this portion of the subject site was used as a farm field.
1953 — 1968	Clara Ball			
1931 — 1953	Agricultural Development Board			
1890 — 1931	William T. Tilt			
1876 — 1890	James Tilt et al.			
1852 — 1876	John Tilt			
Prior to 1852	Crown	Undeveloped Land		Undeveloped Land

Notes:

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:

Agriculture or other use
Commercial use
Community use
Industrial use
Institutional use
Parkland use
Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached

****Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en français, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290**