

## Phase One Environmental Site Assessment



580 Hazelhurst Road, Mississauga, Ontario  
G2S19650

2715623 Ontario Inc.

## Executive Summary

G2S Environmental Consulting Inc. (G2S) was retained by 2715623 Ontario Inc. to complete a Phase One Environmental Site Assessment (ESA) for 580 Hazelhurst Road in Mississauga, Ontario, hereinafter referred to as the 'Site'. The current owner of the property is 1629925 Ontario Limited.

The Site is developed with two single-storey slab on-grade buildings, occupied by Rumble Foundations (Ontario) Ltd., a company that designs and constructs shoring and foundation systems. The building in the east corner of the Site was constructed in 2008 and consists of office space including individual offices, a boardroom, utility room, kitchen and washrooms. The building southwest of the office was constructed in approximately 2014 out of sea can containers, and is used as a shop for repairs of engines, motors and other drilling equipment, and storage of drilling-related supplies. The west area of the Site consists of a yard used for storage of parts and machines. The Site is approximately 1.54 hectares (3.80 acres) in size, and is serviced with geothermal energy, hydro, municipal water, and sewer. Entrance to the Site is via Hazelhurst Road.

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties. This Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One ESAs.

The Phase One ESA identified three Areas of Potential Environmental Concern (APECs) on the property. The potential environmental risks to the property include:

1. Current and historical use of the Site for storage and repairs of heavy machinery.
2. Current and historical presence of aboveground storage tanks (ASTs) containing diesel fuel and used oil for approximately 10 years. The tanks were observed to be in poor condition and staining was observed beneath the tanks.
3. Current and historical use of the northwest adjacent property (584 Hazelhurst Road) for storage of shipping containers and the generation of waste oils and lubricants.

A Phase Two ESA is recommended to investigate potential environmental impacts resulting from the identified APECs.

The potential for the presence of asbestos containing materials (ACMs), polychlorinated biphenyls (PCBs), mercury, ozone-depleting substances (ODSs) and lead based paints is low. Should renovation or demolition be planned in the building, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

Should a Record of Site Condition (RSC) be required for the property, further investigation would be required to satisfy the requirements of O.Reg. 153/04. RSCs are generally required with a change in land use, and in some instances, with an application for a building permit.

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## **1. Introduction**

G2S Environmental Consulting Inc. (G2S) was retained by 2715623 Ontario Inc. to complete a Phase One Environmental Site Assessment (ESA) for 580 Hazelhurst Road in Mississauga, Ontario, hereinafter referred to as the 'Site'. The current owner of the property is 1629925 Ontario Limited.

### **1.1 Phase One Property Information**

#### **1.1.1 Site Description**

The legal description of the Site is as follows:

- PART LOT 34 CONCESSION 3 SDS TORONTO AS IN RO872394 EXCEPT PART 12, 43R17487; TOGETHER WITH RO930120; MISSISSAUGA

Photographs of the Site and the Study Area are included in Appendix B.

#### **1.1.2 Site Location**

The irregularly shaped Site is located on the southwest side of Hazelhurst Road, approximately 725 m northwest of the intersection with Lakeshore Road. Winston Churchill Boulevard is located approximately 400 m southwest. The Site is located in an area consisting of industrial land use. Clearview Creek is located approximately 270 m southwest and Avonhead Creek is located approximately 200 m northeast of the Site, both flowing to Lake Ontario, located approximately 1.0 km southeast. The Site location is illustrated on Drawing 1 in Appendix A.

#### **1.1.3 Site Occupancy**

The Site is currently occupied by Rumble Foundations (Ontario) Ltd. (Rumble), a company that designs and constructs shoring and foundation systems. According to the Site Representative, Mr. David Rumble, owner of Rumble, the Site has been occupied by Rumble since approximately 2007.

#### **1.1.4 Site Features**

The Site is developed with two single-storey slab on-grade buildings. The building in the east corner of the Site was constructed in 2008 and consists of office space including individual offices, a boardroom, utility room, kitchen and washrooms. The building southwest of the office was constructed in approximately 2014 out of sea can containers, and is used as a shop for repairs of engines, motors and other drilling equipment, and storage of drilling-related supplies. The west area of the Site consists of a yard used for storage of parts and machines. The Site is approximately 1.54 hectares (3.80 acres) in size, and is serviced with geothermal energy, hydro, municipal water, and sewer. Entrance to the Site is via Hazelhurst Road.

#### **1.1.5 Surrounding Properties**

The Site is surrounded by commercial and industrial properties. The southeast adjacent property is occupied by Starline Mobile Homes storage yard. The northwest adjacent property is occupied by U-Need Storage and Elite Container Terminals, a shipping container storage yard.

## **2. Scope of Work**

The purpose of this Phase One ESA is to determine the potential for impacts on the Site from present or past Site activities or from surrounding properties. It is our understanding that the Phase One ESA is being completed as part of the due diligence program related to the potential purchase of the Site.

This Phase One ESA was completed in accordance with the general requirements of CSA Standard Z768-01, November 2001, which outlines the protocol for Phase One Environmental Site Assessments. Should a Record of Site Condition (RSC) be required for the property in the future, additional work would be necessary to meet the requirements of O. Reg. 153/04.

The scope of work for this Phase One ESA included a review of available historical records, a visual inspection of the Site and surrounding properties, interviews with knowledgeable persons, municipal and provincial agencies and preparation of a report of the findings and any recommendations.

### **3. Records Review**

Available public records were reviewed to determine the land use history of the Site and surrounding properties.

#### **3.1 General**

##### *(i) Phase One Study Area Determination*

The Phase One Study Area includes the Site and lands within approximately 150 m of the Site, as shown on Drawing 2 in Appendix A, herein referred to as the Study Area.

##### *(ii) First Developed Use Determination*

According to the Site Representative, the Site was first developed by Rumble in 2007. Prior to development by Rumble the Site was agricultural.

##### *(iii) Fire Insurance Plans*

Fire Insurance Plans (FIPs) were not available for the Site or Study Area.

##### *(iv) Property Ownership*

A property ownership search for the Site was conducted online using the Teranet Express website for the Peel Registry Office. The Land Registry document indicates the property was owned by Rumble, G. in 2003, and transferred to the current owner, 1629925 Ontario Limited in September 2004. The property was foreclosed by the Ontario Superior Court of Justice in April 2007. The Land Registry document for the Site is included in Appendix D.

##### *(v) Property Use Directories*

Might's City Directories for the Site and Study Area were available for review at the Mississauga Central Library in Mississauga, Ontario. The directories were reviewed for the years 1973-2013, when publication was ceased. The Site address was not listed in the directories.

The land uses for the surrounding properties as described in the reviewed directories, as well as the direction and distance of the surrounding properties to the Site, are included in Appendix C.

Potentially contaminating activities (PCAs) were not identified within the Study Area based on the property use directories search.

##### *(vi) Official City Plan*

The Mississauga Official Plan - Schedule 10, Land Use Designations, was reviewed to determine the land use of the Site. The Site and Study Area are classified as industrial.

Schedule 3 – Natural System was also reviewed. No natural heritage systems or environmentally significant areas are located within the Study Area. A natural hazard area is located northeast of the Site along the northeast side of Hazelhurst Road.



(vii) *Environmental Reports*

G2S was not provided with previous environmental reports for the Site.

### 3.2 Environmental Source Information

(i) *National Pollutant Release Inventory*

The National Pollutant Release Inventory (NPRI) database was searched for records in the vicinity of the Site in two-year increments, for the years 1994-2017. No records were located within the Study Area.

(ii) *PCB Storage Sites*

A search of the Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995) was reviewed for records within the Study Area. No records were located.

(iii) *Environmental Registry*

The Environmental Bill of Rights Registry was searched for references to the Site and Study Area. The following records were located within the Study Area:

**Table 1: Environmental Registry Records**

Property Address and Distance to Site	Site Use	Description
570 Hazelhurst Road Southeast adjacent	<b>Proponent:</b> Leonard G. Watson  <b>Instrument Type:</b> Approval for a waste disposal site. – EPA s. 27	Application was for a Certificate of Approval for the use and operation of the wood waste processing and transfer site (1.21 hectares, maximum rate of 100 tonnes per day, maximum storage of 500 tonnes at any one time). The approval was not issued as the application was withdrawn by the applicant (September 2004).
636 Hazelhurst Road ~150 m northwest	<b>Proponent:</b> Leonard G. Watson  <b>Instrument Type:</b> Approval for use of a former waste disposal site. – EPA s. 46	Approval was granted for use of a former waste disposal site, for the use of the lands for commercial and industrial development as permitted by the City of Mississauga. The site is vacant land that was subject to illegal waste disposal operations in the early 1990s and has since been remediated with the removal of approximately 5545 metric tonnes of contaminated soil, mixed fill materials and other debris (May 2014).

(iv) *Coal Gasification Maps*

A review of the *Inventory of Coal Gasification Plant Waste Sites in Ontario* publication indicated that no coal gasification plants were located within the Study Area.

(v) *Coal Tar Sites*

The *Inventory of Industrial Sites Producing and Using Coal Tar and Related Tars in Ontario* is included in the Waste Disposal Site Inventory document and was searched for facilities. No coal tar facilities were found within the Study Area.



(vi) *Freedom of Information Request*

G2S contacted the Freedom of Information and Protection of Privacy Office of the Ministry of the Environment with a request for information pertaining to the Site. Requests generally take several weeks to months to generate a response from the government agency. Should a response from the government agency change the conclusions or recommendations of this report, an addendum letter will be provided along with the information received from the government agency.

(vii) *Waste Management Records*

The Site and properties within the Study Area were searched by company name in the Hazardous Waste Information Network (HWIN) and the Hazardous Waste Information System (HWIS) databases from 1986-1993 and 2002-2016. Properties within the Study Area were also searched for records currently registered with HWIN, and are included in Appendix E. The following records were located within the Study Area:

**Table 2: HWIN Records**

Address Direction and Distance from Site	Generator Name	Registered Wastes	Contaminants of Potential Concern
580 Hazelhurst Road Site	Rumble Foundations Ltd. 2008 – Current ON8715562	<ul style="list-style-type: none"><li>Waste oils &amp; lubricants</li></ul>	PHCs, VOCs
584 Hazelhurst Road Northwest adjacent	Conforce 1 Container Terminals ON9291479 2004 – 2016	<ul style="list-style-type: none"><li>Waste oils &amp; lubricants</li></ul>	PHCs, VOCs

Notes: PHCs - Petroleum Hydrocarbons  
VOCs - Volatile Organic Compounds

(viii) *Other MECP Reports*

Other Ministry of the Environment, Conservation and Parks (MECP) reports were not available for the Site or Study Area at the time of this Phase One ESA.

(ix) *Retail Fuel Storage Tanks*

G2S contacted the Technical Standards and Safety Authority (TSSA) by email on August 21, 2019. G2S requested a search for records of fuel storage on the Site and immediate surrounding properties on Hazelhurst Road in Mississauga, Ontario. No records were located. The TSSA response is included in Appendix E.

(x) *Areas of Natural Significance*

The Ministry of Natural Resources, Ontario, Natural Heritage Areas database was reviewed. A woodland area is located on-Site along the southwest property boundary, extending west and northwest adjacent to the Site and throughout the southwest portion of the Study Area. No other Natural Heritage Areas were identified within the Study Area.

(xi) *Landfills*

The MECP publication *Waste Disposal Site Inventory, June 1991*, was searched for waste disposal facilities located within the Study Area. No records were found within the Study Area. The nearest landfill is located approximately 870 m northeast of the Site, and is classified as an A1, "criteria humans" landfill, for industrial liquid/hazardous wastes in urban areas.

(xii) *Notices and Instruments*

The Brownfields Environmental Site Registry was searched for references to the Site and properties in the Study Area. No records were found.

### 3.3 Physical Setting Sources

(i) *Aerial Photographs*

Aerial photographs of the Site and Study Area for the years 1966, 1975, 1980, 1989, 1997, 2012 and 2014 (included as Drawings 4 through 10, respectively, in Appendix A) were reviewed online at the Mississauga Interactive Mapping Service website. Comments for each photograph are presented in the following table:

**Table 3: Aerial Photographs**

Year	Site Description	Study Area Description
1966	The Site appears to be of agricultural use.	Properties within the Study Area are of agricultural or rural residential use. Hazelhurst Road is constructed. Clearview Creek is located approximately 270 m southwest and Avonhead Creek is located approximately 200 m northeast of the Site.
1975	The Site is developed with a small, rectangular residential building adjacent to Hazelhurst Road.	
1980	The Site is undeveloped.	The Study Area appears to be predominantly undeveloped. The buildings on the adjacent properties appear to have been demolished.
1989	The Site is used for storage of materials and debris.	The properties southeast of the Site are used for storage of materials and debris.
1997	A small building appears to be developed in the central area of the Site. Larger items including sea can containers are stored on-Site.	Larger items including sea can containers are stored on the southeast adjacent property.
2012	A large building has been developed in the east corner of the Site. Large metal products are stored throughout the Site.	Property use within the Study Area is industrial to the northwest and southeast, with vacant or agricultural land to the northeast and southwest. The surrounding properties are used for storage of large materials. The Study Area is developed similar to present.
2014	A third building has been developed in the east area of the Site, near the southeast property line. The Site is developed similar to present.	

(ii) *Topography, Hydrology and Geology*

*Topographic Maps*

Topographic maps for the years 1978 and 1999 were reviewed at the McMaster University Map Library, and are included as Drawings 11 and 12, respectively, in Appendix A.

The property is located approximately 90 m above sea level (asl). The expected direction of groundwater flow is southeast, following surface topography towards Lake Ontario located approximately 1.0 km southeast.

**Table 4: Topographic Maps**

Year	Site Description	Study Area Description
1978	The Site appears to be developed with a small building.	Small buildings are developed along Hazelhurst Road. An orchard is located ~20 m northeast of the Site across Hazelhurst Road. A cement plant is located northeast of the Study Area (~245 m northeast of the Site). Clearview Creek is located approximately 270 m southwest and Avonhead Creek is located approximately 200 m northeast of the Site. Lake Ontario is located approximately 1 km southeast.
1999		

#### *Soil and Geological Maps*

The Paleozoic Geology Map of Southern Ontario and the Soil Survey Report No. 43, Soil Map of Halton County, were available for review online.

The geological and soil maps reviewed indicate that the Site and surrounding area are characterized by the Georgian Bay Formation, overlain by grey shale with limestone interbeds. The Soil Map indicated that the soil in the Site area is dominantly sandy loam.

#### *Hydrology and Hydrogeology*

Surface water from the Site is expected to infiltrate through the unpaved gravel areas located throughout the Site, as well as the grassed area located northeast of the building. Catch basins are located in the gravel lot in the north area of the Site. Clearview Creek is located approximately 270 m southwest, Avonhead Creek is located approximately 200 m northeast, and Lake Ontario is located approximately 1 km southeast of the Site. Based on our observations and review, the expected direction of groundwater flow in the area of the Site is southeast, following surface topography towards Lake Ontario.

##### *(iii) Fill Materials*

Fill materials were not observed on-Site.

##### *(iv) Water Bodies and Areas of Natural Significance*

A woodland area is located on-Site along the southwest property boundary, extending west and northwest adjacent to the Site and throughout the southwest portion of the Study Area. Clearview Creek is located approximately 270 m southwest, Avonhead Creek is located approximately 200 m northeast, and Lake Ontario is located approximately 1 km southeast of the Site.

##### *(v) Well Records*

The Ministry of the Environment, Conservation and Parks Environmental Monitoring and Reporting Branch website was searched for well records for the Site and surrounding area. Well records are included in Appendix E and the search results are presented below.

- A record from a monitoring well located northwest of the Study Area identifies surrounding soils to consist of brown sand and gravel to a depth of 1.9 m below ground surface (bgs), over brown sand and silt between depths of 1.9 and 4.2 m bgs and grey sand and silt to a depth of 6.0 m bgs. Groundwater levels were not listed in the well record.
- A record from a monitoring well located near the Study Area identifies surrounding soils to consist of brown sand to a depth of 1.2 m bgs, underlain by wet, brown sand and silt between depths of 1.2 and 3.0 m bgs, over brown clay till to a depth of 3.9 m bgs. Groundwater levels were not listed in the well record.

### 3.4 Site Operating Records

Site Operating Records were requested by G2S at the time of this Phase One ESA report. No records were provided.

Site Operating Records	
Regulatory Permits and Records	No records provided
Material Safety Data Sheets	No records provided
Underground Utility Drawings	No records provided
Chemical Inventory and Storage	No records provided
Storage Tanks	No records provided
Environmental Monitoring Data	No records provided
Waste Management Records	No records provided
Process, Production and Maintenance Documents	No records provided
Spills and Discharges	No records provided
Emergency Response and Contingency Plans	No records provided
Environmental Audit Reports	No records provided
Facility Site Plans	No records provided

## **4. Interviews**

### **4.1 Site Personnel**

An interview regarding the Site use was conducted with Site Representative, Mr. David Rumble of Rumble Ltd. on August 22, 2019. A Phase One ESA Questionnaire completed by Mr. Rumble is provided in Appendix G.

### **4.2 Third Party Individuals**

Third party individuals were not available for interview at the time of this Phase One ESA.

### **4.3 Government Officials**

The following government officials were contacted as part of this Phase One ESA:

1. Ministry of the Environment, Conservation, and Parks, Freedom of Information and Protection of Privacy Office;
2. Technical Standards and Safety Authority.

## 5. Site Reconnaissance

### 5.1 General Requirements

Ms. Jessica Boelhouwer, B.Sc., of G2S conducted a Phase One ESA Site visit at 580 Hazelhurst Road in Mississauga, Ontario. The purpose of the Site reconnaissance was to assess the current conditions of the Site, adjacent and surrounding properties to the extent practicable. The following table provides details regarding the Site visit:

**Table 5: Site Reconnaissance**

Date	August 22, 2019
Time	6:00 pm
Length of Site Visit	1 hour
Weather	Sunny, approximately 25° Celsius
Person who conducted the Site visit	Jessica Boelhouwer, B.Sc.
Qualified Person supervising the Site visit	Geoff Bell, P.Geo.(limited)
Facility Operating: Yes/No	Yes

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site. Adjacent and surrounding properties were observed from within the Site or by other public means.

#### (i) Site Limitations

G2S did not encounter any limitations at the time of the Site visit.

#### (ii) Property Use, Buildings and Structures

The Site is developed with two single-storey slab on-grade buildings. The building in the east corner of the Site was constructed in 2008, shortly after Rumble began occupying the Site. The building consists of office space including a boardroom, utility room, kitchen and washrooms. The building southwest of the office was constructed of sea can containers in approximately 2014, and is used as a shop for repairs of engines, motors and other drilling equipment, and storage of drilling-related supplies. A small building was formerly located in the central area of the Site and was used for welding. The building was demolished approximately 1-1.5 years ago. The southwest area of the Site consists of a yard used for storage of parts and machines, including augers, rods, and metal sheets. The Site is approximately 1.54 hectares (3.80 acres) in size, and is serviced with geothermal energy, hydro, municipal water, and sewer. Entrance to the Site is via Hazelhurst Road.

#### (iii) Locations of Current and Former Wells

G2S did not identify any wells at the time of the Site visit.

#### (iv) Sewage Works

The Site building is serviced with municipal water and sewer.

(v) *Ground Surface*

The ground surface of the Site consists of an unpaved gravel lot. There is a grassed area located east and northeast of the Site building. Areas of vegetation are located at the north corner and along the southwest property boundary.

(vi) *Current or Former Railway Lines or Spurs*

No current or former railway lines or spurs were identified on the Site.

(vii) *Areas of Stained Soil, Vegetation or Pavement*

Areas of minor staining were observed throughout the storage yard, and on the gravel beneath storage tanks observed on-Site. No other areas of stained soil, vegetation, or pavement were observed at the time of the Site visit.

(viii) *Stressed Vegetation*

G2S did not identify any stressed vegetation during the Site visit.

(ix) *Fill and Debris Materials*

No fill or debris materials were observed at the time of the Site visit.

(x) *Potentially Contaminating Activities On-Site*

The following Potentially Contaminating Activities (PCAs) were observed on Site at the time of the Site visit:

Potentially Contaminating Activity	Location and Description
Metal Fabrication	<p>The Site is occupied by Rumble Foundations Ltd., a company that designs and constructs shoring and foundation systems. A sea can building towards the east corner of the Site is used as a shop for deconstructing and repairing machine engines and motors, as well as for storage of drilling parts, equipment and supplies. A punching machine and a press are stored in the shop. Approximately 50 ~20 L pails containing hydraulic oil, synthetic gear oil, and lubricants are stored in the south area of the shop within the sea can building.</p> <p>A small building was formerly located in the central area of the Site. According to the Site Representative, the building was historically used for welding.</p>
Gasoline & Associated Products Storage in Fixed Tanks	<p>One ~2,200 L aboveground storage tank (AST) containing diesel fuel is located at the northwest exterior of the sea can building. The tank has been on-Site for approximately 10 years. The ULC code was not legible. Heavy staining was observed on the gravel beneath the tank.</p> <p>One 2,200 L AST containing used oil has been located along the southeast exterior of the sea can building for approximately one year. The tank is double-walled, barricaded and situated on a concrete pad, with ULC code B88149293. No staining was observed beneath the tank. An empty ~2,200 L AST previously containing used oil is stored on the southeast side of a shed located on the southeast property line, southeast of the sea can building. Prior to being replaced by the new AST, the used oil tank was stored on-Site for approximately 10 years. The empty tank appeared in poor condition and,</p>



Potentially Contaminating Activity	Location and Description
	according to the Site Representative, remains in the location of when it was operable. Minor staining was observed on the gravel beneath the tank.

(xi) *Unidentified Substances*

No unidentified substances were located on-Site.

(xii) *Below Ground Structures*

The Site Representative indicated that there is a silt interceptor towards the northeast property boundary of the Site. The interceptor is monitored and serviced by the City of Mississauga. No pits, ponds, or lagoons are located on-Site. Although utility locations have not been identified as part of the Phase One ESA, it is likely that some utilities are provided to the building via underground services (sewer, phone, etc.).

(xiii) *Storage Tanks*

One ~2,200 L aboveground storage tank (AST) containing diesel fuel is located at the northwest exterior of the sea can building. The tank has been on-Site for approximately 10 years. The ULC code was not legible. The tank appeared to be in poor condition and heavy staining was observed on the gravel beneath the tank. An empty 2,200 L AST which will replace the existing 10-year old tank is stored in the northeast area of the Site, along the northwest property boundary. The new tank was manufactured in 2019 and is double-walled and vacuum monitored, with ULC code C66460626.

One 2,200 L AST containing used oil has been located along the southeast exterior of the sea can building for approximately one year. The tank is double-walled, barricaded and situated on a concrete pad, with ULC code B88149293. No staining was observed beneath the tank. An empty ~2,200 L AST previously containing used oil is stored on the southeast side of a shed located on the southeast property line, southeast of the sea can building. Prior to being replaced by the new AST, the used oil tank was stored on-Site for approximately 10 years. The empty tank appeared in poor condition and, according to the Site Representative, remains in the location of when it was operable. Minor staining was observed on the gravel beneath the tank.

(xiv) *Material Storage*

Approximately 50 ~20 L pails containing hydraulic oil, synthetic gear oil, and lubricants are stored in the south area of the shop within the sea can building.

Bulk storage of metal drilling parts and equipment, including augers, drilling rods, metal sheets, a crane, etc. are stored throughout the yard in the central and west areas of the Site.

Approximately five used industrial batteries are stored on a wood skid towards the north corner of the Site.

(xv) *Hazardous Materials*

No hazardous materials were observed on-Site.

(xvi) *Potable and Non-Potable Water Sources*

Potable water is supplied to the Site by The City of Mississauga.

(xvii) *Waste Management*

General waste and recycling are serviced by GFL Environmental.

(xviii) *Underground Utilities*

Records or drawings of underground utilities were not available at the time of this report.

(xix) *Interior Building Features*

Building materials in the office area consist of ceramic floor tiles, drywall, and suspended ceiling tiles. The office building is heated geothermally. The sea can building consists of metal and concrete. Fluorescent lighting is found throughout the buildings.

(xx) *Exterior Features*

Exterior building materials consist primarily of exterior insulation and finish system (EIFS), concrete block, and metal.

(xxi) *Surrounding Properties*

The following PCAs were identified in the Study Area during the Site visit:

**Table 6: Current Surrounding Property Use, Potentially Contaminating Activities**

Address	Direction and Distance from Site	Potentially Contaminating Activity	Description	Contaminants of Potential Concern
584 Hazelhurst Road	Northwest adjacent	Commercial Trucking & Container Terminals	Elite Container Terminals	Metals, PHCs, VOCs

Notes: PHCs - Petroleum Hydrocarbons  
VOCs - Volatile Organic Compounds

## 5.2 Description of Investigation

The investigation included a walkthrough of the Site. Two Potentially Contaminating Activities were observed on-Site and consist of metal fabrication and gasoline and associated products storage in fixed tanks.

## 5.3 Special Attention Items

(i) *Polychlorinated Biphenyls*

Polychlorinated Biphenyls (PCBs) were widely used for cooling and lubricating electrical equipment from the 1930s to the 1970s. The use of PCBs was prohibited in the late 1970s.

Due to the age of the building, it is unlikely for PCBs to be present in the building materials on-Site.

(ii) *Asbestos Containing Materials*

Asbestos is a generic term referring to a group of naturally occurring fibrous mineral silicates. Asbestos was used in many products due to its strength and resistance characteristics. Common uses include boiler and pipe insulation, spray-on fireproofing, floor and ceiling tiles, asbestos-cement products, etc. Legislation banned the use of asbestos-containing materials (ACMs) in the mid to late 1980s.

Due to the age of the building, it is unlikely for ACMs to be present on-Site.

(iii) *Lead*

Lead is a heavy metal typically found in pipes, batteries, lead solder, cabling, insecticides, paints, glass and as an additive to gasoline. In 1976, the federal government limited the amount of lead for interior paints to 0.5% by weight or 5,000 ppm. The Surface Coating Materials Regulation (SOR/2005-109) dated April 19, 2005, as amended, pursuant to the 2005 Hazardous Products Act, revised the standard to limit the amount of lead in certain paints to 0.06% (600 ppm). In October 2010, this was revised to 0.009 % (90 ppm).

Due to the age of the building, the potential for lead based paints to be present on-Site is low.

(iv) *Mercury*

Mercury is typically found in a variety of building materials including paints, thermostats and mercury-vapour lamps.

Potential mercury-containing equipment was not observed at the time of our Site visit.

(v) *Ozone Depleting Substances*

Ozone-Depleting Substances (ODSs) include any substances containing chlorofluorocarbon ("CFCs"), hydro chlorofluorocarbon ("HCFCs"), halon or any other material capable of destroying ozone in the atmosphere. Federal regulations eliminated the production and import of CFCs by January 1, 1996 and put a freeze on the production and import of HCFC-22 by January 1, 1996. The regulation also requires the complete replacement of HCFC-22 equipment by the year 2020.

Potential ODS containing equipment was not observed on-Site.

(vi) *Urea Formaldehyde Foam Insulation*

Urea Formaldehyde Insulation (UFFI) was used as an insulation material for existing buildings (commonly houses) from the mid-1970s until its ban in Canada in 1980.

Evidence of UFFI use was not observed at the time of our Site visit.

(vii) *Mould*

Evidence of mould was not identified during the Site visit.

## 6. Review and Evaluation of Information

### (i) Current and Past Site Uses

The current and past Site uses are summarized in the following table:

**Table 7: Site Uses**

Site		
Address	Property Use	Years Occupied
580 Hazelhurst Road	Rumble Foundations Ltd.	2007-Current
	Agricultural/rural residential	<2007

### (ii) Potentially Contaminating Activities

The following PCAs as defined in the amended O. Reg. 153/04 were identified in the Study Area:

- Commercial Trucking & Container Terminals
- Metal Fabrication
- Gasoline & Associated Products Storage in Fixed Tanks
- Waste Disposal & Waste Management

**Table 8: Potentially Contaminating Activities – Risk to Site**

Address Direction and Distance from Site	Potentially Contaminating Activity	Description	Years Occupied	Contaminants of Potential Concern	PCA - Risk to Site
580 Hazelhurst Road Site	Gasoline & Associated Products Storage in Fixed Tanks, Metal Fabrication	The Site has been used since 2007 by Rumble Foundations Ltd., for storage of and repairs to equipment related to shoring and foundations systems. One diesel fuel AST and one waste oil AST have been located on-Site for ~10 years. Staining was observed in the areas of the tank and throughout the unpaved ground surface throughout the Site.	2007-Current	Metals, PAHs, PHCs, VOCs	High, on-Site activities
584 Hazelhurst Road North adjacent	Commercial Trucking & Container Terminals	Property currently occupied by Elite Container Terminals (property has historical HWIN record for waste oils & lubricants).	2004-Current	PHCs, VOCs	High, close proximity to Site, long tenure, up-gradient with respect to potential groundwater flow
636 Hazelhurst Road ~150 m northwest	Waste Disposal & Waste Management	ER record for the property for approval for use of a waste disposal site. The property was subject to illegal waste disposal operations and has since been remediated with the removal of approximately 5545 metric tonnes of contaminated soil, mixed fill materials and other debris.	Early 1990s	Metals, PAHs, PHCs, VOCs	Low, large distance from Site

Notes: PHCs - Petroleum Hydrocarbon  
VOCs - Volatile Organic Compounds

AST - Aboveground Storage Tank  
PAHs - Polycyclic Aromatic Hydrocarbons

(i) *Areas of Potential Environmental Concern*

The following Areas of Potential Environmental Concern (APECs) were identified:

**Table 9: Areas of Potential Environmental Concern**

APEC		Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
1	Current and historical use of the Site for storage and repairs of heavy machinery.	Entire Site	PCA #34 – Metal Fabrication	On-Site: 580 Hazelhurst Road	Metals, PAHs, PHCs, VOCs	Soil, Groundwater
2	Current and historical presence of a diesel fuel AST and a waste oil AST. The tanks were observed in poor condition and staining was observed beneath the tanks.	East area of the Site	PCA #28 – Gasoline & Associated Products Storage in Fixed Tanks	On-Site: 580 Hazelhurst Road	Metals, PAHs, PHCs, VOCs	Soil, Groundwater
3	Current and historical use of the northwest adjacent property for storage of shipping containers, including the generation of hazardous waste.	Northwest area of the Site	PCA #11 – Commercial Trucking & Container Terminals	Off-Site: 584 Hazelhurst Road Northwest adjacent	Metals, PHCs, VOCs	Groundwater

Notes: PHCs - Petroleum Hydrocarbon  
VOCs - Volatile Organic Compounds

AST - Aboveground Storage Tank  
PAH - Polycyclic Aromatic Hydrocarbon

## **7. Conclusions and Recommendations**

The Phase One ESA identified three Areas of Potential Environmental Concern (APECs) on the property. The potential environmental risks to the property include:

1. Current and historical use of the Site for storage and repairs of heavy machinery.
2. Current and historical presence of aboveground storage tanks (ASTs) containing diesel fuel and used oil for approximately 10 years. The tanks were observed to be in poor condition and staining was observed beneath the tanks.
3. Current and historical use of the northwest adjacent property (584 Hazelhurst Road) for storage of shipping containers and the generation of waste oils and lubricants.

A Phase Two ESA is recommended to investigate potential environmental impacts resulting from the identified APECs.

The potential for the presence of asbestos containing materials (ACMs), polychlorinated biphenyls (PCBs), mercury, ozone-depleting substances (ODSs) and lead based paints is low. Should renovation or demolition be planned in the building, a designated substances survey should be performed in accordance with Ministry of Labour regulations.

Should a Record of Site Condition (RSC) be required for the property, further investigation would be required to satisfy the requirements of O.Reg. 153/04. RSCs are generally required with a change in land use, and in some instances, with an application for a building permit.



## **8. Qualifications of the Assessor**

This Phase One ESA was conducted by Ms. Jessica Boelhouwer, B.Sc. Ms. Boelhouwer is responsible for the successful completion of field work and reporting. Ms. Boelhouwer has completed numerous projects on behalf of private and public sector clients for industrial, commercial and residential sites.

This Phase One ESA was reviewed by Mr. Geoff Bell, P. Geo. (limited). Mr. Bell has over 20 years of experience, including Phase One and Two ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring and remediation of contaminated sites. Mr. Bell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Bell has managed numerous asbestos, designated substances and mould assessments, as well as remediation programs.

## 9. References and Supporting Documentation

- a) Canadian Standards Association. November 2001. *Z768-0 Phase One Environmental Site Assessment*.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) Hazardous Waste Information Network (HWIN, 1986 – 2005), [www.hwin.ca](http://www.hwin.ca).
- f) Ministry of the Environment, Brownfields Environmental Site Registry, [www.ene.gov.on.ca/environet/BESR/index](http://www.ene.gov.on.ca/environet/BESR/index).
- g) National Pollutant Release Inventory, [www.ec.gc.ca](http://www.ec.gc.ca).
- h) Ontario's Environmental Registry, [www.ebr.gov.on.ca](http://www.ebr.gov.on.ca).
- i) "Paleozoic Geology of Southern Ontario", Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- j) "Soil Map of Halton County, Ontario," Soil Survey Report No. 43. Scale 1:63,360. Soil Research Institute, Research Branch, Canada Department of Agriculture, Ottawa, 1977.
- k) "Mississauga Official Plan," Schedule 10 - Land Use Designations and Schedule 3 – Natural System. Planning and Development Committee. October 26, 2016.
- l) "1966, 1975, 1980, 1989, 1997, 2012 and 2014 Aerial Photographs," Viewed online at the City of Mississauga Mapping Website.
- m) "Hamilton Burlington, Ontario, Topographic Map." 30 M/5, Edition 4, Department of Energy, Mines and Resources. Scale 1:50,000. Published 1978.
- n) "Hamilton-Burlington, Ontario, Topographic Map." 30 M/5, Edition 10, Centre for Topographic Information, Natural Resources Canada. Scale 1:50,000. Published 1999.

## **10. Limitations**

This Phase One Environmental Site Assessment (ESA) has been prepared for the sole benefit of 2715623 Ontario Inc. and is intended to provide a Phase One ESA on the Site, 580 Hazelhurst Road in Mississauga, Ontario. The Phase One ESA may not be used by any other person or entity without the expressed written consent of 2715623 Ontario Inc. and G2S Environmental Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for damages, if any suffered by any third party as a result of decisions made or actions based on this Phase One ESA.

The findings in this Phase One ESA are limited to the conditions at the Site at the time of this investigation (August/September 2019) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA should not be construed as legal advice.

If Site conditions or applicable standards change or if any additional information becomes available at a future date, changes to the findings, conclusions and recommendations in this Phase One ESA may be necessary.

## 11. Closing Remarks

We trust this Phase One ESA is satisfactory for your purposes. Should you have any questions, please do not hesitate to contact this office.

Yours truly,

**G2S Environmental Consulting Inc.**



Jessica Boelhouwer, B.Sc.  
Environmental Technician

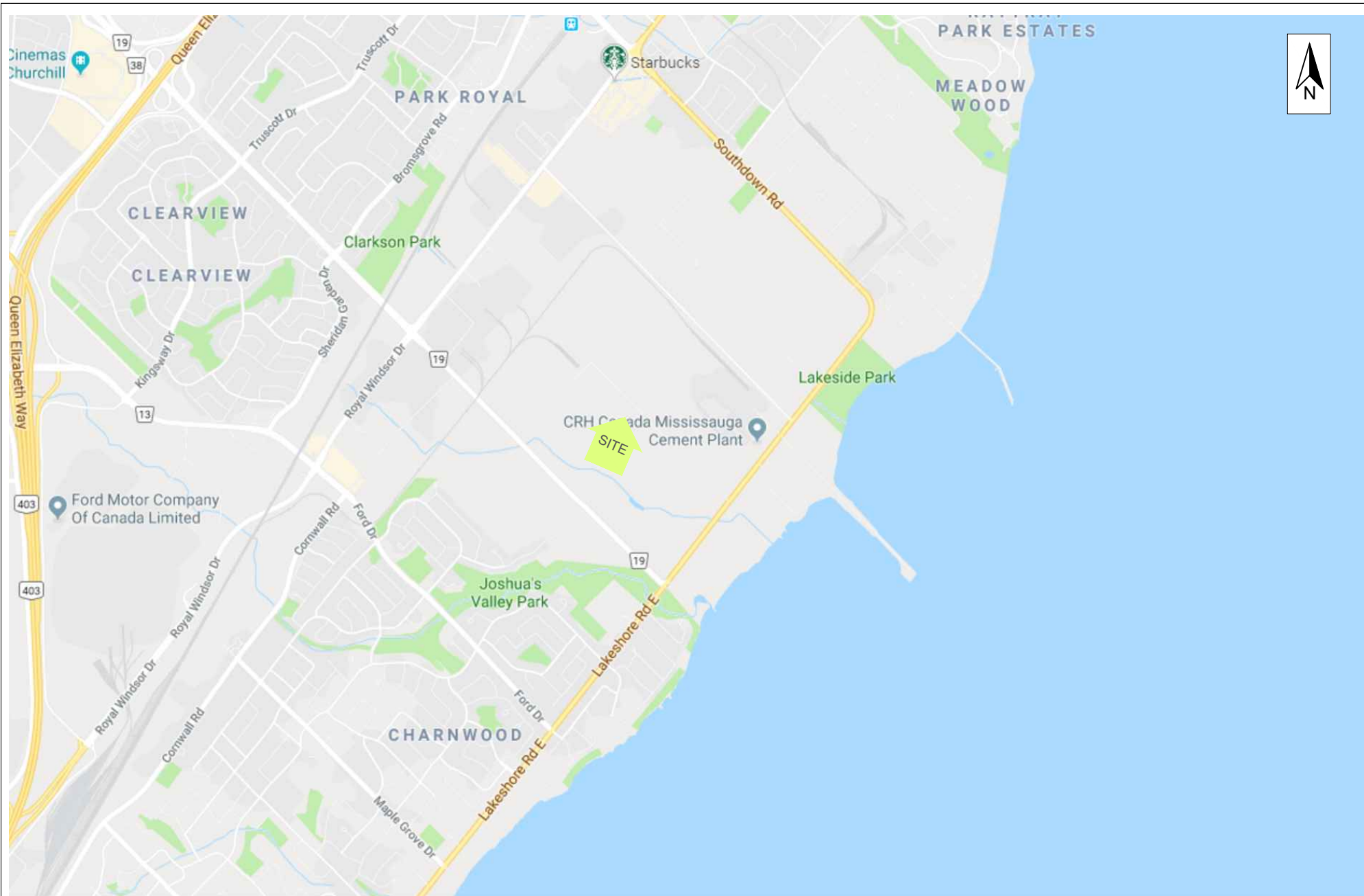


Geoff Bell, P. Geo. (limited)  
Senior Project Manager



Dana Haslett, B.A.  
Project Manager

## **Appendix A: Drawings**



Scale: N.T.S.

Project No.: G2S19650

Date: AUG. 21, 2019

Drawn by: JB/GB

File name: 580HAZELHURST.dwg

## SITE LOCATION PLAN 580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO

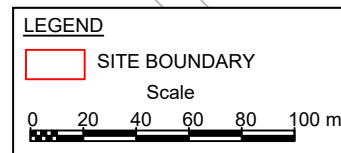
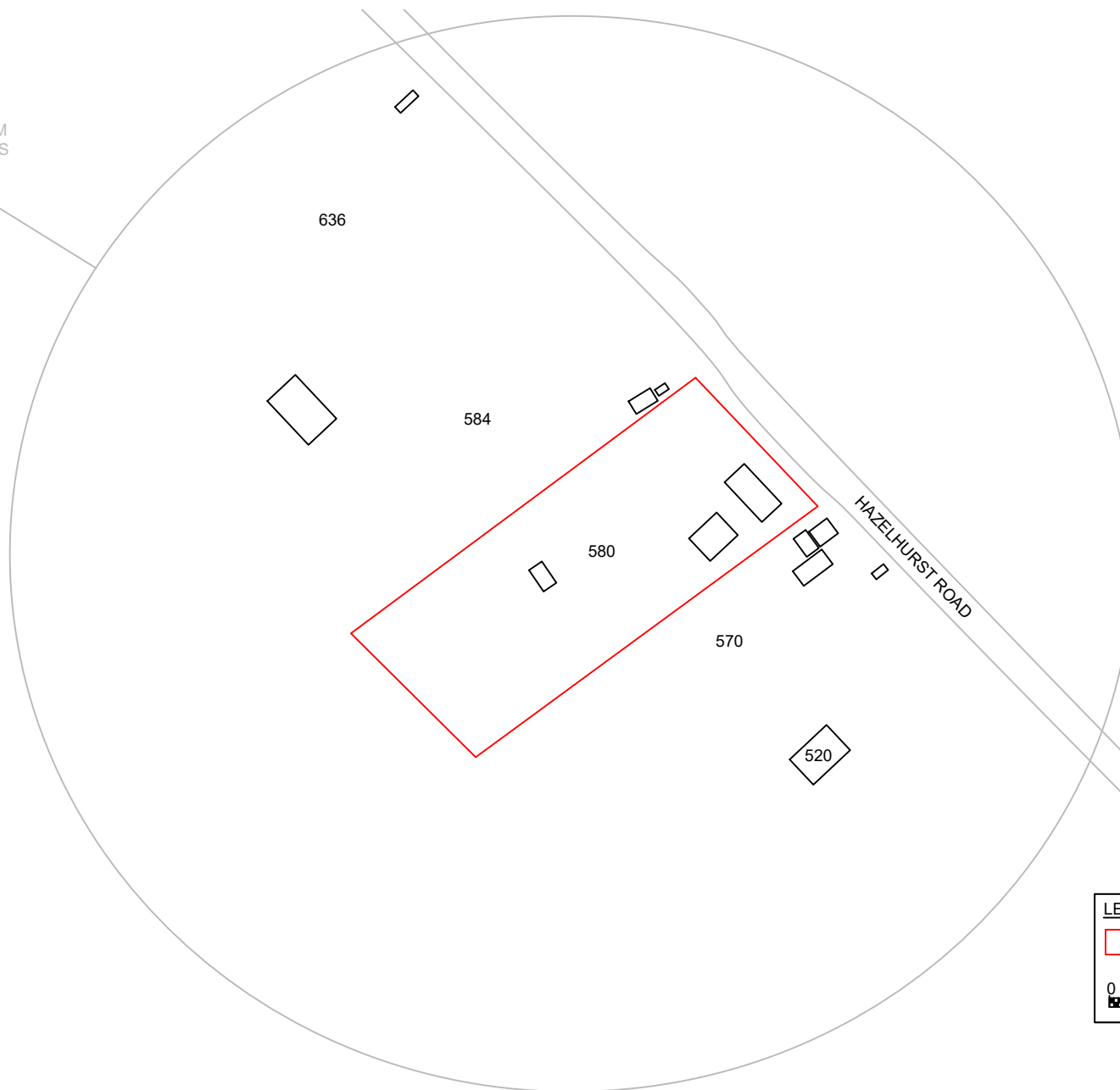


Drawing No.

1



APPROXIMATE 150 M  
STUDY AREA RADIUS



Scale: AS SHOWN  
Project No.: G2S19650  
Date: AUG. 21, 2019  
Drawn by: JB/GB  
File name: 580HAZELHURST.dwg

**PHASE ONE ESA STUDY AREA  
580 HAZELHURST ROAD**

MISSISSAUGA

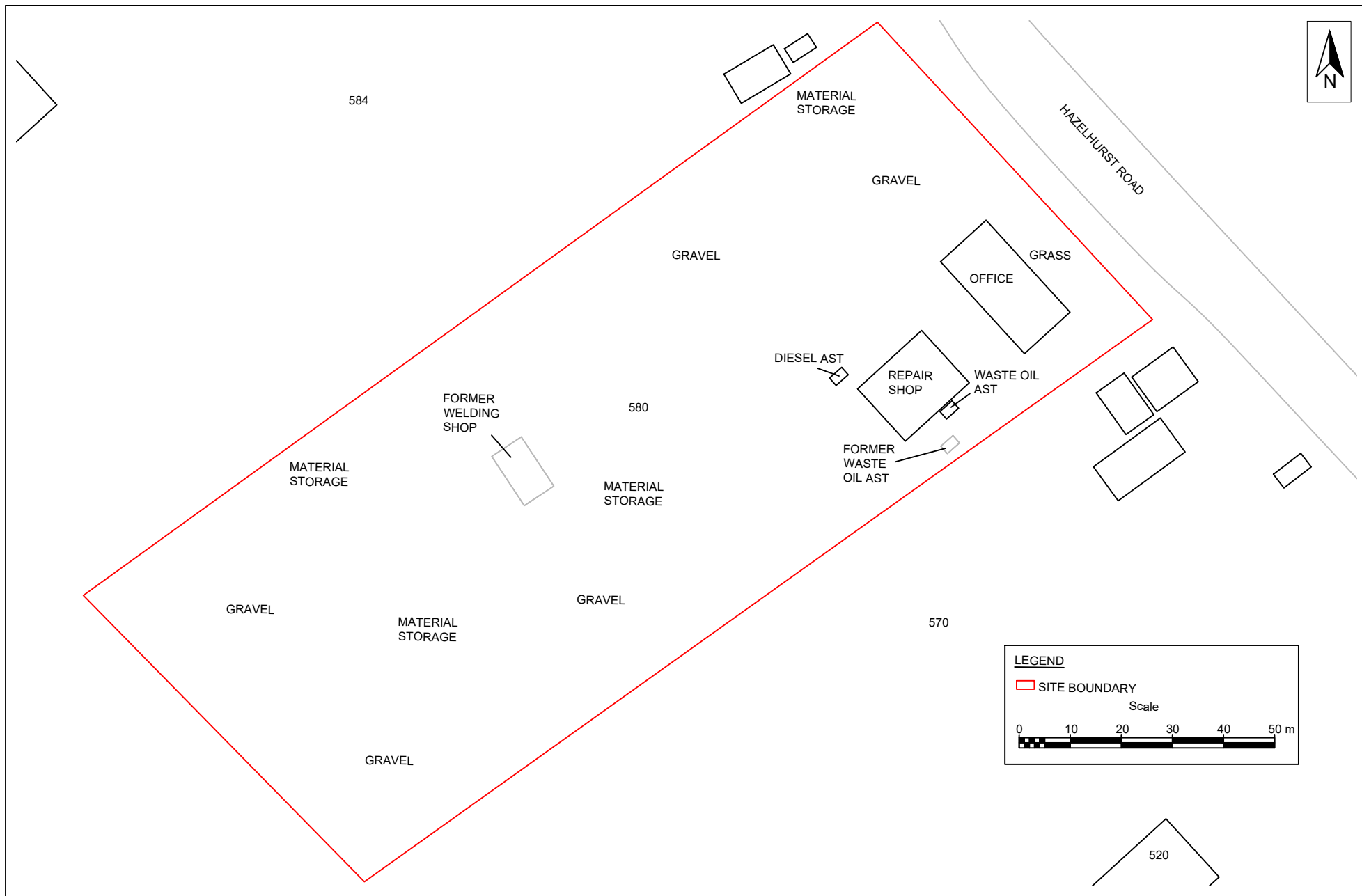
ONTARIO



Drawing No.

2





Scale: AS SHOWN  
 Project No.: G2S19650  
 Date: AUG. 28, 2019  
 Drawn by: JB/GB  
 File name: 580HAZELHURST.dwg

# **SITE PLAN** **580 HAZELHURST ROAD**

MISSISSAUGA

ONTARIO



Drawing No.

**3**



Scale: N.T.S.  
 Project No.: G2S19650  
 Date: AUG. 21, 2019  
 Drawn by: JB/GB  
 File name: 580HAZELHURST.dwg

1966 AERIAL PHOTOGRAPH  
 580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO



Drawing No.

4



Scale: N.T.S.  
Project No.: G2S19560  
Date: AUG. 21, 2019  
Drawn by: JB/GB  
File name: 580HAZLEHURST.dwg

1975 AERIAL PHOTOGRAPH  
580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO



Drawing No.

5





Scale: N.T.S.  
Project No.: G2S19650  
Date: AUG. 21, 2019  
Drawn by: JB/GB  
File name: 580HAZLEHURST.dwg

1980 AERIAL PHOTOGRAPH  
580 HAZELHURST ROAD

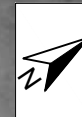
MISSISSAUGA

ONTARIO



Drawing No.

6



Scale: N.T.S.

Project No.: G2S19650

Date: AUG. 21, 2019

Drawn by: JB/GB

File name: 580HAZELHURST.dwg

1989 AERIAL PHOTOGRAPH  
580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO



Drawing No.

7





Scale: N.T.S.  
Project No.: G2S19650  
Date: AUG. 21, 2019  
Drawn by: JB/GB  
File name: 580HAZELHURST.dwg

1997 AERIAL PHOTOGRAPH  
580 HAZELHURST ROAD

MISSISSAUGA

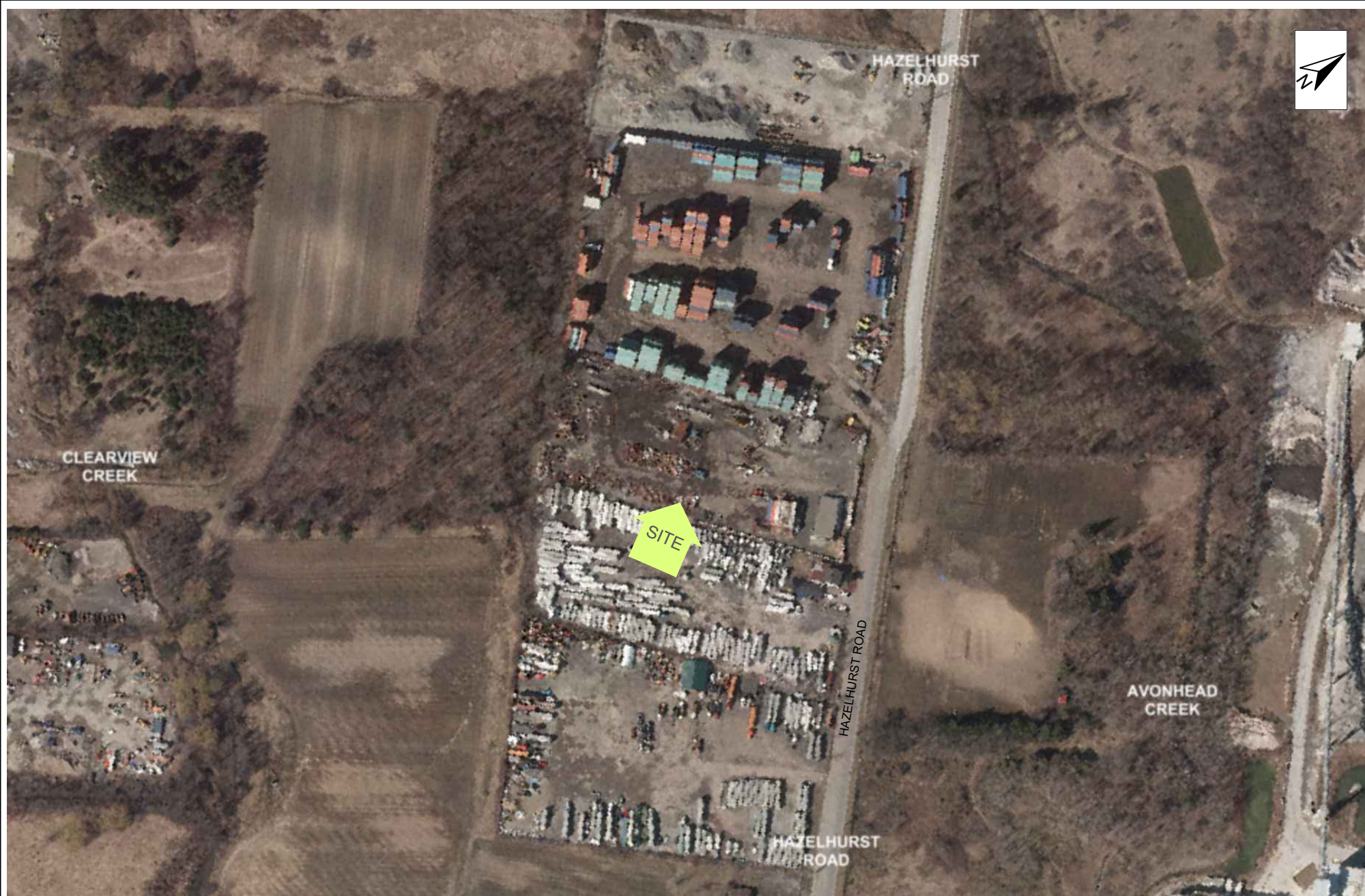
ONTARIO



Drawing No.

8





Scale: N.T.S.  
Project No.: G2S19650  
Date: AUG. 21, 2019  
Drawn by: JB/GB  
File name: 580HAZELHURST.dwg

2012 AERIAL PHOTOGRAPH  
580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO



Drawing No.

9





Scale: N.T.S.  
 Project No.: G2S19650  
 Date: AUG. 21, 2019  
 Drawn by: JB/GB  
 File name: 580HAZELHURST.dwg

2014 AERIAL PHOTOGRAPH  
 580 HAZELHURST ROAD

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ONTARIO



Drawing No.

10





Scale: N.T.S.  
 Project No.: G2S19650  
 Date: AUG. 28, 2019  
 Drawn by: JB/GB  
 File name: 580HAZELHURST.dwg

# 1978 TOPOGRAPHIC MAP 580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO

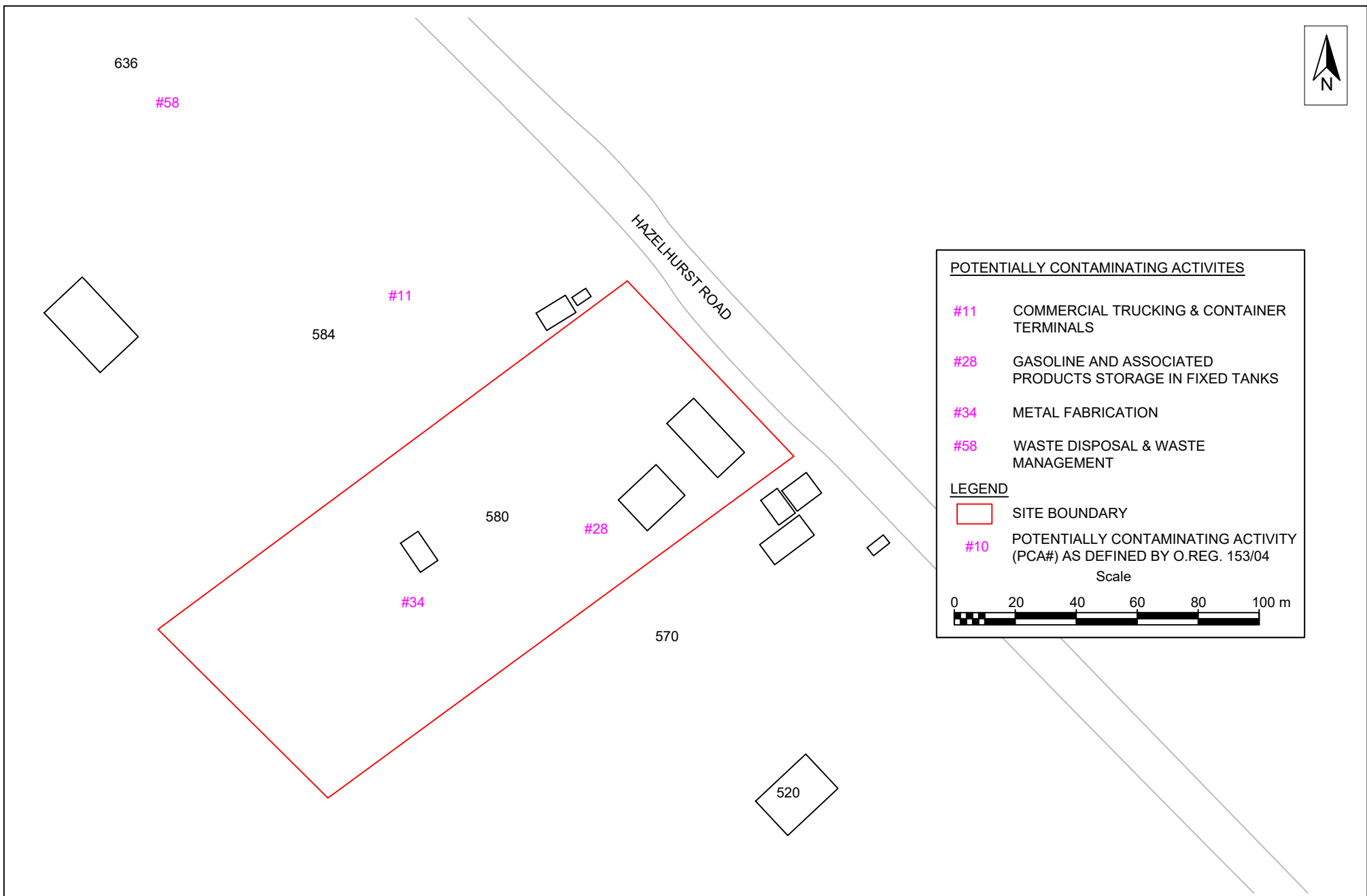


Drawing No.

11







Scale: AS SHOWN

Project No.: G2S19650

Date: AUG. 28, 2019

Drawn by: JB/GB

File name: 580HAZLEHURST.dwg

## POTENTIALLY CONTAMINATING ACTIVITIES 580 HAZELHURST ROAD

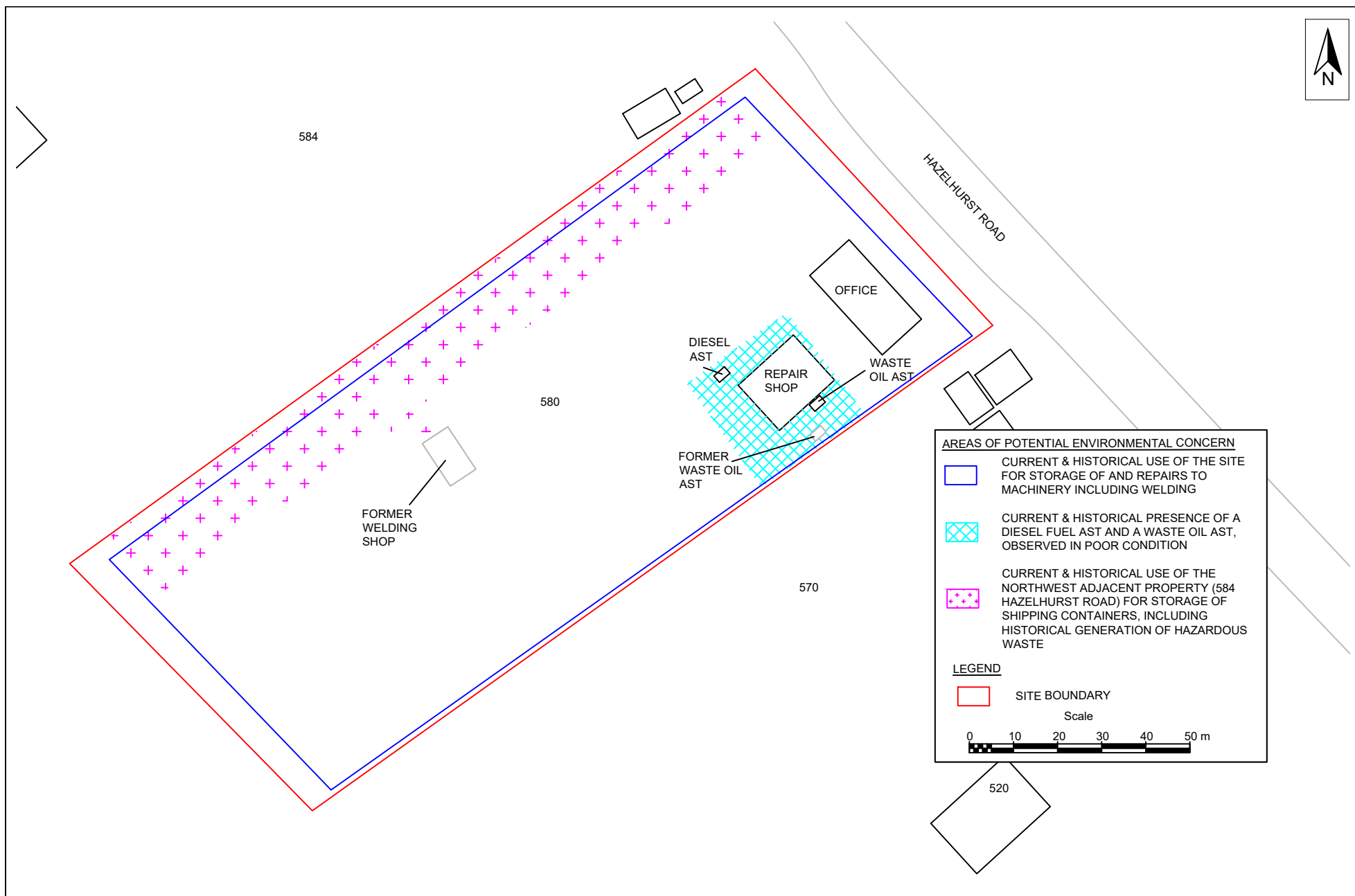
MISSISSAUGA

ONTARIO



Drawing No.

13



Scale: AS SHOWN  
 Project No.: G2S19650  
 Date: AUG. 28, 2019  
 Drawn by: JB/GB  
 File name: 580HAZELHURST.dwg

## AREAS OF POTENTIAL ENVIRONMENTAL CONCERN 580 HAZELHURST ROAD

MISSISSAUGA

ONTARIO



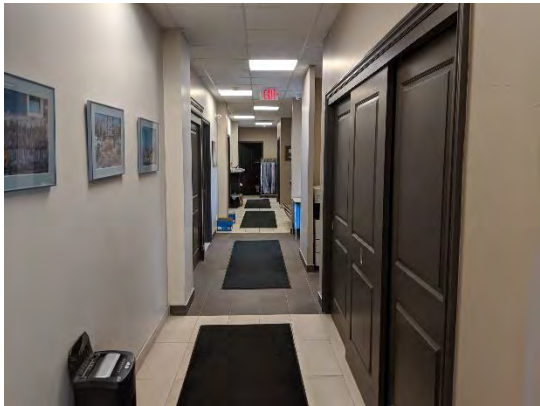





Drawing No.


14

## **Appendix B: Site Photos**



Picture and Description	
	
<b>Photo #1:</b> North exterior of office Site building, facing east.	<b>Photo #2:</b> Southwest exterior of office Site building, facing east.
	
<b>Photo #3:</b> Interior of office building.	<b>Photo #4:</b> East exterior of office Site building, facing northeast.
	
<b>Photo #5:</b> Northeast exterior of office building, facing north.	<b>Photo #6:</b> North exterior of seacan building, facing southeast.



Picture and Description	
	
<p><b>Photo #7:</b> Hydraulic oil, lubricant storage within sea can building.</p>	<p><b>Photo #8:</b> Diesel fuel AST, northwest exterior of seacan building.</p>
	
<p><b>Photo #9:</b> Southwest exterior of seacan building, facing east.</p>	<p><b>Photo #10:</b> New waste oil AST (left) and old empty tank (right), south of seacan building.</p>
	
<p><b>Photo #11:</b> Storage yard, equipment and machinery, west area of Site.</p>	<p><b>Photo #12:</b> New, unused AST, north area of Site.</p>



## **Appendix C: Property Use Directories**

**Property Use Directories, Surrounding Property Use**

Southeast		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
570 Hazelhurst Road Adjacent	Residential	1983-2001
	Atkinson Building Construction	1981-1983
520 Hazelhurst Road ~90 m	WRD Manufacturing Ltd.	2001
	Residential	1981-1998

Northwest		
<i>Address</i>	<i>Property Use</i>	<i>Years Occupied</i>
636 Hazelhurst Road ~150 m	Residential	1981-1996

## **Appendix D: Property Ownership**

LAND  
REGISTRY  
OFFICE #43

13493-0029 (LT)

PAGE 1 OF 2  
PREPARED FOR G2S  
ON 2019/08/21 AT 11:11:17

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

PROPERTY DESCRIPTION: PT LT 34 CON 3 SDS TORONTO AS IN R0872394 EXCEPT PT 12, 43R17487; T/W R0930120 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13493-0119

PIN CREATION DATE:

1999/03/25

OWNERS' NAMES

1629925 ONTARIO LIMITED

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 1997/03/18 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 **					
RO872394	1988/11/21	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	805401 ONTARIO LIMITED	C
43R16403	1988/12/22	PLAN REFERENCE				
RO1000969	1992/03/24	CHARGE		*** COMPLETELY DELETED ***	CANADIAN IMPERIAL BANK OF COMMERCE	
PR421940	2003/04/22	CERT TAX ARREARS		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA		
PR435360	2003/05/16	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE	RUMBLE, GEORGE	
REMARKS: RO1000969						
PR470586	2003/07/23	APL TR BK-OWNER		*** 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.

LAND  
REGISTRY  
OFFICE #43

13493-0029 (LT)

PAGE 2 OF 2  
PREPARED FOR G2S  
ON 2019/08/21 AT 11:11:17

\* 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/ CHKD
PR470591	2003/07/23	TR TRUST BANKRPTCY	\$1,030,000	805401 ONTARIO LIMITED  *** COMPLETELY DELETED *** BEALLOR & PARTNERS INC.	BEALLOR & PARTNERS INC.  1545356 ONTARIO LIMITED	C
PR634171	2004/05/05	CT TAX ARREAR CANC  REMARKS: RE: PR421940		*** COMPLETELY DELETED ***	THE CORPORATION OF THE CITY OF MISSISSAUGA	
PR713913	2004/09/07	TRANSFER OF CHARGE  REMARKS: RO1000969		*** COMPLETELY DELETED *** RUMBLE, GEORGE	1629925 ONTARIO LIMITED	
PR1238326	2007/04/05	JDGMT FORECLOSURE REMARKS: RO1000969		ONTARIO SUPERIOR COURT OF JUSTICE	1629925 ONTARIO LIMITED	
PR1828838	2010/05/28	CHARGE		*** COMPLETELY DELETED *** 1629925 ONTARIO LIMITED	ROYAL BANK OF CANADA	
PR1828923	2010/05/28	NO ASSGN RENT GEN  REMARKS: PR1828838		*** COMPLETELY DELETED *** 1629925 ONTARIO LIMITED	ROYAL BANK OF CANADA	
PR2261293	2012/09/06	DISCH OF CHARGE  REMARKS: PR1828838.		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		

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.

## **Appendix E: Environmental Source Information**

## Jessica Boelhouwer

---

**From:** Public Information Services <publicinformationservices@tssa.org>  
**Sent:** Wednesday, August 21, 2019 1:44 PM  
**To:** Jessica Boelhouwer  
**Subject:** RE: Fuel Storage Tank Search Request - Mississauga

### No Records Found

Hello,

Thank you for your request for confirmation of public information.

- We confirm that there are **no fuel storage tanks records** in our database at the subject address(es).

For a further search in our archives please complete our release of public information form found at <https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org) or through mail along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard) or with a Cheque made payable to TSSA.

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

Kind regards,



**Connie Hill | Public Information Agent**

Facilities

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



**From:** Jessica Boelhouwer <jessicab@g2senvironmental.com>  
**Sent:** August 21, 2019 11:53 AM  
**To:** Public Information Services <publicinformationservices@tssa.org>  
**Subject:** Fuel Storage Tank Search Request - Mississauga

Hello,

Could you please perform a fuel tank search for the following properties located in Mississauga, Ontario:

- 520, 550, 570, 580, 584, 636 Hazelhurst Road

Thank you!

Jessica Boelhouwer, B.Sc.

G2S Environmental Consulting Inc.



**hwin****Registered HWIN Generators**

FAQ's by Keyword

Ask

The HWIN Registered Generator List is a list of all generators registered in HWIN. For each generator, waste classes registered by the generator are displayed. Please note that HWIN will not let a generator enter into a manifest transaction for a specific waste class unless that generator has registered that waste class in HWIN. A generator may, however, add a new waste class at any time (on My HWIN page, click Administration, then Waste Information, then follow the simple instructions).

The Registered Generator List also identifies the status of each generator as "In Good Standing" or "Not in Good Standing". A generator "In Good Standing" has met all obligations for payments associated with registration fees, waste tonnage fees (on-site and off-site) and manifest fees.

It is important to note that a generator's status may change based on the generator's transactions. For example, a generator may make a waste shipment that incurs fees greater than the generator's prepaid account causing the account to have a negative balance. At the time of this transaction, the generator's status in HWIN will change from "In Good Standing" to "Not In Good Standing".

Beginning in September, the Ministry began the transfer of paper manifest data generated during 2002 into HWIN. The Ministry temporarily suspended the "In Good Standing"/"Not In Good Standing" designation on the HWIN Registered Generator List to allow generators time to make payments for paper manifest transactions that had accumulated during the year. To allow generators to fulfill their full obligations under HWIN, including reconciliation of accounts for 2002 and the registration renewal process for 2003, the "In Good Standing"/"Not In Good Standing" designation will remain temporarily suspended. Notice will be provided by the Ministry prior to reactivation of the "In Good Standing"/"Not In Good Standing" designation later in 2003.

Generators with a negative account balance in HWIN after this time will be identified as "Not In Good Standing". Such generators will be in a position of not fulfilling their requirements under Regulation 347. Generators should ensure that their accounts are paid in full to enable them to make any manifest transactions. Please note that HWIN will not allow a generator that is "Not In Good Standing" to enter into a manifest transaction.

For information on the payment of fees associated with paper manifests and registration renewal for 2003, click on the appropriate links on the HWIN home page.

You may view an individual generator's status by typing in the generator's number below and clicking the search button. This search will provide you with the current status of the generator from the HWIN database

Generator number

Company name

rumble foundations

Submit

Reset

Generator Number	Generator Name	Address	Waste Class	Status
ON8715562	RUMBLE FOUNDATIONS (ONTARIO) LTD	580 Hazelhurst Road Mississauga, Peel (R. M.), Ontario - L5j 2z7 Canada	<a href="#">View</a>	Registered

You may also download the entire HWIN Registered Generator list. The list is in an XML file in a zip format, and is approximately 1.5 MB in size. The download will take several minutes. To avoid heavy loads on HWIN during registration, the Ministry will only allow downloads of the entire HWIN Registered Generator list **between the hours of 6:00 pm EST and 6:00 am EST**. While the HWIN Registered Generator list is a dynamic list, the version of the list available for download will be a static list. The list will be updated and posted to the HWIN site two times a day - at 4:00 am and 6:00 pm. (Note: the XML download button will only be displayed below for use from 6:00pm to 6:00am).



**RUMBLE FOUNDATIONS (ONTARIO) LTD****Active Waste class listing**

<b>Waste Class</b>	<b>Waste class name</b>	<b>Primary Characteristic</b>	<b>Physical State</b>	<b>Specific Gravity</b>
212 L	ALIPHATIC SOLVENTS	LIQUID INDUSTRIAL WASTE	Liquid	1.1
251 L	OIL SKIMMINGS & SLUDGES	LIQUID INDUSTRIAL WASTE	Liquid	1
252 L	WASTE OILS & LUBRICANTS	LIQUID INDUSTRIAL WASTE	Liquid	1


[Government of Ontario](#)
[Site Map](#)
[Français](#)


We've launched the new **Environmental Registry of Ontario** where you can read and comment on notices. Some notices are still being published here as we complete the transition to the new registry. If you view a new notice on this site, you will be redirected to the **new registry**. This site will remain available as an archive.

[About the Registry](#)
[Search](#)
[How do I ...?](#)
[MyEBR](#)
[FAQs](#)
[Links](#)
[Contact Us](#)
[Home](#)
[Advanced Search](#)
[Basic Search](#)
[Court Action](#)

This is not the latest version of the notice. Click here to [view the latest version](#)

#### Instrument Proposal Notice:

**Proponent:** TRY Environmental Services Inc.  
8 Widdicombe Hill  
Toronto Ontario  
Canada M9R 1B3

**Instrument Type:** Approval for use of a former waste disposal site. - EPA s. 46

**EBR Registry Number:** 011-7800

**Ministry Reference Number:** S46-305-001 (2010)

**Ministry:** Ministry of the Environment  
**Date Proposal loaded to the Registry:** December 17, 2012

The Environmental Registry experienced a service interruption on January 15 and 16. The Environmental Registry is now operational.

The comment period for this Proposal Notice has been extended by 2 days to allow the public to comment.

Le service du Registre environnemental a été interrompu le 15 et 16 janvier. Le Registre environnemental fonctionne à nouveau.

La période de consultation de cet avis de proposition a été prolongée de 2 jours pour donner le temps au public de commenter.

**Keyword(s):** Waste

The comment period for this proposal is now over.

#### Description of Instrument:

The property is legally described as "Part of Lot 34, Concession 3 South of Dundas Street, Regional Municipality of Peel, City of Mississauga (formerly the Township of Toronto), Ontario" and is located in an area of commercial/industrial land use to the south of the intersection of Lakeshore Road West with Southdown Road on the west side at the termination of Hazelhurst Road about 1.5 kilometres northwest of Lake Ontario in Mississauga, Ontario.

The site is vacant land that was subject to illegal waste disposal operations in the early 1990s and has since been remediated with the removal of approximately 5545 metric tonnes of contaminated soil, mixed fill materials, and other debris.

The proposed use of the site is for commercial/industrial usage as permitted by the City of Mississauga.

#### Public Consultation:

This proposal was posted for a 32 day public review and comment period starting December 17, 2012. Comments were to be received by January 18, 2013.

#### Contact:

Robert Ryan  
Technical Specialist  
Ministry of the Environment  
Operations Division  
Environmental Approvals Branch  
135 St. Clair Avenue West  
Floor 1  
Toronto Ontario  
M4V 1P5  
Phone: (416) 212-4853  
Toll Free Phone: (800) 461-6290

#### Location(s) Related to this Instrument:

636 Hazelhurst Road,  
Mississauga, Ontario

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

CITY OF MISSISSAUGA

**Additional Information:**

The following government offices have additional information regarding this Proposal. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

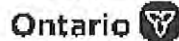
Halton-Peel District Office  
4145 North Service Road  
Suite 300  
Burlington Ontario  
L7L 6A3  
Phone: (905) 319-3847  
Toll Free Phone: (800) 335-5906

Environmental Approvals Branch  
135 St. Clair Avenue West  
Floor 1  
Toronto Ontario  
M4V 1P5  
Phone: (416) 314-8001  
Toll Free Phone: (800) 461-6290

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#### Instrument Decision Notice:

**Proponent:** 2193989 Ontario Inc.  
1643 Claybar Road  
Jerseyville Ontario  
Canada L0R 1R0

**Instrument Type:** Approval for use of a former waste disposal site. - EPA s. 46

**EBR Registry Number:** 011-7800

**Ministry Reference Number:**  
S46-305-001 (2010)

#### Ministry:

Ministry of the Environment

**Date Proposal loaded to the Registry:**

December 17, 2012

**Date Decision loaded to the Registry:**

May 08, 2014

**Keyword(s):** Waste

#### Decision on Instrument:

On March 25, 2014 an approval under Section 46 of the Environmental Protection Act (EPA) was granted to 2193989 Ontario Inc. for use of a former waste disposal site.

The Section 46 Approval is for the use of the lands for commercial and industrial development as permitted by the City of Mississauga.

#### Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 32 Days, from December 17, 2012 to January 18, 2013.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

#### Leave to Appeal Provisions:

No Appeal exists on the ministry's decision pertaining to this instrument.

#### Contact:

Greg Jenish  
Program Support Coordinator  
Ministry of the Environment  
Operations Division  
Environmental Approvals Access  
and Service Integration Branch  
135 St. Clair Avenue West  
Floor 1  
Toronto Ontario  
M4V1P5  
Phone: (416) 314-7210  
Toll Free Phone: (800) 461-6290

#### Location(s) Related to this Instrument:

636 Hazelhurst Road,  
Mississauga, Ontario

CITY OF MISSISSAUGA

#### Additional Information:

The following government offices have additional information regarding this


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#### Instrument Proposal Notice:

**Proponent:** Leonard G. Watson

13 Tullamore Road  
Brampton Ontario  
L6W 1J6

**Instrument Type:** Approval for a waste disposal site. - EPA s. 27

**EBR Registry Number:**

IA04E1315

**Ministry Reference Number:**

2072-64DQJJ

**Ministry:**

Ministry of the Environment

**Date Proposal loaded to the Registry:**

September 13, 2004

The comment period for this proposal is now over.

#### Description of Instrument:

This application is for a Certificate of Approval for the use and operation of the wood waste processing and transfer site with the total area of 1.21 hectares, at a maximum rate of 100 tonnes per day and at maximum total storage of 500 tonnes at any one time to serve the Province of Ontario.

#### Public Consultation:

This proposal was posted for a 30 day public review and comment period starting September 13, 2004. Comments were to be received by October 13, 2004.

All comments received during the comment period are being considered as part of the decision-making process by the Ministry.

Please Note: All comments and submissions received have become part of the public record.

#### Contact:

Application Processor  
Environmental Assessment and Approvals Branch  
Floor 12A, 2 St Clair Ave W  
Toronto Ontario  
M4V 1L5  
Phone: (416) 212-3678  
Fax: (416) 314-8452

#### Location(s) Related to this Instrument:

570 Hazelhurst Road  
Mississauga Ontario

Mississauga

#### Additional Information:

The following government offices have additional information regarding this Proposal. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Environmental Assessment and Approvals Branch  
2 St. Clair Avenue West Street


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#### Instrument Decision Notice:

**Proponent:** Leonard G. Watson

13 Tullamore Road  
Brampton Ontario  
L6W 1J6

**Instrument Type:** Approval for a waste disposal site. - EPA s. 27

**EBR Registry Number:**

IA04E1315

**Ministry Reference Number:**

2072-64DQJJ

**Ministry:**

Ministry of the Environment

**Date Proposal loaded to the Registry:**

September 13, 2004

**Date Decision loaded to the Registry:**

December 06, 2004

#### Decision on Instrument:

Approval was not issued as the application was withdrawn by the applicant.

#### Comment(s) Received on the Proposal: 0

Public Consultation on the proposal for this decision was provided for 30 Days, from September 13, 2004 to October 13, 2004.

As a result of public consultation on the proposal, the Ministry received a total of 0 comments.

#### Effect(s) of Consultation on this Decision:

No comments were received resulting in no impact on the decision whether or not to proceed with this proposal.

#### Leave to Appeal Provisions:

No Appeal exists on the ministry's decision pertaining to this instrument.

#### Contact:

Senior Air Engineer  
Assessment and Approvals  
2 St Clair W. 12 fl  
Toronto Ontario  
M4V 1L5  
Phone: (416) 314-8318  
Fax: (416) 314-8452

#### Location(s) Related to this Instrument:

570 Hazelhurst Road  
Mississauga Ontario

Mississauga

#### Additional Information:

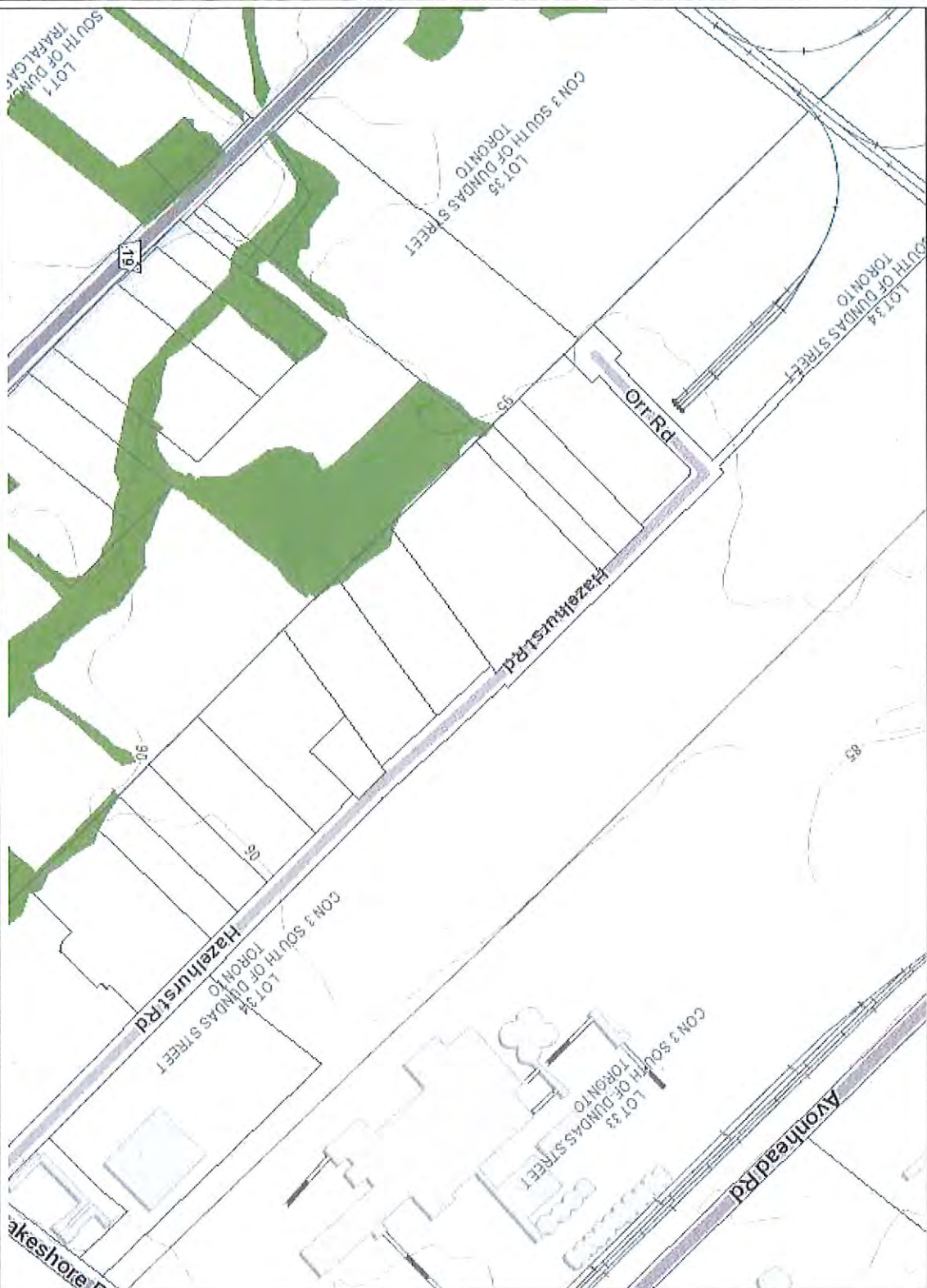
The following government offices have additional information regarding this Decision. To arrange a viewing of these documents please call the Ministry Contact or the Office listed below.

Environmental Assessment and Approvals Branch  
2 St. Clair Avenue West Street



## Natural Heritage Areas

Notes:



- Legend**
- Assessment Parcel
  - Wetland
  - Conservation Reserve
  - Provincial Park
  - Natural Heritage System
  - Ecotone
  - Provincially Significant Wetland
  - Non-Provincially Significant Wetland
  - Unrestricted Wetland
  - Area of Natural Heritage & Scientific Interest (ANSI)
  - Provincially Significant Life Source Area (LSA)
  - Provincially Significant River Source Area (RSA)
  - Greenbelt Plan
  - Boundary
  - River Valley Connections
  - Land Use Designations
  - Protected Countryside
  - Towns and Villages
  - Hamlets
  - Urban River Valley
  - Specialty Crop Area
  - Land Use Designations
  - Ecotone Natural Area
  - Ecotone Protection Area
  - Ecotone Rural Area
  - Mineral Resource Extension Area
  - Ecotone Recreation Area
  - Urban Area
  - Minor Urban Centre
  - Oak Ridge Moraine Conservation Plan (ORM)
  - Boundary
  - Land Use Designations
  - Natural Core Area
  - Natural Legacy Area
  - Countryside Area
  - Rural Settlement
  - Palimpsest Estates
  - Residential Community
  - Settlement 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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## Freedom of Information Request

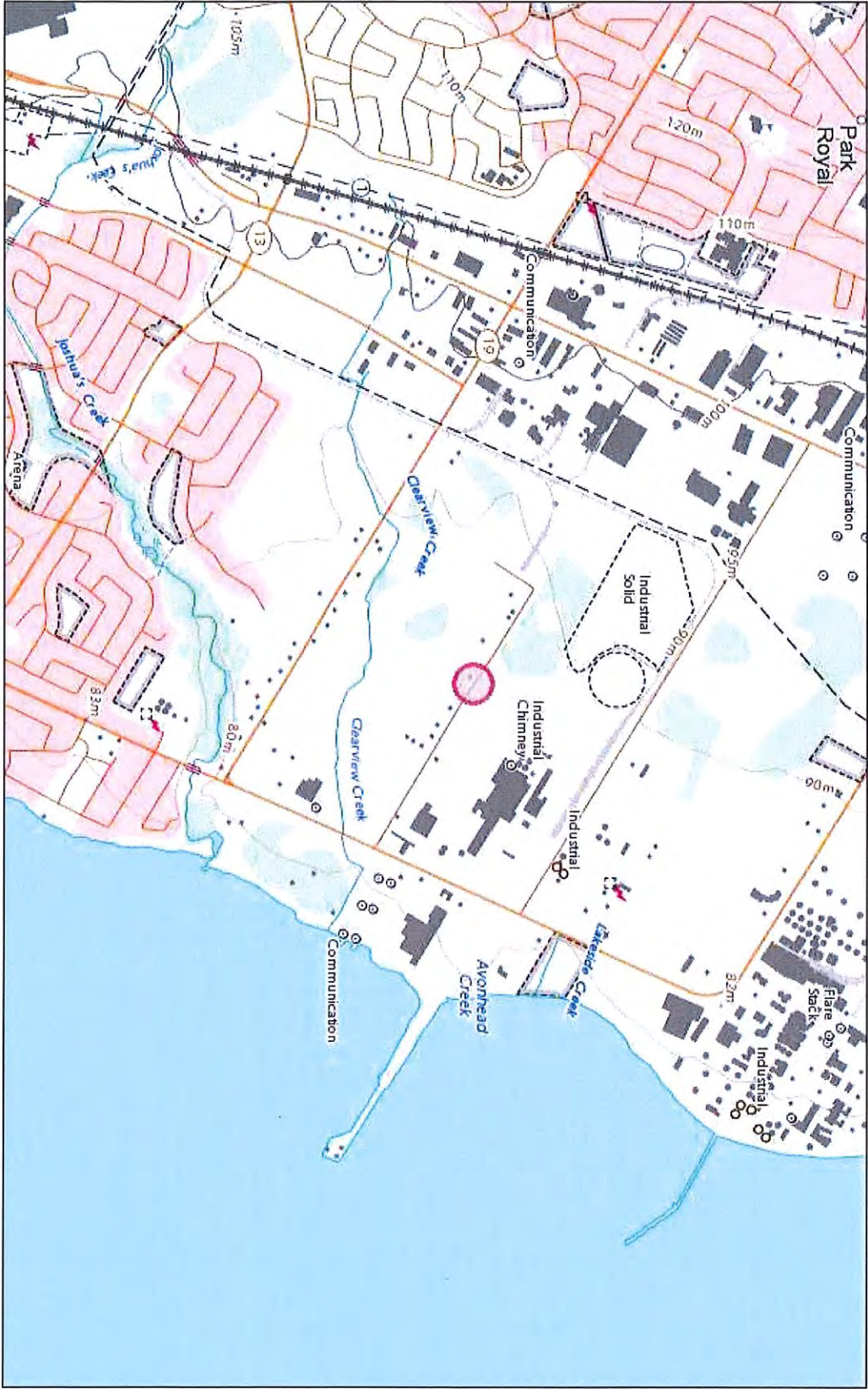
This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester <b>Jessica Boelhauer</b> Email address: <b>625 Environmental Consulting Inc</b> <b>104-3370 South Service Road</b> <b>Burlington, ON L7N 3M6</b> <b>jessicab@g2senvironmental.com</b>			FOI Request No.	Date Request Received
			Fee Paid <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input type="checkbox"/> VISA/MC <input type="checkbox"/> CASH  <input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Telephone/Fax Nos. Tel. <b>(289) 208-5911</b> Fax <b>(905) 642-5999</b>	Your Project/Reference No. <b>G2519650</b>	Signature/Print/Name of Requester  <b>Jessica Boelhauer</b>		
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) <b>580 Hazelhurst Road, Mississauga</b>				
Present Property Owner(s) and Date(s) of Ownership <b>1629925 Ontario Ltd (2004-current)</b>				
Previous Property Owner(s) and Date(s) of Ownership <b>Rumble, G. (2003-2004), 805401 Ontario Ltd. (1988-2003)</b>				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			<b>1950 - current</b>	
Orders				
Spills				
Investigations/prosecutions ➤ Owner AND tenant information must be provided				
Waste Generator number/classes				
Certificates of Approval ➤ Proponent information must be provided				
1985 and prior records are searched manually. Search fees in excess of \$300.00 could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). If supporting documents are also required, mark SD box and specify type e.g. maps, plans, reports, etc.				
			SD	Specify Year(s) Requested
air - emissions				<b>1950 - current</b>
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				
waste water - industrial discharges				
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				
pesticides - licenses				

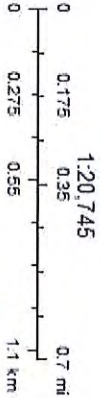
A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.



Toporama



August 21, 2019



Natural Resources  
Canada

Ressources naturelles  
Canada

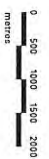
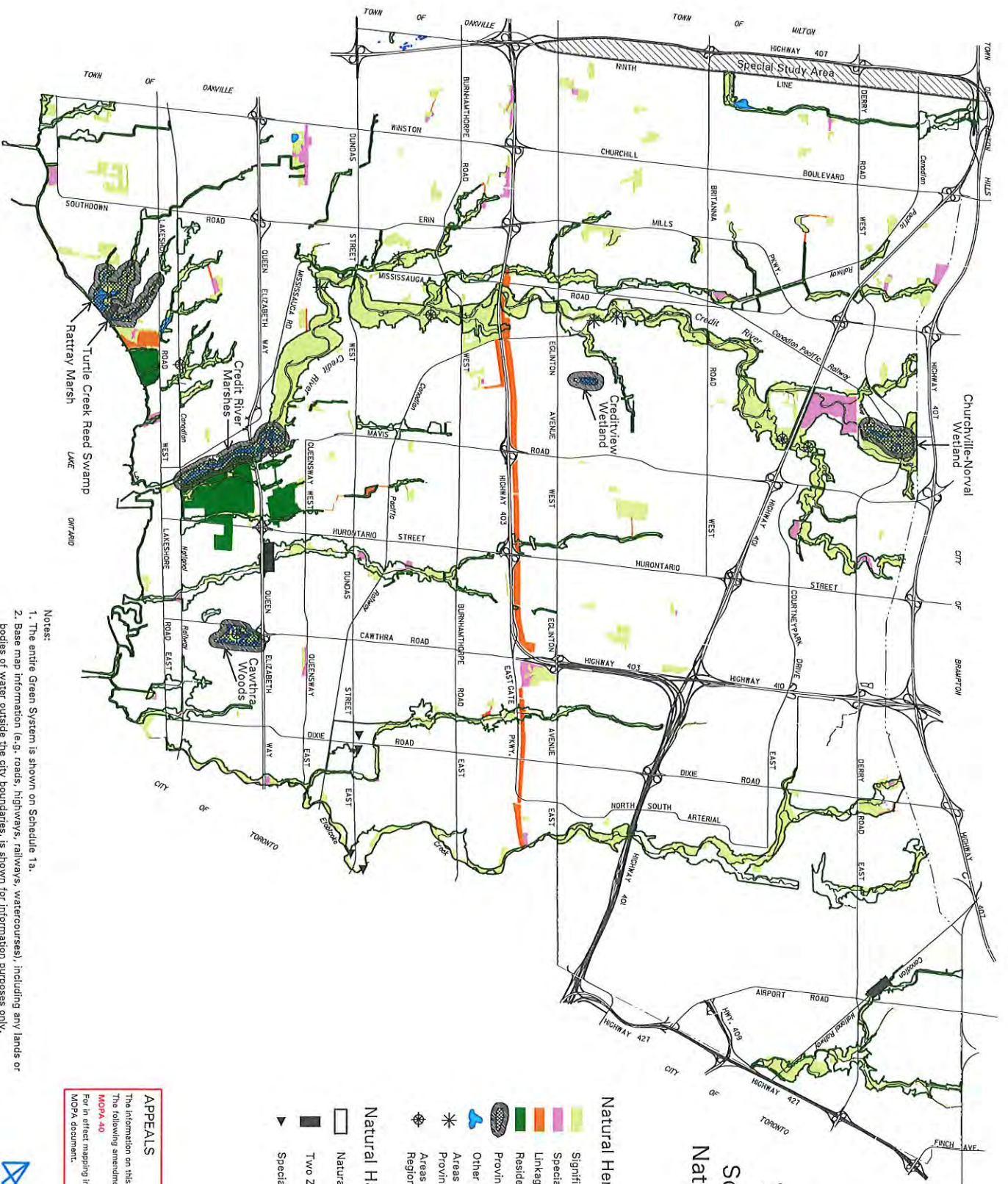
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## Schedule 3 Natural System

### Natural Heritage System:

- Significant Natural Areas and Natural Green Spaces
- Special Management Areas
- Linkages
- Residential Woodlands
- Provincially Significant Wetlands
- Other Wetlands
- Areas of Natural and Scientific Interest - Provincial Significance
- Areas of Natural and Scientific Interest - Regional Significance

### Natural Hazards:

- Natural Hazards
- Two Zone Floodplain Regulations
- Special Policy Area Floodplain

### APPEALS

The information on this schedule reflects Council adopted amendments. The following amendments are under appeal and affect this schedule:

**MOPA 40**

For in effect mapping information refer to the Consultation Tables and MOPA document.



- Notes:
1. The entire Green System is shown on Schedule 1a.
  2. Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.
  3. The limits of the Natural Hazards shown on this Schedule are for illustrative purposes only. The appropriate Conservation Authority should be consulted to determine their actual location.

## **Appendix F: Well Records**

Master Well Owner's and Land Owner's Information

First Name: William Last Name: Canada E-mail Address: \_\_\_\_\_  
Mailing Address (Street Number/Name, RR): 2391 Lakeshore Rd. W. Mississauga Municipality: Ont Province: Ont Postal Code: L5S 1K1 Telephone No. (inc. area code): 905 832 1653

Location and Construction of the Master Well in the Cluster

Address of Well Location (Street Number/Name, RR): 2391 Lakeshore Rd. West Township: \_\_\_\_\_ Lot: \_\_\_\_\_ Concession: \_\_\_\_\_  
City/Town/Village: Mississauga Province: Ontario Postal Code: L5S 1K1  
County/District/Municipality: \_\_\_\_\_  
UTM Coordinates: NAD 83 1176111027481162017 Zone: 18 Easting: 1176111027481162017 Northing: 1176111027481162017 OPS Unit Make: Imagellon Model: Sportrak Mode of Operation: ☐ Undifferentiated ☒ Differentiated, specify \_\_\_\_\_

Overburden and Bedrock Materials (see instructions on the back of this form)

General Colour	Most Common Material	Other Materials	General Description	Depth (Metres) From	Depth (Metres) To
Brown	Sand			0	1.2
Brown	Sand	silt	wet	1.2	3.0
Brown	clay fill			3.0	3.9

Hole Details

Depth (Metres) From	Depth (Metres) To	Diameter (Centimetres)
0	3.9	21cm

Water Use

☐ Public ☐ Industrial ☐ Not used ☐ Other, specify \_\_\_\_\_  
☐ Domestic ☐ Commercial ☐ Dewatering  
☐ Livestock ☐ Municipal ☒ Monitoring  
☐ Irrigation ☐ Test Hole ☐ Cooling & Air Conditioning

Method of Construction

☐ Cable Tool ☐ Air Percussion ☐ Digging  
☐ Rotary (Conventional) ☐ Diamond ☒ Boring  
☐ Rotary (Reverse) ☐ Jelling ☐ Other, specify \_\_\_\_\_  
☐ Rotary (Air) ☐ Driving

Status of Well

☒ Test Hole ☐ Abandoned, insufficient supply  
☐ Replacement Well ☐ Abandoned, poor water quality  
☐ Dewatering Well ☐ Other, specify \_\_\_\_\_  
☐ Alteration (Construction) ☐ Abandoned, other, specify \_\_\_\_\_

No Casing and Screen Used

Open Hole ☐ Yes ☒ No ☐ Screen ☐ Metal ☐ Plastic

Construction Details

Inside Diameter (Centimetres): 5.1cm Material: Plastic Wall Thickness: .64 Depth (Metres) From: 0 To: 3.9

Water Details

Water found at Depth: 3.54 Metres Kind of Water: Fresh  
Water found at Depth: \_\_\_\_\_ Metres Kind of Water: \_\_\_\_\_  
Water found at Depth: \_\_\_\_\_ Metres Kind of Water: \_\_\_\_\_

Annular Space/Abandonment Sealing Record

Depth Set at (Metres) From	Depth Set at (Metres) To	Type of Sealant Used (Material and Type)	Volume Used (Cubic Metres)
0	3.5	Bentonite	2.5

Cluster Information (Please also fill out the additional Cluster Well Information for Well Construction for each parcel of land and cluster.)

Total Wells in Cluster: 6 Please indicate Number of Cluster Well Information Log Sheets Submitted: \_\_\_\_\_  
Total Wells on this Property: 6

Location of Well Cluster

Detailed Map must be provided as an attachment no larger than legal size (8.5" x 14"). Sketches are not allowed.  
☐ Check box to confirm detailed map is provided as per Section 11.1 (3)

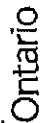
Consent to release additional information concerning the cluster to the Director upon request

\_\_\_\_\_

Well Contractor and Well Technician Information

Business Name of Well Contractor: GEO-ENVIRONMENTAL DRILLING Well Contractor's Licence No.: 0661017  
Business Address (Street No & Name, number, RR): 340 Market Dr Municipality: HALTON HILLS  
Province: ON Postal Code: L4T 1A1 Business E-mail Address: \_\_\_\_\_  
Bus. Telephone No. (inc. area code): 905 817 6131 Name of Well Technician (Last Name, First Name): Paquette J  
Well Technician's Licence No.: 2131816 Signature of Technician: Paquette Date Submitted (YYYY/MM/DD): 2009/05/01

Audio No.: M 04624 Well Contractor No.: \_\_\_\_\_  
Date Received (YYYY/MM/DD): JUL 09 2009 Date of Inspection (YYYY/MM/DD): \_\_\_\_\_  
Remarks: \_\_\_\_\_

Ministry of  
the Environment

# Cluster Well Information for Cluster Well Construction

Page 7 of 7

Well Tag No. for Master Well (Print Well Tag No.)

Property Owner's Information			
First Name	Last Name	Mailing Address (Street No., Name, R/R)	Municipality
William	Dea	2391 Lakeshore Rd.	Mississauga
Province	Postal Code	E-mail Address	Telephone No. (incl. area code)
Ontario	L5G 1K1		905 872-2116
			513

Cluster Well Information				County/District/Municipality	
Address of Well Location (Street Number/Name, RP#)		Lot	Concession	Township	
2291 Lakeshore Rd West					
City/Town/Village	Province	Postal Code	GPS Unit Make	Model	Unit Mode of Operation
				Standard	<input type="checkbox"/> Averaged
					<input type="checkbox"/> Differentiated, specify:

Well # on Section	UTM Coordinates		Full Depth of Hole (meters)	Hole Diameter (cm)	Method of Construction	Casing Material	Casing Length (meters)	Screen Interval (meters)		Inner Space Solvent Used	Static Water Level (meters)	Abandonment Solvent Used	Comments	Date of Completion (YYYY-MM-DD)
	Zone	Easting						Northing	From					
BH#2	17	611111	4147811	4.5	21cm	Boring	Plastic	1.5	1.5	4.5	Bentonite	N/A		2008/04/30
BH#4	17	611101	4181116	4.5	21cm	Boring	Plastic	1.5	1.5	4.5	Bentonite	N/A		2008/04/30
BH#5	17	611121	4131491	4.5	21cm	Boring	Plastic	1.5	1.5	4.5	Bentonite	N/A		2008/04/30
BH#1	17	610911	4164811	3.9	21cm	Boring	Plastic	.9	.9	3.9	Bentonite	N/A		2009/05/01
BH#3	17	610860	4181164	3.9	21cm	Boring	Plastic	.9	.9	3.9	Bentonite	N/A		2009/05/01

Well Contractor and Well Technician Information	
Business Name of Well Contractor GEO-ENVIRONMENTAL DRILLING INC. Postal Code L1R1T5	Business Address (Street Number, Name, RR) 340 MARKET DR. WELL CONTRACTOR'S LICENSE NO. 666917
Business Telephone No. (inc. area code) 4191058126	Business E-mail Address 3388
Name of Well Technician (First Name, Last Name) TERRY DARGUETTE	Well Technician's License No. 23216
Date Submitted (YY/MM/DD) 2009/05/01	
Signature of Technician Terry Darguette	
Municipality HALTON HILLS	Province ON

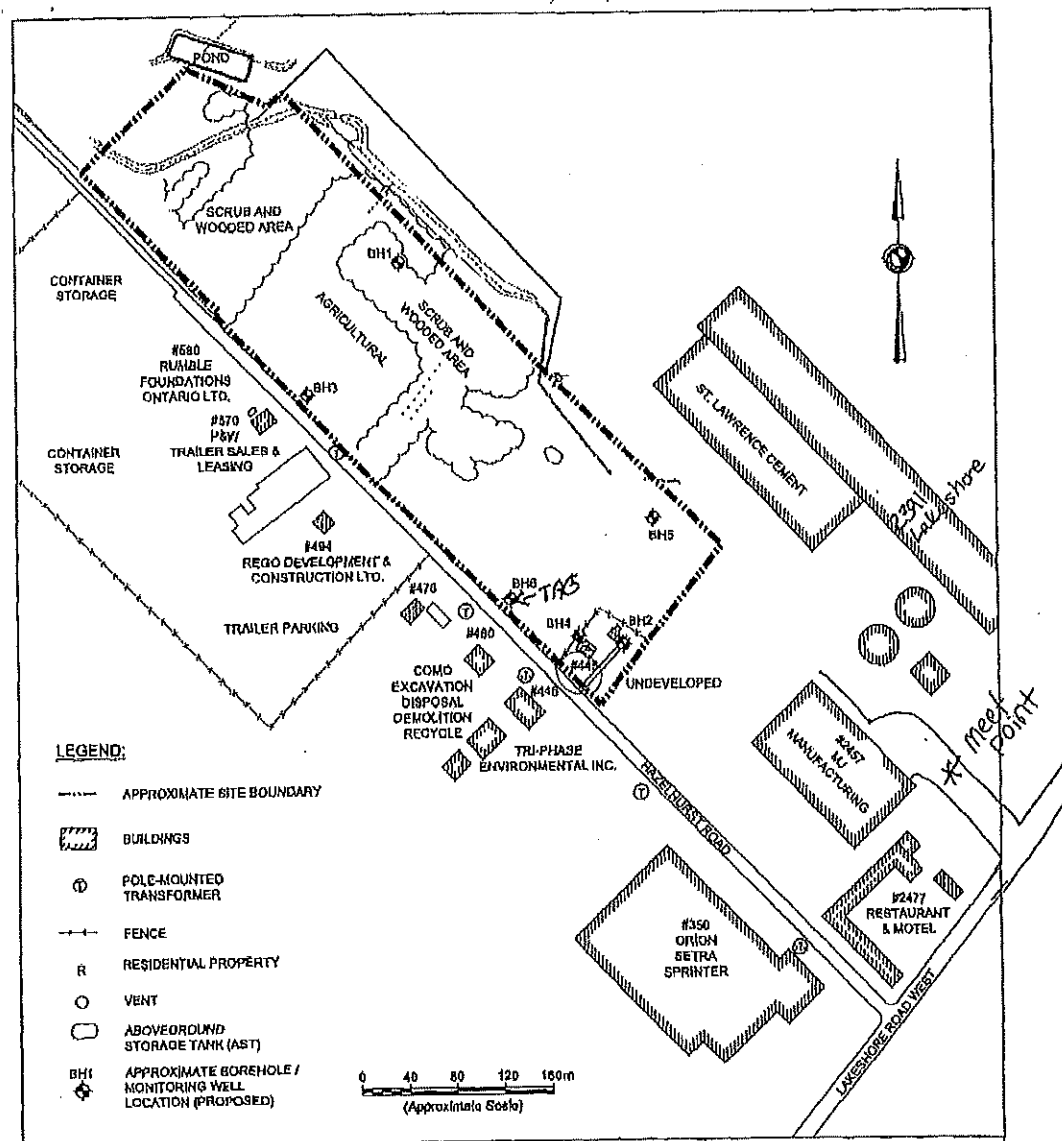
Date Well Technician Considered Qualified 05/01/2009	Date Last Well in Question Constructed 2009/04/30	Date Last Well in Question Constructed 05/01/2009
Ministry Use Only Date Received JUL 09 2009		Date Inspected (YY/MM/DD)
Audit No. C 05286	Remarks WMD4624	

1991 11/2006



782507  
129150W 10907-2

JUL 9 2009



PROJECT		CLIENT	
HASE II ESA		DATE: APRIL 2000	
TITLE		PROJECT NO:	
PROPOSED BOREHOLE / MONITORING WELL LOCATIONS		FIGURE NO:	
2391 Lakeshore Road West		1	
Mississauga, ON		SCALE: AS SHOWN	



**Appendix G:  
Phase One Questionnaire**

## PHASE ONE ESA QUESTIONNAIRE



Site Address: 580 Hazelhurst Road	
Project #:	
Owner: 1629925	Occupant: Rumble Foundations
Interviewee: David Rumble	Relation to Site: Shareholder
Property and Building Description and Size: 3.8 acre property	

1. Has the property or an adjacent property(s) currently or previously been used for an industrial or commercial use? If yes, please specify activities and time frames.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: The property is used for industrial use. Adjacent property unknown.

2. Are there or have there been in the past, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in the aggregate, stored on or used at the property or on any of the adjacent properties? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: Used batteries are picked up by scrap handlers. No pesticides used on the property. Industrial waste handled by waste company. Adjacent properties unknown.

3. Are there currently, or have there been in the past, any industrial containers of chemicals located on the property or on any of the adjacent properties? If yes, please specify location.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES: We use sea containers to protect and house our equipment and supplies.  
Property located to the north have sea containers and tractor trailers on their property.  
Property located to the south have equipment (tractor trails and RV) to facilitate the movie industry.  
We cannot comment on adjacent property uses.



## Phase One ESA Questionnaire

6. Are there currently, or have there been in the past, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:

7. Is there currently any, or has there been in the past, stained soil on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
<b>Yes</b> No Unknown	<b>Yes</b> No

NOTES: There are surface fuel stains and oil stains.

8. Are there currently, or have there been in the past, any registered or unregistered storage tanks (above or underground) located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	<b>Yes</b> No

NOTES: diesel AST  
used oil AST

9. Are there currently, or have there been in the past, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:



## Phase One ESA Questionnaire

10. Is there currently, or have there been in the past, evidence of leaks, spills or staining by substances other than water, or foul odours, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:

11. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:

12. If the property served by a private well or non-public water system, have there been in the past, any well designated as contaminated by any government environmental/health agency? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:

13. Are you aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

NOTES:



## Phase One ESA Questionnaire

4. Are you aware or do you have any prior knowledge that fill material has been brought onto the property that originated from an unknown origin or contaminated site? If yes, please specify location.

Interviewee	Observed During Site Visit
Yes <b>No</b> Unknown	Yes <b>No</b>

### NOTES:

1. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable): *Cannot comment on adjacent properties.*

AREA OF CONCERN	YES	NO	COMMENT
Chemicals		x	
Electrical Equipment		x	
Metal Smelting and/or Processing		x	
Mining		x	
Milling		x	
Petroleum and Natural Gas Drilling/Production/Processing/Retailing and/or Distribution (Including Gasoline Station)			Diesel Fuel, Gasoline, equipment oil supplies are stored.
Transportation		x	
Junkyard, waste disposal/landfill/waste treatment and/or Processing, Recycling			Scrap metals stored until disposed of at the scrap yard.
Wood, Pulp and Paper Products		x	
Appliance Equipment and/or Engine Repair/Reconditioning/Salvage			Engine, and equipment repairs performed on site.
Ash Deposit from boilers and/or other Thermal Facilities		x	
Asphalt Tar Manufacturing		x	
Coal Gasification		x	
Medical/Chemical/Radiological and/or Biological Labs		x	
Rifle and/or Pistol Firing Ranges		x	
Road Salt Storage Facilities		x	
Dry Cleaning Facilities		x	
Commercial Printing Facilities and/or Photo Developing Laboratory		x	
Site which have been or are likely to have been contaminated by substances migrating from other properties.			unknown

## Phase One ESA Questionnaire

14. Are you aware of current or past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes No Unknown	Yes No

NOTES: We use petroleum substances on site

15. Are you aware of any current or past existence of environmental violations with respect to the property or any facility located on the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes No Unknown	Yes No

NOTES:

16. Are you aware of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes No Unknown	Yes No

NOTES:

17. Are you aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property? If yes, please specify.

Interviewee	Observed During Site Visit
Yes No Unknown	Yes No

NOTES:

Phase One ESA Questionnaire

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Date: 20-Aug-2019

Signature of Assessor: [Signature]

Name of Assessor: Jessica Boelhouwer

Signature of Interviewee: \_\_\_\_\_

Name of Interviewee: David Rumble