

The Corporation of the City of Mississauga

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Waldorf Way Triangle

Mississauga, Ontario

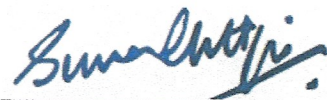
December 2022

A large, solid orange triangle is positioned in the bottom right corner of the page, pointing towards the top right. A thin white diagonal line runs from the bottom left corner of the triangle to its top right corner. A thin orange horizontal line is located near the bottom of the page, extending from the left edge to the right edge of the orange triangle.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
WALDORF WAY TRIANGLE, MISSISSAUGA, ON



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PHASE ONE ENVIRONMENTAL SITE ASSESSMENT

Waldorf Way Triangle, Mississauga,
Ontario

Prepared for:
City of Mississauga

Prepared by:
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Our Ref.:
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December 2, 2022

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1 EXECUTIVE SUMMARY

Provide a brief summary of the report.

Arcadis Canada Inc. (Arcadis) was retained by the City of Mississauga (the City) to complete a Phase One Environmental Site Assessment (ESA) for the property referred to as Waldorf Way Triangle, in Mississauga, Ontario (the Phase One Property).

The Phase One Property is located approximately 10 meters (m) south of Waldorf Way cul-de-sac and adjacent to/immediately west of the residential property at 7342 Waldorf Way. The Phase One Property is currently vacant and is primarily comprised of a naturalized area adjacent to (and east of) the Orangeville-Brampton Railway corridor.

No on-site potentially contaminating activities (PCAs) were identified for the Phase One Property. One off-site PCA was identified on the west adjacent property (i.e., the rail tracks).

Based on the findings of this Phase One ESA, the following area of potential environmental concern (APEC) was identified on the Phase One Property:

- APEC 1 is associated with the off-site PCA on the west adjacent property (rail tracks). Contaminants of Potential Concern (COPCs) related to APEC 1 include volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons (PHCs), Metals, Hydride-Forming Metals, Cr(VI), Hg, HWS-B, cyanide (CN), pH and chlorophenols (CPs).

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
<h2 style="color: #e67e22;">2 INTRODUCTION</h2>	<p>Arcadis was retained by the City to complete a Phase One ESA for the property referred to as Waldorf Way Triangle, in Mississauga, Ontario (the Phase One Property).</p> <p>The Phase One Property is located approximately 10 meters (m) south of Waldorf Way cul-de-sac and adjacent to/immediately west of the residential property at 7342 Waldorf Way. The Phase One Property is currently vacant and is primarily comprised of a naturalized area adjacent to (and east of) the Orangeville-Brampton Railway corridor.</p> <p>This Phase One ESA was conducted in general accordance with Ontario Regulation (O. Reg.) 153/04 as a due diligence measure prior to the potential acquisition of the Phase One Property by the City. Although this Phase One ESA was conducted in general accordance with O.Reg 153/04, this report is not suitable for filing a record of site condition (RSC) since certain mandatory requirements under O.Reg 153/04 have been omitted at the request of the City (e.g., chain of title search). The Phase One Property location is shown on Figure 1 and a site plan is provided as Figure 2.</p>
<h3 style="color: #e67e22;">2.1 Phase One Property Information</h3>	<p>Information pertaining to the Phase One Property is provided below:</p> <p>Municipal Address: No Municipal Address. Property referred to as Waldorf Way Triangle, Mississauga, Ontario</p> <p>Property Identification Number (PIN): Part of PIN 14085-1814 (LT)</p> <p>Legal Description: Part of Lot 12 Concession 3 West of Hurontario Street, designated as Part 4 on Plan 43R-40341; City of Mississauga.</p> <p>Property Owner: Orangeville Railway Development Corporation</p> <p>Phase One ESA Authorization Contact Details: Ms. Katrina MacDonald City of Mississauga 201 City Centre Drive Mississauga, Ontario L5B 2T4</p> <p>Approximate Area of Property: 2,200 m² (0.22 hectares)</p>

**Mandatory Requirements for Phase One ESA Reports as per
Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

3 SCOPE OF INVESTIGATION

Provide an overview of the phase one environmental site assessment conducted with respect to the phase one property.

The objectives of the Phase One ESA were to:

- Identify current or historical on-site and off-site PCAs which may have affected the Phase One Property;
- Identify the APECs on the Phase One Property which may have been affected by these on-site or off-site PCAs; and
- Identify the need for any Phase Two ESA investigations that may be required to investigate potential for impacts related to the identified APECs.

To satisfy the above objectives, the following scope of work was implemented, as prescribed by Schedule D of O. Reg. 153/04:

- Review of historical and current records that were reasonably attainable for the Phase One Study Area (250 m from any point on the boundaries of the Phase One Property). The records were reviewed to identify any current or former on-site or off-site activities which may pose an environmental concern to the Phase One Property;
- Site reconnaissance visit to observe the Phase One Property and surrounding properties and identify any current on-site or off-site activities which may pose an environmental concern to the Phase One Property;
- Interview with persons familiar with the Phase One Property to identify current or former on-site or off-site activities which may pose an environmental concern to the Phase One Property; and
- Evaluation of the findings and reporting.

Mandatory Requirements for Phase One ESA Reports as per
 Table 1 of Schedule D of O. Reg. 153/04 (as amended)

<p>4 RECORDS REVIEW</p>																
<p>4.1 General</p> <p>4.1.1 Phase One Study Area Determination</p> <p>Document, with reference to details of the relevant property, the rationale for the determination that the phase one study area should or should not include a property that is not located, wholly or partly, within 250 metres from the nearest point on a boundary of the phase one property.</p>	<p>The Phase One Study Area was defined in accordance with O.Reg. 153/04 (as amended) as the Phase One Property and any other property that is located wholly or partially within 250 m of the property boundaries of the Phase One Property. The boundaries of the Phase One Property were established based on a Plan of Survey prepared by Mauro Group Inc., Ontario Land Surveyor, (OLS) dated 11 May 2022. A copy of the survey is provided in Appendix A.</p> <p>Properties beyond the 250 m limit were also considered after reviewing the area's history. No apparent PCAs that may contribute to an APEC on the Phase One Property were identified beyond the 250 m limit. Therefore, the Phase One Study Area was not extended beyond the 250 m limit. The Phase One Study Area used for the purposes of this assessment is illustrated on Figure 3.</p> <p>The Phase One Study Area presently comprises a mix of residential, community, and parkland property uses. Properties located adjacent to the Phase One Property include:</p> <table border="1" data-bbox="639 1146 1411 1747"> <thead> <tr> <th>Direction from Phase One Property</th> <th>Description of Property</th> <th>Land Use Type</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>Single-family dwellings and Waldorf Way</td> <td>Residential and Community</td> </tr> <tr> <td>East</td> <td>Single-family dwellings</td> <td>Residential</td> </tr> <tr> <td>South</td> <td>Single-family dwellings, Railway Corridor</td> <td>Residential and Industrial</td> </tr> <tr> <td>West</td> <td>Railway Corridor</td> <td>Industrial</td> </tr> </tbody> </table>	Direction from Phase One Property	Description of Property	Land Use Type	North	Single-family dwellings and Waldorf Way	Residential and Community	East	Single-family dwellings	Residential	South	Single-family dwellings, Railway Corridor	Residential and Industrial	West	Railway Corridor	Industrial
Direction from Phase One Property	Description of Property	Land Use Type														
North	Single-family dwellings and Waldorf Way	Residential and Community														
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West	Railway Corridor	Industrial														

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
<p>4.1.2 First Developed Land Use Determination</p> <p>Document, with reference to details of the phase one property, the rationale for the determination of the date of the first developed use of the phase one property.</p>	<p>First developed land use was determined based on a review of aerial photographs for the Phase One Property.</p> <p>Based on the aerial photographs, and as discussed in section 4.3.1, the Phase One Property has remained vacant since the earliest available aerial photograph for review (1954). As such, the Phase One Property has likely never been developed.</p>
<p>4.1.3 Fire Insurance Plans</p> <p>Make a summary of each fire insurance plan reviewed including, date and description of the area covered with reference to the phase one property,</p> <ul style="list-style-type: none"> i. lot and address numbers, ii. lot sizes and description of structures and other improvements, and iii. relevant information gleaned from the plan concerning potentially contaminating activity and areas of potential environmental concern. 	<p>There are no FIPs available for review for the Phase One Property. A copy of Opta's response is provided in Appendix B.</p>

**Mandatory Requirements for Phase One ESA Reports as per
Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

<p>4.1.4 Chain of Title</p> <p>Prepare an up-to-date chronological chain of title that shows the owners' names and dates of ownership for the phase one property based on a search of the title of the phase one property that goes back to the date of the first developed use of the phase one property, unless other information from the records review satisfies the objectives of the records review and a title search back to the date of the first developed use would not contribute to obtaining information about the environmental condition of the phase one property.</p> <p>Document and provide a rationale for the period chosen for the search of title of the phase one property, with details of any information relied on in lieu of conducting a title search back to the date of the first developed use of the phase one property, where a title search of the phase one property has not been conducted back to the date of the first developed use of the phase one property.</p>	<p>At the request of the City, a chain of title for the Phase One Property was not conducted.</p>
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Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
<p>4.1.5 Environmental Reports</p> <p>Provide a list and summary of reports referred to in paragraph 4 of subsection 3 (2), if any, including,</p> <ul style="list-style-type: none"> i. the title, date, name of the property owner or other person funding the work and the report, ii. the author of the report, and iii. a description of data, analysis and findings relevant to the phase one environmental site assessment, such as the existence of an area of potential environmental concern. 	<p>No previous reports for the Phase One Property were made available to Arcadis for review.</p>
<p>4.2 Environmental Source Information</p> <p>Provide the list and summary of information or documents referred to in paragraph 7 of subsection 3 (2) including, the title of the information or document, and a detailed description of data, analysis or findings relevant to the phase one environmental site assessment, such as the existence of an area of potential environmental concern</p>	<p>Arcadis retained the services of Environmental Risk Information Services (ERIS) to review industrial and regulatory databases for information of relevance to the Phase One Property and the Phase One Study Area. The boundaries of the area reviewed by ERIS included properties within 300 m of the property boundaries of the Phase One Property. The complete ERIS report, including a list of databases that were reviewed for properties within the Phase One Study Area, is provided in Appendix B. Relevant findings are summarized in Table 2.</p>

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)		
4.2.1	ERIS Database Search	<p>The ERIS report included summaries of information contained in several public and private environmental and related databases including inventories of waste generators, spill records, pesticide registries and others.</p> <p>No PCAs were identified for the Phase One Study Area, which includes the Phase One Property.</p>
4.2.2	City Directory Search	<p>Arcadis contracted the services of ERIS to review Polk’s Halton/Peel, Ontario Criss Cross Directory for the Phase One Study Area to assess occupant history. City directories were reviewed for the years 1958, 1966, 1972-1973, 1977-1978, 1983, 1989, 1994 and 2000.</p> <p>City directory listings are based on voluntary responses from property owners and/or occupants. As such, a non-listing of an address may not be an indication that the subject property was vacant or unoccupied at that time.</p> <p>Based on the listings for the Phase One Property and off-site properties within the Phase One Study Area, no PCAs were identified. The complete detailed response from ERIS is available in Appendix C.</p>
4.2.3	Regulatory Agencies	
4.2.3.1	Ontario Ministry of the Environment, Conservation & Parks (MECP) – Freedom of Information (FOI) Office	<p>The FOI office of the MECP was contacted to determine if the MECP has maintained a file with respect to the Phase One Property. Specifically, the MECP was asked what information they had regarding historic spills, orders, investigations/prosecutions, complaints, and other environmental concerns (general correspondence, occurrence reports, abatements) with respect to the Phase One Property.</p> <p>The MECP FOI response was received on November 14, 2022 (MECP FOI A-2022-07925). No records were located in response to the request. A copy of the FOI request issued by Arcadis to the MECP, and the MECP response are provided in Appendix E.</p>

4.3 Physical Setting Sources

4.3.1 Aerial Photographs

Where possible, provide the series of aerial photographs of the phase one study area referred to in paragraph 9 of subsection 3 (2).

Where there is a series of aerial photographs,

- i. provide a list of the aerial photographs of the phase one study area,
- ii. provide a rationale for the time period between aerial photographs used
- iii. identify the date of the earliest aerial photographs available and their source, and
- iv. summarize the information gleaned from the series of aerial photographs.

Arcadis reviewed available aerial photographs for the years 1954, 1966, 1977, 1989, 1997, 2000, 2010, and 2020 on the City of Mississauga mapping website.

Arcadis selected available aerial photographs starting with the earliest available photograph and ending recently in 2020. This time period was intended to cover the period from first development to present day.

Arcadis' observations are summarized below:

1954 Aerial Photograph

- The Phase One Property appears to be vacant with naturalized areas.
- Off-site properties within the Phase One Study Area appear to be vacant/agricultural lands.
- Railway corridor appears to be developed west of the Phase One Property

1966 Aerial Photograph

- The Phase One Study Area appears to be in a similar configuration as the 1954 aerial photograph.

1977 Aerial Photograph

- The Phase One Study Area appears to be in a similar configuration as the 1966 aerial photograph

1989 Aerial Photograph

- The Phase One Study Area appears to be in a similar configuration as the 1977 aerial photograph

1997 Aerial Photograph

- The Phase One Property area appears to be in a similar configuration as the 1989 aerial photograph
- Surrounding off-site properties appear to be under development.

2000 Aerial Photograph

- The Phase One Property area appears to be in a similar configuration as the 1997 aerial photograph
- Surrounding off-site properties appear to be developed for residential use.
- All roadways have been developed including Waldorf Way north of the Phase One Property.

2010 Aerial Photograph

- The Phase One Property area appears to be in a similar configuration as the 2000 aerial photograph

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**Mandatory Requirements for Phase One ESA Reports as per
Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

	<ul style="list-style-type: none">• Surrounding off-site properties appear to be further developed for residential use. <p><u>2020 Aerial Photograph</u></p> <ul style="list-style-type: none">• Properties within the Phase One Study Area appear to be in a similar configuration as the 2010 aerial photograph.
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**Mandatory Requirements for Phase One ESA Reports as per
 Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

<p>4.3.2 Topography, Hydrology, Geology</p> <p>Provide topographic maps (Ontario Base Map series) referred to in paragraph 10 of subsection 3 (2) which illustrate the location of the phase one property in relation to any water bodies in the phase one study area and provide a description of regional topography.</p> <p>Describe regional physiography, including surficial soil and bedrock characteristics of the phase one study area based on physiographic maps or other similar documents referred to in paragraph 11 of subsection 3 (2).</p> <p>Describe the geology, including the stratigraphy of the overburden from ground surface to bedrock, the approximate depth to bedrock and type of bedrock of the phase one study area based on geological maps or other similar documents referred to in paragraph 12 of subsection 3 (2) and well records and other relevant data referred to in paragraph 13 of subsection 3 (2).</p>	<p>Arcadis reviewed geological and topographical maps including the Surficial Geology of Southern Ontario, Bedrock Geology of Ontario, Physiography of Southern Ontario, and Ontario Base Mapping (OBM) Data maps which were provided by ERIS. Copies of these maps are provided in Appendix B.</p> <p>Based on the topographic map (Ontario Base Mapping, 2010) which illustrates the Phase One Study Area, the regional topography is generally flat and slopes gradually to the east, towards Credit River.</p> <p>Regional physiography comprises Bevelled Till Plains belonging to the Peel Plain region. Surficial geology in the majority of the Phase One Study Area is comprised of predominantly gravelly sand and silty sand derived from deltaic and lacustrine deposits. Surficial geology in the north portion of the Phase One Study area is comprised of poorly sorted, dirty, sand and gravel derived from older terrace alluvium.</p> <p>Bedrock geology within the Phase One Study area consists of either shale, limestone, dolostone, and siltstone belonging to the Queenston Formation, Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member and Eastview Member.</p> <p>Based on a review of one well record for the Phase One Study Area (Table 3), soils encountered include sand and gravel underlain by clay till to 6.4 m, underlain by sand and gravel to 18 m, silty sand till to 21.9 m, and sand and gravel with clay to 33.5 m.</p> <p>A municipally defined significant natural area is located in the north portion of the Phase One Study Area (Meadowvale Conservation Area, as shown on Figure 3). This area is considered an area of natural significance under O.Reg 153/04.</p> <p>The Phase One Property is not located in or within 30 metres from an area of natural significance.</p>
<p>4.3.3 Fill Materials</p> <p>Describe any areas of disturbed soil or fill areas on the phase one property.</p>	<p>The Phase One Property has remained undeveloped and thus, fill material is not anticipated to have been imported.</p>

**Mandatory Requirements for Phase One ESA Reports as per
 Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

<p>4.3.4 Water Bodies and Areas of Natural Significance</p> <p>Describe any water bodies and any areas of natural significance in the phase one study area.</p>	<p>The nearest water body to the Phase One Property is Credit River located approximately 300 m east of the Phase One Property.</p> <p>Surrounding properties to the north and east (see Figure 3) are classified as a significant natural area by the City and are part of the “CRR1 (Meadowvale)” natural area. As such, these lands are considered an area of natural significance as defined by O.Reg 153/04.</p>
<p>4.3.5 Well Records</p> <p>Provide well records and other relevant data referred to in paragraph 13 of subsection 3 (2), and a description of them, which identifies the presence of wells, helps determine the hydrogeological and geological characteristics of the phase one study area and describes,</p> <ol style="list-style-type: none"> i. the location of any such wells, ii. the stratigraphy of the overburden, from ground surface to bedrock, iii. approximate depth to bedrock, and, iv. approximate depth to the water table 	<p>Water well records were obtained from the MECP Water Well Information System database searched by ERIS. The database describes the locations and characteristics of water wells installed in Ontario.</p> <p>The ERIS Search did not identify water well records for the Phase One Property. One (1) water well record was identified within the Phase One Study Area. Details of this well, including location, stratigraphy, approximate depth to bedrock, and approximate depth to the water table are provided in Table 3.</p> <p>The reported well depth is 33.5 m and use for the well is listed as a test hole. This well is located approximately 233 m northwest of the Phase One Property. Soils comprise of a layer of sand and gravel, underlain by grey clay till, sand, gravel and/or silty sand till.</p>

**Mandatory Requirements for Phase One ESA Reports as per
Table 1 of Schedule D of O. Reg. 153/04 (as amended)**

**4.4 Site Operating
Records**

Where applicable, provide a list and summary of the information and documents referred to in paragraph 14 of subsection 3 (2) including,

- i. the title of the information or document, and
- ii. a detailed description of data, analysis or findings relevant to the phase one environmental site assessment such as the existence of an area of potential environmental concern.

The Phase One Property is not developed with any buildings. As such, no site operating records were available for review.

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<p>5 INTERVIEWS</p> <p>Provide the information referred to in paragraph 2 of section 8 including,</p> <ol style="list-style-type: none"> i. the date, place, and method of the interviews and the name of person being interviewed, ii. the reason why the person was identified as an interview subject, and, iii. relevant information concerning potentially contaminating activity and areas of potential environmental concern noted by the interviewer. 	<p>Description of Information</p>		<p>Summary of Findings</p>	
	<p>Date of Interview</p>		<p>October 11, 2022</p>	
	<p>Place of Interview</p>		<p>Site/Email</p>	
	<p>Persons Interviewed</p>		<p>Ms. Katrina MacDonald</p>	
	<p>Rationale for selection of interview subjects</p>		<p>Ms. Katrina MacDonald is employed by the City of Mississauga, the potential purchaser of the Phase One Property. Ms. MacDonald is hereafter referred to as “the site representative”.</p>	
	<p>The site representative reported the following:</p> <ul style="list-style-type: none"> • The Phase One Property currently has no on-site activities. The site is/formerly utilized as a rail corridor buffer/naturalized area. The site representative was not aware of historical use of the Phase One Property. • Not aware of any current or historical underground storage tanks (USTs) or aboveground storage tanks (ASTs) at the Phase One Property. • Not aware of any spills that have occurred on the Phase One Property. • Not aware of any fill material used. • Not aware of any former buildings/structures on site. 			
<p>Provide the comparison and assessment, referred to in paragraph 3 of section 8, of information gleaned through interviews with other information sources and of the validity of the information gleaned from the interviews.</p>	<p>The site representative provided information about the Phase One Property and the Phase One Study Area that was generally consistent with other sources of information reviewed during this investigation.</p>			
<p>Provide the summary of the interviews referred to in paragraph 4 of section 8.</p>	<p>As reported above.</p>			
<p>Identify and evaluate relevant information from the interviews concerning potentially contaminating activity and areas of potential environmental concern.</p>	<p>Based on the information reported through the interview, no additional PCAs were identified on the Phase One Property.</p>			

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<h2 style="text-align: center;">6 SITE RECONNAISSANCE</h2>																
<h3>6.1 General Requirements</h3> <p>Provides notes of the following for each investigation,</p> <ol style="list-style-type: none"> i. date and time of the investigation, ii. weather conditions, iii. the length of time of the investigation, iv. whether the facility was operating at the time of the investigation, where the phase one property is an enhanced investigation property that is currently being used for one of the uses described in clause 32 (1) (b) of the regulation, and v. the name and qualifications of the person conducting the investigation. <p>Provide the following information and analysis based on paragraph 4 of section 12,</p> <ol style="list-style-type: none"> i. photographs of the exterior and interior portions of the phase one property, <ol style="list-style-type: none"> a. documenting any areas of potential environmental concern, and b. illustrating any relevant structures and areas of disturbed soils, including fill areas, and ii. a written description and explanation of the photographs including, <ol style="list-style-type: none"> a. an orientation by compass of the photograph, and b. a description of the photograph with respect to other photographs, records and figures. 	<table border="1"> <thead> <tr> <th style="background-color: #cccccc;">Description of Information</th> <th style="background-color: #cccccc;">Summary of Findings</th> </tr> </thead> <tbody> <tr> <td>Date and Time of Reconnaissance</td> <td>October 11, 2022 10:00 – 14:00</td> </tr> <tr> <td>Weather Conditions</td> <td>Sunny, 18 °C</td> </tr> <tr> <td>Duration of Reconnaissance Visit</td> <td>Four (4) hours including walk-through of Phase One Study Area.</td> </tr> <tr> <td>Operational Status of Site</td> <td>Vacant, naturalized area</td> </tr> <tr> <td>Enhanced Investigation Property?</td> <td>No</td> </tr> <tr> <td>Name and Qualifications of Assessors</td> <td>Mr. Jalon Thomas, BES.</td> </tr> </tbody> </table> <p>Photographs documenting the site reconnaissance are provided in Appendix F. The Phase One Property was accessible by foot from Atwood Lane (approximately 500 m south), along the rail corridor/vegetated lands.</p> <p>Specific observations at the Phase One Property are discussed in the following report sections.</p>	Description of Information	Summary of Findings	Date and Time of Reconnaissance	October 11, 2022 10:00 – 14:00	Weather Conditions	Sunny, 18 °C	Duration of Reconnaissance Visit	Four (4) hours including walk-through of Phase One Study Area.	Operational Status of Site	Vacant, naturalized area	Enhanced Investigation Property?	No	Name and Qualifications of Assessors	Mr. Jalon Thomas, BES.	
Description of Information	Summary of Findings															
Date and Time of Reconnaissance	October 11, 2022 10:00 – 14:00															
Weather Conditions	Sunny, 18 °C															
Duration of Reconnaissance Visit	Four (4) hours including walk-through of Phase One Study Area.															
Operational Status of Site	Vacant, naturalized area															
Enhanced Investigation Property?	No															
Name and Qualifications of Assessors	Mr. Jalon Thomas, BES.															

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<p>6.2 Specific Observations at Phase One Property</p> <p>Provide the following, based on the investigation referred to in paragraph 1 of subsection 13 (1),</p> <ul style="list-style-type: none"> i. a general description of structures and other improvements, including the number and age of buildings, ii. a general description of the number, age and depth of below-ground structures 	<p>The Phase One Property is presently vacant and is a naturalized area. It serves as a buffer between the railway corridor to the west and residential lands to the east. The ground surface is comprised of dense vegetation towards the central and eastern portions of the Phase One Property.</p> <p>There are no known current known or reported underground structures on the Phase One Property.</p>
<ul style="list-style-type: none"> iii. details of all tanks, above and below ground, at the phase one property, including the material and method of construction of the tank, tank age, tank contents and tank volume, whether in use or not, and 	<p>Above or underground storage tanks are not reported to be present on the Phase One Property.</p>
<ul style="list-style-type: none"> iv. any potable and non-[potable water sources 	<p>The Phase One Property is not currently connected to the municipal drinking water system. No potable ground water wells are known to be present on the Phase One Property.</p>
<p>Based on the inquiries referred to in paragraph 2 of subsection 13 (1), provide the type and approximate location of underground utility and service corridors, such as sewer, water, electrical or gas lines, located on, in or under the phase one property.</p>	<p>No underground utilities are reported to be present on the Phase One Property.</p>
<p>Based on the investigations referred to in paragraph 3 of subsection 13 (1), identify and document the following features of structures and buildings at the phase one property</p> <ul style="list-style-type: none"> i. exit and entry points, 	<p>The Phase One Property is accessed through the railway corridor entrance at Atwood Lane, located approximately 500 m south of the Phase One Property.</p>
<ul style="list-style-type: none"> ii. details of existing and former heating systems, including type and fuel source, 	<p>No buildings are present on the Phase One Property; thus, heating systems are not present on the Phase One Property.</p>
<ul style="list-style-type: none"> iii. details of cooling systems, including type and fuel source, if any, 	<p>No buildings are present on the Phase One Property; thus, cooling systems are not present on the Phase One Property.</p>

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
WALDORF WAY TRIANGLE, MISSISSAUGA, ON

iv.	details of any drains, pits and sumps, including their current use, if any, and former use,	No drains, pits, or sumps were observed or reported to be present on the Phase One Property.
v.	details of any unidentified substances, and	No unidentified substances were observed at the accessible locations during the time of the site reconnaissance.
vi.	details, including locations, of stains or corrosion on floors other than from water, where located near a drain, pit, sump, crack or other potential discharge location.	Ground staining was not observed at the accessible locations during the time of the site reconnaissance.
	Provide the documentation referred to in paragraph 4 of subsection 13 (1) of,	No historical or current monitoring wells are present on the Phase One Property.
i.	details, including locations, of current and former wells, including all wells described or defined in or under the Ontario Water Resources Act and the Oil, Gas and Salt Resources Act,	
ii.	stressed vegetation,	No evidence of stressed vegetation was observed at the accessible locations during the time of the site reconnaissance.
iii.	areas where fill and debris materials appear to have been placed or graded,	No evidence of fill material was observed during the time of the site reconnaissance.
iv.	potentially contaminating activity, and	No on-site PCAs were identified at the Phase One Property.
v.	details of any unidentified substances found at the property.	No unidentified substances were observed at the Phase One Property.
vi.	Polychlorinated Biphenyls (PCBs)	There is no PCB related infrastructure located on the Phase One Property.
vii.	Asbestos	No buildings are present on the Phase One Property. As such, asbestos containing materials are not anticipated.
viii.	Urea Formaldehyde Foam Insulation (UFFI)	No buildings are present on the Phase One Property. As such, UFFI is not present.
ix.	Lead	No lead containing materials were identified at the Phase One Property.

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 WALDORF WAY TRIANGLE, MISSISSAUGA, ON

<p>x. Mercury</p>	<p>No mercury containing materials were identified at the Phase One Property.</p>
<p>xi. Ozone Depleting Substances (ODS)</p>	<p>No ODS were identified on the Phase One Property.</p>
<p>xii. Mould</p>	<p>No mould was identified on the Phase One Property.</p>
<p>xiii. Radioactive Substances and Equipment</p>	<p>Radioactive substances/equipment were not identified at the Phase One Property during the site visit.</p>
<p>xiv. Noise and Vibration</p>	<p>Noise generated appears to be generally limited to neighbouring roadways.</p>
<p>6.3 Written Description of Investigation</p> <p>Provide a written description of the investigations carried out pursuant to sections 13 and 14 including,</p> <ul style="list-style-type: none"> i. details of each of the investigations, and ii. any findings that are relevant to the existence of an area of potential environmental concern such as the presence on, in or under the phase one property of any of the things to be identified in section 13 or 14 which may be relevant to the existence of an area of potential environmental concern. 	<p>The investigations undertaken to satisfy the requirements of Sections 13 and 14 of Schedule D of O.Reg. 153/04 (as amended) included a review of available records, a site visit, and interpretation and reporting of the findings.</p> <p>As described in Section 4.1, Arcadis obtained available documents including maps, archives, regulatory documents, reports, etc. and reviewed these to identify known or suspected potentially contaminating activities. Additionally, Arcadis interviewed the person knowledgeable of the Phase One Property. Finally, Arcadis conducted a site reconnaissance to identify on-site and adjacent land uses.</p>

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
<p>7 REVIEW AND EVALUATION OF INFORMATION</p>	
<p>7.1 Current and Past Uses</p> <p>Provide a table of current and past uses of the phase one property in a form approved by the Director.</p>	<p>A current and past uses table was not prepared since a chain of title search for the Phase One Property was not completed as part of this Phase One ESA.</p>
<p>Provide a description of the current and past uses of the phase one property to its first developed use.</p>	<p>Based on information obtained through the records review, interview, and site reconnaissance, the Phase One Property has remained vacant/naturalized lands since at least 1954. The Phase One Property was purchased by the current owner Orangeville Railway Development Corporation on March 25, 2003.</p>
<p>7.2 Potentially Contaminating Activity</p> <p>Provide a list and description of each potentially contaminating activity on, in or under the phase one property.</p>	<p>No on-site potentially contaminating activities were identified for the Phase One Property.</p>
<p>Provide a list and description of each potentially contaminating activity in the phase one study area that may be contributing to an area of potential environmental concern.</p>	<p>Off-site potentially contaminating activities include the following:</p> <ul style="list-style-type: none"> • PCA #46 – Rail Yards, Tracks and Spurs <p>PCAs identified within the Phase One Study Area are shown on Figure 3.</p>

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 WALDORF WAY TRIANGLE, MISSISSAUGA, ON

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
<p>7.3 Areas of Potential Environmental Concern</p> <p>Provide a table of areas of potential environmental concern in a form approved by the Director.</p>	<p>APECs on the Phase One Property are summarized in Table 1 and include one (1) APEC associated with the west adjacent rail tracks. PCA and APEC locations are shown on Figures 3 and 4.</p>
<p>Provide documentation and rationale for the conclusion referred to in clause 16 (3) (a) as to the existence of areas of potential environmental concern including,</p> <p>i. a discussion of the logic and reasoning used by the qualified person to evaluate the available information,</p>	<p>APECs on the Phase One Property were identified as areas where PCAs have taken place or where the effects of off-site PCAs would most likely affect the Phase One Property.</p> <p>The APECs were identified based on professional judgement and in accordance with Ontario Regulation 153/04 as amended.</p>
<p>ii. a summary and description of any areas of potential environmental concern determined to exist, a summary, description, and rationale for contaminants of potential environmental concern identified with respect to each area of potential environmental concern determined to exist, and</p>	<p>This Phase One ESA identified one (1) APEC on the Phase One Property. The APEC is related to the west adjacent rail tracks. The nature and location of this APEC is summarized in Table 1 and the location is shown on Figure 4.</p> <p><u>APEC 1</u> is associated with the off-site PCA on the west adjacent property (rail tracks).COPCs related to APEC 1 include VOCs, PAHs, PHCs, Metals, Hydride-Forming Metals, Cr(VI), Hg, HWS-B, CN, pH and CPs.</p>
<p>iii. a discussion and description of how any uncertainty or absence of information obtained in each of the components of the phase one environmental site assessment could affect the conclusion.</p>	<p>Sources of uncertainty in the identification of the APECs are similar to sources of uncertainty in any Phase One ESA including:</p> <ul style="list-style-type: none"> • Gaps in records obtained during the records review and availability of records for the early years of site development. • The extent of site knowledge of persons selected for interview, and • The timing of the site visit, which provides a snapshot of the conditions of the Phase One Property on the time of the visit when evidence of historic site activities may not be visible. <p>The effect of these uncertainties on the identification of APECs at this Phase One Property is considered minor. Uncertainty remains regarding</p>

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
 WALDORF WAY TRIANGLE, MISSISSAUGA, ON

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
	whether certain off-site PCAs occurred and to what extent they might affect the Phase One Property.
<p>7.4 Phase One Conceptual Site Model</p> <p>Provide one or more figures of the phase one study area that,</p>	
i. show any existing buildings and structures,	A site plan of the Phase One Property is presented in Figure 2 .
ii. identify and locate water bodies located in whole or in part on the phase one study area,	The nearest water body to the Phase One Property is Credit River, located approximately 300 m east of the Phase One Property.
iii. identify and locate any areas of natural significance located in whole or in part on the phase one study area,	A municipally defined significant natural area is located in the north portion of the Phase One Study Area (Meadowvale Conservation Area, as shown on Figure 3). This area is considered an area of natural significance under O.Reg 153/04.
iv. locate any drinking water wells at the phase one property,	The Phase One Property is not currently connected to the municipal drinking water system. No drinking water wells are present on the Phase One Property.
v. show roads, including names, within the phase one study area,	Roads within the Phase One Study Area are identified on Figure 3 .
vi. show uses of properties adjacent to the phase one property,	Adjacent land uses are shown on Figure 3 .
vii. identify and locate areas where any potentially contaminating activity has occurred, and show tanks in such areas, and	PCAs identified on the Phase One Property on off-site properties within the Phase One Study Area are identified on Figure 3 .
viii. identify and locate any areas of potential environmental concern.	APECs on the Phase One Property are shown in Figure 4 and summarized in Table 1 .
Provide a description and assessment of,	<u>APEC 1</u> is associated with the off-site PCA on the west adjacent property (rail tracks)
i. any areas where potentially contaminating activity on or	

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
WALDORF WAY TRIANGLE, MISSISSAUGA, ON

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
potentially affecting the phase one property has occurred,	
ii. any contaminants of potential concern,	COPCs related to APEC 1 include VOCs, PAHs, PHCs, Metals, Hydride-Forming Metals, Cr(VI), Hg, HWS-B, CN, pH and CPs in soil (refer to Table 1).
iii. the potential for underground utilities, if any present, to affect contaminant distribution and transport,	There are no reported underground utilities including hydro, gas, or water services at the Phase One Property.
iv. available regional or site specific geological and hydrogeological information;	Shallow ground water flow at the site Phase One Property is anticipated to flow to the east towards Credit River; however, shallow ground water flow direction may be locally influenced by subsurface drainage conditions. Regional ground water flow is anticipated to be to the south, towards Lake Ontario.
v. Receptors, exposure scenarios and contaminants of concern, and,	<p>At the time of the Phase One ESA, the Phase One Property was vacant and comprised primarily of naturalized areas.</p> <p>On-site human receptors currently include site visitors/trespassers. On site human receptors could be exposed to contaminants present in soils at the site via incidental ingestion and dermal contact with soils, and inhalation of indoor/outdoor vapours and dust particulates.</p> <p>Surrounding properties include residential and parkland properties. As such, off-site human receptors could include indoor workers, construction workers, outdoor maintenance workers, recreational users, residents and visitors. Off-site human receptors could be exposed to contaminants present in ground water migrating from the Phase One Property through inhalation of indoor vapours.</p> <p>On-site ecological receptors include soil invertebrates, plants and mammals and birds. On-site ecological receptors could be exposed to contaminants present in soils at the Phase One Property via incidental ingestion and dermal contact with soils, inhalation of vapour, and ingestion of vegetation and/or prey items.</p>
vi. how any uncertainty or absence of information obtained in each of the components of the phase one environmental site assessment could affect the validity of the model.	<p>Sources of uncertainty in the Phase One Conceptual Site Model are similar to those for any Phase One CSM including:</p> <ul style="list-style-type: none"> • Gaps in records obtained during the records review and availability of records for the early years of site development • The extent of site knowledge of persons selected for interview, and

Mandatory Requirements for Phase One ESA Reports as per Table 1 of Schedule D of O. Reg. 153/04 (as amended)	
	<ul style="list-style-type: none"> The timing of the site visit, which provides a snapshot of the conditions of the site at the time of the visit when evidence of historic site activities may not be visible. <p>The effect of these uncertainties on the identification of the APECs at this site is considered low since the CSM considers a broad-spectrum potential contaminants and exposure scenarios.</p>
8 CONCLUSION	<p>Based on the Phase One ESA records review, interviews and site reconnaissance, one (1) APEC has been identified on the Phase One Property. The APEC and associated COPCs are summarized in Table 1 and its location is shown on Figure 4.</p> <p>A Phase Two ESA is recommended to investigate soil conditions within APEC 1.</p>

9 REFERENCES

City of Mississauga. Current and historical aerial photography – Maps. <https://http://www6.mississauga.ca/missmaps/#>. Accessed October 4, 2022.

Ministry of the Environment, Conservation & Parks (MECP), 2011. Soil, Ground Water and Sediments Standards for Use Under Part XV.1 of the Environment Protection Act. April 15, 2011.

10 LIMITATIONS

A Phase One ESA is designed to identify existing environmental concerns based upon a physical walk-through inspection of the property and an evaluation of readily available information. Sample collection and analyses are not normal elements of the Phase One ESA and the nature of the work dictates that findings and conclusions may not be definitive, but rather qualitative statements based on the observations made and research data accessed.

This report was prepared by Arcadis exclusively for the account of the City of Mississauga (the CLIENT). Other than the CLIENT, copying or distribution of this report or use of or reliance on the information contained herein, in whole or in part, is not permitted without the express written permission of Arcadis. Any use, reliance on or decision made by any person other than the CLIENT based on this report is the sole responsibility of such other person. The CLIENT and Arcadis make no representation or warranty to any other person with regard to this report and the work referred to in this report and the CLIENT and Arcadis accept no duty of care to any other person or any liability or responsibility whatsoever for any losses, expenses, damages, fines, penalties or other harm that may be suffered or incurred by any other person as a result of the use of, reliance on, any decision made or any action taken based on this report or the work referred to in this report.

Achieving the study objectives stated in this report has required Arcadis to arrive at conclusions based on the information presently known to Arcadis. No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce this possibility to an acceptable level. Professional judgment was exercised in gathering and analyzing the information obtained. Professional judgment was also exercised in the formulation of recommendations. Like all professional persons rendering advice, we cannot act as absolute insurers of the conclusions we reach. We perform our work, within the limits prescribed by our client, with the usual thoroughness and competence of our profession. No other warranty or representation, expressed or implied, is included or intended in this report.

Third party information reviewed and used to formulate this report is assumed to be complete and correct. This information, to the extent it was relied on to form our opinion was reviewed and evaluated for thoroughness and reliability; however, Arcadis did not independently verify the information. Arcadis used this information in good faith and will not accept any responsibility for deficiencies, misinterpretation or incompleteness of the information contained in documents prepared by third parties. Arcadis did not have actual knowledge that the information relied upon was incorrect or that it was obvious that the information was incorrect based on other information obtained during the Phase One ESA.

The conclusions presented represent the best judgment of the assessors based on current environmental standards and on the site conditions observed on the date of Arcadis' site visit. Due to the nature of the investigation and the limited data available, the assessors cannot warrant against undiscovered environmental liabilities. Nothing in this report is intended to constitute or provide a legal opinion. Should additional information become available, Arcadis requests that this information be brought to our attention so that we may re-assess the conclusions presented herein.

TABLES

Table 1
Areas of Potential Environmental Concern
Waldorf Way Traingle
Mississauga, ON

Area of Potential Environmental Concern (Figure 4)	Location of APEC on Phase One Property	Potentially Contaminating Activity	Location of PCA (on-site or off-site)	Contaminant of Potential Concern	Media Potentially Impacted
APEC 1	West Property Boundary of the Phase One Property	PCA #46 - Rail Yards, Tracks and Spurs	On-Site	VOCs, PAHs, PHCs, Metals, Hydride-Forming Metals, Cr(VI), Hg, HWS-B, CN, pH, CPs	Soil

Notes

- CN - Cyanide
- CPs - Chlorophenols
- Cr(VI) - Hexavalent Chromium
- Hg - Mercury
- HWS-B - Hot Water Soluble Boron
- PAHs - Polycyclic Aromatic Hydrocarbons
- PHCs - Petroleum Hydrocarbons
- VOCs - Volatile Organic Compounds

Table 2
Summary of ERIS Database Search Results
Waldorf Way Triangle
Mississauga, ON

Address	Approximate Distance to Phase One Property	Database(s)	Description	Identified PCAs
Phase One Property				
No Records Available				
Off-Site Within Phase One Study Area				
1174 Quest Circle	84 m Southwest	Scott's Manufacturing Directory	Blooming Rose - Toilet preparation manufacturing - Soap and cleaning manufacturing - All other miscellaneous manufacturing - Year: 1995	None - Address most likely used for mailing purposes as it is a residential property
1283 Godwick Drive	173 m Southwest	Pesticide Register	1283 Godwick Drive -Operator license	None - Address most likely used for mailing purposes as it is a residential property

Table 3
Summary of Well Records
Waldorf Way Triangle
Mississauga, ON

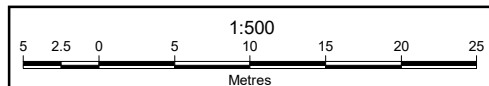
Well Number	Approximate Distance from Phase One Property	Construction Date	Use	Well Depth (m)	Geology (Depth to Base in m)	Approximate Depth to Water Table
Off-Site Within Phase One Study Area						
4907604	232.7 m Northwest	1992	Test Hole	33.5	Brown sand, gravel (2.7) Grey clay till (6.4) Grey sand, gravel (18.0) Grey silty sand till (21.9) Grey sand, gravel with clay (33.5)	Not Listed

FIGURES



Legend

- Phase One Property Boundary



Title: SITE PLAN	
Project: PHASE ONE ENVIRONMENTAL SITE ASSESSMENT WALDORF WAY TRIANGLE, MISSISSAUGA, ONTARIO	
Client: CITY OF MISSISSAUGA	
Date: Oct 2022	
Updated: Oct 18, 2022	
FIGURE 2	

Layout: 8.5" x 11" (Author: mzarej)

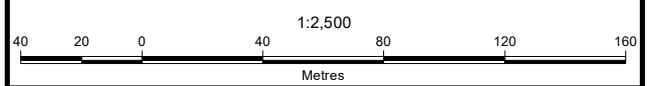


Legend

- Phase One Property Boundary
- Phase One Study Area
- Area of Natural Significance

AREA	ADDRESS	IDENTIFIED PCA'S
A	West Adjacent Property	PCA #46 - Rail Yards, Tracks and Spurs

PCAs: Potentially Contaminating Activities



Title: **PHASE ONE STUDY AREA**

Project: **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
WALDORF WAY TRIANGLE, MISSISSAUGA, ONTARIO**

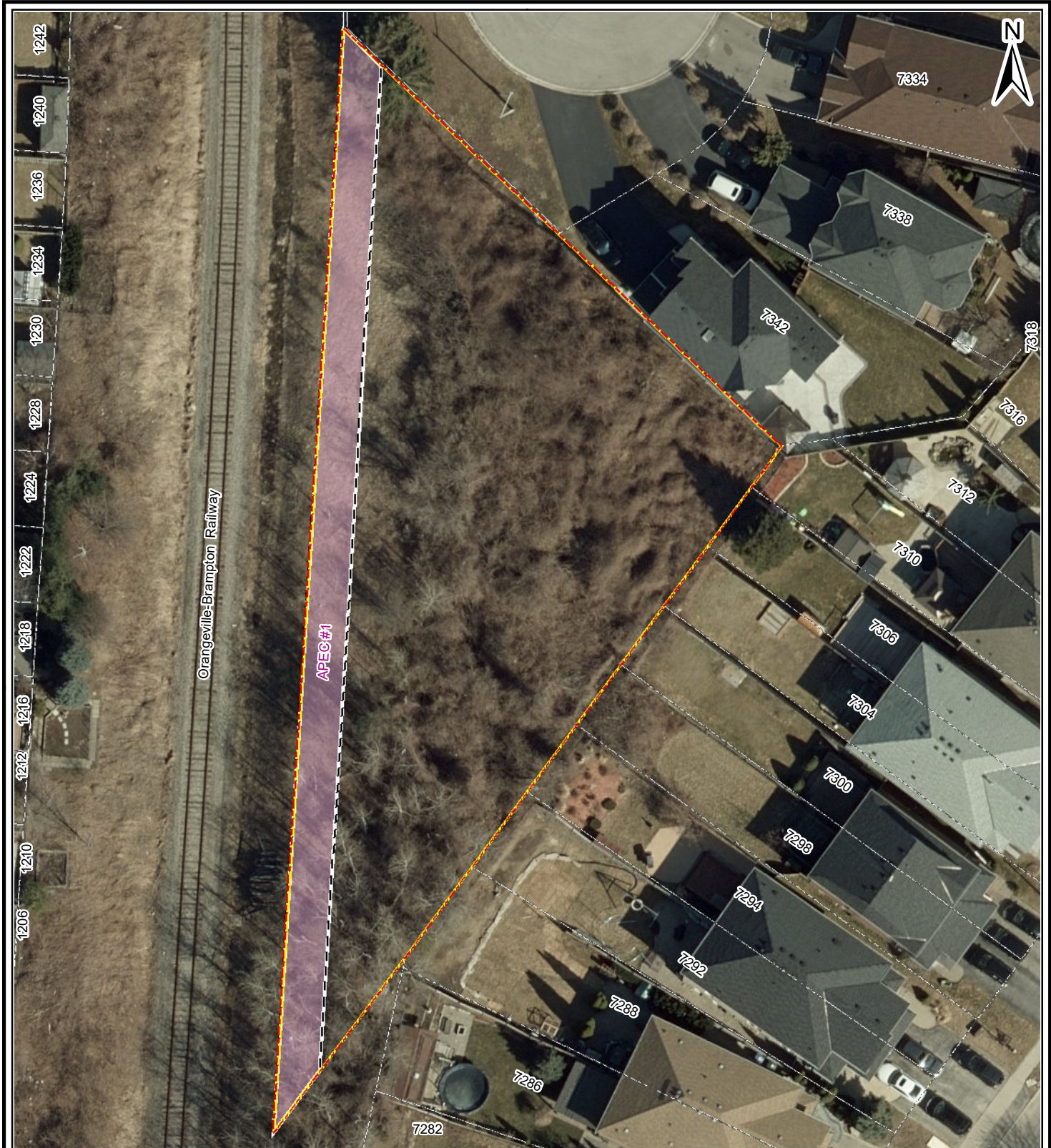
Client: **CITY OF MISSISSAUGA**

Date: **Oct 2022**

Updated: **Nov 08, 2022**

FIGURE 3

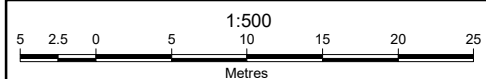
Layout: 8.5" x 11" (Author: mzare)



APEC #	AREA OF POTENTIAL ENVIRONMENTAL CONCERN (APEC)	MEDIA POTENTIALLY IMPACTED	CONTAMINANT OF POTENTIAL CONCERN
APEC #1	West Adjacent Rail Tracks	Soil	VOCs, PAHs, PHCs, Metals, Hydride-Forming Metals, Cr(VI), Hg, HWS-B, CN, pH, CPs

Legend

- Phase One Property Boundary
- APEC



Title: **AREAS OF POTENTIAL ENVIRONMENTAL CONCERN**

Project: **PHASE ONE ENVIRONMENTAL SITE ASSESSMENT WALDORF WAY TRIANGLE, MISSISSAUGA, ONTARIO**

Client: **CITY OF MISSISSAUGA**



Date: **Oct 2022**

Updated: **Nov 08, 2022**

FIGURE 4

Layout: 8.5" x 11" (Author: mzarej)

APPENDIX A

Plan Survey

OBSERVED REFERENCE POINTS (ORP): UTM ZONE 17, NAD83 (ORIGINAL) (1997) COORDINATES TO URBAN ACCURACY PER SEC 14 (2) OF O.R.S. 216/10			
POINT ID	NORTHING	EASTING	REMARKS
A	4831627.045	601720.805	
B	4831196.530	601720.628	

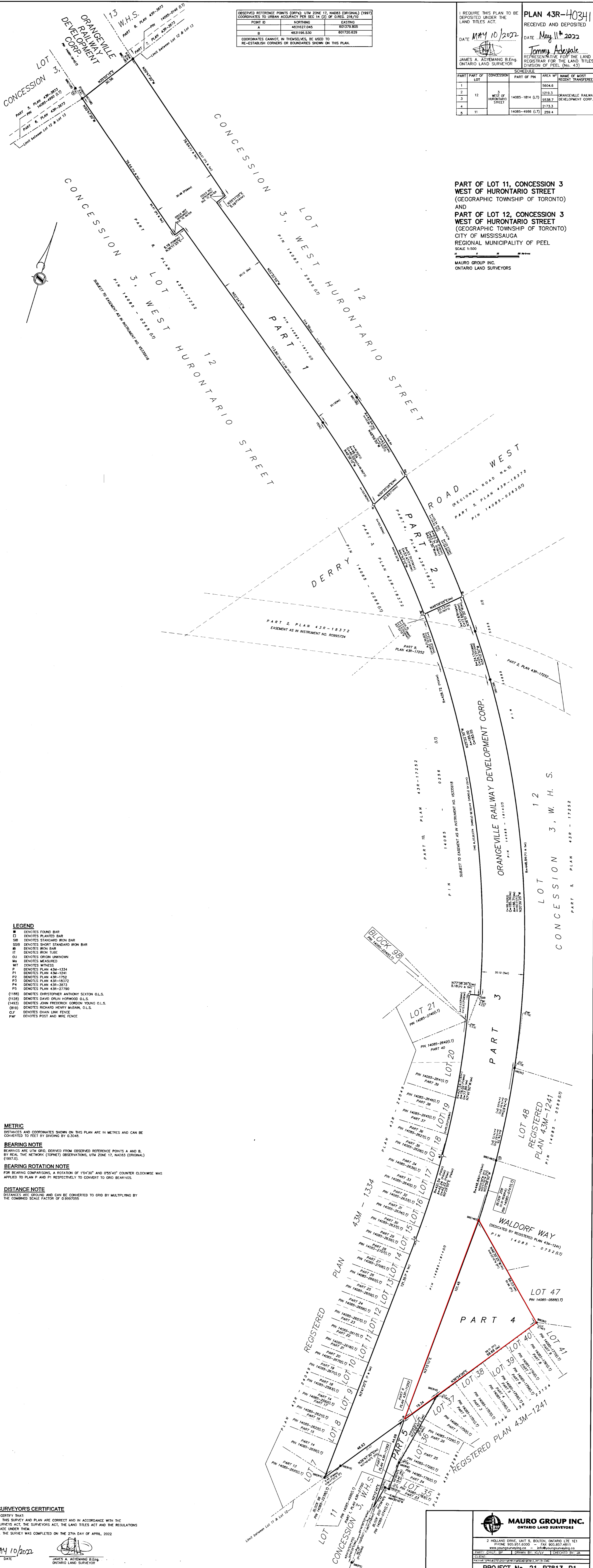
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.		PLAN 43R-40341	
DATE <u>MAY 10/2022</u>		RECEIVED AND DEPOSITED	
JAMES A. AGYEMANG B.Eng. ONTARIO LAND SURVEYOR		DATE <u>May 11th 2022</u> Tommy Adeyale REGISTRAR FOR THE LAND TITLES DIVISION OF PEEL (No. 43)	
SCHEDULE			
PART	PART OF LOT	CONVESSION	NAME OF MOST RECENT TRANSFEREE
1			
2	12	WEST OF HURONTARIO STREET	ORANGEVILLE RAILWAY DEVELOPMENT CORP.
3			
4			
5	11		

PART OF LOT 11, CONCESSION 3 WEST OF HURONTARIO STREET (GEOGRAPHIC TOWNSHIP OF TORONTO) AND PART OF LOT 12, CONCESSION 3 WEST OF HURONTARIO STREET (GEOGRAPHIC TOWNSHIP OF TORONTO) CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEL

SCALE 1:500

MAURO GROUP INC.
ONTARIO LAND SURVEYORS



- LEGEND**
- DENOTES FOUND BAR
 - DENOTES PLANTED BAR
 - SIB DENOTES STANDARD IRON BAR
 - SSB DENOTES SHORT STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - IT DENOTES IRON TUBE
 - OU DENOTES ORIGIN UNKNOWN
 - M DENOTES MEASURED
 - WT DENOTES WITNESS
 - P DENOTES PLAN 43M-1334
 - P1 DENOTES PLAN 43M-1241
 - P2 DENOTES PLAN 43R-1722
 - P3 DENOTES PLAN 43R-18372
 - P4 DENOTES PLAN 43R-3873
 - P5 DENOTES PLAN 43R-27390
 - (1188) DENOTES CHRISTOPHER ANTHONY SEXTON O.L.S.
 - (1128) DENOTES DAVID ORLIN HORWOOD O.L.S.
 - (1493) DENOTES JOHN FREDERICK GORDON YOUNG O.L.S.
 - (819) DENOTES RICHARD HENRY MUGAN, O.L.S.
 - CLF DENOTES CHAIN LINK FENCE
 - PWF DENOTES POST AND WIRE FENCE

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

BEARING NOTE
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK (TOPNET) OBSERVATIONS, UTM ZONE 17, NAD83 (ORIGINAL) (1997.0).

BEARING ROTATION NOTE
FOR BEARING COMPARISONS, A ROTATION OF 1°04'30" AND 0°55'40" COUNTER CLOCKWISE WAS APPLIED TO PLAN P AND P1 RESPECTIVELY TO CONVERT TO GRID BEARINGS.

DISTANCE NOTE
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9997055.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF APRIL, 2022

DATE MAY 10/2022

JAMES A. AGYEMANG B.Eng.
ONTARIO LAND SURVEYOR

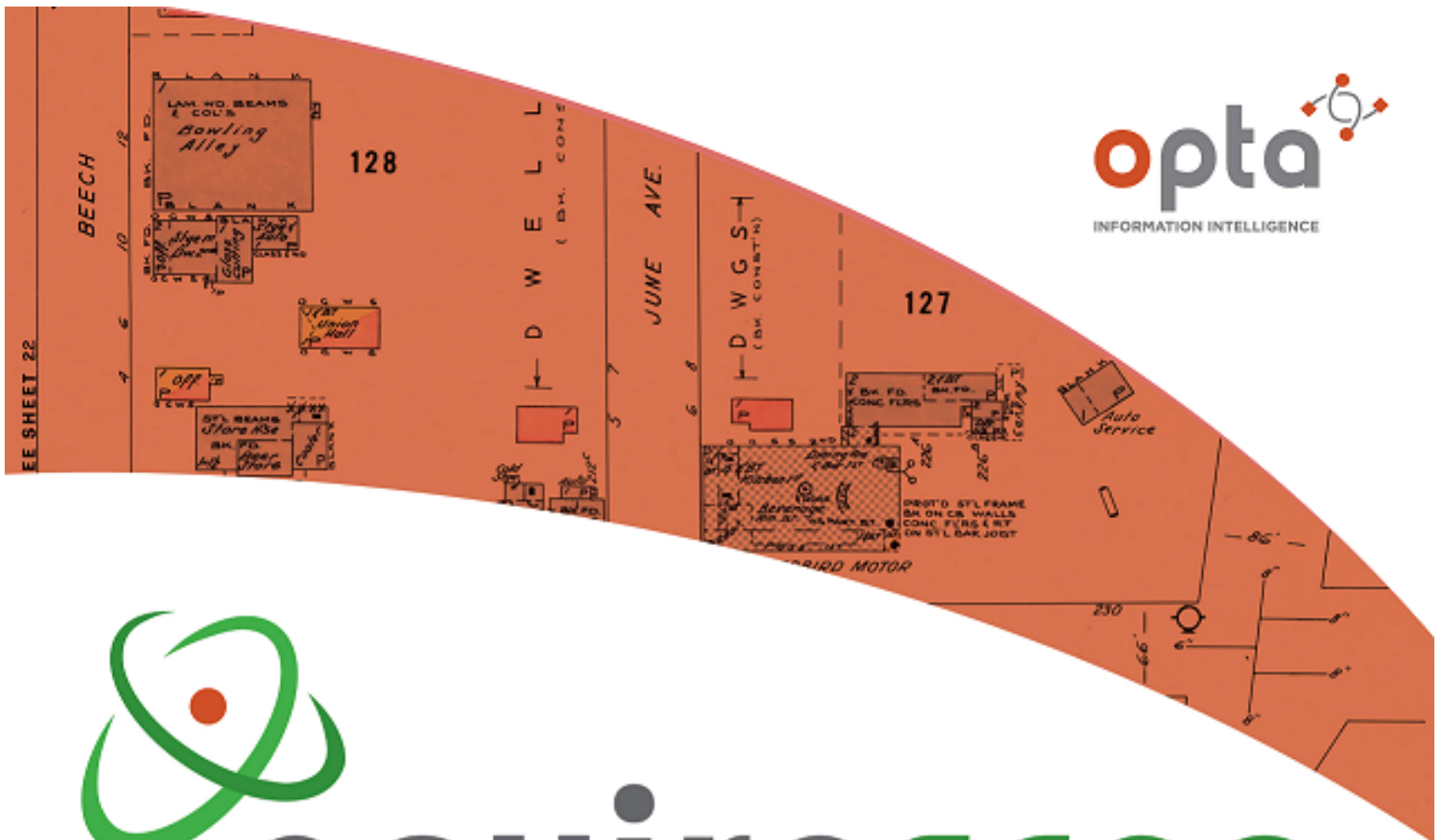
MAURO GROUP INC.
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2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1
PHONE 905.951.6000 - FAX 905.857.4811
www.maurogroupinc.com - info@maurogroupinc.com

PROJECT No. 21-B7813-R1

APPENDIX B

Fire Insurance Plans



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Midori

Site Address:

Waldorf Way Triangle, Mississauga, ON

Project No:

22092804176

Opta Order ID:

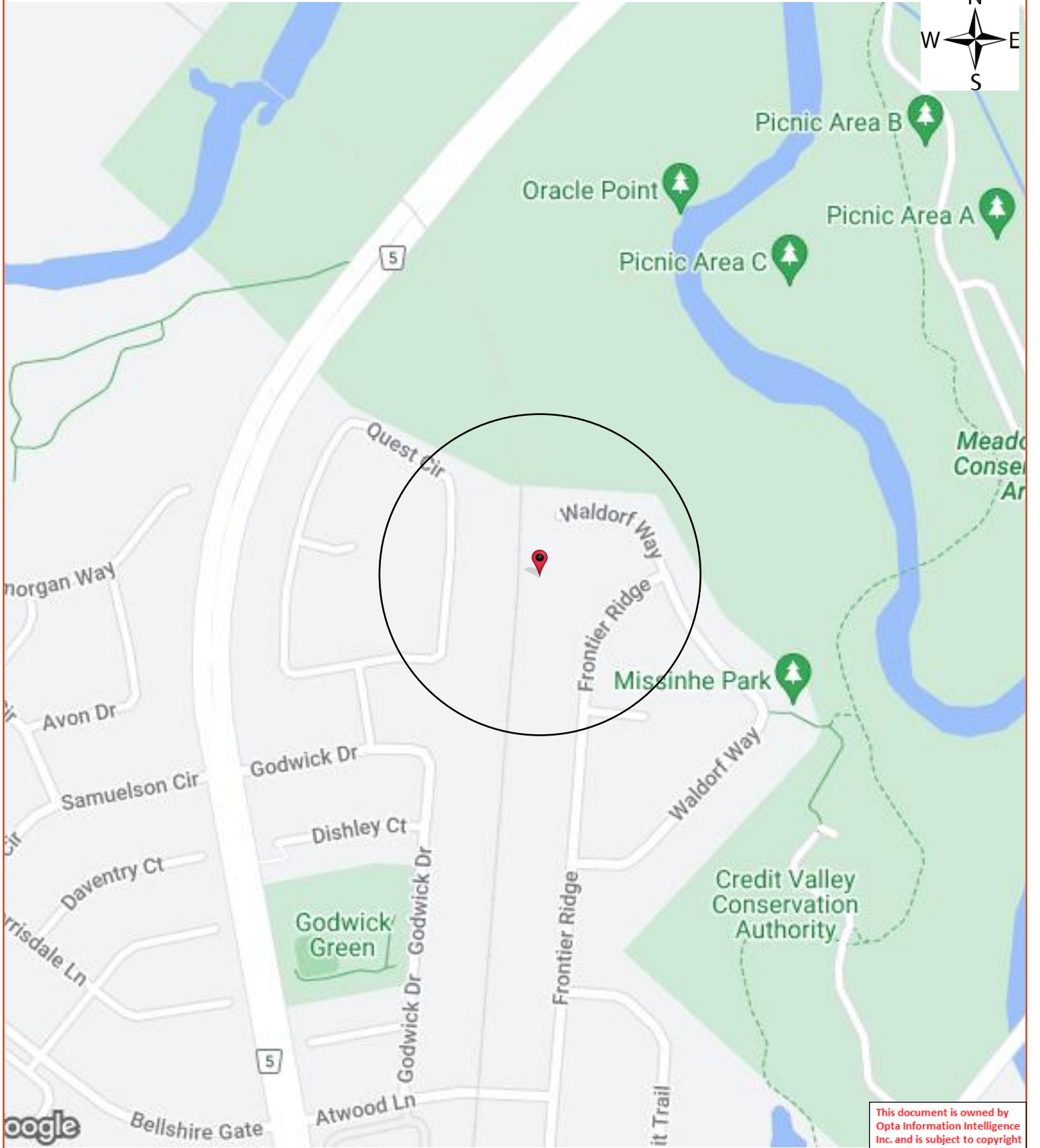
115858

Requested by:

Eleanor Goolab
ERIS

Date Completed:

10/4/2022 6:29:56 AM



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

Governing Document

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

Law

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



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905.882.6300

Toll Free: 905.882.6300

F: 905.882.6300

An SCM Company

www.optaintel.ca

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 10/04/2022 06:29:56



OPTA INFORMATION INTELLIGENCE

No Records Found



APPENDIX C

ERIS Report



DATABASE REPORT

Project Property: *Waldorf Triangle
Waldorf Way Triangle
Mississauga ON L5N*

Project No: *30150141-01*

Report Type: *RSC Report (Urban)*

Order No: *22092804176*

Requested by: *Arcadis Canada Inc.*

Date Completed: *October 3, 2022*

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Executive Summary

Property Information:

Project Property: *Waldorf Triangle
Waldorf Way Triangle Mississauga ON L5N*

Project No: *30150141-01*

Order Information:

Order No: *22092804176*
Date Requested: *September 28, 2022*
Requested by: *Arcadis Canada Inc.*
Report Type: *RSC Report (Urban)*

Historical/Products:

City Directory Search *CD - Subject Site plus 10 Adjacent Properties*
ERIS Xplorer [*ERIS Xplorer*](#)
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*
Topographic Map *RSC Maps*

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.30km</i>	<i>Total</i>
AAGR	<i>Abandoned Aggregate Inventory</i>	Y	0	0	0
AGR	<i>Aggregate Inventory</i>	Y	0	0	0
AMIS	<i>Abandoned Mine Information System</i>	Y	0	0	0
ANDR	<i>Anderson's Waste Disposal Sites</i>	Y	0	0	0
AST	<i>Aboveground Storage Tanks</i>	Y	0	0	0
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
BORE	<i>Borehole</i>	Y	0	0	0
CA	<i>Certificates of Approval</i>	Y	0	1	1
CDRY	<i>Dry Cleaning Facilities</i>	Y	0	0	0
CFOT	<i>Commercial Fuel Oil Tanks</i>	Y	0	0	0
CHEM	<i>Chemical Manufacturers and Distributors</i>	Y	0	0	0
CHM	<i>Chemical Register</i>	Y	0	0	0
CNG	<i>Compressed Natural Gas Stations</i>	Y	0	0	0
COAL	<i>Inventory of Coal Gasification Plants and Coal Tar Sites</i>	Y	0	0	0
CONV	<i>Compliance and Convictions</i>	Y	0	0	0
CPU	<i>Certificates of Property Use</i>	Y	0	0	0
DRL	<i>Drill Hole Database</i>	Y	0	0	0
DTNK	<i>Delisted Fuel Tanks</i>	Y	0	0	0
EASR	<i>Environmental Activity and Sector Registry</i>	Y	0	0	0
EBR	<i>Environmental Registry</i>	Y	0	0	0
ECA	<i>Environmental Compliance Approval</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	Y	0	0	0
EHS	<i>ERIS Historical Searches</i>	Y	0	0	0
EIIS	<i>Environmental Issues Inventory System</i>	Y	0	0	0
EMHE	<i>Emergency Management Historical Event</i>	Y	0	0	0
EPAR	<i>Environmental Penalty Annual Report</i>	Y	0	0	0
EXP	<i>List of Expired Fuels Safety Facilities</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	Y	0	0	0
FOFT	<i>Fisheries & Oceans Fuel Tanks</i>	Y	0	0	0
FRST	<i>Federal Identification Registry for Storage Tank Systems (FIRSTS)</i>	Y	0	0	0
FST	<i>Fuel Storage Tank</i>	Y	0	0	0
FSTH	<i>Fuel Storage Tank - Historic</i>	Y	0	0	0
GEN	<i>Ontario Regulation 347 Waste Generators Summary</i>	Y	0	0	0
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	Y	0	0	0
HINC	<i>TSSA Historic Incidents</i>	Y	0	1	1

Database	Name	Searched	Project Property	Boundary to 0.30km	Total
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	Y	0	0	0
INC	<i>Fuel Oil Spills and Leaks</i>	Y	0	0	0
LIMO	<i>Landfill Inventory Management Ontario</i>	Y	0	0	0
MINE	<i>Canadian Mine Locations</i>	Y	0	0	0
MNR	<i>Mineral Occurrences</i>	Y	0	0	0
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	Y	0	0	0
NCPL	<i>Non-Compliance Reports</i>	Y	0	0	0
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	Y	0	0	0
NDSP	<i>National Defense & Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEBI	<i>National Energy Board Pipeline Incidents</i>	Y	0	0	0
NEBP	<i>National Energy Board Wells</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGWE	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	2	2
PINC	<i>Pipeline Incidents</i>	Y	0	2	2
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	1	1
SPL	<i>Ontario Spills</i>	Y	0	0	0
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	1	1
Total:			0	8	8

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	SCT	BLOOMING ROSE	1174 Quest Cir Mississauga ON L5N 8B8	SW/83.5	3.05	13
2	PINC	ENBRIDGE GAS INC	1231 QUEST CIR,,MISSISSAUGA,ON,L5N 8B9,CA ON	W/92.2	1.18	13
3	HINC		1326 WHIFFLETREE COURT MISSISSAUGA ON L5N 7R1	SE/166.1	1.09	13
4	PES		1283 GODWICK DR MISSISSAUGA ON L5N 7X4	SW/172.6	5.10	14
4	PES		1283 GODWICK DR MISSISSAUGA ON L5N 7X4	SW/172.6	5.10	14
5	CA	CAMBRIDGE SHOPPING CENTRES LIMITED	QUEST CIRCLE/GODWICK DR. MISSISSAUGA ON	SW/173.7	5.15	15
6	PINC		7234 Waldorf Way, Mississauga ON	ESE/180.9	-0.90	15
7	WWIS		lot 12 con 3 ON Well ID: 4907604	NW/232.7	-2.10	15

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 1 CA site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
CAMBRIDGE SHOPPING CENTRES LIMITED	QUEST CIRCLE/GODWICK DR. MISSISSAUGA ON	173.7	<u>5</u>

HINC - TSSA Historic Incidents

A search of the HINC database, dated 2006-June 2009* has found that there are 1 HINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1326 WHIFFLETREE COURT MISSISSAUGA ON L5N 7R1	166.1	<u>3</u>

PES - Pesticide Register

A search of the PES database, dated Oct 2011- Jul 31, 2022 has found that there are 2 PES site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	1283 GODWICK DR MISSISSAUGA ON L5N 7X4	172.6	<u>4</u>
	1283 GODWICK DR MISSISSAUGA ON L5N 7X4	172.6	<u>4</u>

PINC - Pipeline Incidents

A search of the PINC database, dated Feb 28, 2021 has found that there are 2 PINC site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ENBRIDGE GAS INC	1231 QUEST CIR,,MISSISSAUGA,ON,L5N 8B9,CA ON	92.2	2
	7234 Waldorf Way, Mississauga ON	180.9	6

SCT - Scott's Manufacturing Directory

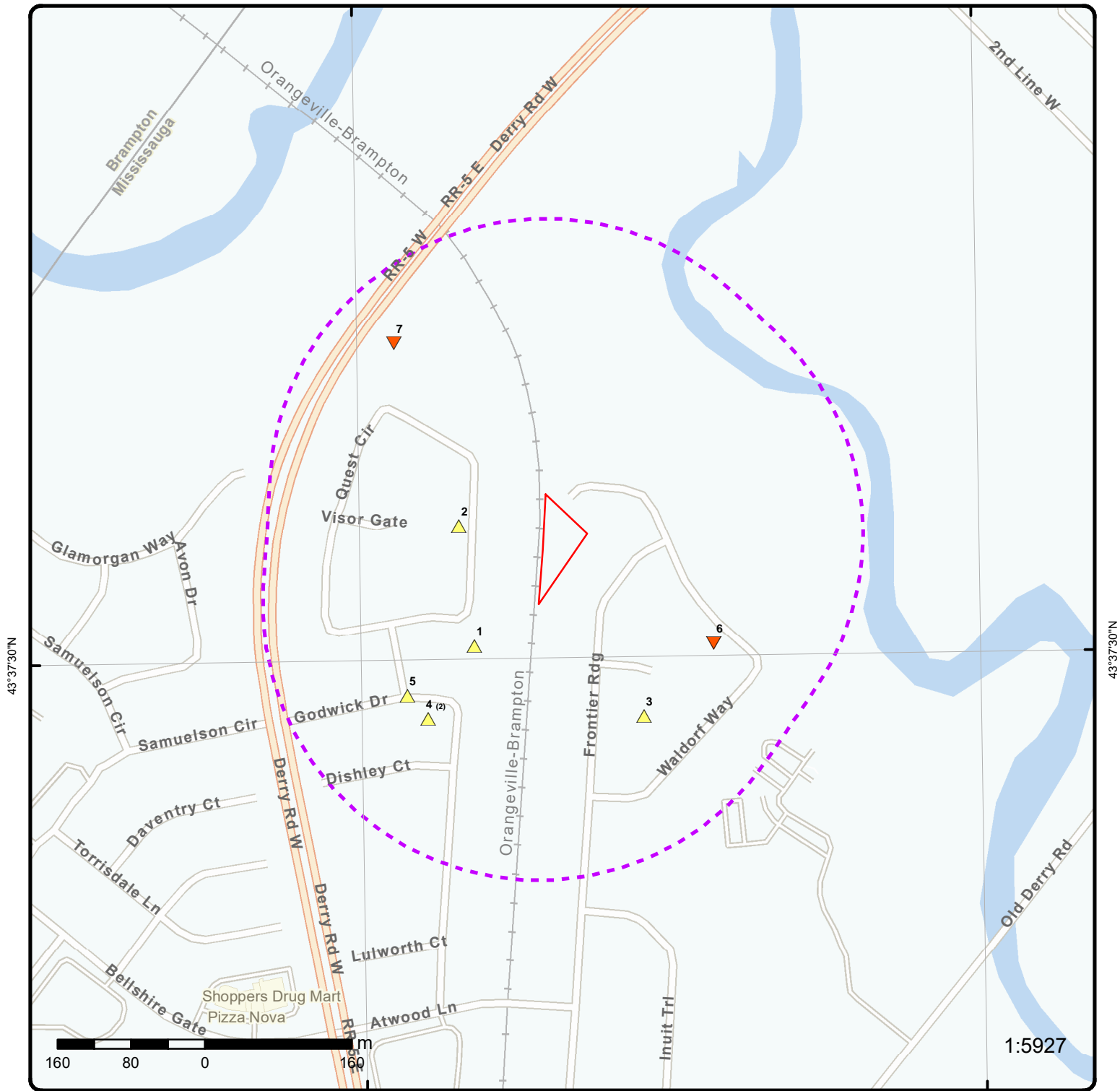
A search of the SCT database, dated 1992-Mar 2011* has found that there are 1 SCT site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
BLOOMING ROSE	1174 Quest Cir Mississauga ON L5N 8B8	83.5	1

WWIS - Water Well Information System

A search of the WWIS database, dated Jun 30 2022 has found that there are 1 WWIS site(s) within approximately 0.30 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	lot 12 con 3 ON <i>Well ID:</i> 4907604	232.7	7



Map: 0.3 Kilometer Radius

Order Number: 22092804176

Address: Waldorf Way Triangle, Mississauga, ON

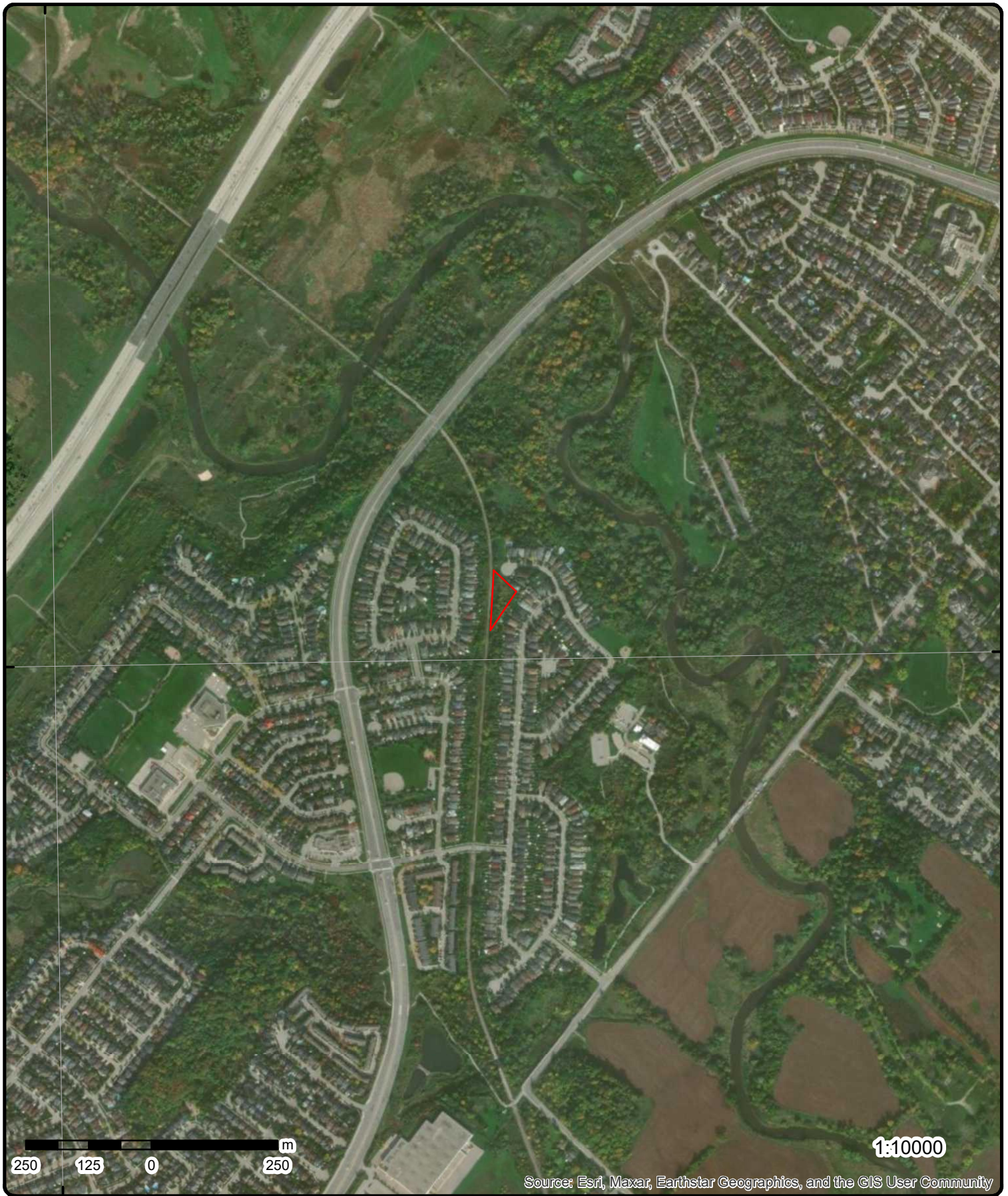


Project Property	Freeways; Highways	Beach	Shopping & Sports Area
Buffer Outline	Traffic Circle; Ramp	Airport	University/College
Eris Sites with Higher Elevation	Major Arterial; Minor Arterial	Industrial Area	Cemetery; Golf Course
Eris Sites with Same Elevation	Local Road	Military Base	Parkt (National)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

79°45'W

43°37'30"N

43°37'30"N



Aerial Year: 2021

Order Number: 22092804176

Address: Waldorf Way Triangle, Mississauga, ON



Source: ESRI World Imagery

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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>1</u>	1 of 1	SW/83.5	175.9 / 3.05	BLOOMING ROSE 1174 Quest Cir Mississauga ON L5N 8B8 SCT
Established: 1995 Plant Size (ft²): 1000 Employment: 5					
--Details--					
Description:		Toilet Preparation Manufacturing			
SIC/NAICS Code:		325620			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			
Description:		Soap and Cleaning Compound Manufacturing			
SIC/NAICS Code:		325610			
<u>2</u>	1 of 1	W/92.2	174.0 / 1.18	ENBRIDGE GAS INC 1231 QUEST CIR,,MISSISSAUGA,ON,L5N 8B9,CA ON PINC
Incident Id: Incident No: 2956224 Incident Reported Dt: 11/5/2020 Type: FS-Pipeline Incident Status Code: Tank Status: Pipeline Damage Reason Est Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: ENBRIDGE GAS INC Incident Address: 1231 QUEST CIR,,MISSISSAUGA,ON,L5N 8B9,CA Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:			
<u>3</u>	1 of 1	SE/166.1	173.9 / 1.09	1326 WHIFFLETREE COURT MISSISSAUGA ON L5N 7R1 HINC
External File Num: FS INC 0711-06943 Fuel Occurrence Type: Pipeline Strike					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date of Occurrence:		11/1/2007			
Fuel Type Involved:		Natural Gas			
Status Desc:		Completed - Causal Analysis(End)			
Job Type Desc:		Incident/Near-Miss Occurrence (FS)			
Oper. Type Involved:		Construction Site (pipeline strike)			
Service Interruptions:		Yes			
Property Damage:		No			
Fuel Life Cycle Stage:		Transmission, Distribution and Transportation			
Root Cause:		Root Cause: Equipment/Material/Component:No Procedures:No Maintenance:No Design:No Training:No Management:Yes Human Factors:No			
Reported Details:					
Fuel Category:		Gaseous Fuel			
Occurrence Type:		Incident			
Affiliation:		Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)			
County Name:		Peel			
Approx. Quant. Rel:					
Nearby body of water:					
Enter Drainage Syst.:					
Approx. Quant. Unit:					
Environmental Impact:					

<u>4</u>	1 of 2	SW/172.6	177.9 / 5.10	1283 GODWICK DR MISSISSAUGA ON L5N 7X4	PES
Detail Licence No:					
Licence No:		L-240-2122072670			
Status:		Active			
Approval Date:		2021-03-18			
Report Source:		PEST-Operator			
Licence Type:		Operator			
Licence Type Code:					
Licence Class:					
Licence Control:					
Latitude:		43.62444444			
Longitude:		-79.74083333			
Lot:					
Concession:					
Region:					
District:					
County:					
Trade Name:					
PDF URL:		http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2358461			
PDF Site Location:					

<u>4</u>	2 of 2	SW/172.6	177.9 / 5.10	1283 GODWICK DR MISSISSAUGA ON L5N 7X4	PES
Detail Licence No:					
Licence No:		L-240-5171062951			
Status:		Active			
Approval Date:		March 18, 2022			
Report Source:		PEST-Operator			
Licence Type:		Operator			
Licence Type Code:					
Licence Class:					
Licence Control:					
Latitude:		43.62444444			
Longitude:		-79.74083333			
Lot:					
Concession:					
Region:					
District:					
County:					
Trade Name:					
PDF URL:					
PDF Site Location:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
County: Trade Name: PDF URL: PDF Site Location:				SWP Area Name: Credit Valley http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2601297	
5	1 of 1	SW/173.7	178.0 / 5.15	CAMBRIDGE SHOPPING CENTRES LIMITED QUEST CIRCLE/GODWICK DR. MISSISSAUGA ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-0525-98-98 6/23/1998 Municipal water Approved			
6	1 of 1	ESE/180.9	171.9 / -0.90	7234 Waldorf Way, Mississauga ON	PINC
Incident Id: Incident No: Incident Reported Dt: Type: Status Code: Tank Status: Task No: Spills Action Centre: Fuel Type: Fuel Occurrence Tp: Date of Occurrence: Occurrence Start Dt: Depth: Customer Acct Name: Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		2658624 502294 FS-Pipeline Incident Pipeline Damage Reason Est RC Established 3170937		Pipe Material: Fuel Category: Health Impact: Environment Impact: Property Damage: Service Interrupt: Enforce Policy: Public Relation: Pipeline System: PSIG: Attribute Category: Regulator Location: Method Details:	
				Natural Gas No No Yes Yes Yes No FS-Perform P-line Inc Invest E-mail	
Incident Address: Operation Type: Pipeline Type: Regulator Type: Summary: Reported By: Affiliation: Occurrence Desc: Damage Reason: Notes:		Construction Site (including excavation) 7234 Waldorf Way, Mississauga - 1/2" Pipeline Hit Eric Jorgensen - Enbridge Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.) Excavation practices not sufficient			
7	1 of 1	NW/232.7	170.7 / -2.10	lot 12 con 3 ON	WWIS
Well ID: Construction Date: Use 1st: Use 2nd: Final Well Status: Water Type:		4907604 Not Used Test Hole		Flowing (Y/N): Flow Rate: Data Entry Status: Data Src: Date Received: Selected Flag:	
				1 10-Feb-1992 00:00:00 TRUE	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Casing Material:				Abandonment Rec:	
Audit No:	099768			Contractor:	1737
Tag:				Form Version:	1
Constructn Method:				Owner:	
Elevation (m):				County:	PEEL
Elevatn Reliabilty:				Lot:	012
Depth to Bedrock:				Concession:	03
Well Depth:				Concession Name:	HS W
Overburden/Bedrock:				Easting NAD83:	
Pump Rate:				Northing NAD83:	
Static Water Level:				Zone:	
Clear/Cloudy:				UTM Reliability:	
Municipality:		MISSISSAUGA CITY			
Site Info:					
PDF URL (Map):		https://d2khazk8e83rdv.cloudfront.net/moe_mapping/downloads/2Water/Wells_pdfs/490\4907604.pdf			
<u>Additional Detail(s) (Map)</u>					
Well Completed Date:		1991/08/12			
Year Completed:		1991			
Depth (m):		33.528			
Latitude:		43.6281014828838			
Longitude:		-79.7412091121117			
Path:		490\4907604.pdf			
<u>Bore Hole Information</u>					
Bore Hole ID:	10322163			Elevation:	
DP2BR:				Elevrc:	
Spatial Status:				Zone:	17
Code OB:				East83:	601551.10
Code OB Desc:				North83:	4831338.00
Open Hole:				Org CS:	
Cluster Kind:				UTMRC:	9
Date Completed:	12-Aug-1991 00:00:00			UTMRC Desc:	unknown UTM
Remarks:				Location Method:	lot
Loc Method Desc:		Lot centroid			
Elevrc Desc:					
Location Source Date:					
Improvement Location Source:					
Improvement Location Method:					
Source Revision Comment:					
Supplier Comment:					
<u>Overburden and Bedrock</u>					
<u>Materials Interval</u>					
Formation ID:	932059493				
Layer:	2				
Color:	2				
General Color:	GREY				
Mat1:	34				
Most Common Material:	TILL				
Mat2:	05				
Mat2 Desc:	CLAY				
Mat3:	85				
Mat3 Desc:	SOFT				
Formation Top Depth:	9.0				
Formation End Depth:	21.0				
Formation End Depth UOM:	ft				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932059494			
Layer:		3			
Color:		2			
General Color:		GREY			
Mat1:		08			
Most Common Material:		FINE SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:		85			
Mat3 Desc:		SOFT			
Formation Top Depth:		21.0			
Formation End Depth:		59.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932059495			
Layer:		4			
Color:		2			
General Color:		GREY			
Mat1:		09			
Most Common Material:		MEDIUM SAND			
Mat2:		84			
Mat2 Desc:		SILTY			
Mat3:		34			
Mat3 Desc:		TILL			
Formation Top Depth:		59.0			
Formation End Depth:		72.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932059496			
Layer:		5			
Color:		2			
General Color:		GREY			
Mat1:		08			
Most Common Material:		FINE SAND			
Mat2:		05			
Mat2 Desc:		CLAY			
Mat3:		30			
Mat3 Desc:		MEDIUM GRAVEL			
Formation Top Depth:		72.0			
Formation End Depth:		110.0			
Formation End Depth UOM:		ft			
<u>Overburden and Bedrock Materials Interval</u>					
Formation ID:		932059492			
Layer:		1			
Color:		6			
General Color:		BROWN			
Mat1:		28			
Most Common Material:		SAND			
Mat2:		11			
Mat2 Desc:		GRAVEL			
Mat3:		85			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Mat3 Desc:		SOFT			
Formation Top Depth:		0.0			
Formation End Depth:		9.0			
Formation End Depth UOM:		ft			
<u>Annular Space/Abandonment Sealing Record</u>					
Plug ID:		933170390			
Layer:		1			
Plug From:		0.0			
Plug To:		110.0			
Plug Depth UOM:		ft			
<u>Method of Construction & Well Use</u>					
Method Construction ID:		964907604			
Method Construction Code:		2			
Method Construction:		Rotary (Convent.)			
Other Method Construction:					
<u>Pipe Information</u>					
Pipe ID:		10870733			
Casing No:		1			
Comment:					
Alt Name:					
<u>Construction Record - Casing</u>					
Casing ID:		930531494			
Layer:		1			
Material:		1			
Open Hole or Material:		STEEL			
Depth From:					
Depth To:		20.0			
Casing Diameter:		10.0			
Casing Diameter UOM:		inch			
Casing Depth UOM:		ft			
<u>Links</u>					
Bore Hole ID:		10322163		Tag No:	
Depth M:		33.528		Contractor:	
Year Completed:		1991		1737	
Well Completed Dt:		1991/08/12		Path:	
Audit No:		099768		490\4907604.pdf	
				Latitude:	
				43.6281014828838	
				Longitude:	
				-79.7412091121117	

Unplottable Summary

Total: **24** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	Derry Meadows, Phase 1	Part of Lot 11 & 12	Mississauga ON	
CA	The Regional Municipality of Peel	Derry Rd	Mississauga ON	
CA	THE ERIN MILLS DEVELOPMENT CORPORATION	DERRY RD. EASEMENT	MISSISSAUGA CITY ON	
CA	CAMBRIDGE SHOPPING CENTRES LIMITED	QUEST CIRCLE/DERRY RD.	MISSISSAUGA ON	
CA	MONARCH CONSTRUCTION LIMITED	GOODERHAM EST.SUB.PH2/DERRY RD	MISSISSAUGA ON	
CA	GANNA CONTRACTING INC.	DERRY RD.	MISSISSAUGA CITY ON	
CA	MARKBOROUGH PROPERTIES INC.	DERRY RD.,FIRST FLUSH POND #1	MISSISSAUGA CITY ON	
CA	GASPAR DEVELOPMENTS LIMITED	PT.LOT 11/CONC.10, DERRY RD.	MISSISSAUGA CITY ON	
CA	GANNA CONTRACTING INC.	DERRY RD.	MISSISSAUGA CITY ON	
CA	CREDIT VALLEY CONSERVATION AUTHORITY	LOT 11, CONC. 3	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL WINSTON CHURCHILL BLVD.	DERRY RD.	MISSISSAUGA CITY ON	
CA	R.M. OF PEEL	DERRY RD. WEST	MISSISSAUGA CITY ON	
ECA	The Regional Municipality of Peel	Derry Rd	Mississauga ON	L6T 3Y3
GEN	SHELL CANADA PRODUCTS LTD.	PEARSON INTERNATIONAL AIRPORT DERRY ROAD	MISSISSAUGA ON	L5S 1B2

GEN	SHELL CANADA PRODUCTS LTD. 34-145	PEARSON INTERNATIONAL AIRPORT DERRY ROAD	MISSISSAUGA ON	L5S 1B2
GEN	Region of Peel	Derry Road	Mississauga ON	L5N 5V4
SPL	Tej Transport<UNOFFICIAL>	Derry Road Exit	Mississauga ON	
SPL	CIBA Specialty Chemical Canada Inc.<UNOFFICIAL>	DERRY RD., FEW BLOCKS EAST OF MISSISSAUGA RD.<UNOFFICIAL>	Mississauga ON	
SPL	S.21	Derry Road, west of Glen Erin Dr.	Mississauga ON	
SPL		north of Derry Rd. KENNEDY AND SECRETARIAT RD<UNOFFICIAL>	Mississauga ON	
SPL	BAKERY (N.O.S.)	CREEK (NAME NOT KNOWN) AT THE CORNER OF DERRY RD. & BRAMALEA	MISSISSAUGA CITY ON	
SPL		Derry Rd EB, E of Mississauga Rd	Mississauga ON	

Unplottable Report

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 0772-4WENAL
Application Year: 01
Issue Date: 5/11/01
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Sanitary and storm sewers, and foundation drain collectors to be constructed on Tenth Line West, Cactus Gate, Watergrove Road and Lowville Heights
Contaminants:
Emission Control:

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 0681-4RKR8W
Application Year: 00
Issue Date: 12/1/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Storm, sanitary and FDC sewers to be constructed in the City of Mississauga.
Contaminants:
Emission Control:

Site: *Derry Meadows, Phase 1*
Part of Lot 11 & 12 Mississauga ON

Database:
CA

Certificate #: 7132-4RKRK4
Application Year: 00
Issue Date: 12/1/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: Durbanpoint Developments Ltd.
Client Address: Royalpark Way, Suite 65, Woodbridge
Client City: Vaughan
Client Postal Code: L4H 1J5
Project Description: Watermains to be constructed in the City of Mississauga.
Contaminants:
Emission Control:

Site: *The Regional Municipality of Peel*
Derry Rd Mississauga ON

Database:
CA

Certificate #: 4290-6ZYKD6
Application Year: 2007
Issue Date: 4/12/2007
Approval Type: Municipal and Private Sewage Works
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: THE ERIN MILLS DEVELOPMENT CORPORATION
DERRY RD. EASEMENT MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-0154-88-
Application Year: 88
Issue Date: 2/24/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: CAMBRIDGE SHOPPING CENTRES LIMITED
QUEST CIRCLE/DERRY RD. MISSISSAUGA ON

Database:
CA

Certificate #: 3-0780-98-
Application Year: 98
Issue Date: 6/23/1998
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MONARCH CONSTRUCTION LIMITED
GOODERHAM EST.SUB.PH2/DERRY RD MISSISSAUGA ON

Database:
CA

Certificate #: 3-0009-98-
Application Year: 98
Issue Date: 1/14/1998
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GANA CONTRACTING INC.
DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 7-1888-88-
Application Year: 88
Issue Date: 11/24/1988
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: MARKBOROUGH PROPERTIES INC.
DERRY RD.,FIRST FLUSH POND #1 MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1026-95-
Application Year: 95
Issue Date: 9/12/1995
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GASPAR DEVELOPMENTS LIMITED
PT.LOT 11/CONC.10, DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1050-93-
Application Year: 93
Issue Date: 12/6/1993
Approval Type: Municipal sewage
Status: Cancelled
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: GANA CONTRACTING INC.
DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-2232-88-
Application Year: 88
Issue Date: 11/24/1988
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:

Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: CREDIT VALLEY CONSERVATION AUTHORITY
LOT 11, CONC. 3 MISSISSAUGA CITY ON

Database:
CA

Certificate #: 8-3107-86-
Application Year: 86
Issue Date: 3/4/1987
Approval Type: Industrial air
Status: Approved in 1987
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants: Nitrogen Oxides
Emission Control: No Controls

Site: R.M. OF PEEL WINSTON CHURCHILL BLVD.
DERRY RD. MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-2271-87-
Application Year: 87
Issue Date: 1/12/1988
Approval Type: Municipal sewage
Status: Approved in 1988
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: R.M. OF PEEL
DERRY RD. WEST MISSISSAUGA CITY ON

Database:
CA

Certificate #: 3-1843-86-
Application Year: 86
Issue Date: 12/31/1986
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: The Regional Municipality of Peel
Derry Rd Mississauga ON L6T 3Y3

Database:
ECA

Approval No: 4290-6ZYKD6

MOE District:

Approval Date: 2007-04-12
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: The Regional Municipality of Peel
Address: Derry Rd
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/6865-6ZKHTP-14.pdf>
PDF Site Location:

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

Site: SHELL CANADA PRODUCTS LTD.
PEARSON INTERNATIONAL AIRPORT DERRY ROAD MISSISSAUGA ON L5S 1B2

Database:
GEN

Generator No: ON0005125
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.
Approval Years: 86,87,88,89,90
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Site: SHELL CANADA PRODUCTS LTD. 34-145
PEARSON INTERNATIONAL AIRPORT DERRY ROAD MISSISSAUGA ON L5S 1B2

Database:
GEN

Generator No: ON0005125
SIC Code: 5111
SIC Description: PETROLEUM PROD., WH.
Approval Years: 94,95,96
PO Box No:
Country:

Status:
Co Admin:
Choice of Contact:
Phone No Admin:
Contam. Facility:
MHSW Facility:

Detail(s)

Waste Class: 221
Waste Class Desc: LIGHT FUELS

Site: Region of Peel
Derry Road Mississauga ON L5N 5V4

Database:
GEN

Generator No: ON6781129
SIC Code:
SIC Description:
Approval Years: As of Jan 2021
PO Box No:
Country: Canada

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

Detail(s)

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

Site: Tej Transport<UNOFFICIAL>
Derry Road Exit Mississauga ON

Database:
SPL

Ref No: 5126-7MTVHB
Site No:

Discharger Report:
Material Group:

Incident Dt:
Year:
Incident Cause: Other Transport Accident
Incident Event:
Contaminant Code: 13
Contaminant Name: DIESEL FUEL
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Possible
Nature of Impact: Other Impact(s)
Receiving Medium:
Receiving Env:
MOE Response: Referral to others
Dt MOE Arvl on Scn:
MOE Reported Dt: 12/30/2008
Dt Document Closed: 1/21/2009
Incident Reason:
Site Name: 410 South Bound<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: Tej Transport: 410 south, 100L diesel to ditch
Contaminant Qty: 100 L

Health/Env Conseq:
Client Type:
Sector Type: Transport Truck
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office: Halton-Peel
Site Postal Code:
Site Region:
Site Municipality: Mississauga
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Highway Spills (usually highway accidents)
Source Type:

Site: CIBA Specialty Chemical Canada Inc.<UNOFFICIAL> **Database:**
SPL
 DERRY RD., FEW BLOCKS EAST OF MISSISSAUGA RD.<UNOFFICIAL> Mississauga ON

Ref No: 8404-5RBM3N
Site No:
Incident Dt: 9/12/2003
Year:
Incident Cause: Other Discharges
Incident Event:
Contaminant Code: 28
Contaminant Name: PIGMENT (N.O.S.)
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Possible
Nature of Impact: Soil Contamination
Receiving Medium: Land
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 9/12/2003
Dt Document Closed:
Incident Reason:
Site Name: DERRY RD., FEW BLOCKS EAST OF MISSISSAUGA RD.<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: CIBA Specialty Chem.,50 kg yellow pigment to rd
Contaminant Qty: 50 kg

Discharger Report:
Material Group: Chemical
Health/Env Conseq:
Client Type:
Sector Type: Transport Truck
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office: Halton-Peel
Site Postal Code:
Site Region: Central
Site Municipality: Mississauga
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Spill to Land
Source Type:

Site: S.21 **Database:**
SPL
 Derry Road, west of Glen Erin Dr. Mississauga ON

Ref No: 7756-66HKPQ
Site No:
Incident Dt: 11/7/2004
Year:
Incident Cause: Other Discharges
Incident Event:
Contaminant Code:
Contaminant Name: Vehicle Fluids - (gas and oil)
Contaminant Limit 1:
Contam Limit Freq 1:

Discharger Report:
Material Group: Oil
Health/Env Conseq:
Client Type:
Sector Type: Other
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office: Halton-Peel
Site Postal Code:

Contaminant UN No 1:
Environment Impact: Possible
Nature of Impact: Soil Contamination; Surface Water Pollution
Receiving Medium: Land & Water
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/7/2004
Dt Document Closed:
Incident Reason: Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion)
Site Name: MVA - DERRY ROAD, WEST OF GLEN ERIN DR.<UNOFFICIAL>
Site County/District:
Site Geo Ref Meth:
Incident Summary: MVA - Firewater & vehicle fluids to road
Contaminant Qty: 100 L

Site Region: Central
Site Municipality: Mississauga
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class: Spill to Highway (Accident)
Source Type:

Site: north of Derry Rd. KENNEDY AND SECRETARIAT RD<UNOFFICIAL> Mississauga ON **Database:** SPL

Ref No: 2354-6VDTPJ
Site No:
Incident Dt: 11/9/2006
Year:
Incident Cause:
Incident Event:
Contaminant Code: 44
Contaminant Name: SEWAGE,RAW UNCHLORINATED
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: Possible
Nature of Impact: Soil Contamination; Surface Water Pollution
Receiving Medium: Land & Water
Receiving Env:
MOE Response:
Dt MOE Arvl on Scn:
MOE Reported Dt: 11/9/2006
Dt Document Closed:
Incident Reason:
Site Name: NORTH OF DERRY RD.
Site County/District:
Site Geo Ref Meth:
Incident Summary: Mississauga, Kennedy & Secretariat Rd., sewage spill.
Contaminant Qty: Unknown

Discharger Report:
Material Group: Wastes
Health/Env Conseq:
Client Type:
Sector Type: Sewer
Agency Involved:
Nearest Watercourse:
Site Address: NORTH OF DERRY RD.
Site District Office: Halton-Peel
Site Postal Code:
Site Region:
Site Municipality: Mississauga
Site Lot:
Site Conc:
Northing:
Easting:
Site Geo Ref Accu:
Site Map Datum:
SAC Action Class:
Source Type:

Site: BAKERY (N.O.S.) CREEK (NAME NOT KNOWN) AT THE CORNER OF DERRY RD. & BRAMALEA MISSISSAUGA CITY ON **Database:** SPL

Ref No: 109560
Site No:
Incident Dt: 1/27/1995
Year:
Incident Cause: WASTEWATER DISCHARGE TO WATERCOURSE
Incident Event:
Contaminant Code:
Contaminant Name:
Contaminant Limit 1:
Contam Limit Freq 1:
Contaminant UN No 1:
Environment Impact: CONFIRMED
Nature of Impact: Water course or lake
Receiving Medium: WATER
Receiving Env:

Discharger Report:
Material Group:
Health/Env Conseq:
Client Type:
Sector Type:
Agency Involved:
Nearest Watercourse:
Site Address:
Site District Office:
Site Postal Code:
Site Region:
Site Municipality: 21102
Site Lot:
Site Conc:
Northing:

MOE Response:		Easting:	PEEL REGION
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	1/27/1995	Site Map Datum:	
Dt Document Closed:		SAC Action Class:	
Incident Reason:	NEGLIGENCE (APPARENT)	Source Type:	
Site Name:			
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	HEINZE BAKERY - FOOD WASTE TO CRK. VIA STORM DRAIN.		
Contaminant Qty:			

Site:	Derry Rd EB, E of Mississauga Rd Mississauga ON	Database:	SPL
Ref No:	3301-8F8P57	Discharger Report:	
Site No:		Material Group:	
Incident Dt:	3/23/2011	Health/Env Conseq:	
Year:		Client Type:	
Incident Cause:	Tank (Above Ground) Leak	Sector Type:	Transport Truck
Incident Event:		Agency Involved:	
Contaminant Code:	13	Nearest Watercourse:	
Contaminant Name:	DIESEL FUEL	Site Address:	Derry Rd EB, E of Mississauga Rd
Contaminant Limit 1:		Site District Office:	
Contam Limit Freq 1:		Site Postal Code:	
Contaminant UN No 1:		Site Region:	
Environment Impact:	Possible	Site Municipality:	Mississauga
Nature of Impact:	Other Impact(s); Surface Water Pollution	Site Lot:	
Receiving Medium:		Site Conc:	
Receiving Env:		Northing:	
MOE Response:	No Field Response	Easting:	
Dt MOE Arvl on Scn:		Site Geo Ref Accu:	
MOE Reported Dt:	3/23/2011	Site Map Datum:	
Dt Document Closed:	5/19/2011	SAC Action Class:	Watercourse Spills
Incident Reason:		Source Type:	
Site Name:	MVA<UNOFFICIAL>		
Site County/District:			
Site Geo Ref Meth:			
Incident Summary:	Canada Drayage: TT MVA, 200 L diesel to rd & CB		
Contaminant Qty:	200 L		

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

Government Publication Date: Sept 2002*

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Nov 2021

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Mar 2022

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Aboveground Storage Tanks:

Provincial [AST](#)

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

Government Publication Date: May 31, 2014

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 1999-May 31, 2022

Borehole:

Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2018

Certificates of Approval:

Provincial CA

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

Government Publication Date: 1985-Oct 30, 2011*

Dry Cleaning Facilities:

Federal CDRY

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

Government Publication Date: Jan 2004-Dec 2020

Commercial Fuel Oil Tanks:

Provincial CFOT

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

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

Government Publication Date: Feb 28, 2022

Chemical Manufacturers and Distributors:

Private CHEM

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

Government Publication Date: 1999-Jan 31, 2020

Chemical Register:

Private CHM

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

Government Publication Date: 1999-May 31, 2022

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 -Apr 2022

Inventory of Coal Gasification Plants and Coal Tar Sites:

Provincial COAL

This inventory includes both the "Inventory of Coal Gasification Plant Waste Sites in Ontario-April 1987" and the Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario-November 1988) collected by the MOE. It identifies industrial sites that produced and continue to produce or use coal tar and other related tars. Detailed information is available and includes: facility type, size, land use, information on adjoining properties, soil condition, site operators/occupants, site description, potential environmental impacts and historic maps available. This was a one-time inventory.*

Government Publication Date: Apr 1987 and Nov 1988*

Compliance and Convictions:

Provincial CONV

This database summarizes the fines and convictions handed down by the Ontario courts beginning in 1989. Companies and individuals named here have been found guilty of environmental offenses in Ontario courts of law.

Government Publication Date: 1989-Jun 2022

Certificates of Property Use:

Provincial CPU

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

Government Publication Date: 1994 - Aug 31, 2022

Drill Hole Database:Provincial [DRL](#)

The Ontario Drill Hole Database contains information on more than 113,000 percussion, overburden, sonic and diamond drill holes from assessment files on record with the department of Mines and Minerals. Please note that limited data is available for southern Ontario, as it was the last area to be completed. The database was created when surveys submitted to the Ministry were converted in the Assessment File Research Image Database (AFRI) project. However, the degree of accuracy (coordinates) as to the exact location of drill holes is dependent upon the source document submitted to the MNDM. Levels of accuracy used to locate holes are: centering on the mining claim; a sketch of the mining claim; a 1:50,000 map; a detailed company map; or from submitted a "Report of Work".

Government Publication Date: 1886 - Sep 2020**Delisted Fuel Tanks:**Provincial [DTNK](#)

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

Government Publication Date: Feb 28, 2022**Environmental Activity and Sector Registry:**Provincial [EASR](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. The EASR allows businesses to register certain activities with the ministry, rather than apply for an approval. The registry is available for common systems and processes, to which preset rules of operation can be applied. The EASR is currently available for: heating systems, standby power systems and automotive refinishing. Businesses whose activities aren't subject to the EASR may apply for an ECA (Environmental Compliance Approval), Please see our ECA database.

Government Publication Date: Oct 2011- Jul 31, 2022**Environmental Registry:**Provincial [EBR](#)

The Environmental Registry lists proposals, decisions and exceptions regarding policies, Acts, instruments, or regulations that could significantly affect the environment. Through the Registry, thirteen provincial ministries notify the public of upcoming proposals and invite their comments. For example, if a local business is requesting a permit, license, or certificate of approval to release substances into the air or water; these are notified on the registry. Data includes: Approval for discharge into the natural environment other than water (i.e. Air) - EPA s. 9, Approval for sewage works - OWRA s. 53(1), and EPA s. 27 - Approval for a waste disposal site. For information regarding Permit to Take Water (PTTW), Certificate of Property Use (CPU) and (ORD) Orders please refer to those individual databases.

Government Publication Date: 1994 - Aug 31, 2022**Environmental Compliance Approval:**Provincial [ECA](#)

On October 31, 2011, a smarter, faster environmental approvals system came into effect in Ontario. In the past, a business had to apply for multiple approvals (known as certificates of approval) for individual processes and pieces of equipment. Today, a business either registers itself, or applies for a single approval, depending on the types of activities it conducts. Businesses whose activities aren't subject to the EASR may apply for an ECA. A single ECA addresses all of a business's emissions, discharges and wastes. Separate approvals for air, noise and waste are no longer required. This database will also include Renewable Energy Approvals. For certificates of approval prior to Nov 1st, 2011, please refer to the CA database. For all Waste Disposal Sites please refer to the WDS database.

Government Publication Date: Oct 2011- Jul 31, 2022**Environmental Effects Monitoring:**Federal [EEM](#)

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

Government Publication Date: 1992-2007***ERIS Historical Searches:**Private [EHS](#)

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

Government Publication Date: 1999-Jul 31, 2022**Environmental Issues Inventory System:**Federal [EIIS](#)

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

Government Publication Date: 1992-2001*

Emergency Management Historical Event:

Provincial **EMHE**

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

Government Publication Date: Apr 30, 2022

Environmental Penalty Annual Report:

Provincial **EPAR**

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

Government Publication Date: Jan 1, 2011 - Dec 31, 2021

List of Expired Fuels Safety Facilities:

Provincial **EXP**

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

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

Government Publication Date: Feb 28, 2022

Federal Convictions:

Federal **FCON**

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

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

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

Government Publication Date: Jun 2000-Jun 2022

Fisheries & Oceans Fuel Tanks:

Federal **FOFT**

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

Government Publication Date: 1964-Sep 2019

Federal Identification Registry for Storage Tank Systems (FIRSTS):

Federal **FRST**

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

Government Publication Date: May 31, 2018

Fuel Storage Tank:

Provincial **FST**

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

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

Government Publication Date: Feb 28, 2022

Fuel Storage Tank - Historic:

Provincial

[FSTH](#)

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

Government Publication Date: Pre-Jan 2010*

Ontario Regulation 347 Waste Generators Summary:

Provincial

[GEN](#)

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

Government Publication Date: 1986-Apr 30, 2022

Greenhouse Gas Emissions from Large Facilities:

Federal

[GHG](#)

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

Government Publication Date: 2013-Dec 2019

TSSA Historic Incidents:

Provincial

[HINC](#)

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

Government Publication Date: 2006-June 2009*

Indian & Northern Affairs Fuel Tanks:

Federal

[IAFT](#)

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

Government Publication Date: 1950-Aug 2003*

Fuel Oil Spills and Leaks:

Provincial

[INC](#)

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

Government Publication Date: Feb 28, 2022

Landfill Inventory Management Ontario:

Provincial

[LIMO](#)

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

Government Publication Date: Mar 21, 2022

Canadian Mine Locations:

Private

[MINE](#)

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

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial [MNR](#)

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

Government Publication Date: 1846-Feb 2022

National Analysis of Trends in Emergencies System (NATES):

Federal [NATE](#)

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

Non-Compliance Reports:

Provincial [NCPL](#)

The Ministry of the Environment provides information about non-compliant discharges of contaminants to air and water that exceed legal allowable limits, from regulated industrial and municipal facilities. A reported non-compliance failure may be in regard to a Control Order, Certificate of Approval, Sectoral Regulation or specific regulation/act.

Government Publication Date: Dec 31, 2020

National Defense & Canadian Forces Fuel Tanks:

Federal [NDFT](#)

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal [NDSP](#)

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal [NDWD](#)

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

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal [NEBI](#)

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

Government Publication Date: 2008-Jun 30, 2021

National Energy Board Wells:

Federal [NEBP](#)

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

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

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

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

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

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

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

Government Publication Date: 1993-May 2017

Oil and Gas Wells:

Private

[OGWE](#)

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

Government Publication Date: 1988-Aug 31, 2022

Ontario Oil and Gas Wells:

Provincial

[OOGW](#)

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

Government Publication Date: 1800-Aug 2021

Inventory of PCB Storage Sites:

Provincial

[OPCB](#)

The Ontario Ministry of Environment, Waste Management Branch, maintains an inventory of PCB storage sites within the province. Ontario Regulation 11/82 (Waste Management - PCB) and Regulation 347 (Generator Waste Management) under the Ontario EPA requires the registration of inactive PCB storage equipment and/or disposal sites of PCB waste with the Ontario Ministry of Environment. This database contains information on: 1) waste quantities; 2) major and minor sites storing liquid or solid waste; and 3) a waste storage inventory.

Government Publication Date: 1987-Oct 2004; 2012-Dec 2013

Orders:

Provincial

[ORD](#)

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include Orders on the registry such as (EPA s. 17) - Order for remedial work, (EPA s. 18) - Order for preventative measures, (EPA s. 43) - Order for removal of waste and restoration of site, (EPA s. 44) - Order for conformity with Act for waste disposal sites, (EPA s. 136) - Order for performance of environmental measures.

Government Publication Date: 1994 - Aug 31, 2022

Canadian Pulp and Paper:

Private

[PAP](#)

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

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

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

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

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial PES

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

Government Publication Date: Oct 2011- Jul 31, 2022

Pipeline Incidents:

Provincial PINC

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

Government Publication Date: Feb 28, 2021

Private and Retail Fuel Storage Tanks:

Provincial PRT

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

Government Publication Date: 1989-1996*

Permit to Take Water:

Provincial PTTW

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

Government Publication Date: 1994 - Aug 31, 2022

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-1990, 1992-2019

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Aug 2022

Retail Fuel Storage Tanks:

Private RST

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-May 31, 2022

Scott's Manufacturing Directory:

Private SCT

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

Government Publication Date: 1992-Mar 2011*

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Sep 2020; Dec 2020-Mar 2021

Wastewater Discharger Registration Database:

Provincial [SRDS](#)

Information under this heading is combination of the following 2 programs. The Municipal/Industrial Strategy for Abatement (MISA) division of the Ontario Ministry of Environment maintained a database of all direct dischargers of toxic pollutants within nine sectors including: Electric Power Generation; Mining; Petroleum Refining; Organic Chemicals; Inorganic Chemicals; Pulp & Paper; Metal Casting; Iron & Steel; and Quarries. All sampling information is now collected and stored within the Sample Result Data Store (SRDS).

Government Publication Date: 1990-Dec 31, 2020

Anderson's Storage Tanks:

Private [TANK](#)

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

Government Publication Date: 1915-1953*

Transport Canada Fuel Storage Tanks:

Federal [TCFT](#)

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

Government Publication Date: 1970 - Dec 2020

Variations for Abandonment of Underground Storage Tanks:

Provincial [VAR](#)

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

Records are not verified for accuracy or completeness.

Government Publication Date: Feb 28, 2022

Waste Disposal Sites - MOE CA Inventory:

Provincial [WDS](#)

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

Government Publication Date: Oct 2011- Jul 31, 2022

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:

Provincial [WDSH](#)

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

Government Publication Date: Up to Oct 1990*

Water Well Information System:

Provincial [WWIS](#)

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

Government Publication Date: Jun 30 2022

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

City Directory

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY
DIRECTORY

Project Property: *Waldorf Way Triangle, Mississauga, Ontario*
Report Type: *City Directory*
Order No: *22092804176*
Information Source: *Polk's Halton/Peel, Ontario Criss-Cross Directory (LAC)*
Date Completed: *07/10/2022*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Polk's Halton/Peel, Ontario Criss-Cross Directory

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 2000	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed

7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1994	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed

7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1989	
Site Listing:	-No Civic Address
Adjacent Properties:	

7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
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Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1983	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed

7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1977-78	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed

7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1972-73	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed

7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1966	

Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed
7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

PROJECT NUMBER: 22092804176	
Site Address:	Waldorf Way Triangle, Mississauga, Ontario
Year: 1958	
Site Listing:	-No Civic Address
Adjacent Properties:	
7282 Waldorf Way	-Address Not Listed
7286 Waldorf Way	-Address Not Listed
7288 Waldorf Way	-Address Not Listed
7292 Waldorf Way	-Address Not Listed
7294 Waldorf Way	-Address Not Listed
7298 Waldorf Way	-Address Not Listed
7300 Waldorf Way	-Address Not Listed
7304 Waldorf Way	-Address Not Listed

7306 Waldorf Way	-Address Not Listed
7310 Waldorf Way	-Address Not Listed
7342 Waldorf Way	-Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

APPENDIX E

Regulatory Response

**Ministry of the Environment,
Conservation and Parks**

Access and Privacy Office

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

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

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

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



November 14, 2022

Jalon Thomas
Arcadis Canada Inc.
121 Granton Drive, Unit 12
Richmond Hill, Ontario L4B 3N4
jalon.thomas@arcadis.com

Dear Jalon Thomas:

RE: MECP FOI A-2022-07925, Your Reference 30150141 – Decision Letter

This letter is in response to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to Lot 12, Concession 3, Mississauga.

After a thorough search through the files of the ministry's Halton Peel District Office, Environmental Investigations and Enforcement Branch (EIEB), and Safe Drinking Water Branch (SDW) no records were located responsive to your request. **This file is now closed.**

You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at <http://www.ipc.on.ca>. Please note there may be a fee associated with submitting the appeal.

If you have any questions, please contact Tolani Abraham at Tolani.Abraham2@ontario.ca.

Yours truly,

ORIGINAL SIGNED BY

Ryan Gunn
Manager (A), Access and Privacy Office

Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

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

Fields marked with an asterisk (*) are mandatory.

Are you: *

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

Section 1 – Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1900/01/01

2022/11/07

Type of Record(s) *

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

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

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

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

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

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

Other Specific Document(s)

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

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

Please search for parcel as shown in attached figure. There is associated address, it is in Mississauga Ontario, part of LOT 12 in concession 3. Description is provided: Part of Lot 12 Concession 3 West of Hurontario Street, designated as Part 4 on Plan 43R-40341

Section 2 – Requester Information

Last Name * First Name * Middle Initial

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

Project/Reference Number (if applicable)

Are you submitting this request on behalf of a client? *
 Yes No

Mailing Address

Unit Number Street Number * Street Name *

PO Box City/Town * Province * Postal Code *

Telephone Number * ext. Email Address *

Is there an alternate contact (e.g. office admin)? *
 Yes No

Section 3 – Current Property Address Information

Is the property a:

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

Are you requesting information about multiple addresses? *
 Yes No

Property Address

Unit Number Street Number Street Name

Full Lot Number Concession Geographic Township

City/Town/Village *

Closest Intersection

Waldorf Way and Frontier Ridge

Section 4 – Previous Property Address Information

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

Yes No

Section 5 – Supporting Documents

Please 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

Waldorf Way Parcel_Fig 1.pdf

Total File Size

0.57 MB

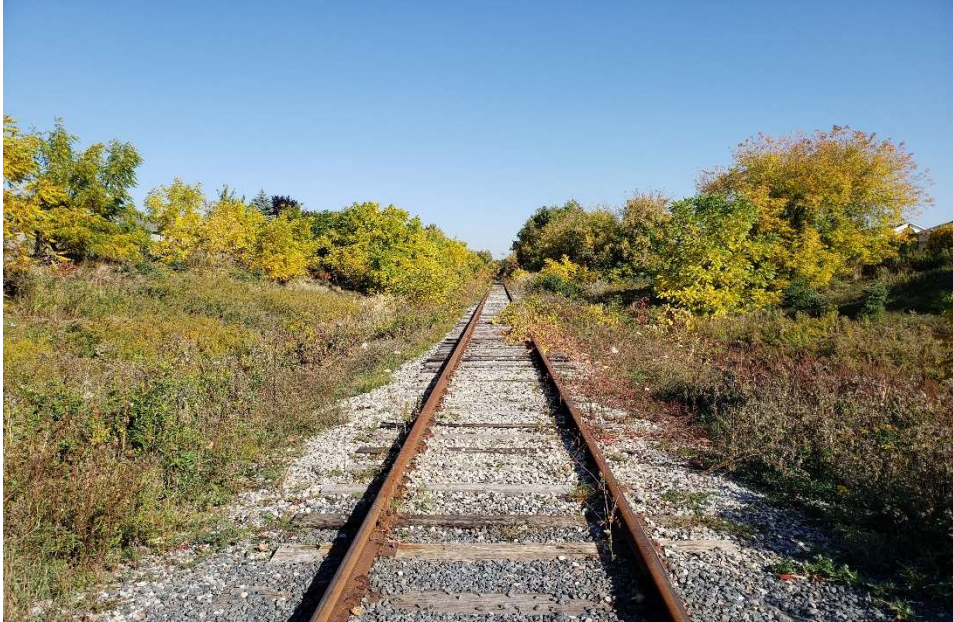
Payment confirmation number: 24696952

APPENDIX F

Site Photographs

PHOTOGRAPH LOG

City of Mississauga Phase One ESA
Waldorf Way triangle, Mississauga, ON
Arcadis Personnel: Jalon Thomas



Photograph: 1

Description:
Entrance to the site
from Atwood Lane.

Location:
Standing at the
southern portion of the
Phase One Study area
facing north.

Date: 10/11/2022



Photograph: 2

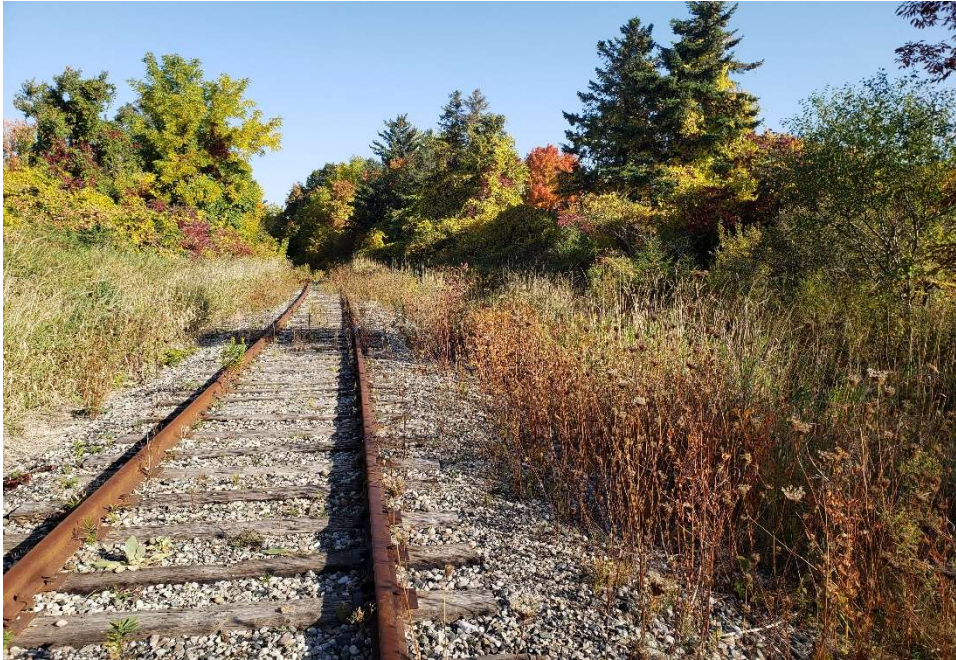
Description:
General view of the
north portion of the site.

Location:
Standing at the north
portion of the Phase
One Property, facing
northeast.

Date: 10/11/2022

PHOTOGRAPH LOG

City of Mississauga Phase One ESA
Waldorf Way triangle, Mississauga, ON
Arcadis Personnel: Jalon Thomas



Photograph: 3

Description:

General view of the adjacent railway corridor west of the site.

Location:

Standing at the western portion of the Phase One Property, facing north.

Date: 10/11/2022



Photograph: 4

Description:

General view of the southern portion of the site.

Location:

Standing in the south portion of the Phase One Property, facing southeast.

Date: 10/11/2022

PHOTOGRAPH LOG

City of Mississauga Phase One ESA
Waldorf Way triangle, Mississauga, ON
Arcadis Personnel: Jalon Thomas



Photograph: 5

Description:

General view of the heavy vegetation at the central portion of the site

Location:

Standing in the central portion of the Phase One Property, facing east.

Date: 10/11/2022



Photograph: 6

Description:

West adjacent property (Orangeville-Brampton Railway) and vegetation beyond.

Location:

Standing at the eastern portion of the Phase One Study Area, facing southwest.

Date: 10/11/2022

PHOTOGRAPH LOG

City of Mississauga Phase One ESA
Waldorf Way triangle, Mississauga, ON
Arcadis Personnel: Jalon Thomas



Photograph: 7

Description:
General view of the north property boundary.

Location:
Standing north of the Phase One Property, facing southeast.

Date: 10/11/2022



Photograph: 8

Description:
Borehole located just west of the Phase One Property Boundary

Location:
Standing west of the Phase One Property, facing east.

Date: 10/11/2022



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