A REPORT TO BALLYMORE HOMES

PHASE ONE ENVIRONMENTAL SITE ASSESSMENT PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT BLOCK 176, PLAN 43M1484, 376 AND 390 DERRY ROAD WEST CITY OF MISSISSAUGA

Reference No. 2203-E020

June 23, 2023
(Revision of Report dated May 27, 2022)

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EXECUTIVE SUMMARY

Soil Engineers Ltd. (SEL) was retained by Ballymore Homes to carry out a Phase One Environmental Site Assessment (Phase One ESA) for the properties located at Block 176, Plan 43M1484, 376 and 390 Derry Road West, in the City of Mississauga (hereinafter referred to as "the subject site").

The purpose of the study was to identify any potential environmental concerns associated with the subject site. The findings from our research of documents pertaining to the subject site, interviews with persons knowledgeable of the subject site, and an environmental site reconnaissance, together with our assessment, are presented in this report.

The subject site is comprised of two (2) vacant residential structures with attached and detached car garage and a shed in the western, northern and north-eastern portions of the subject site. The neighbouring properties consist of commercial properties to the north beyond roadway, commercial properties to the west, residential and commercial properties to the east, and residential properties to the south and southwest of the subject site.

The Phase One ESA has revealed the following items of environmental concerns attendant to the subject site:

- Presence of one (1) fuel oil above-ground storage tank (AST) in the basement of the residential structure in the northern portion of the subject site.
- Presence of filler pipe for potential historical fuel oil AST in the basement of the residential structure in the western portion of the subject site.
- Potential earth fill material of unknown quality in the northern portion of the subject site.
- Potential earth fill material and/or stockpiled soils of unknown quality in the southern and south-eastern portions of the subject site.



- Potential earth fill material and/or stockpiled soils of unknown quality is located in the western portion of the subject site.
- Diesel fuel spill caused by truck fire in the southern portion of the subject site.
- Historical cargo truck/trailers parking area located in the southern portion of the subject site.
- Presence of a gas station with liquid fuel storage tanks adjacent to the west of the subject site.
- Presence of a carwash station adjacent to the west of the subject site.

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



2.0 **INTRODUCTION**

Soil Engineers Ltd. (SEL) has carried out a Phase One Environmental Site Assessment (Phase One ESA), as defined by the Environmental Protection Act (EPA), Ontario Regulation (O. Reg.) 153/04, as amended by O. Regs. 366/05, 66/08, 511/09, 245/10, 179/11, 269/11 and 333/13, hereinafter referred to as O. Reg. 153/04 under Environmental Protection Act (EPA) for the properties located at Block 176, Plan 43M1484, 376 and 390 Derry Road West, in the City of Mississauga (hereinafter referred to as "the subject site").

2.1 Phase One Property Information

The subject site, as shown on the Site Location Plan, Drawing No. 1, is located at Block 176, Plan 43M1484, 376 and 390 Derry Road West, in the City of Mississauga. The subject site is comprised of three (3) Property Identification Numbers (PINs), 13214-0517 (LT), 13214-0944 (LT) and 13214-0078 (LT), as shown on the Property Index Map, Drawing No. 2.

The property information obtained from the Parcel Register, land transfer documents, and the UTM coordinates obtained from the Google Earth are given in the table below:

PIN from Parcel Register	Property Description from Parcel Register	UTM Coordinates (1983 NAD)	Municipal Address
13214-0517 (LT)	Block 176, Plan 43M1484; T/W ease over part of Lot 10, Concession 1 WHS (Toronto Township) des parts 1 to 4, 43R18000, as in LT1161656; Mississauga		9
13214-0944 (LT)	Part of Lot 10 Concession 1 WHS Toronto designated as part 1 on, 43R40282; Mississauga; City of Mississauga	art 1 on, 43R40282; Mississauga; 4832376 m N	
13214-0078 (LT)	Part of Lot 10 Concession 1 WHS Toronto as in RO1035199 except part 1, 43R18327; City of Mississauga		390 Derry Road West



The subject site is irregular in shape, with an approximate area of 2.63 hectare (ha) (6.50 acres (ac)).

Municipal Property Assessment Corporation (MPAC)

A MPAC Residential Primary Structure Report was ordered for the subject site. A copy of the report is included in Appendix 'A'. The assessment roll number is 2105040098252000000. The Property Code and Description are 125 – Residential development land. The single family detached structure at the subject site was built in 1948. The property is serviced with hydro, municipal water and sanitary system and forced air heating.

2.2 **Contact Information**

This Phase One ESA was commissioned to address any potential environmental concerns in association with the proposed residential and commercial development in accordance with our proposal dated January 10, 2022, as approved by Mr. Chris McGinnes, Senior Project Manager of Ballymore Homes on March 2, 2022.

Our client can be contacted at:

Ballymore Homes 12840 Yonge Street, Suite 200, Richmond Hill, ON L4E 4H1

Attention: Mr. Chris McGinnes



3.0 SCOPE OF INVESTIGATION

The general objectives of a Phase One ESA, as defined by Part VII and Schedule D of O. Reg. 153/04 of the EPA, are the following:

- To develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the subject site.
- To determine the need for a Phase Two Environmental Site Assessment (Phase Two ESA).
- To provide a basis for carrying out any required Phase Two ESA.
- To provide adequate preliminary information about the environmental conditions in the land or water on, in or under the subject site, in order to conduct a risk assessment following the completion of a Phase Two ESA, if required.

A Phase One ESA generally consists of the following components:

- Records review.
- Interview(s).
- Site reconnaissance.
- An evaluation of the information gathered from the records review, interviews and site reconnaissance.
- Completion of a Phase One ESA report.
- The submission of the Phase One ESA report to the commissioner of the report.

This Phase One ESA was commissioned in support of proposed residential and commercial development. It is anticipated that the new development will be provided with municipal services meeting urban standards.



4.0 **RECORDS REVIEW**

4.1 General

(i) Phase One Study Area

Except where noted, the Phase One Study Area generally consists of the subject site plus 250 metres (m) beyond the perimeter boundaries of the subject site.

(ii) First Developed Use

The first developed use of the subject site is defined by O. Reg. 153/04 as the earlier of either the first use in or after 1875 that resulted in the development of a building or a structure on the subject site, or the first potentially contaminating use or activity on the subject site.

A Historical Map dated 1877 was located from McGill University, Canadian County Atlas Digital Project database on May 1, 2023. A copy of the map is presented on Drawing No. 3, showing that the subject site was part of the estate owned by Samuel Brown at that time. Based on the size and shape of the estate, the subject site appeared to be a farmland. The subject site is adjacent to a roadway to the northwest.

(iii) Fire Insurance Plans

A search for fire insurance plan was conducted at Opta Information Intelligence (OPTA) online database inventory through Environmental Risk Information Services (ERIS) on March 18, 2022 and March 20, 2023. No fire insurance plan is available for the subject site or neighbouring properties within the Phase One Study Area. A copy of OPTA Enviroscan report is included in Appendix 'B'.

(iv) Chain of Title

A land title search was conducted for the subject site at the Peel Region Land Registry Office (ONLAND) on June 23, 2023.

The information from the Parcel Register and Land Title research is listed in Appendix 'C'. The earliest records show that the subject site was part of Lot 10, Concession 1, in the Township of Toronto. The subject site was part of the land patented by the Crown to John McIntosh in 1826.

Throughout the researched years, the land was subdivided, with the ownership of the subject site changing several times between company and private individuals. The most recent transaction for the subject site is listed in the table below:

PIN	Instrument No.	Year	Party From	Party To
13214-0517 (LT)	PR4078576	2022	1368781 Ontario Limited and 919848 Ontario Limited	Ballymore (Uptown
13214-0944 (LT)	PR3789752	2021	2348793 Ontario Limited and JYR Real Capital Mortgage Investment Corporation	Meadowvale) Corp., formerly 2799580 Ontario Limited
13214-0078 (LT)	PR3634203	2020	Firm Capital Mortgage Fund Inc.	

(v) Environmental Reports

The following previous environmental site assessments reports completed by Fisher Environmental Ltd. were reviewed:

- Phase One Environmental Site Assessment, 376 & 390 Derry Road West, Mississauga, Ontario Fisher Project No. 16-7880-A, dated August 22, 2017.
- Phase Two Environmental Site Assessment, 376 & 390 Derry Road West, Mississauga, Ontario Fisher Project No. 16-7880-B, dated August 22, 2017.

The following geotechnical report completed by Soil Engineers Ltd. was reviewed:

 A Geotechnical Investigation for Proposed Residential and Commercial Development, 376 Derry Road West, City of Mississauga, Reference No. 2203-E020, dated May, 2022.

A brief summary of the reports is provided below:

Phase One Environmental Site Assessment (2017)

Fisher Environmental Ltd. (FEL) conducted a Phase One Environmental Site Assessment for the subject site in August 2017. The finding indicated the following items of environmental concerns attendant to the subject site:

- Potential fill material of unknown quality is listed at the subject site.
- A gas station with fuel storage tanks is located adjacent to the west of the subject site.

Based on the findings of the Phase One ESA, a Phase Two ESA was recommended to address the above environmental concern at the subject site.

Phase Two Environmental Site Assessment (2017)

In August 2017, FEL conducted a Phase Two Environmental Site Assessment to address the environmental concern raised in the Phase One ESA at the subject site.

The field investigation for the Phase Two ESA consisted of drilling ten (10) boreholes (designated as MW1 to MW3, BH4, BH5, BH6, MW7 to MW9 and BH10) to a maximum depth of 9.75 metre below ground surface (mbgs). Six (6)



of the boreholes (MW1 to MW3 and MW7 to MW9) were completed as monitoring wells for groundwater observation, sampling and testing at the subject site.

The collected soil samples during the field investigation were analyzed were analyzed for Petroleum Hydrocarbons (PHCs), benzene, toluene, ethylbenzene, and xylenes (BTEX), Polycyclic Aromatic Hydrocarbons (PAHs), Metals, Boron-Hot Water Soluble (B-HWS), pH, electrical conductivity (EC) and/or sodium adsorption ratio (SAR) parameters. Groundwater samples were analyzed for PHCs, BTEX, PAHs and Metals parameters. A review of the analytical test results of the soil and groundwater samples indicated the tested samples for the tested parameters met the Table 3 Standards at that time.

A Geotechnical Investigation (2022)

SEL conducted a geotechnical investigation in May 2022. The geotechnical investigation consisted of advancing nine (9) boreholes (designated as BH1 to BH9) to depths ranging from 5.0 meters below ground surface (mbgs) to 6.6 mbgs. The investigation revealed that the subsoil conditions at the borehole locations indicate a layer of topsoil, asphaltic concrete, granular material and/or earth fill at the ground surface followed by silty clay till to the bottom of the boreholes located at the subject site. Earth fill material was encountered beneath the topsoil at the ground surface at borehole BH9 in the northern portion of the subject site. The earth fill material is extended to depth of 2.2 metres below ground surface (mbgs).

4.2 Environmental Source Information

(i) Ministry of the Environment, Conservation and Parks (MECP)

MECP Waste Disposal Sites

Active and closed landfill sites located in excess of 1 kilometre (km) from the subject site are considered to have no significant potential for environmental impact at the subject site. On May 1, 2023, SEL reviewed the Ontario MECP "Waste Disposal Site Inventory", dated June 1991. There is no record of any active or closed waste disposal site at the subject site or within Phase One Study Area.

Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario

On May 1, 2023, SEL reviewed the MECP "Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario", dated November 1988, and the "Inventory of Coal Gasification Plant Waste Sites in Ontario", dated April 1987. There is no record of any coal gasification plant, coal tar distillation plant, creosote plant, etc., at or within the vicinity of the subject site. All facilities of this nature are located in excess of 1 km from the subject site and are considered to have no significant potential for environmental impact at the subject site.

Polychlorinated biphenyl (PCB) Waste Storage Sites

The MECP "Ontario Inventory of PCB Storage Sites", dated October 1991 and April 1995 respectively, were reviewed on May 1, 2023. The subject site is not listed as a PCB waste storage site, and no PCB waste storage site is located within the Phase One Study Area.



MECP Waste Generator

On May1, 2023, the MECP Waste Generator Registration database files, dated 2000, 2008, 2015, 2018 and 2020, were reviewed. The subject site is not listed as a waste generator under O. Reg. 347 of the EPA and nine (9) waste generator records are listed at neighbouring properties within 250 m of the subject site. Details are listed in the table below:

Company Name	Address	Generator Number	Years	Waste Class	Distance from Subject site
Derry Fence	346 Derry road	ON2401500	2000, 2008	252	Approximately 46 m northeast of the
2000 Inc.	West	ON2401300	2018, 2020	252 L	subject site
Derry Village Animal Clinic		ON4168757	2015		
Peel Med Walk-In Clinic	7070 6	ON7462812	2015, 2018		Approximately 159 m
Dr. Ghai Dentistry Professional Corporation	7070 Saint Barbara Boulevard	ON8533990	2020	312 P	northwest of the subject site
Derry Village Clinic		ON7462812	2020		

Records of Site Condition (RSC)

On May 1, 2023, the MECP Brownfields Environmental Site Registry database was reviewed to determine whether any RSC had been filed for the subject site or any of the surrounding properties within the Phase One Study Area. No RSC was filed for the subject site. One (1) RSC was filed for a property within the Phase One Study Area. Details are listed in the table below:

RSC#	Year	Filling Owner	Location and Distance	RSC Summary	Intended Use
212750	2014	High Tech Pet Products Inc.	320 Derry Road West; Approximately 128 m northeast of the subject site	Phase One and Two RSC; No CPU	Residential



MECP Freedom of Information

A request for documented environmental concerns and citations pertaining to the subject site was forwarded to the MECP Freedom of Information Office on March 18, 2022, March 3 and April 3, 2023. Based on their response letters for the properties 376 and 390 Derry Road West, dated August 9 2022 and March 10, 2023, no records were located responsive to our request. A copy of the request form is presented in Appendix 'D'.

(ii) Environment Canada

National Pollutant Release Inventory (NPRI)

On May 1, 2023, the Environment Canada NPRI database file was reviewed. The subject site is not registered in the NPRI database and no properties within the Phase One Study Area are registered in the NPRI database.

National PCB Inventory

On May 1, 2023 and, the Environment Canada PCB Inventory database file, dated 1994, was reviewed. The subject site is not registered in the National PCB Inventory database and no property within the Phase One Study Area is listed in the database.

(iii) Other Sources

Municipal Freedom of Information

City of Mississauga no longer processes Freedom of Information Requests for environmental concerns; therefore, no municipal Freedom of Information Request was sent.



Technical Standards and Safety Authority (TSSA)

The use of underground storage tanks (USTs) and above-ground storage tanks (ASTs) containing petroleum products is regulated in Ontario by the Ministry of Consumer and Commercial Relations (MCCR) under various legislative instruments, including the Gasoline Handling Act and Energy Act. ASTs and USTs that contain petroleum products are required by law to be registered with the MCCR, and the TSSA is responsible for keeping records of these tanks. Customer Services of the TSSA was contacted on March 15, 17 and 18, 2022, regarding possible registration, size and age of USTs and ASTs at the subject site. On March 15, 17 and 18, 2022 they informed us that they have eleven (11) records for the listed properties. Details are listed in the table below:

Instrument Number	Context	Location and Distance	Status	
39124201	FS Gasoline Station			
39178267				
39178268	FS Liquid Fuel Tank	450 Derry Road West; Adjacent to the west of the		
39178269	10 Elquid 1 uoi 1 uini	subject site		
39178270				
64518583	FS Cylinder Exchange		Active	
10372439	FS Gasoline Station			
29982979	FS Gasoline Station	7030 McLaughlin Road;		
63326669		Approximately 179 m west of the subject site		
63326670	FS Liquid Fuel Tank			
63326671				

It should be noted that TSSA records are only reliable from 1987 to the present. A copy of TSSA response is presented in Appendix 'E'.



Environmental Risk Assessment Service (ERIS) Ltd.

ERIS Ltd. provides reports that compile information from both government and private databases of interest to the environmental field. The ERIS database report for the subject site (Report No. 22031400208), dated March 17, 2022, can be found in Appendix 'F'. The database and number of notable records found pertaining to the subject site and Phase One Study Area are listed in the table below:

Database	Number of Records for the Subject site	Additional Number of Records for Phase One Study Area
Certificates of Approval (CA)	0	6
Environmental Activity and Sector Registry (EASR)	0	1
Environmental Compliance Approval (ECA)	0	4
Fuel Storage Tank (FST)	0	9
Fuel Storage Tank – Historic (FSTH)	0	2
Ontario Regulation 347 Waste Generators Summary (GEN)	0	20
Pesticide Register (PES)	0	3
Ontario Regulation 347 Waste Receivers Summary (REC)	0	1
Record of Site Condition (RSC)	0	111
Retail Fuel Storage Tanks (RST)	0	2
Ontario Spills (SPL)	1	2

Certificates of Approval (CA)

This database contains air and noise, industrial sewage, municipal and private sewage, waste management systems and renewable energy approvals. No records are listed for the subject site and six (6) Certificates of Approvals were issued for the properties within the Phase One Study Area. Details are listed in the table below:



Company	Address	Nature of Approval	Year	Distance from the subject site	
R.M. of Peel	Derry	Municipal Water Approval	1993	Approximately 110 m west	
	Road/McLaughlin	Municipal Sewage	1993	of the subject site	
1314996 Ontario Limited	Road	Approval	1999		
Imperial Oil Limited	7030 McLaughlin Road	Industrial Sewage Works Approval	2008	Approximately 179 m west of the subject site	

These environmental records do not pose environmental concerns to the subject site.

Environmental Activity and Sector Registry (EASR)

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 came into effect in Ontario on October 2011.

There is no record of EASR listed for the subject site and one (1) EASR record is located at the neighbouring property. Details are listed in the table below:

Company	Address	Nature of Approval	Year	Distance from the subject site
Blake Brothers Transportation Inc.	346 Derry Road West	Waste Management System	2019	Approximately 60 m northeast of the subject site

These environmental records do not pose environmental concerns to the subject site.

Environmental Compliance Approval (ECA)

The ERIS report indicates that no records for the subject site and four (4) ECA records pertaining to the properties within the Phase One Study Area. Details are listed in the table below.



Company	Address	Nature of Approval	Year	Distance from the subject site
Petro-Canada Inc.	450 Derry Road West	Industrial Sewage Works Approval	2005	Adjacent to the west of the subject site
Hi Tech Pet Products Inc.	320 Derry Road West	Municipal and Private Sewage	2016	Approximately 128 m northeast of the subject site
Shailtel International Inc.	290 and 298 Derry Road West	Works Approval	2014	Approximately 174 m northeast of the subject site
Imperial Oil Limited	7030 McLaughlin Road	Industrial Sewage Works Approval	2008	Approximately 179 m west of the subject site

These environmental records do not pose environmental concerns to the subject site.

Fuel Storage Tanks (FST)

The ERIS report indicates no records for the subject site. There are nine (9) records of FST pertaining to the properties within the Phase One Study Area. Details are listed in the table below. Refer to Appendix F for further details.

Company	Address	Instance No.	Instance Type	Fuel Type	Capacity (Litres (L))	Location and Distance
		39178269		Gasoline	50000	
Suncor Energy		39178270	FS Liquid Fuel	Diesel	35000	
Products Partnership	450 Derry	39178267	Double Wall UST		50000 n/a	Adjacent to the west of the subject site
	Road West	39178268		Gasoline		
,		39124201	FS Gasoline Station – Self Serve	Gasonne		
n/a	7020	10372439	FS Gasoline Station – Self Serve			Approximately 179 m west of the subject site
MAC's Convenience	7030 McLaughl	63326669	FS Liquid	Gasoline		
	in Road	63326670	Fuel Double		46000	
Stores Inc.	6332	63326671	Wall UST			



Fuel Storage Tank - Historic (FSTH)

The ERIS report indicates no records of FSTH for the subject site. There are two (2) records of FSTH pertaining to a property within the Phase One Study Area. Details are listed in the table below:

Company	Address	Tank Status (Year)	Tank Type	Fuel Type	Capacity (L)	Location and Distance									
				Gasoline	50000										
Petro	45() Derry	2007	Liquid Fuel	Diesel	35000	Adjacent to the west of the									
Canada	Road West	2009	2009	2009	2008	2008	2008	2008	2008	77	d West	Double Wall UST	Gasoline	50000	subject site
		2000		Diesel	35000										

Ontario Regulation 347 Waste Generators Summary (GEN)

This database records the registered facilities, equipment and operations that are involved in the production, collection, handling or storage of waste from 1986 to December 2021. No records are listed for the subject site and twenty (20) records were identified for the neighbouring properties within Phase One Study Area. Detailed information is presented in the table below:

Generator #	Generator Name	Address	Waste Classes/Codes and Description	Approval Year	Distance and Direction
				1998, 1999	
0312401500			252 Waste oils	2000-2008	
ON2401500			and lubricants	2009	Approximately
	Derry Fence 2000 Inc. 82360	346 Derry Road West	and luoneants	2010	60 m northeast of the subject
				2016	
			52 L Waste crankcase oils and lubricants	2018	site
ON2882360				2020	
				2021	
		7070 Saint		2014	Approximately
ON4168757		Barbara	010 0 1 1 1 1	2015	159 m northwest
Clinic	Clinic	Boulevard		2016	of the subject
ON7462812	Peel Med Walk-In		wastes	2015	site
	Clinic			2016	



Generator	Generator Name	Address	Waste Classes/Codes and Description	Approval Year	Distance and Direction
				2018	
	Dr. Ghai Dentistry		212 D		
ON8533990	Professional	312 P		2020	
	Corporation	Pathological wastes	2021		
ON4806891	2196240 Ontario Ltd.		wastes		
ON7462812	Derry Village Clinic			2021	
RR1430	581204 Ontario Ltd.	McLaughlin Road/Derry Road	060	1986	Approximately 110 m west of the subject site

Pesticide Register (PES)

The Ontario MECP obtains information regarding vendors and operators of registered pesticides. No records are listed at the subject site and three (3) PES records are listed within the Phase One Study Area. Details are listed in the table below:

Site	Licence No.	Address	Distance
Metro Ontario Inc./Food	n/a	7070 Saint Barbara	Approximately 159 m
Basics	15263	Boulevard	of the subject site

Ontario Regulation 347 Waste Receivers Summary (REC)

The ERIS report indicates that there is no record pertaining to the subject site; however, one (1) REC is located pertaining to a property within the Phase One Study Area. Details are listed in the table below:

Company	Address	Receiver No.	Approval Years	Waste Code and Class	Distance from subject site
J.R. Oil Sales	McLaughlin/Derry Road	RR1430	1986- 1990, 1992, 1994, 2006- 2008	Aromatic Solvents 213 Petroleum Distillates	Approximately 110 m west of the subject site

Records of Site Condition (RSC)

The ERIS report indicates that no RSC was filed for the subject site. One (1) RSC was filed for the property within the Phase One Study Area. Details are listed in the table below:

RSC#	Year	Filling Owner	Location and Distance	RSC Summary	Intended Use
212750	2014	High Tech Pet Products Inc.	320 Derry Road West; Approximately 128 m northeast of the subject site	Phase One and Two RSC; No CPU	Residential

Retail Fuel Storage Tanks (RST)

This database contains retail fuel storage tanks that have gasoline, oil, waste oil, natural gas or propane storage tanks. There are two (2) records of RST pertaining to a property within the Phase One Study Area. Details are listed in the table below:

Company	Address	Head Code	Description	Location and Distance
Sharon Esso Zamzam Esso	7030 McLaughlin Road	1186800	Service Station – Gasoline, Oil and Natural Gas	Approximately 179 m west of the subject site

Ontario Spills (SPL)

Information such as the location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. are recorded in the database. There is one (1) SPL record for the subject site and two (2) SPL records are listed for the properties within the Phase One Study Area. Details are listed in the table below:



Company	Location	Date	Incident Summary	Environmental Impact	Distance from subject site
n/a	376 Derry Road West	2011/7/15	50 L Diesel Fuel Spill due to a truck fire	Land	Subject Site
Food Basic	7070 St. Barbara Boulevard	2015/9/9	Refrigerant Gas	Air	Approximately 159 m northwest of the subject site
Esso Petroleum Canada	7030 McLaughlin Road	2004/10/31	8 L gasoline fuel leak to the ground	Land	Approximately 179 m west of the subject site

4.3 **Physical Setting Sources**

(i) Aerial Photographs

Aerial photographs dated 1946, 1954, 1966, 1977, 1985, 1992, 2002, 2012, 2019 and 2021, showing the subject site and surrounding area, were found at Mississauga Interactive Map on May 1, 2022. Copies of the aerial photographs are presented in Appendix 'G'. A review of the aerial photographs is summarized in the table below:

Years	Subject Site	Phase One Study Area
1946	Subject site appears to be a farmland.	The neighbouring properties appear to be
1740	J 11	farmland in all directions.
1954	Apparent residential structure is observed in the	
1934	northern portion of the subject site.	
1966	Apparent residential structure is observed in the	Residential structures are observed in
1900	western portion of the subject site.	north-eastern direction.
1977	Additional structure is observed to the residential	
19//	structure in the western portion of the subject site.	
1985	Additional structure is observed in the	Additional residential structures are
1992	north-eastern portion of the subject site.	observed in eastern direction.
2002		00001100
2012		Residential structures are observed in
2019	Trucks and trailers are observed in majority	southern, south-eastern and south-western
	portion of the subject site.	directions. Apparent commercial
2021		structures beyond roadway are observed
		in northern and north-western directions.

It should be noted that in all aerial photographs, the subject site is observed adjacent to a roadway to the northwest.



(ii) Topography, Hydrology, Geology

Maps of the area were located at Ontario Ministry of Natural Resources and Forestry (OMNRF) on May 1, 2023. A 1982 Ontario Base Map (OBM) and a 2022 Topographic Map were available for our review. Copies of the maps are presented on Drawing Nos. 4 and 5, respectively. Based on OBM, five (5) structures were located in the western, northern and north-eastern portions of the subject site. Based on the topography of the area, precipitation runoff on the subject site is expected to flow in south-easterly direction.

Geological maps of the area were located at the Ontario Geological Survey (OGS) and Bedrock Geology of Ontario Database on May 1, 2023. A surface geology map is presented on Drawing No. 6, showing that the subject site is underlain by Halton till material with predominantly silt to silt clay matrix, high in matrix carbonate content and clast poor. A bedrock geology map is presented on Drawing No. 7, showing that the northern portion of the subject site is underlain by Queenston Formation with rock description as shale, limestone, dolostone and siltstone; and southern portion of the subject site is underlain by Georgian Bay Formation, Blue Mountain Formation, Billings Formation, Collingwood Member, Eastview Member with rock description as shale, limestone, dolostone and siltstone.

The subject site is located in a hydrogeological region known as Southern Ontario Lands. A watershed map of the area was obtained from Land Information Ontario (LIO) on May 1, 2023. A copy of the map is presented on Drawing No. 8. The map indicates that the subject site is situated within the Sixteen Mile Creek-Credit River Watershed.

According to the OGS bedrock drift thickness database, accessed on May 1, 2023, the bedrock at the subject site is overlain by approximately 6 m of drift.



(iii) Fill Material and Topsoil

SEL conducted a geotechnical investigation at the subject site in May, 2022. The geotechnical investigation indicates earth fill material was encountered beneath the topsoil at the ground surface in the northern portion of the subject site. The earth fill material is extended to depth of 2.2 metres below ground surface (mbgs).

(iv) Water Bodies and Areas of Natural Significance

Area of Natural Features and Protection Areas

SEL reviewed the Ontario Ministry of Natural Resources and Forestry (OMNRF) Natural Heritage Information Centre (NHIC) database on May 1, 2023 for listings of the various classes of natural areas located in the vicinity of the subject site. Watercourses (Fletchers Creek and a Tributary of Fletchers Creek) are located approximately 175 m and 195 m to the west and east of the subject site, respectively. A copy of the Natural Features and Protection Area Plan is presented on Drawing No. 9.

Planning Authorities/Wellhead Protection Areas

The Source Water Protection Map was reviewed on May 1, 2023. Based on our review, the subject site is not located in a well-head protection area.

(v) Well Records

The MECP's help desk at Water Well Ontario was contacted on May 1, 2023 regarding the subject site and the surrounding area. Five (5) well records are listed at the subject site and eleven (11) well records are listed within the Phase One Study Area. A copy of the MECP Well Records is included in Appendix 'H'.



4.4 Occupancy Search

ERIS Ltd. provided an occupancy search for the subject site and the neighbouring properties within 250 m of the subject site boundaries on March 17, 2022 and April 12, 2023, using the 1960, 1962, 1966, 1967, 1970-71, 1972-73, 1975, 1977-1978, 1979, 1984, 1985, 1989, 1991, 1994, 1996, 2000, 2001, 2012, 2017, 2021 City Directories. The records indicate that the subject site was occupied with residential building. Fencing Company and residential properties were located within the Phase One Study Area. Occupants with noteworthy potential environmental concern located at neighboring properties within the Phase One Study Area are listed in the City Directory, provided in Appendix 'I'.

4.5 Records Review Summary

A summary of the relevant information disclosed by our records review as of June 23, 2023 is given below:

- The subject site had been used for agricultural purposes until mid-1940s and residential purposes since 1948, and it is currently a vacant property. (Sources: Historical Map, OBM, Occupancy Search and Aerial Photographs)
- Earth fill material of unknown quality is located in the northern portion of the subject site. (Sources: SEL Geotechnical Investigation)
- A diesel fuel spill caused by truck fire is listed in the southern portion of the subject site. (Sources: ERIS Report)
- Historically cargo truck/trailers appeared to be parked in the southern portion of the subject site. (Sources: Aerial Photographs)
- Gasoline station associated with liquid fuel tanks is located adjacent to the west of the subject site. (Sources: TSSA Response and ERIS Report)
- Landscaping company (Derry Fence) associated with waste oil generator is located approximately 60 m northeast of the subject site. (Sources: ERIS Report and Occupancy Search)



- Fuel oil waste receiver and generator record associated with petroleum distillates waste is listed approximately 110 m west of the subject site. (Sources: ERIS Report)
- One (1) RSC record was documented for a property located at 320 Derry Road West, approximately 128 m to the northeast of the subject site. (Source: MECP Brownfields Environmental Site Registry database and ERIS Report)
- Medical and dental clinic associated with pathological wastes is located approximately 159 m northwest of the subject site. (Sources: ERIS Report)
- Grocery store associated with pesticides is located approximately 159 m northwest of the subject site. (Sources: ERIS Report)
- Gasoline station associated with liquid fuel tanks is located approximately 179 m west of the subject site. (Sources: TSSA Response and ERIS Report)
- Gasoline fuel spill is listed at a property located approximately 179 m west of the subject site. (Sources: ERIS Report)
- Watercourses (Fletchers Creek and a Tributary of Fletchers Creek) are located approximately 175 m and 195 m to the west and east of the subject site, respectively. (Sources: Maps and OMNRF)
- Five (5) well records are listed for the subject site. (Sources: OMNRF)
- The subject site is adjacent to a roadway (Derry Road West) to the northwest. (Sources: Maps and Aerial Photographs)



INTERVIEW

5.1 Client Interview

Mr. Chris McGinnes, Part of Ownership Group, was interviewed on March 14, 2022 and April 14, 2023. Based on his understanding the subject site consists of two (2) vacant residential houses. Previously Cargo trailers were stored at the subject site. Previously environmental assessments were completed for the subject site. He has no knowledge of any records of ASTs, USTs, stains, odour, dumping, storage and spill of hazardous materials at the subject site. Copy of the interview document is included in Appendix 'J'.

5.2 Summary of Interview

The interview has disclosed the following item of environmental concern with regards to the subject site:

- Two (2) vacant residential structures are located at the subject site.
- Previously cargo trailers were stored at the subject site.
- Previously environmental assessments were completed for the subject site.



SITE RECONNAISSANCE

6.1 General

A visual inspection of the subject site and the Phase One Study Area from the publicly accessible areas was conducted by our representative, Mr. Ankush Anghan, M.Eng. and Mr. Chian Gimotea, H.BSc., on March 23, 2022 and March 8, 2023, to determine the general environmental conditions of the subject site. The conditions and timing of the site visit are presented in the table below:

Date	Weather Condition	Temperature	Duration of Visit	Precipitation Conditions
March 23, 2022	Cloudy/Rainy	3° C	2.0 hours 9:15 am – 11:15 pm	Light rain
March 8, 2023	Clear Sky	-2° C	2 hours 9:30 to 11:30	None

Site photographs taken during the inspection are presented in Appendix 'K'

At the time of site reconnaissance, the subject site is comprised of two (2) vacant residential structures with attached car garage, a shed and a detached car garage in the western, northern and north-eastern portions of the subject site. The neighbouring properties consist of commercial properties to the north beyond roadway, commercial properties to the west, residential and commercial properties to the east, and residential properties to the south and southwest of the subject site.

The ground surface at the subject site is relatively flat with minor undulation towards southeast. Earth fill material and/or stockpiled soils of unknown quality are located in the western, southern, south-eastern portions of the subject site. Debris consisting of wood and empty containers and abandoned trailer were observed to the southeast of vacant house in the northern portion of the subject site. There was no visible sign of any underground tank, excavated pit or sump at the subject site. There was no noticeable nuisance odour observed in any area of the subject site. Furthermore, there was no



noticeable stressed vegetation observed in any areas of the subject site. The subject site is adjacent to a roadway (Derry Road West) to the northwest.

6.2 Specific Observations at Phase One Property

(i) Building Inspection

At the time of inspection, two (2) vacant residential structures with attached car garage, a shed and a detached car garage were observed in the western, northern and north-eastern portions of the subject site.

376 Derry Road West

At the time of inspection, a single-storey vacant house with attached car garage and basement is located in the northern portion of the subject site. The house was built in 1948. Exterior of the house is constructed with wood on concrete foundation and shingled roof atop on wood frame. Interior of the house is built with dry plywood walls with insulation. Three (3) bedrooms, a living room and a kitchen area were observed on the main floor of the house. Two (2) rooms and a living area were observed in the basement of the house. One (1) fuel oil AST is located in the basement of the house at the subject site. Furniture and household items were observed in the attached car garage. No stains or noticeable odour were observed inside car garage.

390 Derry Road West

At the time of inspection, a single-storey vacant house with attached car garage and basement is located in the western portion of the subject site. Exterior of the house is constructed with wood on concrete foundation and shingled roof atop on wood frame. Interior of the house is built with dry plywood walls with insulation. Two (2) bedrooms, a living room and a kitchen area were observed on the main floor of the house. Filler pipe for potential historical fuel oil AST was observed in



the basement of the house at the subject site. Furniture and household items were observed in the attached car garage. No stains or noticeable odour were observed inside car garage.

A shed is located in the north-eastern portion of the subject site. The shed is constructed with metal sheets and wood frame atop. Interior of the shed is constructed with dry plywood wall. Furniture, household items, containers and bucket were observed in the shed. No stains were observed inside the shed.

A detached car garage is located in the western portion of the subject site. The detached garage is constructed with wood frame on concrete foundation. Interior of the shed is constructed with dry plywood wall. Furniture, household items, containers and bucket were observed in the detached car garage at the subject site. No stains were observed inside the garage.

(ii) Hazardous Materials

Asbestos-Containing Materials (ACMs)

ACMs were widely used in building construction until the mid- to late 1970s, primarily for the good insulation and fire retardant properties of asbestos. The health risks associated with asbestos occur when asbestos fibers are released from various materials into the ambient air.

Based on the age of the building and shed, it is possible that ACMs may have been used in the building construction.

Polychlorinated Biphenyls (PCBs)

PCBs commonly exist in electrical equipment such as transformers, capacitors, and in the ballasts of fluorescent and high-intensity discharge (HID) light fixtures. The use of PCBs in newly manufactured electrical equipment was discontinued in



1979.

Based on the age of the building and shed, it is possible that PCBs are present in the electrical equipment present at the subject site.

Urea-Formaldehyde Foam Insulation (UFFI)

UFFI was commonly used in the mid-1970s for insulation in buildings and was discontinued in 1980.

Based on the age of the building and shed, it is possible that UFFI may have been used in the building components.

Ozone-Depleting Substances (ODSs)

Sources of ODSs found in the form of chlorofluorocarbons (CFCs) are used in air-conditioning units and refrigeration systems.

Based on our inspection, sources of ODSs are likely limited to minor quantities present in the refrigeration/freezer units and do not pose an environmental risk if the units are properly serviced and maintained. The refrigeration/freezer units appeared to be in good condition, and no leakage was noticed.

Lead

Lead was commonly used in old plumbing pipes and solder, in the manufacturing of paint as a drying agent and for pigmentation. The use of lead has been reduced, and was phased out of use, in plumbing solder during the 1980s and from pipes during the 1990s. The use of lead in the manufacturing of new paint was phased out during the 1970s for interior house paint and during the late 1990s for exterior paint.



Based on the age of the building and shed, it is possible that lead-based materials may be present on the painted surfaces of the structures at the subject site.

Although the pipes are suspected to be made of copper, it is possible that lead-based solder may have been used. No deteriorating painted surface was observed.

Mercury

Mercury is generally a component of thermometers, thermostats and fluorescent lighting tubes. Our visual inspection of the subject site indicated that these items were in use. Provided that these items are left intact, they remain safe in their present form.

Silica

Silica is a natural material found in rocks and masonry units. Our visual inspection indicated that these materials were used in the construction of the building. As long as these materials remain intact, they are safe in their present form.

(iii) Underground Storage Tanks (USTs)

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

(iv) Above-Ground Storage Tanks (ASTs)

At the time of the site reconnaissance, one (1) fuel oil AST was observed in the basement of the residential structure in the northern portion of the subject site.

Filler pipe for potential historical fuel oil AST was observed in the basement of the residential structure in the western portion of the subject site.



(v) Substance Containers

Our representatives checked for the presence of substance containers such as oil drums, used oil containers, gasoline jerry cans, paint cans, etc. At the time of our inspection, empty cans were observed in the shed.

(vi) Waste Management and Maintenance Practices

No waste is generated at the subject site.

(vii) Air Quality and Noise

During our inspection, there was no offensive odour or detectable source of air emissions that may impact the ambient air quality at the subject site. No unexpected noise level greater than the ambient noise is noted near subject site. In this case, the ambient noise includes the noise of traffic along Derry Road West adjacent to the northwest of the subject site.

(viii) Water Wells

Four (4) monitoring wells were observed in the western portion of the subject site.

(ix) Phase One Study Area Inspection

Based on our visual inspection of the publicly accessible areas, the neighbouring properties consist of commercial properties to the north beyond roadway, commercial properties to the west, residential and commercial properties to the east, and residential properties to the south and southwest of the subject site. Petro Canada and ESSO gas stations associated with liquid fuel tanks and carwash station are located adjacent to the west and approximately 179 m west of the subject site, respectively.



(x) Enhanced Property Investigation

There is no industrial dry cleaning service, gas station or bulk petroleum products storage, manufacturing process or chemical handling carried out at the subject site in the past or at the time of this Phase One ESA. Therefore, no enhanced property investigation was conducted.

6.3 Summary of Site Reconnaissance

Our site reconnaissance conducted on March 8, 2023 has revealed the following items which warrant further discussion:

- The subject site is comprised of two (2) vacant residential structures with attached car garage, a shed and a detached car garage in the western, northern and northeastern portions of the subject site.
- One (1) fuel oil AST was observed in the basement of the residential structure in the northern portion of the subject site.
- Filler pipe for potential historical fuel oil AST was observed in the basement of the residential structure in the western portion of the subject site
- Earth fill material and/or stockpiled soils of unknown quality are located in the western, southern and south-eastern portions of the subject site.
- Debris consisting of wood and empty containers and abandoned trailer were observed to the southeast of vacant house in the northern portion of the subject site.
- Four (4) monitoring wells were observed in the western portion of the subject site.
- Petro Canada gas station associated with liquid fuel tanks and carwash station is located adjacent to the west of the subject site.
- Esso gas station associated with liquid fuel tanks and carwash station is located approximately 179 m west of the subject site.
- The neighbouring properties consist of commercial properties to the north beyond roadway, commercial properties to the west, residential and commercial



properties to the east, and residential properties to the south and southwest of the subject site.

• The subject site is adjacent to a roadway (Derry Road West) to the northwest.



REVIEW AND EVALUATION OF INFORMATION

7.1 Current and Past Uses

The records review, the interview and the site reconnaissance indicate that subject site is comprised of two (2) vacant residential structures with attached car garage, a shed and a detached car garage in the western, northern and north-eastern portions of the subject site.

A description of the major uses of the subject site and the year in which they appear to have commenced is presented in the Table of Current and Past Use, Appendix 'L'.

7.2 Discussion of Environmental Items

Based on our review of records, interviews and site reconnaissance, as of June 23, 2023 the following information pertaining to the environmental conditions of the subject site has been disclosed:

- The subject site had been used for agricultural purposes until mid-1940s and for residential purposes since 1948, and it is currently a vacant property. (Sources: Records Review, Interview and Site Reconnaissance)
- One (1) fuel oil AST is located in the basement of the residential in the northern portion of the subject site. (Sources: Site Reconnaissance)
- Filler pipe for potential historical fuel oil AST was observed in the basement of the residential structure in the western portion of the subject site. (Sources: Site Reconnaissance)
- Earth fill material of unknown quality is located in the northern portion of the subject site. (Sources: Records Review)
- Earth fill material and/or stockpiled soils of unknown quality are located in the western portion of the subject site. (Sources: Site Reconnaissance)
- Earth fill material and/or stockpiled soils of unknown quality are located in the southern and south-eastern portions of the subject site. (Sources: Site Reconnaissance)



- A diesel fuel spill caused by truck fire is listed in the southern portion of the subject site. (Sources: Records Review)
- Historically cargo truck/trailers appeared to be parked in the southern portion of the subject site. (Sources: Records Review and Interview)
- Gasoline station associated with liquid fuel tanks and carwash station is located adjacent to the west of the subject site. (Sources: Records Review and Site Reconnaissance)
- Landscaping company associated with waste oil generator is located approximately 60 m northeast of the subject site. (Sources: Records Review)
- Fuel oil waste receiver and generator record associated with petroleum distillates waste is listed approximately 110 m west of the subject site. (Sources: Records Review)
- One (1) RSC record was documented for a property located at 320 Derry Road West, approximately 128 m to the northeast of the subject site. (Source: Records Review)
- Medical and dental clinic associated with pathological waste is located approximately 159 m northwest of the subject site. (Sources: Records Review)
- Grocery store associated with pesticides is located approximately 159 m northwest of the subject site. (Sources: Records Review)
- Gasoline station associated with liquid fuel tanks and carwash station is located approximately 179 m west of the subject site. (Sources: Records Review and Site Reconnaissance)
- Gasoline fuel spill is listed at a property located approximately 179 m west of the subject site. (Sources: ERIS Report)
- Watercourses (Fletchers Creek and a Tributary of Fletchers Creek) are located approximately 175 m and 195 m to the west and east of the subject site, respectively. (Sources: Records Review)
- Five (5) well records are listed for the subject site. (Sources: Records Review)
- The subject site is adjacent to a roadway (Derry Road West) to the northwest.
 (Sources: Records Review and Site Reconnaissance)



(i) Potentially Contaminating Activity

A Potentially Contaminating Activity (PCA) is defined by O. Reg. 153/04 as a use or an activity that is occurring or has occurred in a Phase One Study Area, as per Table 2 of Schedule "D".

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

Pesticide Use

Based on our records review and site reconnaissance, the subject site had been used for agricultural purposes until mid-1940s, and it is currently a vacant property. Therefore, the last application of pesticides would be over 75 years ago, and the majority of the pesticides would have most likely degraded since then. Therefore, this item is not considered as PCA.

Fuel Oil ASTs at the Subject Site

Based on our site reconnaissance, following ASTs are located at the subject site:

- One (1) fuel oil AST is located in the basement of the residential structure in the northern portion of the subject site. The fuel oil AST is considered to possess a high potential to influence the environmental quality of the subject site: #28 – Gasoline and Associated Products Storage in Fixed Tanks
- Filler pipe for potential historical fuel oil AST is located in the basement of the residential structure in the western portion of the subject site. The fuel oil AST is considered to possess a high potential to influence the environmental quality of the subject site: #28 Gasoline and Associated Products Storage in Fixed Tanks

Earth Fill Material/Stockpiled soils at the Subject Site

Based on records review and/or site reconnaissance, following earth fill material/stockpiled soils is located at the subject site:

- Earth fill material of unknown quality is located in the northern portion of the subject site. The earth fill material is considered to possess a high potential to influence the environmental condition of the subject site: # 30
 Importation of Fill Material of Unknown Quality.
- Earth fill material and/or stockpiled soil of unknown quality is located in the southern and south-eastern portions of the subject site. The stockpile soil is considered to possess a high potential to influence the environmental condition of the subject site: #30 – Importation of Fill Material of Unknown Quality.
- Earth fill material and/or stockpiled soil of unknown quality is located in the western portion of the subject site. The stockpile soil is considered to possess a high potential to influence the environmental condition of the subject site: # 30 – Importation of Fill Material of Unknown Quality.

Spill caused by Truck Fire at the Subject Site

Based on our records review, a diesel fuel spill caused by truck fire is listed in the southern portion of the subject site. Considering the nature of the activities, this item is considered to possess a high potential to influence the environmental condition of the subject site. This item is not listed in the Table 2 of Schedule 'D' of O. Reg. 153/04: #Other – Spill.



Historically cargo truck/trailer parked at the Subject Site

Based on our records review and interview, historically cargo truck/trailers were parked and/or stored at the subject site. Considering the nature of the activities, this item is considered to possess a high potential to influence the environmental condition of the subject site. This item is not listed in the Table 2 of Schedule 'D' of O. Reg. 153/04: #Other –Truck/Trailer Parking Area.

Gasoline Station and Carwash Station within the Phase One Study Area

Based on records review and site reconnaissance, following gasoline stations with liquid fuel tanks and carwash stations are located within the Phase One Study Area:

Gasoline station (i.e., Suncor Energy Products Partnership, Petro Canada Gas Station) with liquid fuel tanks and carwash station is located at 450 Derry Road West, adjacent to the west of the subject site. Considering the close proximity between this property and the subject site, this item is considered to possess a high potential to influence the environmental condition for the subject site: #28 – Gasoline and Associated Products Storage in Fixed Tanks.

#Other – Carwash.

• Gasoline station (i.e., Esso Gas Station) associated with liquid fuel tanks and carwash station is located at 7030 Mclaughlin Road, approximately 179 m west and presumed trans-gradient of the subject site. Considering relatively significant distance between this property and the subject site, this item is considered to possess a low potential to influence the environmental condition of the subject site: #28 – Gasoline and Associated Products Storage in Fixed Tanks.

#Other – Carwash.



Commercial Businesses with Waste Generator within the Phase One Study Area

Based on our records reviews, following waste generators are listed within the Phase One Study Area:

- Landscaping Company (i.e., Derry Fence 2000 Inc.) associated with waste oil generator is located at 346 Derry Road West, approximately 60 m northeast and presumed trans-gradient of the subject site. Considering relatively significant distance between this property and the subject site, this item is considered to possess a low potential to influence the environmental condition of the subject site. This is not listed in the Table 2 of Schedule D of the O. Reg. 153/04: #Other Waste Oil Generator.
- Medical and dental clinic (i.e., Derry Village Clinic, Peel Med Walk-In Clinic and Dr. Ghai Dentistry Professional Corporation) associated with pathological waste is located at 7070 Saint Barbara Boulevard, approximately 159 m northwest and presumed trans-gradient of the subject site. Considering nature of activities and medical and dental clinic produce small amount of waste and the wastes are disposed of and managed through regulated contractors, and therefore, this item is not considered as PCA.

<u>Fuel Oil Waste Receiver and Waster Generator Record within the Phase One</u> Study Area

Based on records review, Fuel oil sales (i.e., J.R. Oil Sales) associated with petroleum distillates waste is listed approximately 110 m west and presumed trans-gradient of the subject site. Considering relatively significant distance between this property and the subject site, this item is considered to possess a low potential to influence the environmental condition for the subject site. This is not listed in the Table 2 of Schedule D of the O. Reg. 153/04: #Other – Fuel Oil Waste.



Record of Site Condition (RSC) properties within the Phase One Study Area

Based on the records reviews, One (1) RSC record was documented for a property located at 320 Derry Road West, approximately 128 m to the northeast and transgradient of the subject site. No contamination was identified during filing RSC for the property and therefore, this item is not considered as PCA.

Grocery Store associated with Pesticides within the Phase One Study Area

Based on our records review, Grocery store (i.e., Food Basics) associated with pesticides is located at 7070 Saint Barbara Boulevard, approximately 159 m northwest and presumed trans-gradient of the subject site. Considering the grocery store likely store only small amount of pesticides for sale purposes, and therefore, this item is not considered as PCA.

Spills within Phase One Study Area

Based on our records review, gasoline fuel spill occurred at a property (i.e., Esso Gas Station) located at 7030 Mclaughlin Road, approximately 179 m west and presumed trans-gradient of the subject site. Considering relatively significant distance between this property and the subject, this item is considered to possess a low potential to influence the environmental condition of the subject site. This item is not listed in the Table 2 of Schedule 'D' of O. Reg. 153/04: #Other –Spill.

(ii) Designated Substances

Based on our research and the age of the on-site building and shed, designated substances may be present in a form that is not visible to the eye. This possibility should be brought to the attention of any workers that perform work or occupants that inhabit that area.



It should be noted that suspected hazardous materials were identified or may be contained within the on-site building and shed. Since it is unlikely the building is to be part of the new development, the designated substances will be dealt with prior to any demolition of the structures as part of the Occupational Health and Safety Act. The designated substances are not a part of this environmental assessment.

(iii) Other Environmental Items

Adjacent Roadway

The subject site is adjacent to a roadway (Derry Road West) to the northwest.

Debris

Based on the site reconnaissance, debris consisting of wood and empty containers and abandoned trailer were observed to the southeast of vacant house in the northern portion of the subject site. Debris items are considered more of a nuisance rather than a hazard. It is recommended that during construction, any deleterious debris found on the surface or buried on site must be removed for proper disposal. It is not considered as PCA.

Water Bodies and Areas of Natural Significance

Based on the records review, watercourses (Fletchers Creek and a Tributary of Fletchers Creek) are located approximately 175 m and 195 m to the west of the and east subject site, respectively.

Water Wells and Septic Systems

Based on the records review, five (5) well records are listed for the subject site.



7.3 Areas of Potential Environmental Concern

Based on our review of the activities identified at the subject site and Phase One Study Area, the identified Areas of Potential Environmental Concern (APECs) are provided in Appendix 'M'.

7.4 Phase One Conceptual Site Plan

A Phase One Conceptual Site Plan illustrating the findings and results of the assessment is presented on Drawing No. 10.



CONCLUSIONS

Soil Engineers Ltd. was retained by Ballymore Homes to carry out a Phase One Environmental Site Assessment (Phase One ESA) for the properties located at Block 176, Plan 43M1484, 376 and 390 Derry Road West, in the City of Mississauga (hereinafter referred to as "the subject site"). The subject site is comprised of two (2) vacant residential structures with attached and detached car garage and a shed in the western, northern and north-eastern portions of the subject site. The neighbouring properties consist of commercial properties to the north beyond roadway, commercial properties to the west, residential and commercial properties to the east, and residential properties to the south and southwest of the subject site.

8.1 Phase Two Assessment Recommendation

The Phase One ESA has revealed the following items of environmental concerns attendant to the subject site:

- Presence of one (1) fuel oil above-ground storage tank (AST) in the basement of the residential structure in the northern portion of the subject site.
- Presence of filler pipe for potential historical fuel oil AST in the basement of the residential structure in the western portion of the subject site.
- Potential earth fill material of unknown quality in the northern portion of the subject site.
- Potential earth fill material and/or stockpiled soils of unknown quality in the southern and south-eastern portions of the subject site.
- Potential earth fill material and/or stockpiled soils of unknown quality is located in the western portion of the subject site.
- Diesel fuel spill caused by truck fire in the southern portion of the subject site.
- Historical cargo truck/trailers parking area located in the southern portion of the subject site.
- Presence of a gas station with liquid fuel storage tanks adjacent to the west of the subject site.



• Presence of a car wash station adjacent to the west of the subject site.

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

8.2 Record of Site Condition (RSC) Requirements

Based on the type of development proposed for the subject site, a RSC is required to be filed in accordance with Ontario Regulation (O. Reg.) 153/04, as amended.

Please note that if there is intent to file a RSC, in accordance with O. Reg. 153/04, any environmental reports including a Phase One ESA must be dated within 18 months of the date of filing.

8.3 Environmentally Sensitive Area (ESA), Body of Water, Area of Natural and Scientific Interest (ANSI)

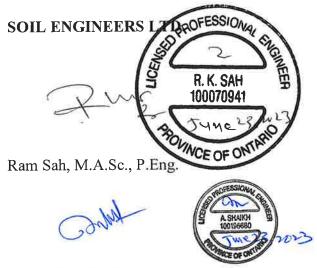
Based on the records review, watercourses (Fletchers Creek and a Tributary of Fletchers Creek) are located approximately 175 m and 195 m to the west of the and east subject site, respectively.

8.4 Legal Requirements

If an RSC has been submitted and filed, the property owner must retain a copy of this report for at least seven (7) years in accordance with O. Reg. 153/04, Section 18.



The objectives and requirements as set out in the Ontario Regulation (O. Reg.) 153/04, as amended, for a Phase One ESA were applied in carrying out the environmental site assessment and in the preparation of this report.



Arshad Shaikh, P.Eng. QPESA

RS/AS:rs



REFERENCES

Information in the Public Domain

Environment Canada. National PCB Inventory (1994).

Environment Canada. National Pollutant Release Inventory (1995 - 2015).

Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment, Conservation and Parks (MECP) (Amended 2009).

MECP Brownfields Environmental Site Registry (May 1, 2023).

MECP Inventory of Coal Gasification Plant Waste Sites in Ontario (April 1987).

MECP Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario (November 1988).

MECP Ontario Inventory of PCB Storage Sites (1991 and 1995).

MECP Waste Disposal Site Inventory (June 1991).

MECP Waste Generator Registration Database Files (2000, 2008, 2015, 2018 and 2020).

Ontario Ministry of Natural Resources (OMNR). OMNR Natural Heritage Information Centre (NHIC) (2020).

Service Ontario, Land Registry Office. Historical Land Titles Search (1826 - 1999).

Service Ontario, Land Registry Office 43. Parcel Registry for Property Identifier Numbers 13214-0517 (LT), 13214-0944 (LT) and 13214-0078 (LT), Land Titles Act (2019).

Water Well Help Desk, Environmental Monitoring and Reporting Branch, MECP. The MECP Well Records (2022).

Information from Commercial Databases

ERIS Report. Report Number 22031400208 detailing over 50 public and private databases (2022).

Assessment Roll Report (Purchased Date 14-03-2022), Municipal Property Assessment Corporation (MPAC).



References of Plans and Drawings

Site Location Plan, Ministry of Natural Resources and Forestry, 2023

Property Index Map, Peel Region Land Registry Office (#43) © 2022 Queen's Printer for Ontario

1877 Historical Map, McGill University © 1877 The Canadian County Atlas Digital Project.

1982 Ontario Base Map, Ontario Ministry of Natural Resources, 2003

Contour, Ontario Ministry of Natural Resources and Forestry ©2022 Queen's Printer for Ontario Topographic Map

Water Course, Ontario Ministry of Natural Resources and Forestry ©2022 Queen's Printer for Ontario Topographic Map

Water Body, Ontario Ministry of Natural Resources and Forestry ©2022 Queen's Printer for Ontario Topographic Map

Ontario Geological Survey 1997, Surface Geology of Ontario; Ontario Geological Survey, Miscellaneous Released- Data 0014, Surface Geology Map

Ontario Geologial Survey, 2011, Miscellaneous Release -Data 126, Revision 1 © Ministry of Northern Development (Public Service), Bedrock Geology Map

Watershed and Sub-Watershed shp-file data, accessible on LIO website (2022)



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

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

NEWMARKET TEL: (905) 853-0647

GRAVENHURST TEL: (705) 684-4242 FAX: (905) 881-8335 FAX: (705) 684-8522

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

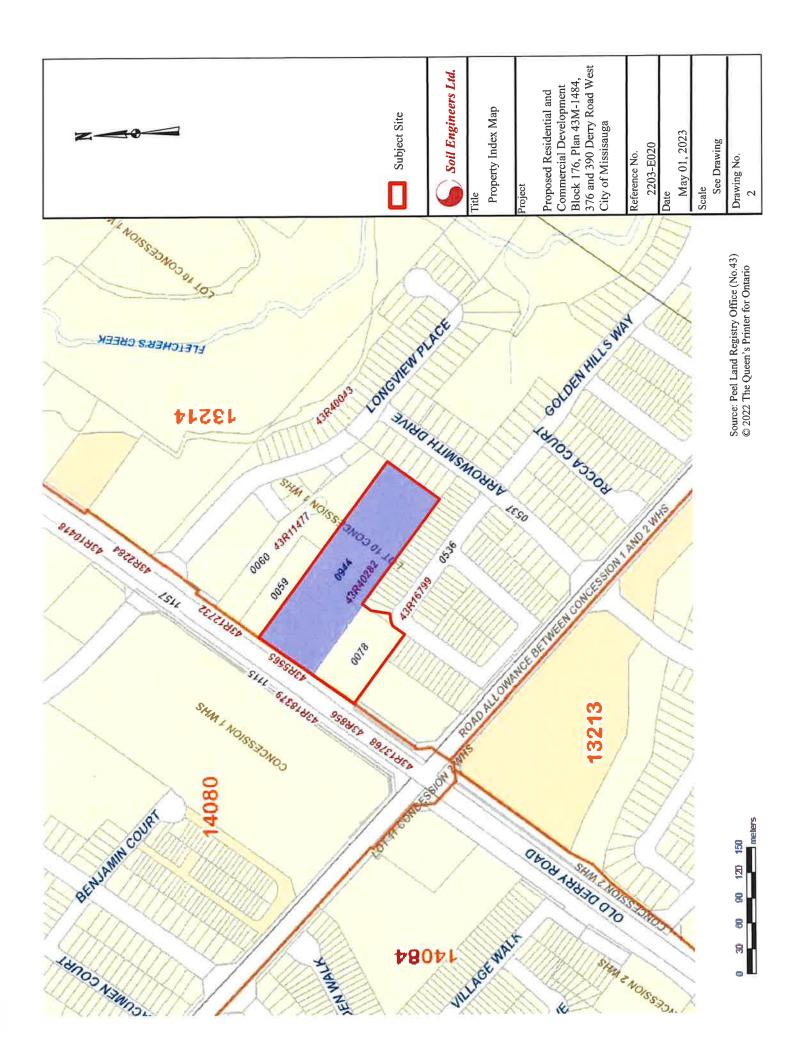
DRAWINGS

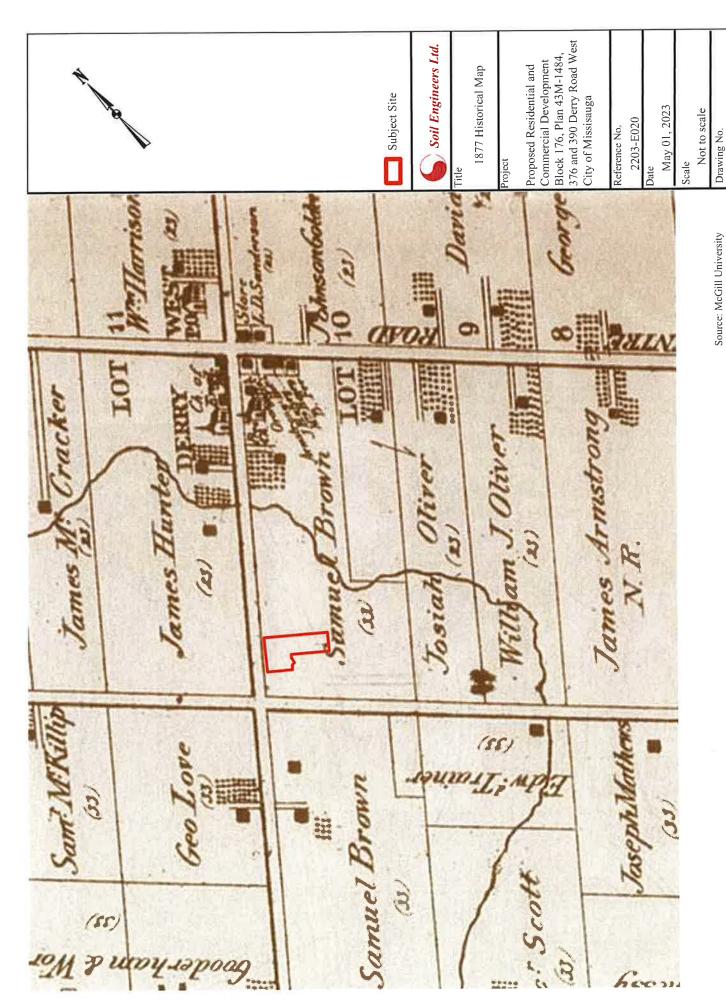
REFERENCE NO. 2203-E020



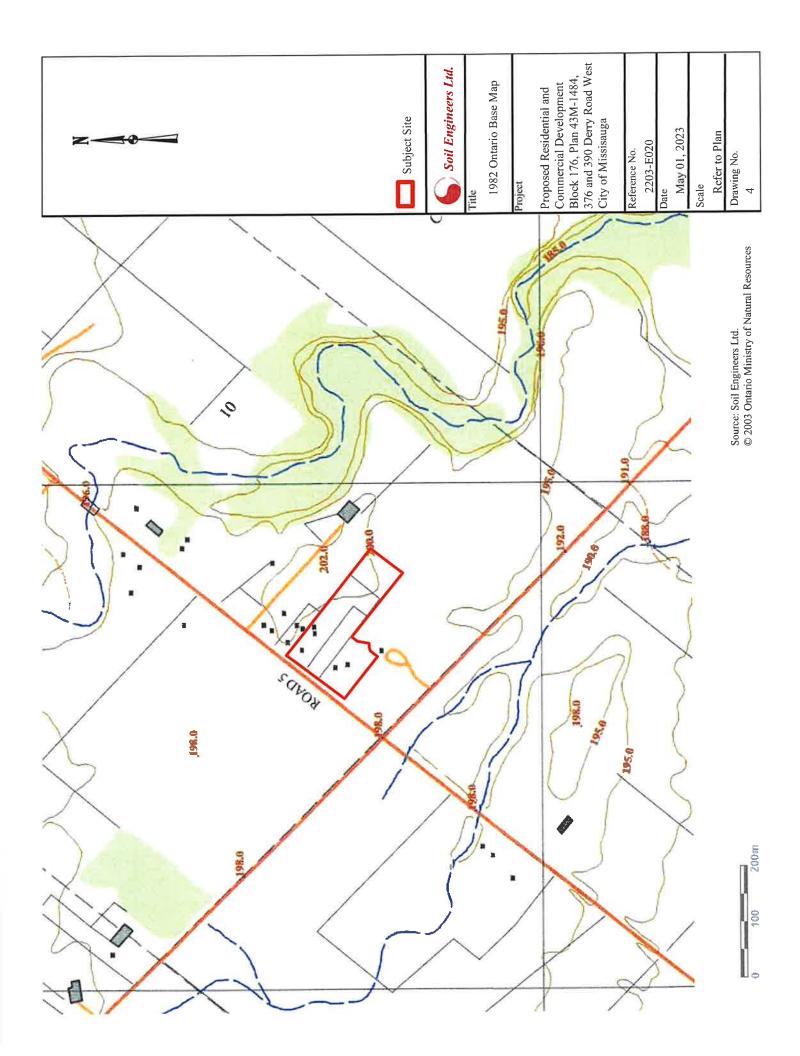
Source: Ministry of Natural Resources and Forestry © King's Printer for Ontario 2023

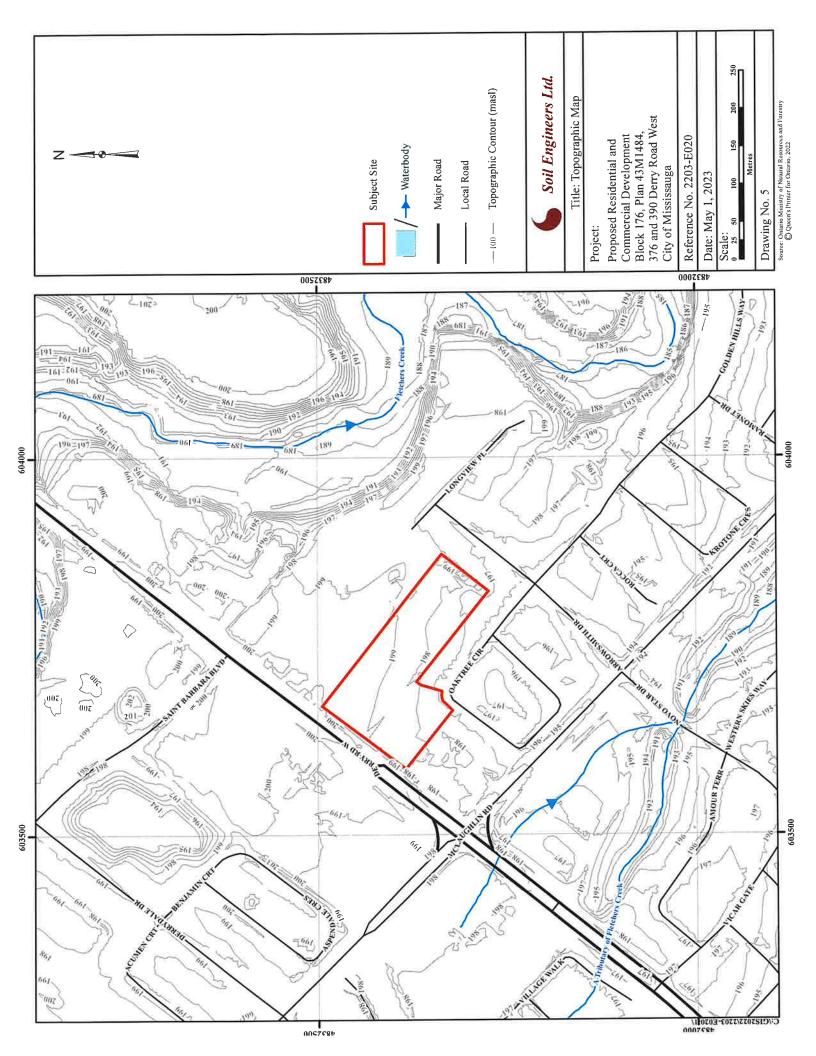


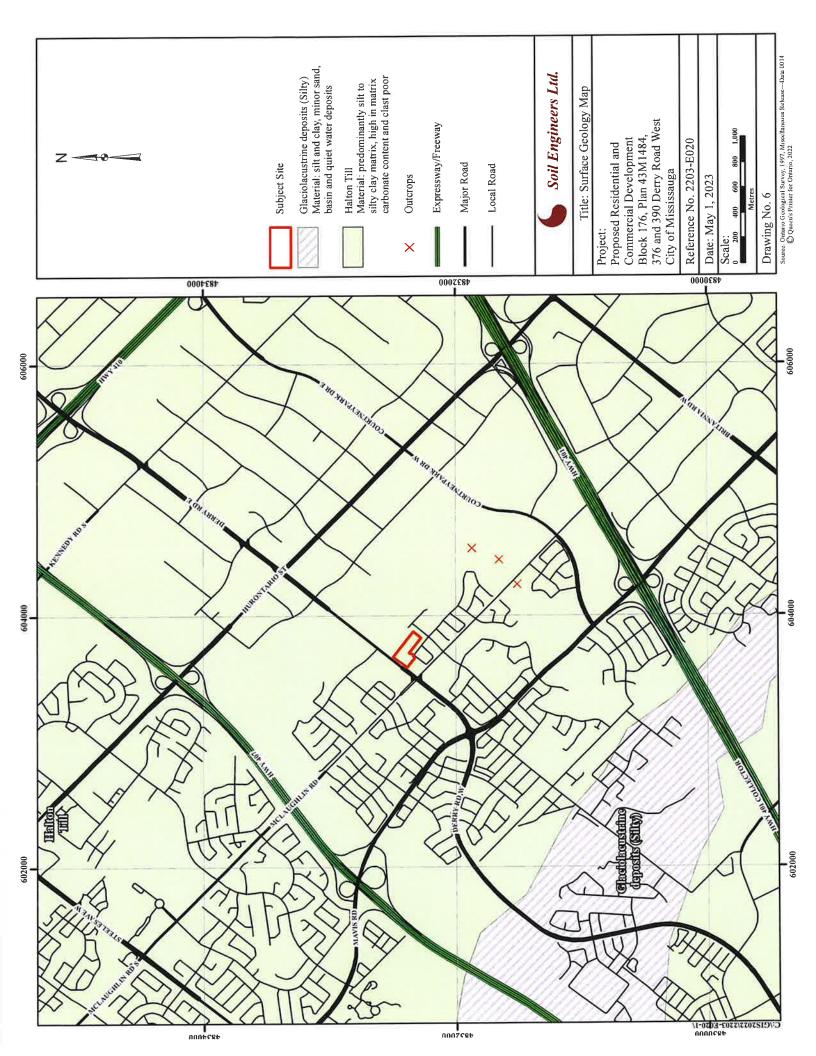


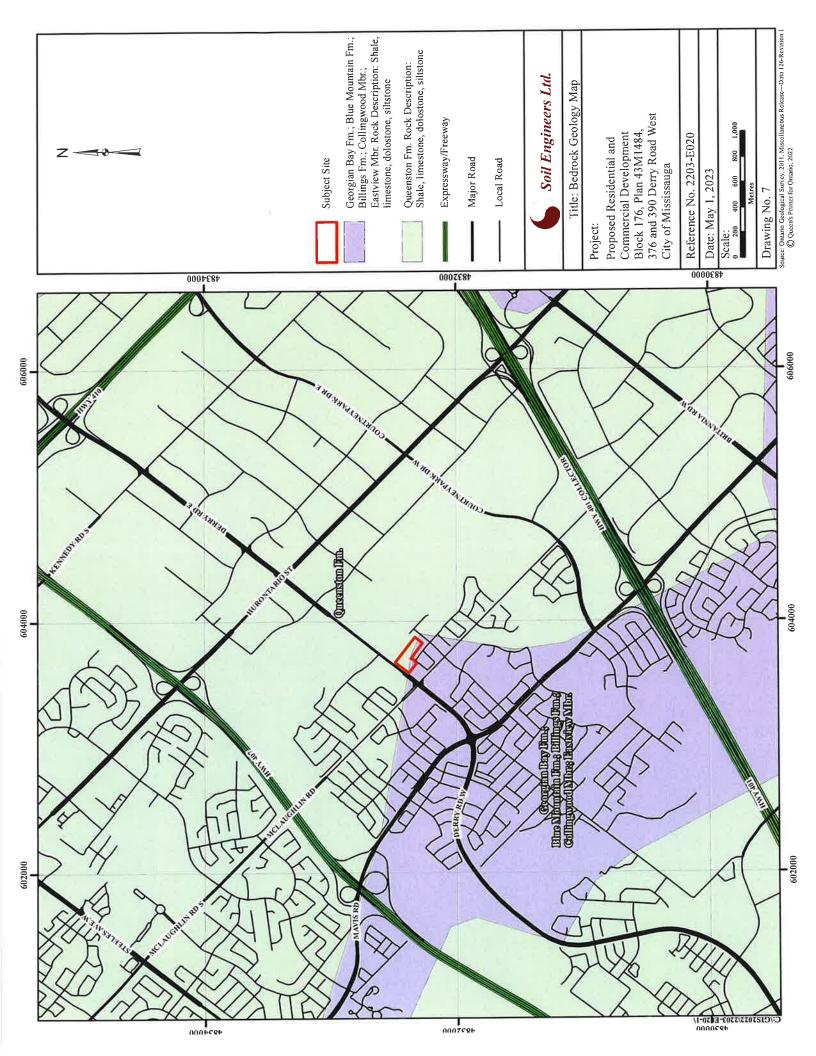


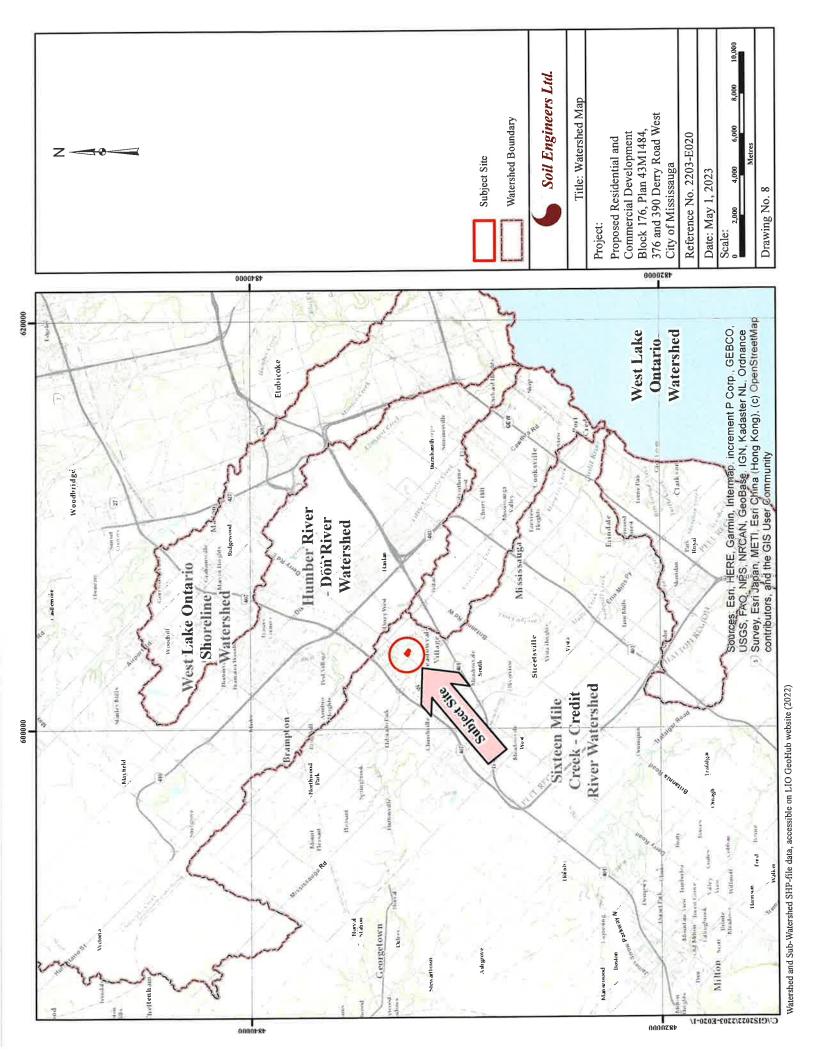
Source: McGill University © Walker & Miles, 1877

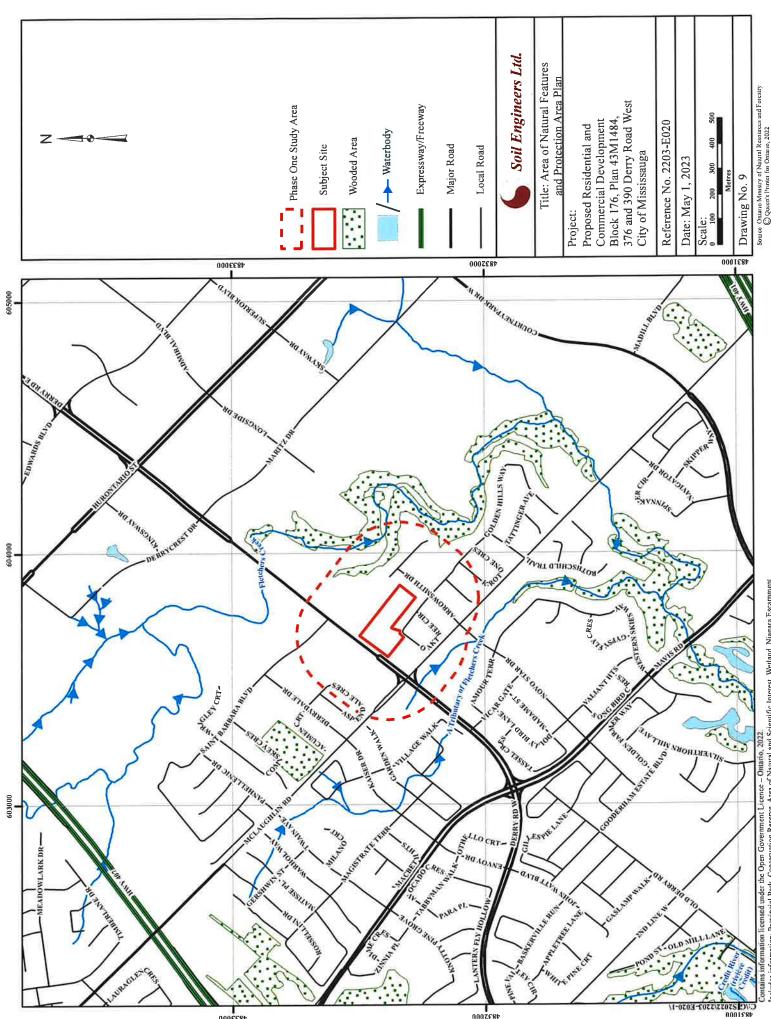




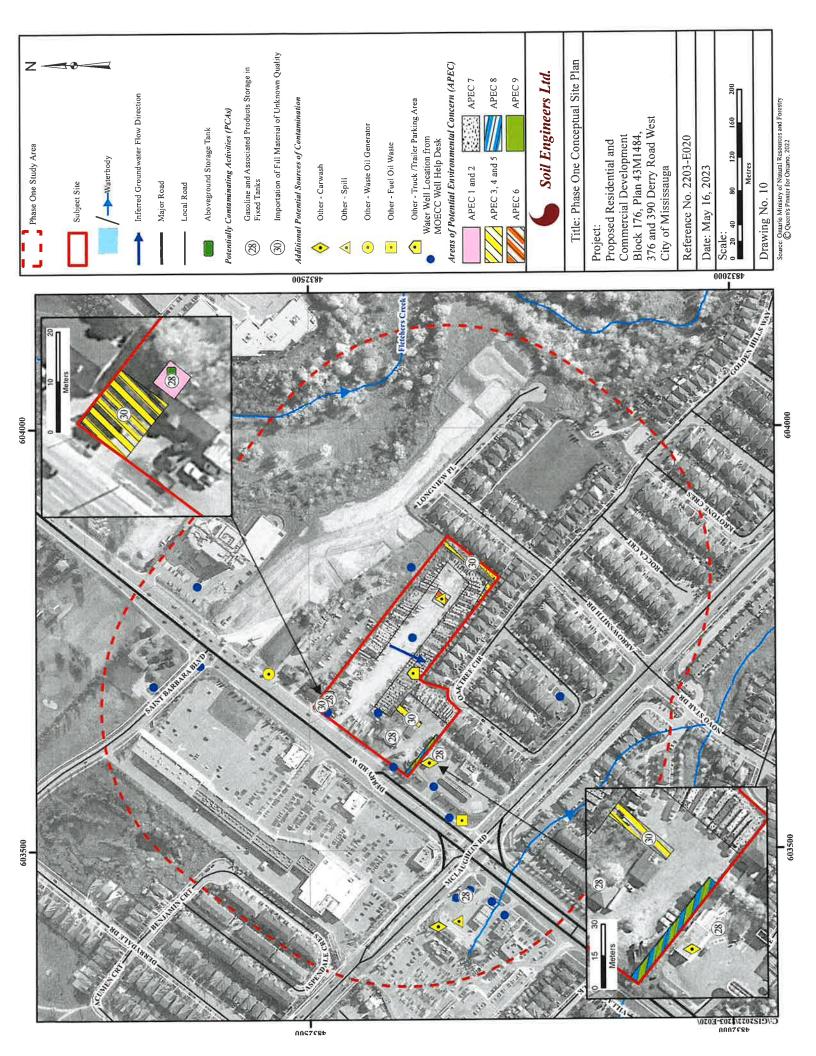








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BARRIE TEL: (705) 721-7863 FAX: (705) 721-7864 MISSISSAUGA TEL: (905) 542-7605 FAX: (905) 542-2769 OSHAWA TEL: (905) 440-2040 FAX: (905) 725-1315 NEWMARKET TEL: (905) 853-0647 FAX: (905) 881-8335 GRAVENHURST TEL: (705) 684-4242 FAX: (705) 684-8522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

APPENDIX 'A'

MPAC REPORT

REFERENCE NO. 2203-E020



mpac Residential Primary Structure Report



Purchased Date: 14-03-2022



Property Address: 376 DERRY RD W

Municipality:

MISSISSAUGA CITY

Roll Number:

2105040098252000000

Description

Property Code & 125 - Residential development land

Legal Description: CON 1 WHS W PT LOT 10

Last Valid Sale Date (yyyy/mm/dd)

Last Valid Sale Amount

1983-09-01

\$209,000

Services:

Hydro

0

Water

Sanitary

Heating

Air Conditioning

Y - Hydro available

M - Municipal

M - Municipal

FA - Forced Air

No

Lot Details:

Frontage (ft)

Depth (ft)

Site Area

4.92 A

Primary Structures:

Structure Code & Description

301 - SINGLE FAMILY DETACHED

Year Built

1948

Total Floor Area (Above Grade) (sq ft)

1,005

Basement Finished Area (sq ft)

Basement Total Area (sq ft)

708



Map and Photo Report



Purchased Date: 14-03-2022

Report Details

Address: 376 DERRY RD W

Province: ON

Postal Code: L5W1N6

011

Municipality: MISSISSAUGA CITY

McLaughlin Ad Map data 92022 Google OriveTest Map data 92022 Google

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

APPENDIX 'B'

ENVIROSCAN REPORT

REFERENCE NO. 2203-E020









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:

376 Derry Road West, Mississauga, ONequested by: **Eleanor Goolab**

Project No:

22031400208 Opta Order ID:

Date Completed:

ERIS

3/18/2022 6:40:01 AM

106405

ENVIROSCAN Report Page: 2 enviroscan Project Name: Phase One ESA Search Area: 376 Derry Road West, Mississauga, Eleanor Goolab Date Completed: 03/18/2022 06:40:01 Project #: 22031400208 OPTA INFORMATION INTELLIGENCE P.O. #: 2203E020 onlisted S. Balbala Blut Horseshoe 5 Park 面 Dhallwal Immigration Gandhi Immigration Ltd 🥮 Solutions DriveTest Or Doctor's McLaughlin Ro aughlin Golden Hills Park sures 🕡 Western Skies Way care... Go_{lden} Hills W Le Flambeau 🛜 Elementary School This document is owned by Opta Information Intelligence 000 Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

Page: 3

Project Name: Phase One ESA

Project #: 22031400208 P.O. #: 2203E020

ENVIROSCAN Report

Opta Historical Environmental Services Enviroscan Terms and Conditions

Requested by: Eleanor Goolab

Date Completed: 03/18/2022 06:40:01



Opta Historical Environmental Services Enviroscan Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

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Entire Agreement

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

Governing Document

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

Law

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



175 Commerce Valley Drive W

Markham, Ontano

£31 7Z3

T: 905 882,6300

Toll Free: 905 882 6300

F: 905 882 6300

An SCM Company

www.optaintel.ca

ENVIROSCAN Report

Page: 4 Project Name: Phase One ESA

No Records Found

Project #: 22031400208 P.O. #: 2203E020 Requested by: Eleanor Goolab Date Completed: 03/18/2022 06:40:01



No Records Found

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

Report Completed By:

Midori

Site Address:

390 Derry Road West, Mississauga, ONequested by:

Project No:

23031400096

Opta Order ID:

125350

Eleanor Goolab ERIS

Date Completed:

3/20/2023 7:45:55 AM

enviroscan **ENVIROSCAN Report** Page: 2 Search Area: 390 Derry Road West, Mississauga, Project Name: Phase One ESA Requested by: Eleanor Goolab Project #: 23031400096 OPTA INFORMATION INTELLIGENCE Date Completed: 03/20/2023 07:45:55 P.O. #: 2203E0201 Derry West Green! *lorseshoe* Park DriveTest 🜍 Golden Hills Park McLaughlin Ro Mclean Teeth Western This document is owned by Opta Information Intelligence Inc. and is subject to copyright La Flamhasu 🦱 protection. Please see the full Terms and Conditions at the front of this document.

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Page: 3

Project Name: Phase One ESA

Opta Historical Environmental Services Enviroscan Terms and Conditions

Requested by: Eleanor Goolab Date Completed: 03/20/2023 07:45:55 enviroscan

OPTA INFORMATION IN FELLIGENCE

Project #: 23031400096 P.O. #: 2203E0201

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Entire Agreement

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

Governing Document

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

Law

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



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Markham, Ontario

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Page: 4
Project Name: Phase One ESA

No Records Found

Project #: 23031400096 P.O. #: 2203E0201

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ENVIROSCAN Report

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APPENDIX 'C'

OWNERSHIP HISTORY

REFERENCE NO. 2203-E020



PIN CREATION DATE: 2001/09/18

PREPARED FOR Nicole ON 2023/06/23 AT 09:19:39 PAGE 1 OF 2

ONLAND

13214-0517 (LT) OFFICE #43

* CERTIFIED IN ACCORDANCE WITH THE

REGISTRY

TO RESERVATIONS IN CROWN GRANT

CORRECTION: INSTRUMENT NUMBER 43R24435 WAS ENTERED IN ERROR AGAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2001/09/17 BY JANE MODDISON. BLOCK 176, PLAN 43M1484 ; T/W EASE OVER PT LT 10, CONC 1 WHS(TOR.TWP.) DES PTS 1 TO 4, 43R18000 AS IN LT1161656 ; MISSISSANGA PROPERTY DESCRIPTION: PROPERTY REMARKS:

RECENTLY: SUBDIVISION FROM 13214-0163

ESTATE/QUALIFIER:

CAPACITY SHARE

OWNERS' NAMES BALLYMORE (UPTOWN MEADOWVALE) CORF.	YOWN MEADOWV	ALE) CORF.	CAPACITY SH	SHARE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTGUT	· PRINTOUT INCLUDES ALL	DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/09/18	ELETED INSTRUMENTS	\$ SINCE 2001/09/18 **		
VS248789	1973/02/12 NOTICE	NOTICE ANT OF TORONTO-MALITCH A	AIRPORT ZONING REE	1973/02/12 NOTICE REWHERS: ABENEARY OF TOROWTO-MALINGM AIRPORT ZOWING REGULATIONS LIZ48789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER	or.	υ
43R16799	1989/05/03	PLAN REFERENCE				υ
LT1180450	1990/12/10	TRANSFER		••• DELETED AGAINST THIS PROPERTY •••	GULF SPRING PROPERTIES INC.*	
LT1440715	1993/10/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DIANO, CESARE DIANO, BENITO	
MEM	MRKS: "AS TO	REMARKS: "AS TO 50% INTEREST OF GULF SPRING PROPERTIES INC." "ADDED	SPRING PROPERTIES	INC." "ADDED 99/02/15 C. COOPER"	DIANO, GOSEFFINE	
LT1876037	1998/10/14	NOTICE AGREEMENT		OWNER	THE CORPORATION OF THE CITY OF MISSISSAUGA GREATER TORONTO AIRPORTS AUTHORITY	U
COR	RECTIONS: 'R	CORRECTIONS: TARTY CHANGED FROM "GREATER TOR AUTHORITY" ADDED ON 1993-11-03 BY CATHY PRYDE.	HEATER TORONTO AIR	CORRECTIONS: "FARTY" CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "OWNER" ON 1998/11/03 BY CATHY PRYDE, "PARTY: GREATER TORONTO AIRPORTS AUTHORITY" ADDED ON 1998-11/03 BY CATHY PRYDE,	Y: GREATER TORONTO AIRPORTS	
LT1975270 1999/08/11		TRANSFER		DIANO, CESARE DIANO, BENITO DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR SO: INTEREST	1368781 ONTARIO INC.:	
LT2057426	2000/03/27 MARKE: PEARSO	2000/03/27 NOTICE REMARKS: PEARSON AIRPORT ZONING REQUINTION	NOI	HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		U
PR63417	2001/04/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1368781 ONTARIO INC.	THE TORONTO-DOMINION BANK	

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13214-0517 (LT)

REGISTRY OFFICE #43 LAND

PREPARED FOR Nicole ON 2023/06/23 AT 09:19:39 PAGE 2 OF 2

ONLAND

IO CERT/		U	U			0	AMPTON AND THE REGIONAL				O		
PARTIES TO					TO HYDRO : PT BLK 173 ; TRANS TO	THE CORPORATION OF THE CITY OF MISSISSAUGA AND THE REGIONAL MUNICIPALITY OF PEEL	THE CORPORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEEL.				2799580 ONTARIO LIMITED		
PARTIES FROM	919848 ONTARIO INC.	1368781 ONTARIO INC≓ 919848 ONTARIO INC.		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA	REMARKS: DEV.AGT. : LIS 1 TO 171, HLMS 172,176 & 177 ; TRANS OF EASE TO REGION : PT LTS 171,179 & 184 ; TRANS OF EASE CITY : LTS 81, 15,116,129,BLKS 173,174,175,177,186 TO 192 ; RESTRICTIONS : LTS 117 TO 125,128,130 TO 138	919848 ONTARIO INC.	*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK	3/06/24	*** DELETED AGAINST THIS PROPERTY *** THE TORONYO-DOWINION BANK		1368781 ONTARIO INC.		
AMOUNT	6	1.6		* E	LNS 172,176 & 177 , T	on .	• [RESIMPKS: PRESALTY TO PRISSOOG RULED OFF BY S. NORMAN; 03/06/24	-* E-	4	\$750,000	`	
INSTRUMENT TYPE		PLAN LYCUMENT	PLAN SUBDIVISION	APL INH ORDER-LAND	T. , LI'S I TO 171, HI 5,116,129, BLKS 173,1	2001/10/12 NOTICE AGREEMENT	POSTPONEMENT	7 TO PRI52004 RULED	DISCH OF CHARGE	163417	TRANSFER	SEMARKS: PLANKING ACT STATEMENTS.	
DATE		2001/09/13	2001/09/13	2001/09/13	ARKS: DEV AC	2001/10/12	2001/10/12	DRKS: PR634	2002/08/22	RESMRKE: RE: PR63417	2022/06/30	MRRS: PLANN	
REG. NUM.		PR137930	43M1484	PR137931	853	PR152004	PR152005	90 90	PR301078	RES	PR4078576	44	

Ontario ServiceOntario

REGISTRY

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2 PREPARED FOR Nicole

ONLAND

ON 2023/06/23 AT 09:37:18

PIN CREATION DATE: 2022/03/18

TO RESERVATIONS IN CROWN GRANT : 13214-0944 (LT) * CERTIFIED IN ACCORDANCE WITH THE OFFICE #43

PROPERTY REMARKS:

PROPERTY DESCRIPTION:

FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2022/03/18

PT LT 10 CON 1 WHS TORONTO DESIGNATED AS PART 1 ON 43R40282; MISSISSAUGA; CITY OF MISSISSAUGA

ESTATE/QUALIFIER: FEE SIMPLE LT ABSOLUTE PLUS

RECENTLY: RE-ENTRY FROM 13214-0058

CAPACITY SHARE ROWN

BALLYMORE (UPTOWN MEADOWVALE) COPP: OWNERS! NAMES

	CERT/ CHKD					U	U		O		<u>U</u>	U	U	U		U
	PARTIES TO								2799580 ONTARIO LIMITED		2348793 ONTARIO LIMITED DX FINANCIAL MORTGAGE INVESTMENT CORPORATION CANONE MORTGAGE INVESTMENT CORPORATION			CANONE MORTGAGE INVESTMENT CORPORATION DX FINANCIAL MORTGAGE INVESTMENT CORPORATION		DX FINANCIAL MORIGAGE INVESTMENT CORPORATION 2348793 ONTARIO LTD.
	PARTIES FROM	SINCE 2022/03/18 **	**SUBJECT ID SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *	AND ESCHEATS OR FORFEITURE **	ABSOLUTE TITLE. **	1973/02/12 NOTICE REMARKS: ANENDMENT OF TURONTO-MALITUM AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER	HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF	INNVSPONI CANADA	2348793 ONTARIO LTD. JYR RRAI, CAPITRAI, MORTICAGE INVESTIMENT CORPORATION		59,000,000 2799580 ONTARIO LIMITED		2799580 ONTARIO LIMITED	DX FINANCIAL MORTGAGE INVESTMENT CORPORATION		\$3,750,000 2799580 ONTARIO LIMITED
	AMOUNT	DELETED INSTRUMENTS	TLES ACT, EXCEPT PA	EXCEPT PARAGRAPH 1	GESTRATION WITH AN	N AIRPORT ZONING REC		ULTION	\$13,000,000		\$9,000,000					\$3,750,000
	INSTRUMENT TYPE	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/0	44(I) OF THE LAND T	PROVINCIAL SOCCESSION DUTIES AND EXCEPT PARAGRAPH IT AND ESCHEATS	TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITL	NOTICE WWT OF FORGWID-MALFG	NOTICE	REMARKS: FEARSON AIRPORT ZONING REGULATION	TRANS FOWER SALE	15	CHARGE	PLAN KEPEKENCE	APL ABSOLUTE TITLE	2022/04/01 TRANSFER OF CHARGE	753.	CHARGE
BABELHONE (OI TOWN VIEWDON VIEW	DATE	INCLUDES ALL	U SUBSECTION	PROVINCIAL SU	NO THE CROWN	1973/02/12 NOTICE	2000/03/27	WRKS: PEARSO	2021/02/26	REMARKS: PR3276415.	2021/02/26 CHARGE	2022/03/18	2022/03/18 API	2022/04/01	REMARKS: PR3789753.	PR4197981 2023/05/09
DUDITIONE (O	REG. NUM.	** PRINTOUT	**SUBJECT		12	VSZ48789	LT2057426	151	PR3789752	RE	PR3789753	43R40282	PR4015299	PR4024973	RE	PR4197981

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REG. NUM.

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0944 (LT)

REGISTRY OFFICE #43 LAND

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ONLAND

CERT/ CHKD

PARTIES TO TO RESERVATIONS IN CROWN GRANT * PARTIES FROM * CERTIFIED IN ACCORDANCE WITH THE LAND AMOUNT INSTRUMENT TYPE DATE

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



LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0078 (LT)

PREPARED FOR Nicole ON 2023/06/23 AT 09:18:10 PAGE 1 OF 4

PIN CREATION DATE: 1999/03/08

ONLAND

TO RESERVATIONS IN CROWN GRANT CERTIFIED IN ACCORDANCE WITH THE REGISTRY OFFICE #43

PT LT 10 CON 1 WHS TORONTO AS IN RO1035199 EXCEPT PT 1, 43R18327; CITY OF MISSISSAUGA PROPERTY DESCRIPTION:

PROPERTY REMARKS:

FEE SIMPLE LT CONVERSION QUALIFIED ESTATE/QUALIFIER:

RECENTLY: RE-ENTRY FROM 13214-0137

OWNERS! NAMES

BALLYMORE (UPTOWN MEADOWVALE) COPP.

CAPACITY
ROWN

SHARE

CERT/ CHKD PARTIES TO THE TORONTO-DOMINION BANK DI IORIO, PAUL DI IORIO, EVA REJABRES: AMENIMENT OF TOHONTO-MALITCH AIRFORT ZONING REGULATIONS LI248789 AMENDED TO READ 248789US 95/11/14 KATHY POWER HUBBERGIION 4:(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF THROUGH LEWEIT OF ADVERSE POSSESSION, PRESCRIPTION MISDESCRIPTION OR BOUNDARIES SETTLED BY *** DELETED AGAINST THIS PROPERTY *** PARTIES FROM *** COMPLETELY DELETED *** *** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. "SLOCK IMPLEMENTATION DATE" OF LAND TITLES ACT, TO **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08** AMOUNT NND ESCHEATS OR FORFEITURE TO THE CROWN. CONVERSION TO LAND FIFLES: 1999/08/09 ** ON FIRST REGISTRATION UNDER THE INSTRUMENT TYPE 1999/07/23 DISCH OF CHARGE RESIDENCE: AMERICAD BY LT1035199 TRANSFER CHARGE RESMRKS: RE: RG1063878 1973/02/12 NOTICE · PRINTOUT INCLUDES ALL 1994/04/29 1987/07/02 ONVENTION DATE ANTICOLINE * * SUBJECT, LT1967102 ** DATE OF RO1063878 REG. NUM. VS248789 R0807025

03/27 NOTICE

HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF

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



LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 2 OF 4
PREPARED FOR Nicole
ON 2023/06/23 AT 09:18:10

ONLAND

TO RESERVATIONS IN CROWN GRANT * OFFICE #43

· CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT · SUBJ REGISTRY OFFICE #43

REG. NUM:	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RAZZ	MRKS; PEARSO	REMARKS: PEARSON AIRPORT ZONING REGULATION	100	TRANSPORT CANADA		
PR156042	2001/10/22	CHAKGE		*** COMPLETELY DELETED **** DI IORIO, EVA	THE TORONTO-DOMINION BANK	
PR306232	2002/08/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONYO-DOMINION BANK		
825	REMARKS: RE: PRI56042	156042				
PR2312506	2012/12/19	APL OF SURV-LAND		*** COMPLETELY DELETED *** DI IORIO, PAUL	DI JORIO, EVA	
PR2312519	2012/12/19 TRANSFER	TRANSFER		*** COMPLETELY DELETED *** DI IORIO, EVA	THE BUFFALO GROUP DEVELOPMENTS LTD.	
PR2384026	2013/06/14	TRANSFEF		*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	FRIENDS OF PINEHURST LANE COMPANY INC.	
PR2954125	2016/07/25	APL CH NAME OWNER		*** COMPLETELY DELETED *** PRIENDS OF PINEHURST LANE COMPANY INC.	THE BUFFALO GROUP DEVELOPMENTS LTD.	
PR2955012	2016/07/25	TRANSFER		*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	390 DERRY DEVELOPMENT INC.	
RE	WARKS: PLANNI	REMARKS: PLANNING ACT STATEMENTS.			8	
PR2955013	2016/07/25	CHARGE		390 DERRY DEVELORMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	
PR2955014	2016/07/25	NO ASSGN RENT GEN		390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORIGAGE FUND INC.	
28	REMARKS: PR2955013	5013		×		
PR3078231	2017/02/09 CHARGE	CHARGE		390 DERRY DEVELOPMENT INC#	ZHOU, YI	
PR3097005	2017/03/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** ZHOU, YI		
34	REMARKS: PR.1078231.	8.31.				
PR3097924	2017/03/22	CHARGE		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAIKONOMOU, LORA	
				PAFALINUMUS, SLEVE	PAPATRONOROUS SIEVE	

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



LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0078 (LT)

PAGE 3 OF 4 PREPARED FOR Nicole ON 2023/06/23 AT 09:18:10

ONLAND

TO RESERVATIONS IN CROWN GRANT * REGISTRY
OFFICE #43
* CERTIFIED IN ACCORDANCE WITH THE LAND

REG. NUM.	DATE	INSTRUMENT TYPE AMOUNT	PARTIES FROM	PARTIES TO	CERT
PR3097925	2017/03/22	NO ASSGN KENT GEN	*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAIKONOMOU, LORA PAPAIKONOMOU, STEVE	
NA SERVICE	REMARKS: PR309,1924	F. 6.6			
PR3211227	2017/09/29	CHARGE	390 DERRY DEVELOPMENT INC.	2592898 ONTARIO INC.	
PR3287963	2018/02/23	CFARGE	390 DERRY DEVELOPMENT INC:	2620094 ONTARIO INC.	
PR3303881	2018/04/03	TRANSFER OF CHARGE	COMPLETELY DELETED *** 2620094 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC.	
SP.	REMARKS: PH3287963.	963.			
PR3345637	2018/07/04	TRANSFER OF CHARGE	2620094 ONTARIO INC. 2627235 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638996 ONTARIO INC.	
RE	MARKS: PR330	REMARKS: PR3203881. PR3287963;		<i>x</i> .	
PR3366201	2018/08/17	TRANSFER OF CHARGE	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2637296 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 26387996 ONTARIO INC.	
200	MANNES PR334	NEMANNSE PR3344637. PR3303881		TOTAL OTTAL	
PR3598161	2020/01/09	CHARGE	390 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC,	
PR3634203	2020/03/31	TRANS FOWER SALE	*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC _T	2523896 ONTARIO INC.	
98	MAKKAT PROME	PENANTE PROPERTY. PLANNING ACT CHIEFENIS.			
PR3634204	2020/03/31	CHARGE	AAA COMPLETELY DELETED ''' 2523896 ONTARIO INC,	FIRM CAPITAL MORTGAGE FUND INC.	
PR3634205	2020/03/31	NO ASSGN RENT GEN	.** COMPLETELY DELETED *** 2523896 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	
	. 0.602	THORNAL BE CITIONS SETTEMENT OF SETTIMESTAN	NAMES AND MITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.	CRIPTION REPRESENTED FOR THIS PROPERTY.	

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



LAND REGISTRY OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0078 (LT) * CERTIFIED IN ACCORDANCE WITH THE

TO RESERVATIONS IN CROWN GRANT *

PAGE 4 OF 4 PREPARED FOR Nicole ON 2023/06/23 AT 09:18:10

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	REMARKS: PR3634204	204				
PR3936041	2021/10/29	PR3936041 2021/10/29 DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.		
RE	REMARKS: PR3634204.	204.				
PR4197980	PR4197980 2023/05/09 TRANSFEK RÉMARKS: PLANNING ACT SIV	2023/05/09 TRANSFEK RÉMARKS: PLANNING ACT STATEMENTS.	\$5,750,000	\$5,750,000 2523896 ONTARIO INC.	2799580 ONTARIO LIMITED	۲
PR4197981	PR4197981 2023/05/09 CHARGE	CHARGE	\$3,750,000	\$3,750,000 2799580 ONTARIO LIMITED	DX FINANCIAL MORTGAGE INVESTMENT CORPORATION 2348793 ONTARIO LTD.	υ
PR4205339	2023/05/30	PR4205339 2023/05/30 APL CH NAME OWNER		2799580 ONTARIO LIMITED	BALLYMORE (UPTOWN MEADOWVALE) CORP.	C



PROPERTY DESCRIPTION:

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PREPARED FOR Nicole ON 2023/03/31 AT 09:42:21 PAGE 1 OF 2

ONLAND

(LT)

BLOCK 176, PLAN 43M1484 ; T/W EASE OVER PT LT 10, CONC 1 WHS (TOR.TWP.) DES PTS 1 TO 4, 43R18000 AS IN LT1161656 ; MISSISSAUGA TO RESERVATIONS IN CROWN * CERTIFIED IN ACCORDANCE WITH THE

OFFICE #43

REGISTRY LAND

CORRECTION: INSTRUMENT NUMBER 43R24435 WAS ENTERED IN ERROR ACAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2001/09/17 BY JANE MODDISON,

PIN CREATION DATE:

2001/09/18

RECENTLY: SUBDIVISION FROM 13214-0163

SHARE

CAPACITY

799580 ONTARIO LIMITED

OWNERS! NAMES

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE PROPERTY REMARKS:

CERT/ CHKD THE CORPORATION OF THE CITY OF MISSISSAUGA 5 L GREATER TORONTO AIRPORTS AUTHORITY PARTIES GULF SPRING PROPERTIES INC. 919848 ONTARIO INC. GREATER TORONTO AIMPORTS AUTHORITY: TO 'OWNER' ON 1998/11/03 BY CATHY PRYDE, "PARTY: GREATER TORONTO AIRPORTS 1368781 ONTARIO INC. DIANO, JOSEPHINE DIANO, BENITO DIANO, CESARE REGIARES: AMENDAEMT OF TORONTO-MALTCH AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY ROWER HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA *** DELETED AGAINST THIS PROPERTY *** *** DELETED AGAINST THIS PROPERTY ... *** DELETED AGAINST THIS PROPERTY *** PARTIES FROM REMARKS: "AS TO 50% INTEREST OF GUIF SPRING PROPERTIES INC." "ADDED 99/02/15 C. COOPER" AS TO THEIR 50% INTEREST DELETED INSTRUMENT'S SINCE 2001/09/18 DIANO, JOSEPHINE DIANO, CESARE BENITO DIANO, AMOUNT CORRECTIONS: "FARTY' CHANGED FROM GREATER TOR AUTHORITY' ADDED ON 1998/11/03 BY CATHY PRYDE: REMARKS: PEARSON AIRPORT ZONING REGULATION TYPES AND INSTRUMENT TYPE NOTICE AGREEMENT PLAN REFERENCE TRANSFER TRANSFER TRANSFER NOTICE NOTICE 1998/10/14 2000/03/27 1989/05/03 1999/08/11 1973/02/12 1990/12/10 1993/10/01 DATE LT1975270 LT1440715 LT1876037 .. PRINTOU LT2057426 REG. NUM. LT1180450 VS248789 43R16799

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

*** DELETED AGAINST THIS PROPERTY

CHARGE

2001/04/03

PR63417

1368781 ONTARIO INC



13214-0517 (LT)

PAGE 2 OF 2

PREPARED FOR Nicole ON 2023/03/31 AT 09:42:21

ONLAND

TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT * * CERTIFIED IN ACCORDANCE WITH THE LAND REGISTRY OFFICE #43

CERT/ CHKD		υ	O.			U					Ü	
PARTIES TO					TO HYDRO : PT BLK 173 ; TRANS TO	THE CORPORATION OF THE CITY OF MISSISSAUGA AND THE REGIONAL MUNICIPALITY OF PEEL	THE CORFORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MINICIPALITY OF PEFI.				2799580 ONTARIO LIMITED	
PARTIES FROM	919848 ONTARIO INC.	1368781 ONTARIO INC.		*** COMPLETELY DELETED ***	REMARKS: DEV.AGT. : LTS 1 TO 171, BLKS 172,176 & 177 ; TRANS OF EASE TO REGION : PT LTS 171,179 & 184 ; TRANS OF EASE TO HYDRO : PT BLK 173 ; TRANS TO CITY : LTS 81,115,116,116,129,BLKS 173,177,186 TO 192 ; RESTRICTIONS : LTS 117 TO 125,128,130 TO 138	919848 ONTARIO INC.	*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK	3/06/24	*** DELETED AGAINST THIS PROPERTY ***	THE TONGSTO DOSTRACIO DAME	\$750,000 3568781 ONTARIO INC*	
AMOUNT					LKS 172,176 & 177 ; 174,175,177,186 TO 3			OFF BY S. NORMAN; G.			\$750,000	
INSTRUMENT TYPE		PLAN DOCUMENT	PLAN SUBDIVISION	2001/09/13 APL INH ORDER-LAND	T. : LTS 1 TO 171, B 15,116,129,BLKS 173,	2001/10/12 NOTICE AGREEMENT	POSTPONEMENT	REMARKS: PR63417 TO PR152004 RULED OFF BY S. NORMAN; 03/06/24	2002/08/22 DISCH OF CHARGE	63417	TRANSFER	REMARKS: PLANNING ACT STATEMENTS.
DATE		2001/09/13	2001/09/13	2001/09/13	MARKS: DEV.AG TY : LTS 81,1	2001/10/12	2001/10/12	MARKS: PR6343	2002/08/22	REMARKS: RE: PR63417	2022/06/30	MARKS: PLANNI
REG. NUM.		PR137930	43M1484	PR137931	REC	PR152004	PR152005	32	PR301078	32	PR4078576	RE



PAGE 1 OF 2 PREPARED FOR Nicole ON 2023/03/31 AT 09:43:52

ONLAND

ECT TO RESERVATIONS IN CROWN GRANT * 13214-0163 (LT)

* CERTIFIED IN ACCORDANCE WITH THE LAND OFFICE #43 PROPERTY DESCRIPTION:

REGISTRY

PT LOT 10, CON 1 WHSTT; PTS 1 & 2, 43R16799; EXCEPT PTS 1 TO 4, 43R18000, PT 1, 43R18240 & "PTS 1 & 2, 43R24435"; T/W PT LT 10, CON 1 WHS(TOR.TWP.) DES PTS 1 TO 4, 43R18000 AS IN LT1161656(S/T 248789VS,TT132864); "AMENDED 01/07/20 BY J.MODDISON"; MISSISSAUGA

CORRECTION: INSTRUMENT NUMBER 43R24435 WAS ENTERED IN ERROR AGAINST THIS PROPERTY AND WAS REMOVED AND CERTIFIED ON 2001/09/17 BY JANE MODDISON.

PROPERTY REMARKS:

PIN CREATION DATE: 2000/09/14

RECENTLY: DIVISION FROM 13214-0057 CAPACITY SHARE
NC 50.
S0: INTEREST OWNERS' NAMES 919848 ONTARIO INC. 1368781 ONTARIO INC. ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES ALL	** PRINTOUM INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/09/14 **	DELETED INSTRUMENTS	: SINCE 2000/09/14 **		
NOTE: THIS	PROPERTY WAS	RETIRED ON 2001/09/18	3. THIS PROPERTY IS	NOTE: THIS PROPERTY MAS RETIRED ON 2001/09/18. THIS PROPERTY IS NOW SUBDIVIDED INTO THE FOLLOWING PROPERTIES: 13214-0342 TO 13214-0540	224-0540	
VS248789	1973/02/12 NOTICE	NOTICE ENT OF TORONTO-MALICA	AIRPORT ZONING REG	1973/02/12 NOTICE REMARKS: AMENIMENT OF TORONTO-MALICAM AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER		U
43R16799	1989/05/03	PLAN REFERENCE				O
LT1180450	1990/12/10	TRANSFER	\$2,372,024		GULF SPRING PROPERTIES INC. 919848 ONTARIO INC.	Ų
LT144071S	1993/10/01	TRANSFER	\$950,000		DIANO, CESARE DIANO, BENITO DIANO. JOSEPHINE	Ü
RE	MARKS: "AS TC	REMARKS: "AS TO 50% INTEREST OF GULE SPRING PROPERTIES INC." "ADDED	SPRING PROPERTIES	INC." "ADDED 99/02/15 C. COOPER"		
LT1876037	1998/10/14	NOTICE AGREEMENT		OWNER	THE CORPORATION OF THE CITY OF MISSISSAUGA GREATER TORONTO AIRPORTS AUTHORITY	O
CO	RRECTIONS: 'R	CORRECTIONS: PARTY CHANGED FROM "GREATER TOR AUTHORITY ADDED ON 1998/11/03 BY CATUY PRYDE.	TREATER TORONTO AIR	CORRECTIONS: "FARTY" CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "OMNER" ON 1998/11/03 BY CATHY PRYDE. "PARTY: GREATER TORONTO AIRPORTS AUTHORITY" ADDED ON 1998/11/03 BY CATHY PRYDE.	Y: GREATER TORONTO AIRPORTS	
LT1975270	1999/08/11	TRANSFER	\$3,600,000	\$3,600,000 DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST	1368781 ONTARIO INC.	O
LT2057426	2000/03/27 CMRHS: PEARSE	2000/03/27 NOTICE REMARKS: PEARSCM AIRPORT ZONING REQUIATION	NOIL	HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		U
PR63417	2001/04/03	CHARGE	\$15,000,000	1368781 ONTARIO INC. 919848 ONTARIO INC.	THE TORONTO-DOMINION BANK	υ

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



REGISTRY

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0163 (LT)

PREPARED FOR Nicole ON 2023/03/31 AT 09:43:52

PAGE 2 OF 2

ONLAND

TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT * * CERTIFIED IN ACCORDANCE WITH THE LAND OFFICE #43

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR137930	2001/09/13	PR137930 2001/09/13 PLAN DOCUMENT		1368781 ONTARIO INC. 919848 ONTARIO INC.		Ü
43M1484	2001/09/13	2001/09/13 PLAN SUBDIVISION				U
PR137931		2001/09/13 APL INH ORDER-LAND		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA		
RE	TY: LTS 81, 1	REMARKS: DEV.AGT. : LTS 1 TO 171, MLKS 172,176 & 177 ; TRANS OF EASE CITY : LTS 81,115,116,129,8LKS 173,174,175,177,186 TO 192 ; RESTRICT)	172,176 & 177 , 175,177,186 TO	REMARKS: DEV.AGT. : LTS 1 TO 171, BLKS 172,176 & 177 A TRANS OF EASE TO REGION : PT LTS 171,179 & 184 ; TRANS OF EASE TO HYDRO : PT BLK 173 ; TRANS TO CTY : LTS 81,115,116,129, BLKS 173,174,175,176, 166 TO 192 ; RESTRICTIONS : LTS 117 TO 125,128,130 TO 138	TO HYDRO : PT BLK 173 ; TRANS TO	



REGISTRY

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PREPARED FOR Nicole PAGE 1 OF 2

ONLAND

ON 2023/03/31 AT 09:44:41

OT TO RESERVATIONS IN CROWN GRANT * OFFICE #43

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUB. PCL 10-4 SEC 43-TOR.TWP.-1 (W.H.S.); PT LT 10 CON 1 WHSTT; PTS 1 & 2, 43R16799; EXCEPT PTS 1 TO 4, 43R18000 AND PT 1, 43R18240; T/W PT LT 10, CON WHSTT, PTS 1 TO 4, 43R1800 AS IN LT1161656; (S/T 248789VS & TT132864); MISSISSAUGA

PROPERTY REMARKS:

PROPERTY DESCRIPTION:

ESTATE/OUALIFIER: FEE SIMPLE ABSOLUTE

RECENTLY: FIRST CONVERSION FROM BOOK

PIN CREATION DATE: 1996/11/19

919848 ONTARIO INC. 1368781 ONTARIO INC.		NC 50%	50% S0% INTEREST		
REG. NUM. DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29	THE NOTATION OF THE	SLOCK IMPLEMENTATIO	*BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN		
* *WAS REPLACED WITH TH.	**RAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/11/19**	DE 1996/11/19**			
- PRINTOUT INCLUDES A.	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/11/18 **	DELETED INSTRUMENTS	SINCE 1996/11/18 **		
NOTE: THIS PROPERTY WA.	S RETIRED ON 2000/09/14	4 THIS PROPERTY IS	NOTE: THIS PROPERTY WAS RETIRED ON 2000/09/14% THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 13214-0162 TO 13214-0163	-0163	
VS248789 1973/02/12 REMARKS: AMENDA	NOTICE MENT OF TORONTO-MALYCH	AIRPORT ZONING REK	1973/02/12 NOTICE REMARKS: AMENDMENT OF TORONTO-NALINGW AIRPORT ZOWING REGULATIONS LTZ48789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER	84	O
43R16799 1989/05/03	PLAN REFERENCE				S
LT1180450 1990/12/10	TRANSFER	\$2,372,024		GULF SPRING PROPERTIES INC., 919848 ONTARIO INC.	U
LT1440715 1993/10/01	TRANSFER	\$950,000		DIANO, CESARE DIANO, BENITO	U
REMARKS: "AS	REMARKS: "AS TO 50% INTEREST OF GUIF SPRING PROPERTIES INC." "ADDED	SPRING PROPERTIES	INC." "ADDED 99/02/15 C. COOPER"	DIANO, JOSEFAINE	
LT1876037 1998/10/14	1998/10/14 NOTICE AGREEMENT		OWNER	THE CORPORATION OF THE CITY OF MISSISSAUGA GREATER TORONTO AIRPORTS AUTHORITY	O.
CORRECTIONS: AUTHORITY* AD	CORRECTIONS: "FARTY" CHANGED FROM "GREATER TOR AUTHORITY" ADDRED ON 1998/11/03 BY CATHY PRYDE.	REALER TORONTO ALR	CORRECTIONS: "MARTY" CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "ORNER" ON 1998/11/03 BY CATHY PRYDE, "PARTY: GREATER TORONTO AIRPORTS AUTHORITY" ADDRES ON 1998/11/03 BY CATHY PRYDE.	Y: GREATER TORONTO AIRFORTS	
LT1975270 1999/08/11	TRANSFER	83,600,000	DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST	1368781 ONTARIO INC.	O
LT2057426 2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		Ü
REMARKS: PEAR	REMARKS: PEARSON AIRPORT ZONING REGULATION	ULAGITON	DETONICATION OF THE PROPERTY O	TR ANY MITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY:
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13214-0057 (LT) TITLES ACT * SUBC * CERTIFIED IN ACCORDANCE WITH THE LAND

OFFICE #43 REGISTRY LAND

TO RESERVATIONS IN CROWN GRANT *

PAGE 2 OF 2 PREPARED FOR Nicole ON 2023/03/31 AT 09:44:41

ONLAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
43R24435	2000/06/13	2000/06/13 PLAN REFERENCE				O.
LT2101208	2000/07/24 TRANSFER	TRANSFER		1368781 ONTARIO INC. 919848 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA	Ü



* CERTIFIED IN ACCORDANCE WITH THE LAND

REGISTRY OFFICE #43

PREPARED FOR Nicole ON 2022/03/14 AT 12:22:23 PAGE 1 OF 4

ONLAND

13214-0058 (LT) TILLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PT LT 10 CON 1 WHS TORONTO AS IN RO656531 EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA PROPERTY DESCRIPTION:

FEE SIMPLE LT CONVERSION QUALIFIED ESTATE/QUALIFIER: PROPERTY REMARKS:

RECENTLY: RE-ENTRY FROM 13214-0128

PIN CREATION DATE: 1999/03/08

OWNERS' NAMES 2799580 ONTARIO LIMITED	S RIO LIMITED		CAPACITY SH ROWN	SHARE		
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
371733333	2000/07/29	**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLO	OCK INPLEMENTATION	BLOCK INPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN**		
WAS REPLA	CED WITH THE	**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08	1999/03/08**			
** PRINTOUT	INCLUDES AL	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 **	LETED INSTRUMENT	S SINCE 1999/03/08 **		
**SUBJECT,	ON FIRST REGI	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO	D TITLES ACT, TO			
*1	SUBSECTION 4	((1) OF THE LAND TITLES	ACT, EXCEPT PAR	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES .		
* *	AND ESCHEATS	AND ESCHEATS OR FORFEITURE TO THE CROMM.	ROMN.			
* *	THE RIGHTS OF	THE RICHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT,	BUT FOR THE LAN	DITITES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
**	IT THROUGH L	ENGTH OF ADVERSE POSSESS	SION, PRESCRIPTI	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
* *	CONVENTION.					
* *	ANY LEASE TO	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.	0(2) OF THE REGI	STRY ACT APPLIES.		
**DATE OF	CNVERSION TO	CONVERSION TO LAND TITLES: 1999/03/09				
VS248789	1973/02/12 MARKS: AMENEN	NOTICE MENT OF TORONTO-NALIGN A	MIRPORT ZONING RE	1973/02/12 NOTICE REMARKS: AMENIAMENT OF TORGNTO-NALITY AIRFORT ZONING REGULATIONS LIZ48789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER		υ
R0656531	1983/09/09	TRANSFBR		*** DELETED AGAINST THIS PROPERTY ***	FINELLI, FAUSTO FINELLI, DONATO FINELLI, ANTONIO	
LT2057426	2000/03/27	2000/03/27 NOTICE REMARKS: PEARSCH ATFON	TTON	HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		U
1000	20/01/2000			*** COMPIEMBLY DELETTED ***		
120512021				FINELLI, ANTONIO FINELLI, DONATO	AVIVA INSURANCE COMPANY OF CANADA	

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



PAGE 2 OF 4 PREPARED FOR Nicole ON 2022/03/14 AT 12:22:23

ONLAND

TO RESERVATIONS IN CROWN GRANT * 13214-0058 (LT) * CERTIFIED IN ACCORDANCE WITH THE LAND REGISTRY OFFICE #43

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
				FINELLI, FAUSTO		
PR2764320	2015/08/12	DISCH OF CHARGE		*** COMPLETELY DELETED *** AUTUS THSITEAMSF COMDANY OF CANADA		
RE	NEMARKS: PR519621	21.				
PR2765059	2015/08/13	CHARGE		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	ROYAL BANK OF CANADA	
PR2765067	2015/08/13	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	ROYAL BANK OF CANADA	
RE	REMARKS: PRZ765059.	1059.				
PR3101297	PR3101297 2017/03/28	TRANSFER		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	376 DERRY DEVELOPMENT ING.	
PR3101310	2017/03/28	CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	
PR3101327	2017/03/28	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	ROYAL BANK OF CANADA	
RE	REMARKS: PR3101310.	1310.				
PR3101328	2017/03/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
200	REMARKS: PR2765059	.650				
PR3110761	2017/04/13	CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	JANODEE INVESTMENTS LTD. NORMAN ROSENBERG ENTERPRISES LIMITED REGARD INVESTMENTS LTD.	
PR3189960	2017/08/24 NOTICE	NOTICE		*** COMPLETELY DELETED ***		
	NOTE:	ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERT	HOUTE BE INVESTIGE	ATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.	CRIPTION REPRESENTED FOR THIS PROPERTY.	

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



LAND REGISTRY OFFICE #43

13214-0058 (LT)

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 4 PREPARED FOR Nicole ON 2022/03/14 AT 12:22:23

ONLAND

TO RESERVATIONS IN CROWN GRANT * * CERTIFIED IN ACCORDANCE WITH THE LAND

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
RE	REMARKS: PR3101310	310		ROYAL BANK OF CANADA	376 DERRY DEVELOPMENT INC.	
PR3276415	2018/01/26 CHARGE	CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	2348793 ONTARIO LTD. JYR REAL CAPITAL MORIGAGE INVESTMENT CORPORATION	
PR3277961	2018/01/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** JANODEE INVESTMENTS LTD. NORMAN ROSENBERG ENTERPRISES LIMITED REGARD INVESTMENTS LTD.		
RE	RESIGNAS: PR3110761.	7675				
PR3319066	2018/05/03 CHARGE	CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	2348793 ONTARIO LTD 5F SECONDARY INVESTWENT GROUP INC JYR REAL CAPITAL MIC	
PR3417956	2018/12/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	FINELLI, ANTONIO FINELLI DONATO FINELLI, FAUSTO	
131 131 131	REMARKS: PR3101310.	310.				
PR3465459	2019/04/05	2019/04/05 DISCH OF CHARGE		*** COMPLETELY DELETED *** 2348793 ONTARIO LTD 5F SECONDARY INVESTMENT GROUP INC JYR REAL CAPITAL MIC		
05 05	REMARKS: PR3319066.	.066.				
PR3598161	2020/01/09	CHARGE		3.0 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC,	
PR3640183	2020/04/16	NOTICE OF LEASE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	ALLSEASON PROPERTY MANAGEMENT	
PR3686282	2020/08/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, PAUSTO		
RE	REMARKS: PR3101310.	1310.				

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



REGISTRY OFFICE #43 LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0058 (LT) * CERTIFIED IN ACCORDANCE WITH THE LAND

PAGE 4 OF 4 PREPARED FOR Nicole ON 2022/03/14 AT 12:22:23

ONLAND

TO RESERVATIONS IN CROWN GRANT .

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
39752	2021/02/26	PR3789752 2021/02/26 TRANS POWER SALE	\$13,000,000	\$13,000,000 2248793 ONTARIO LTD. JYR REAL CAPITAL MORTGAGE INVESTMENT CORPORATION	2799580 ONTARIO LIMITED	U
RE	REMARKS: PR3276415.	1415.				
89753	PR3789753 2021/02/26 CHARGE	CHARGE	89,000,000	59,000,000 2799580 ONTARIO LIMITED	2348793 ONTARIO LIMITED DX FINANCIAL MORTGAGE INVESTMENT CORFORATION	O
0	20/01/1000	משוווסממק זמק סיא מפילחני ונסמני אנינינסנים		OTOGGED ANTAGE TIMITED	CANONE MORTGAGE INVESTMENT CORFORATION	ت
5/100	07/01/1707	NO ALL ABSOLUTE				



REGISTRY OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0128 (R)

PAGE 1 OF 1 PREPARED FOR Nicole ON 2022/03/18 AT 11:11:00

ONLAND

PT LT 10 CON 1 WHSTT AS IN RO656531, EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA PROPERTY DESCRIPTION:

PROPERTY REMARKS: ESTATE/QUALIFIER:

THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) RO656531, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

PIN CREATION DATE: 1996/11/19

CERT/ CHKD							D		
PARTIES TO							FINELLI, FAUSTO	FINELLI, DONATO	FINELLI, ANTONIO
PARTIES FROM	v DATE" OF 1996/11/19 ON THIS PIN**		SINCE 1996/11/18 **	(11/19		ONVERTED TO LT ON 1999/03/08 REUSING PIN 13214-0058,			
AMOUNT	**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1	OF 1996/11/19**	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/11/18 **	THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1996/11/19		NOTE: THIS PIN WAS ONCE REG PIN 13214-0058. THIS PROPERTY WAS CONVERTED TO	\$2		
INSTRUMENT TYPE	THE NOTATION OF THE	**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/11/19**	DOCUMENT TYPES AND	LL INSTRUMENTS AND .	FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK	REG PIN 13214-0058.	TEANSFER		
DATE	2000/07/29	CED WITH THE	INCLUDES AL	CT INCLUDES .	VIOUS ABSTRA	PIN WAS ONCE	1983/09/09 TEANSFER		
REG. NUM.	* * EFFECTIVE	**WAS REPLA	** PRINTOUT	THIS ABSTRA	FOR THE PRE	NOTE: THIS	R0656531		



REGISTRY OFFICE #43

LAND

PAGE 1 OF 4
PREPARED FOR Nicole
ON 2023/03/03 AT 13:48:49

ONLAND

OFFICE #43

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUB

TO RESERVATIONS IN CROWN GRANT

PT LT 10 CON 1 WHS TORONTO AS IN RO1035199 EXCEPT PT 1, 43R18327; CITY OF MISSISSAUGA PROPERTY DESCRIPTION:

PROPERTY REMARKS:

ESTATE/QUALIFIER: FEE SIMPLE LT CONVERSION QUALIFIED

RECENTLY: RE-ENTRY FROM 13214-0137

PIN CREATION DATE: 1999/03/08

OWNERS' NAMES 2523896 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/
** SEFECTIVE	2000/01/29	**SFFECTIVE 2000/07/29 THE NOTATION OF THE "SLOCK IMPLEMENTATION DATE" OF 199	SLOCK IMPLEMENTATIO	M DATE" OF 1996/11/19 ON THIS PIN**		
WAS REPLA	CED WITH THE	**WAS NEPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08	**80/60/6661 30			
** PRINTOUS	INCLUDES AL	** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 **	RELETED INSTRUMENTS	SINCE 1999/03/08 **		
**SUBJECT,	ON FIRST REG	**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO	WND TITLES ACT, TO:			
:	SUBSECTION 44	(1) OF THE LAND TITLE	S ACT, EXCEPT PAR	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES		
;	AND ESCHEATS	AND ESCHEATS OR FORFEITURE TO THE CROWN.	CROWN.			
:	THE RIGHTS OF	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT,	P. BUT FOR THE LAN) TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
3	II THROUGH L	ENGTH OF ADVERSE POSSE	ESSION, PRESCRIPTION	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
÷	CONVENTION.					
* *	ANY LEASE NO	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.	70(2) OF THE REGI	TRY ACT APPLIES.		
** DATE OF	CONVERSION TO	** DATE OF CONVERSION TO LAND TITLES: 1999/08/09 **	60/			
VS248789	1973/02/12	NOTICE WENT OF TORONTO-MALICAN	AIRPORT ZONING RE	1973/02/12 NOTICE REMARKS: ANENDMENT OF TORONTO-PALITON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER		O
R0807025	1987/07/02	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DI JORIO, PAUL DI TORIO, EVA	
88	MARKS: AMENDE	REMARKS: AMENDED BY LT1035199				
RO1063878	1994/04/29	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO-DOMINION BANK	
LT1967102	1999/07/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONITO-DOMINION BANK		
9,	REMARKS: RE: RC1063878	11063878				
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF		υ
			100	COLUMN CONTRACTOR CONT	CONTRACTOR OF STATE O	

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

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



OFFICE #43

REGISTRY LAND

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0078 (LT)

OL

GRANT

PAGE 2 OF 4 PREPARED FOR Nicole ON 2023/03/03 AT 13:48:49

ONLAND

CERT/ CHKD FRIENDS OF PINEHURST LANE COMPANY INC. 5 E THE BUFFALO GROUP DEVELOPMENTS LTD. THE BUFFALO GROUP DEVELOPMENTS LTD. PARTIES FIRM CAPITAL MORTGAGE FUND INC. FIRM CAPITAL MORTGAGE FUND INC. 390 DERRY DEVELOPMENT INC. THE TORONTO-DOMINION BANK PAPAIKONOMOU, LORA RESERVATIONS IN CROWN EVA IORIO, ZHOU. DI FRIENDS OF PINEHURST LANE COMPANY INC. PARTIES FROM *** COMPLETELY DELETED ***
THE BUFFALO GROUP DEVELOPMENTS LTD. THE BUFFALO GROUP DEVELOPMENTS LTD. WITH THE * COMPLETELY DELETED ****
IORIO, PAUL *** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC. COMPLETELY DELETED *** COMPLETELY DELETED *** *** COMPLETELY DELETED ***
DI IORIO, EVA *** COMPLETELY DELETED ***
390 DERRY DEVELOPMENT INC. COMPLETELY DELETED *** DERRY DEVELOPMENT INC. COMPLETELY DELETED *** DERRY DEVELOPMENT INC. COMPLETELY DELETED *** COMPLETELY DELETED *** *** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK RANSPORT CANADA DI IORIO, EVA * CERTIFIED 390 390 * * * DI * AMOUNT REMARKS: PEARSON AIRPORT ZONING REGULATION NO ASSGN RENT GEN APL CH NAME OWNER REMARKS: PLANNING ACT STATEMENTS. INSTRUMENT TYPE 2012/12/19 APL OF SURV-LAND DISCH OF CHARGE DISCH OF CHARGE TRANSFER TRANSFER TRANSFER CHARGE CHARGE CHARGE CHARGE REMARKS: RE: PMIS6042 REMARKS: PR3078231. REMARKS: PR2955013 2017/03/21 2016/07/25 2016/07/25 2017/02/09 2017/03/22 2002/08/30 2012/12/19 2013/06/14 2016/07/25 2016/07/25 2001/10/22 DATE PR2955014 PR3078231 PR3097005 PR2955013 PR3097924 PR2954425 PR2955012 PR2312506 PR2312519 PR2384026 REG. NUM. PR156042 PR306232

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



13214-0078 (LT)

PAGE 3 OF 4
PREPARED FOR Nicole
ON 2023/03/03 AT 13:48:49

ONLAND

TO RESERVATIONS IN CROWN GRANT * REGISTRY
OFFICE #43
* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3097925	2017/03/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAIKONOMOU, LORA PAPAIKONOMOU, STEVE	
38	REMARKS: PR3097924	924				
PR3211227	PR3211227 2017/09/29	CHARGE		*** COMPLETELY DELETED *** 390 DERKY DEVELOPMENT INC.	2592898 ONTARIO INC,	
PR3287963	2018/02/23	CHARGE		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	2620094 ONTARIO INC.	
PR3303881	2018/04/03	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC.	2620094 ONTARIO INC.	
32	RESMRKS: PR3287963.	963.				
PR3345637	2018/07/04	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	
38	MARKS: PR3303	REMARKS: PR3303681, PR3287963;				
PR3366201	2018/08/17	TRANSFER OF CHARGE		*** CONPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	
38	MARKS: PR3345	REMARKS: PR3345637. PR3303881			1011 07111110 0410100	
PR3598161	2020/01/09	CHARGE		390 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC.	
PR3634203	2020/03/31	REMARKS: PR2955013. PLANNING ACT STATEMENTS.	\$3,932,200 EMENTS.	FIRM CAPITAL MORTGAGE FUND INC.	2523896 ONTARIO INC	U
PR3634204	2020/03/31	CHARGE		*** COMPLETELY DELETED *** 2523896 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	
PR3634205		NO ASSGN RENT GEN		2523896 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	
P. P.	REMARKS: PR3634204 NOTE: AD.TO	ADJOINING PROPERTIES SHO	COLL BE INVESTIGA	PR3634204 NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.	CRIPTION REPRESENTED FOR THIS PROPERTY,	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCENTAIN DESCRIPTIVE INCOMPISIONALES, IT AND, MY, NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER LAND REGISTRY OFFICE #43

* CERTIFIED IN ACCORDANCE WITH THE

13214-0078 (LT)

PAGE 4 OF 4 PREPARED FOR Nicole ON 2023/03/03 AT 13:48:49

ONLAND

TO RESERVATIONS IN CROWN GRANT *

CERT/ CHKD		
PARTIES TO		
PARTIES FROM	*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC,	
AMOUNT		
INSTRUMENT TYPE	2021/10/29 DISCH OF CHARGE	204.
DATE	2021/10/29	REMARKS: PR363-204
REG. NUM.	PR3936041	RE



LAND REGISTRY OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0137 (R)

PREPARED FOR Nicole ON 2023/03/03 AT 13:50:07 PAGE 1 OF 1

ONLAND

PROPERTY DESCRIPTION:

PT LT 10 CON 1 WHSTT AS IN ROB07025, AS AMENDED BY RO1035199 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) ROB07025, WHICH IS (ARE) RECORDED FOR FIN IDENTIFICATION ONLY. RECENTLY: PARCELIZED

PIN CREATION DATE: 1996/11/19

PARTIES TO
1996/11/19 ON THIS PIN**
UNT
AMOUNT
INSTRUMENT TYPE AMOUNT
INSTRUMENT TYPE

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

Properties

PIN 13214 - 0078 LT Interest/Estate Fee Simple

PT LT 10 CON 1 WHS TORONTO AS IN RO1035199 EXCEPT PT 1, 43R18327; CITY OF Description

MISSISSAUGA

390 DERRY ROAD WEST Address

MISSISSAUGA

Source Instruments

Type of Instrument Registration No. Date PR2955013 2016 07 25 Charge/Mortgage

Consideration

Consideration \$3,932,200.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

FIRM CAPITAL MORTGAGE FUND INC. Name

Address for Service 163 Cartwright Avenue

Toronto, Ontario M6A 1V4

I, Jonathan Mair, Vice President have the authority to bind the corporation.

I am at least 18 years of age.

This document is not authorized under Power of Attorney by this party.

Share Transferee(s) Capacity

2523896 ONTARIO INC Name Address for Service

50 Acadia Avenue, Suite 205 Markham, Ontario

L3R 0B3

Document(s) to be Deleted

The encumbrance(s) listed in the related deletions field is/are subsequent in priority to the charge and is/are to be deleted

Registration No.	Date	Type of Instrument
PR3097924	2017/03/22	Charge/Mortgage
PR3211227	2017/09/29	Charge/Mortgage
PR3287963	2018/02/23	Charge/Mortgage
PR3303881	2018/04/03	Transfer Of Charge
PR3345637	2018/07/04	Transfer Of Charge
PR3366201	2018/08/17	Transfer Of Charge
PR3598161	2020/01/09	Charge/Mortgage

Statements

The document is authorized under the charge and the Mortgages Act.

The sale proceedings and transfer comply with the charge, the Mortgages Act , and if applicable the Bankruptcy and Insolvency Act (Canada), the Condominium Act, the Construction Lien Act and the Farm Debt Mediation Act (Canada).

The charge was in default at the time notice of sale was given and continues to be in default and the money has been advanced under the charge.

This transaction is not subject to any writs of execution

Title to the land is not subject to spousal rights under the Family Law Act

Schedule: I Joseph Fried, solicitor, state that the default under the Charge occurred on April 1, 2019. Notice of Sale under Mortgage was issued and given on April 25, 2019. Notice of Assignment of Rent No. PR2955014 which relates to Charge No. PR295513 is to be deleted. The Notice of Assignment of Rent No. PR3097925 which relates to Charge No. PR3097924 is to be deleted.

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where

Registered as PR3634203 on 2020 03 31 at 14:02

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Statements

relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Joseph Fried

77 King Street West Suite 3000 PO acting for Box 95 TD Centre

2020 03 31 Signed

Toronto

M5K 1G8

Tel 416-864-9700

Fax 416-941-8852

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

Giorgio Nicola Ruggiero

Tel

Fax

1000-120 Adelaide St. W.

acting for Transferee(s) Signed 2020 03 31

Toronto M5H 3V1

416-363-2211 416-363-0645

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s),

Submitted By

Schneider Ruggiero Spencer Milburn LLP

1000-120 Adelaide St. W.

2020 03 31

Toronto M5H 3V1

Tel 416-363-2211 416-363-0645 Fax

Fees/Taxes/Payment

Statutory Registration Fee

\$65.05

Provincial Land Transfer Tax Total Paid

\$75,119.00 \$75,184.05

File Number

Transferor Client File Number

200653 (JF/MSY)

In the matter of the conveyance of		NTO AS IN RO1035199 EXCEPT PT 1, 43R18327;
BY: FIRM CAPITAL MORT		
BY: FIRM CAPITAL MORT TO: 2523896 ONTARIO INC		
STEVE PAPAIKONOMOU		
(b) A trustee named in (c) A transferee named (d) The authorized age (e) The President, Vice ONTARIO INC, descri	whom the land conveyed in the above-described the above-described conveyance to whom the land in the above-described conveyance; to resolicitor acting in this transaction for do the president, Manager, Secretary, Director, or Treasted in paragraph(s) ((c)) above. d in paragraph (_) and am making these statements are described in paragraph (_) and as such, I have	d is being conveyed; escribed in paragraph(s) (_) above. surer authorized to act for 2523896 ents on my own behalf and on behalf
I have read and considered t	definition of "single family residence" set out in	subsection 1(1) of the Act. The land being conveyed
herein: does not contain a single fan	y residence or contains more than two single fam	nily residences.
3. The total consideration for	is transaction is allocated as follows:	
(a) Monies paid or to be	paid in cash	\$3,932,200.00
(b) Mortgages (i) assum	d (show principal and interest to be credited again	inst purchase price) \$0.00
(ii) Given	Back to Vendor	\$0.00
(c) Property transferred	n exchange (detail below)	\$0.00
(d) Fair market value of	ne land(s)	\$0.00
(e) Liens, legacies, ann	ties and maintenance charges to which transfer i	
(f) Other valuable consi	eration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building	g, fixtures and goodwill subject to land transfer ta	
(h) VALUE OF ALL CHA	TTELS -items of tangible personal property	\$0.00
(i) Other considerations	or transaction not included in (g) or (h) above	\$0.00
(j) Total consideration		\$3,932,200.00
6. Other remarks and explanation		
conveyance. 2. The transferee(s) has national". "specified required."	read and considered the definitions of "designate	ansfer Tax Act is not required to be provided for this ed land", "foreign corporation", "foreign entity", "foreign 1(1) of the Land Transfer Tax Act. The transferee(s)
	nce is not subject to additional tax as set out in s	ubsection 2(2.1) of the Act because.
4. The transferee(s) dec	s not a "foreign entity" or a "taxable trustee".	in Ontario (or at their principal place of business in
Ontario) such documen determination of the tax	s, records and accounts in such form and contain s payable under the Land Transfer Tax Act for a	ing such information as will enable an accurate period of at least seven years.
 The transferee(s) ago and containing such info the Ministry of Finance 	mation as will enable an accurate determination	de such documents, records and accounts in such form of the taxes payable under the Land Transfer Tax Act,
PROPERTY Information Record		
A. Nature of Instrument:	Transfer: Power Of Sale	
	LRO 43 Registration No. PR36	634203 Date: 2020/03/31
B. Property(s):	PIN 13214 - 0078 Address 390 DERRY F WEST MISSISSAUG	Roll No
C. Address for Service:	50 Acadia Avenue, Suite 205 Markham, Ontario L3R 0B3	
D. (i) Last Conveyance(s)	PIN 13214 - 0078 Registration No.	PR2955012
(ii) Legal Description fo	Property Conveyed: Same as in last conveyance	e? Yes ☑ No ☐ Not known ☐
E. Tax Statements Prepar	d By: Giorgio Nicola Ruggiero 1000-120 Adelaide St. W. Toronto M5H 3V1	

LRO # 43 Transfer: Power Of Sale

The applicant(s) hereby applies to the Land Registrar,

yyyy mm dd Page 1 of 3

Properties

PIN 13214 - 0058 LT Interest/Estate Fee Simple

PT LT 10 CON 1 WHS TORONTO AS IN RO656531 EXCEPT PTS 2 & 3, 43R18327 Description

MISSISSAUGA

Address 376 DERRY ROAD WEST

MISSISSAUGA

Source Instruments

Registration No.

Date

Type of Instrument

PR3276415

2018 01 26

Charge/Mortgage

Consideration

Consideration

\$13,000,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name

2348793 ONTARIO LTD.

Address for Service

405-7100 Woodbine Avenue, Markham,

Ontario L3R 5J2

I, Robert Xu have the authority to bind the corporation.

I am at least 18 years of age.

This document is not authorized under Power of Attorney by this party.

Name

JYR REAL CAPITAL MORTGAGE INVESTMENT CORPORATION

Address for Service

405-7100 Woodbine Avenue, Markham,

Ontario L3R 5J2

I, Lerong Chen have the authority to bind the corporation.

I am at least 18 years of age.

This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name

2799580 ONTARIO LIMITED

Registered Owner

Address for Service

12840 Yonge Street, Suite 200, Richmond Hill, Ontario L4E

Document(s) to be Deleted

The encumbrance(s) listed in the related deletions field is/are subsequent in priority to the charge and is/are to be deleted

Registration No.

Date

Type of Instrument

PR3598161

2020/01/09

Charge/Mortgage

Statements

The document is authorized under the charge and the Mortgages Act.

The sale proceedings and transfer comply with the charge, the Mortgages Act , and if applicable the Bankruptcy and Insolvency Act (Canada), the Condominium Act, the Construction Lien Act and the Farm Debt Mediation Act (Canada).

The charge was in default at the time notice of sale was given and continues to be in default and the money has been advanced under the charge

This transaction is not subject to any writs of execution

Title to the land is not subject to spousal rights under the Family Law Act

Schedule: Notice of Sale under Mortgage was given on June 24, 2019. The following instrument is subsequent in priority to the Charge and is to be deleted namely a Notice of Lease registered as Instrument Number PR3640183 registered on April 16, 2020.

Signed By

Eliezer Moshe Steinberg

1206 Centre Street #204

acting for

Signed 2021 02 26

Vaughan L4J 3M9 Transferor(s)

Tel 289-637-9811 Fax 289-637-9812

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

Registered as PR3789752 on 2021 02 26 at 13:19

LRO # 43 Transfer: Power Of Sale

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

Signed By

I have the authority to sign and register the document on behalf of the Transferor(s).

Sidney Lubelsky 5255 Yonge Street Suite 800 acting for Signed 2021 02 26

Toronto Transferee(s)

M2N 6P4

Tel 416-223-8811 Fax 416-223-8485

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

PECK & LUBELSKY LLP 5255 Yonge Street Suite 800 2021 02 26

Toronto

M2N 6P4

Tel 416-223-8811 Fax 416-223-8485

Fees/Taxes/Payment

Statutory Registration Fee \$65.30
Provincial Land Transfer Tax \$256,475.00
Total Paid \$256,540.30

File Number

Transferor Client File Number: 4613
Transferee Client File Number: 2450

LAND TRANSFER T	AX STATEMENTS	
In the matter of the conve	eyance of: 13214 - 0058 PT LT 10 CON 1 WHS TORONTO AS IN RO MISSISSAUGA)656531 EXCEPT PTS 2 & 3, 43R18327;
BY: 2348793 ONTA JYR REAL CA	PITAL MORTGAGE INVESTMENT CORPORATION	
TO: 2799580 ONTA	ARIO LIMITED Registered Owne	} Γ
1. LOUIE MORRA AND	SHEN ROBERT XU	
(b) A trustee n. (c) A transfere. (d) The author. (e) The Presid. ONTARIO LIN	In trust for whom the land conveyed in the above-described conveyance is a med in the above-described conveyance to whom the land is being convexed in the above-described conveyance; ized agent or solicitor acting in this transaction for described in parallel, Vice-President, Manager, Secretary, Director, or Treasurer authorized MITED described in paragraph(s) (c) above. Be described in paragraph (_) and am making these statements on my own is my spouse described in paragraph (_) and as such, I have personal known the statements on the statement in the	reyed; agraph(s) (_) above. d to act for 2799580 behalf and on behalf
I have read and cons	sidered the definition of "single family residence" set out in subsection 1(1)) of the Act. The land being conveyed
herein:	ingle family residence or contains more than two single family residences.	
	tion for this transaction is allocated as follows:	\$4,000,000.00
. ,	I or to be paid in cash	
	(i) assumed (show principal and interest to be credited against purchase p	\$9,000,000,00
,	ii) Given Back to Vendor	\$0.00
	nsferred in exchange (detail below)	\$0.00
1 /	value of the land(s)	\$0.00
	cies, annuities and maintenance charges to which transfer is subject	\$0.00
1 /	ble consideration subject to land transfer tax (detail below)	
	 d, building, fixtures and goodwill subject to land transfer tax (total of (a) to ALL CHATTELS -items of tangible personal property 	\$0.00
` '	lerations for transaction not included in (g) or (h) above	\$0,00
**		\$13,000,000.00
(j) Total conside		****
The informat conveyance. The transfere	eplanations, if necessary. ion prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act ee(s) has read and considered the definitions of "designated land", "foreignated la	n corporation", "foreign entity", "foreign
declare that this	ified region" and "taxable trustee" as set out in subsection 1(1) of the Lans conveyance is not subject to additional tax as set out in subsection 2(2.1 sferee(s) is not a "foreign entity" or a "taxable trustee".	1) of the Act because:
The transfere Ontario) such d	ee(s) declare that they will keep at their place of residence in Ontario (or a locuments, records and accounts in such form and containing such inform of the taxes payable under the Land Transfer Tax Act for a period of at lea	nation as will enable an accurate
5. The transfere and containing	ee(s) agree that they or the designated custodian will provide such docum such information as will enable an accurate determination of the taxes par Finance upon request.	nents, records and accounts in such form
PROPERTY Information	n Record	
A. Nature of Instru	ument: Transfer: Power Of Sale	
	LRO 43 Registration No. PR3789752	Date: 2021/02/26
B. Property(s):	PIN 13214 - 0058 Address 376 DERRY ROAD WEST MISSISSAUGA	Assessment - Roll No
C. Address for Se	ervice: 12840 Yonge Street, Suite 200, Richmond Hill, Ontario L4E 4	∔H1
D. (i) Last Convey (ii) Legal Descr	vance(s): PIN 13214 - 0058 Registration No. PR310129 ription for Property Conveyed: Same as in last conveyance? Yes ✓ No.	
E. Tax Statement		

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 3

Properties

PIN 13214 - 0517 LT Interest/Estate Fee Simple

Description BLOCK 176, PLAN 43M1484; T/W EASE OVER PT LT 10, CONC 1 WHS(TOR.TWP.)

DES PTS 1 TO 4, 43R18000 AS IN LT1161656; MISSISSAUGA

Address OAKTREE CIRCLE

MISSISSAUGA

Consideration

Consideration \$750,000.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name 1368781 ONTARIO INC.

Address for Service 46 Ashbridge Circle, Woodbridge,

Ontario, L4L 3R5

A person or persons with authority to bind the corporation has/have consented to the registration of this document,

This document is not authorized under Power of Attorney by this party.

Name 919848 ONTARIO INC.

Address for Service 46 Ashbridge Circle, Woodbridge,

Ontario, L4L 3R5

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

This document is not authorized under Power of Attorney by this party.

Transferee(s) Capacity Share

Name 2799580 ONTARIO LIMITED

Address for Service 12840 Yonge Street, Suite 200, Richmond Hill, Ontario, L4E

4H1

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act, I am an Ontario solicitor in good

STATEMENT OF THE SOLICITOR FOR THE TRANSFEREE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act, I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

Tony Mario Di Poce 300-3800 Steeles Av. West acting for Signed 2022 06 30
Woodbridge Transferor(s)
L4L 4G9

Tel 905-850-8550 Fax 905-850-9998

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Sidney Lubelsky 5255 Yonge Street Suite 800 acting for Signed 2022 06 30

Toronto Transferee(s)

M2N 6P4

Tel 416-223-8811 Fax 416-223-8485

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

LRO # 43 Transfer

Registered as PR4078576 on 2022 06 30 at 13:57

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 3

2022 06 30

Submitted By

PECK & LUBELSKY LLP

5255 Yonge Street Suite 800

Toronto

M2N 6P4

Tel Fax 416-223-8811

416-223-8485

Fees/Taxes/Payment

Statutory Registration Fee

Provincial Land Transfer Tax Total Paid \$66.30 \$11,475.00

\$11,541.30

File Number

Transferor Client File Number :

63074

Transferee Client File Number

2763

LAN	ID TRANSFER TAX STA	TEMENTS				
In the	e matter of the conveyance of	: 13214 - 0517			EASE OVER PT LT 10, , 43R18000 AS IN LT116	
BY:	1368781 ONTARIO INC 919848 ONTARIO INC					
TO:	2799580 ONTARIO LIMI	ITED				
1. 1	_OUIE MORRA					
	l am					
	(a) A person in trust for					1;
	(b) A trustee named in the				eing conveyed,	
	(d) The authorized agen				ed in paragraph(s) (_) ab	oove.
	(e) The President, Vice-	President, Manag	er, Secretary, Dir	ector, or Treasurer a	authorized to act for 2799	9580
	ONTARIO LIMITED des				1 -1 -16 1 1	L - IÉ
	(f) A transferee describe				i my own behalf and on t rsonal knowledge of the	
	herein deposed to.	iuse described in p	Daragraph (_) an	a as such, i have per	130 Har Kilowicoge of the	1000
2. 1	have read and considered the	e definition of "sin	gle family resider	nce" set out in subse	ction 1(1) of the Act. The	e land being conveyed
	nerein: does not contain a single famil	ly residence or co	ntains more than	two single family res	sidences.	
_	he total consideration for th					
J. 1	(a) Monies paid or to be p					\$750,000.00
	(b) Mortgages (i) assume		and interest to be	e credited against pu	ırchase price)	\$0.00
		Back to Vendor				\$0.00
	(c) Property transferred in	n exchange (detai	below)			\$0.00
	(d) Fair market value of the	he land(s)				\$0.00
	(e) Liens, legacies, annui	ities and maintena	nce charges to v	hich transfer is subj	ect	\$0.00
	(f) Other valuable conside	eration subject to	and transfer tax	(detail below)		\$0.00
	(g) Value of land, building	g, fixtures and goo	dwill subject to la	and transfer tax (tota	I of (a) to (f))	\$750,000.00
	(h) VALUE OF ALL CHA	TTELS -items of ta	angible personal	property		\$0.00
	(i) Other considerations for	or transaction not	included in (g) or	(h) above		\$0.00
	(j) Total consideration					\$750,000.00
6. C	ther remarks and explanation					
	 The information prescr conveyance. 					
	2. The transferee(s) has a national", "Greater Golde the Land Transfer Tax Ac set out in subsection 2(2.	en Horseshoe Reg ct and O. Reg 182	ion", "specified re /17. The transfe	egion", "spouse" and	l "taxable trustee" as set	out in subsection 1(1) of
	3. (c) The transferee(s) i					
	 The transferee(s) declar Ontario) such documents determination of the taxe 	s, records and acc	ounts in such for	m and containing su	ch information as will en:	able an accurate
	5. The transferee(s) agre	e that they or the rmation as will ena	designated custo	dian will provide suc	ch documents, records ar	nd accounts in such form Land Transfer Tax Act, to
PRO	PERTY Information Record	,				
	A. Nature of Instrument:	Transfer				
		LRO 43 F	tegistration No.	PR407857	6 Date:	2022/06/30
	B. Property(s):	PIN 13214 - 05		OAKTREE CIRCLE MISSISSAUGA	Assessment Roll No	-
	C. Address for Service:	12840 Yonge S	treet, Suite 200,	Richmond Hill, Onta	ırio, L4E 4H1	
	D. (i) Last Conveyance(s): (ii) Legal Description for		0517 Registra		T1975270 es ☑ No ☐ Not know	vn 🗌
	E. Tax Statements Prepare	d By: Sidn	ey Lubelsky			
			5 Yonge Street S Into M2N 6P4	uite 800		

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7665			9 Sepiesi	Agnos Moore (widow)	Agnes Moore (spinster)	400.00 Pa	Part Et
8543 A.D.		10H0V1893	6 Sop1894	Josiah Oliver	Norman M. Oliver	1.00 & \$250	250.00 annuity and subject to
						80	certain payments etc.
9037", B.&S.		17Feb1896	17Feb1896	Samuel Brown	Henry A. Brown	1.00¢N.1.¢A	SE 40 ag. and O.L.
			5 Son1896	Samuel Brown (widower)	Francis J. Brown	-	¥ 40
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CONTINUED ON NEXT PACE

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ESTATE: FEE SIMPLE SUBJECT TO: THE RESEAVATIONS, LIMITATIONS, PROVISOES AND CONDITIONS EXPRESSED IN THE GRANT FROM THE CROWN, AS VARIED BY STATUTE; THE OVERRIDING PROVISIONS OF THE LAND THLES ACT AND OF ANY OTHER ACT; AND THE ENCUMBRANCES RECORDED BELOW. PARCEL REGISTER LAND TITLES DIVISION OF ESTATE: FEE SIMPLE and Parcel: 10-1 Section: 43-Tor. Twp. 1 MHS RECENTLY: ORIGINALLY:

PARCEL 10-1 PAGE

SECTION 43-Tor. Twp. 1

Street, designated as Parts 1, 2, 3 and 4, Plan - 43R-18000, subject to right-of-way/as in t 10, Concession 1, West of Hurontario LT1161656, now entered as Parcel 10-2, Section LEGAL DESCRIPTION: In the City of Mississauga, in The Regional Municipality of Pael, being composed of part of Lot 10, in Concession 1, West of Murontario Street, of the Goographic Township of Toronto, designated as PARTS 1 and 2 on Reference Plan 43R-16799 , deposited in the Land Registry Office for the Land Titles Division of Peel: Subject to an easement described in Instrument 132864 in favour of The Consumers Gas Company Ltd. Its successors and assigns, over part of the said Lot 10, designated as PART 2 on Plan 43R-16799. LAND - REMARKS - SIGNATURE Wardmer Ager l, 2, 3 and 4 43-Tor, Twp. 1 WHS. V 0.830646_ Part be CONSIDERATION ETC. \$3,669,048.00 ** 1, lest of hrontario Street, designated as Parts. 1 am 2, Plan. 430-16799, sare and except Parts 1, 2, 3 and 4, Plan 430-18000. \$33,500.00 PROPERTIES THE. THE REGIONAL MUNICIPALITY OF GRANTEE CAMMAN ELC. Airport Zoning Regulations Amendments THE BANK OF NOVA SCOTIA. SUBJECT TO SUBSEQUENT ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND DIANO, Frank DIANO, Benito DANO, Cesar GRANTOR MEGMETRATION DATE
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Land Titles Division of Division d'enregistrement des droits immobiliers de PARCEL: 10-1 Originally: SECTION: 43-T0R.TMP.-1 (W.H.S.) Description d'origine

Parcel Register Registre des parcelles

PEEL (NO. 43)

Description recenta:

43-TOR. THP. -1 (H.H.S.) 10-4 Section

TOGETHER WITH a right-of-way over Part of Lot 10, Concession 1, West of Hurontario Street, designated as Parts 1, 2, 3 and 4, PART OF LOT 10. Concession 1. West of Hurontario Street, (City of Mississauga), designated &s Parts 1 and 2, Plan 43R-16799. SAVE AND EXCEPT PART OF LOT 10, Concession 1, West of Hurontario Street, designated as Parts 1, 2, 3 and 4, Plan 43R-18000. Land/Remarks Bien-fonds/Observations SAVE AND EXCEPT PART OF LOT 10, Concession 1, West of Hurontario Street, designated as Part 1, Plan 43R-18240. \$2,372,024.00 3,669,040.00 Consideration (Applicant, Caudoner, Claimant, etc.) (Demandeur, auteur de l'avertissement, réclamant, etc.) (Subject to Notice 248789VS and Northease 836646-) 77/1/13 Estate in Fee Simple with an Absolute Title Domaine en fief simple à titre absolu BANCA COMPERCIALE ITALIANA OF CANADA BANGA COPPERCIALE ITALIANA OF CANABA -GULF SPRING PROPERTIES ING. THE BANK OF NOVA SCOTTA as to 50% interest 919848 ONTARIO INC. as to 50% interest PARCEL: 10-1
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Parcel Register Registre des parcelles

Page 2
Parcel 10-4
Parcelle 10-4
Section 43-T0R, TMP, -1 (MHS)

\$950,000.00 50% interest of GULF SPRING Land/Remarks Bien-fonds/Observations As Jung 200 PROPERTIES INC. Consideration Contrepantle (Applicant, Cautioner, Claimant, etc.) (Demandeur, auteur de l'avertissement, réclamant, etc.) the land in the parceumous is content of the sate of the subsection 141(8) of the LAND TITLES ACT NOV 1 9 1996 NOTICE DIANO, Benito DIANO, Josephine 93 10 01 DIANO, Cesare Dan of the last Instrument Type Type d'acte LT1440715 Transfer



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

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

APPENDIX 'D'

FREEDOM OF INFORMATION REQUEST LETTERS

REFERENCE NO. 2203-E020

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

Fax: (416) 314-4285

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

Téléc.: (416) 314-4285



August 9, 2022

Ram Sah Soil Engineers Ltd. 90 West Beaver Creek Road, Suite 100 Richmond Hill, Ontario L4B 1E7 ram.sah@soilengineersltd.com

Dear Ram Sah:

RE: MECP FOI A-2022-02167, Your Reference 2203-E020 - 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 376 Derry Road West, Mississauga.

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

You may request a review of my decision by contacting the Information and Privacy Commissioner/Ontario, 2 Bloor Street East, Suite 1400, Toronto, ON M4W 1A8 (800-387-0073 or 416-326-3333). Please note that there is a \$25.00 fee and you only have 30 days from receipt of this letter to request a review.

If you have any questions, please contact Spyros loannou at 416-419-6359 or spyros.ioannou2@ontario.ca.

Yours truly,

ORIGINAL SIGNED BY

Ryan Gunn Manager (A), Access and Privacy Office

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

12e étage

40, avenue St. Clair ouest Toronto ON M4V 1M2

Tél.: (416) 314-4075



March 10, 2023

Ram Sah Soil Engineers Ltd. 90 West Beaver Creek Road, Suite 100 Richmond Hill, Ontario L4B 1E7 ram.sah@soilengineersltd.com

Dear Ram Sah:

RE: MECP FOI A-2023-01358, Your Reference 2203-E020-1 - 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 390 Derry Road West (Lot 10 Concession 1) W.H.S, Mississauga.

After a thorough search through the files of the ministry's Halton Peel District Office, Environmental Assessment and Permissions Division (EAPD), Environmental Monitoring and Reporting Branch (EMRB), 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.**

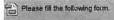
You may request a review of my decision within 30 days from the date of this letter by contacting the Information and Privacy Commissioner/Ontario at http://www.ipc.on.ca. Please note there may be a fee associated with submitting the appeal.

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

Edit Section

Section 1 - Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1950/01/01

2022/03/18

Type of Record(s) *

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

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

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

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

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

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

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations

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

Sewage - Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

Waste Water - Industrial discharge

- Waste Sites Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
- Waste Management Systems haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)
- Waste Generator Registration number/class

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

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

Edit Section

Section 2 - Requester Information

First Name *

Middle Initial

Sah

Last Name *

Ram

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

Soil Engineers Limited

Project/Reference Number (if applicable)

2203-E020

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

Yes

Mailing Address

Unit Number

Street Number *

Street Name *

100

West Beaver Creek Road

PO Box

City/Town *

Province *

Postal Code *

Richmond Hill

ON

L4B 1E7

Telephone Number *

Email Address *

416-754-8515

ram.sah@soilengineersltd.com

Edit Section

Section 3 - Current Property Address Information

Is the property a:

Park

Lake

First Nation Band

Wind Farm

Federal Land

Island

Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes

No

Property Address

Unit Number

Street Number

Street Name

376

Derry Road West

Full Lot Number

10

Concession

Geographic Township

1

1 W.H.S

Peel Region

City/Town/Village *

City of Mississauga

Closest Intersection

Derry Road West and McLaughlin Road

Edit Section

Section 4 – Previous Property Address Information

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

Yes

No

Prior/Historical Property Address

Unit Number

Street Number

Street Name

376

Derry Road West

Full Lot Number

Concession

Geographic Township

10

1 W.H.S

Peel Region

City/Town/Village *

City of Mississauga

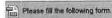
Edit Section

Section 5 - Owner Information

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

Current Property Owner/Tenant

376 Derry Road West Lot 10 Conc 1 W.H.S Peel Region City of Mississauga



Tenant Name

Previous Property Owner/Tenant

Address

376 Derry Road West Lot 10 Conc 1 W.H.S Peel Region City of Mississauga

Owner/Tenant 1

Owner Name

2348793 Ontario Ltd.

Tenant Name

Owner/Tenant 2

Owner Name

JYR Real Capital Mortgage Investment Corporation

Tenant Name

Date of Ownership (yyyy/mm/dd)

2018/01/26

Date of Ownership (yyyy/mm/dd)

2018/01/26

Edit Section

Section 6 – Supporting Documents

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

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

1. File Name

2203-E020 Site.pdf

Total File Size

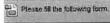
1.08 MB

Edit Section

Submit

Disponible en français

2146E (2021/04) © Queen's Printer for Ontario, 2021





Ministry of the Environment, Conservation and Parks Freedom of Information Request for Property Information

Instructions

Use this form to:

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

Fields marked with an asterisk (*) are mandatory.

Are you: *

Submitting a new FOI Request for Property Information

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

Edit Section

Section 1 - Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1950/01/01

2023/03/03

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.

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

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Please fill the following form:

Noise Vibrations Approvals/Registrations

Air Emissions Approvals/Registrations

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

Sewage - Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary

Waste Water - Industrial discharge

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

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

Waste Generator Registration - number/class

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

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

Edit Section

Section 2 - Requester Information

Last Name * First Name * Middle Initial Sah Ram

Sah

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

Soil Engineers Ltd.

Project/Reference Number (if applicable)

2203-E020-1

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

Yes No

Mailing Address

PO Box

Unit Number Street Number * Street Name *

City/Town *

100 90 West Beaver Creek Road

Richmond Hill ON L4B 1E7

Province *

Postal Code *

Telephone Number * Email Address *

416-754-8515 ext. ram.sah@soilengineersltd.com

Yease filt the following form.	NIP DE	TO SEE SEE SEE	
Yes 🙀 N	lo		
Edit Section			
Section 3 – Cu	ırrent Property A	ddress Information	
-	ake First Nation g information about m		Federal Land Island Unsurveyed Land
Property Address	S		
Unit Number	Street Number	Street Name	
	390	Derry Road West	
Full Lot Number		Concession	Geographic Township
10		1 W.H.S	Peel Region
City/Town/Village	*		
City of Mississau			
Closest Intersection			
Edit Section Section 4 Pr	evious Property	Address Information	
Do you want the n			r this property/site for the time period of the records
Prior/Historical F	Property Address		
Unit Number	Street Number	Street Name Derry Road West	
Full Lot Number		Concession	Geographic Township
10		1 W.H.S	Peel Region
City/Town/Village	*		
City of Mississau			
Edit Section			
Section 5 - O	wner Information	STEEL STEEL STEEL STEEL	
Section 5 - O	wher information		
Please provide all	present and previous	s property owner and/or ter	ant names for the search years requested.
Current Property	Owner/Tenant		

Owner Name

Lot 10 Conc 1 W.H.S Peel Region

390 Derry Road West

City of Mississauga

Date of Ownership (yyyy/mm/dd)

Please fill	Street.	Information:	form:

Tenant Name

390 Derry Road West Lot 10 Conc 1 W.H.S Peel Region City of Mississauga

Owner Name

Firm Capital Mortgage Fund Inc.

Tenant Name

Date of Ownership (yyyy/mm/dd) 2016/07/25

Edit Section

1. File Name

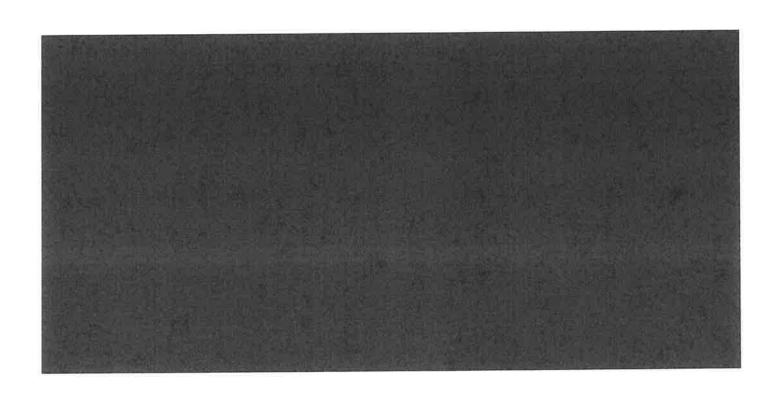
2203-E020-1 Site.pdf

Total File Size

1.09 MB

Edit Section

Submit





Ministry of the Environment, Conservation and Parks Freedom of Information Request for Property Information

Instructions

Use this form to:

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

Fields marked with an asterisk (*) are mandatory.

Are you: *

Submitting a new FOI Request for Property Information

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

Edit Section

Section 1 - Description of Records Requested

Time Period for Records Requested

From (yyyy/mm/dd) *

To (yyyy/mm/dd) *

1950/01/01

2023/04/03

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.

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

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

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Please fill the following form.

- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations
- Water Approvals/Registrations Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
- Sewage Treatment, Stormwater, Storm, Leachate & Lieachate Treatment & Sewage pump stations, Sanitary
- Waste Water Industrial discharge
- Waste Sites Disposal, Landfill sites, Transfer stations, Processing sites, Incinerator sites
- Waste Management Systems haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, Polychlorinated Biphenyls (PCBs) storage, transfer or destruction, Waste Generator Systems)
- Waste Generator Registration number/class

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

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Edit Section

Section 2 - Requester Information

Last Name * First Name * Middle Initial

Sah

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

Soil Engineers Ltd.

Project/Reference Number (if applicable)

2203-E020-1

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

Yes No

Mailing Address

Unit Number Street Number* Street Name *

100 90 West Beaver Creek Road

PO Box City/Town * Province * Postal Code *

Richmond Hill ON L4B 1E7

Telephone Number * Email Address *

416-754-8515 ext. ram.sah@soilengineersltd.com

Yes

No

Edit Section

Section 3 - Current Property Address Information

Is the property a:

Park

Lake First Nation Band

Wind Farm

Federal Land

Island

Unsurveyed Land

Are you requesting information about multiple addresses? *

Yes

No

Property Address

Unit Number

Street Number

Street Name

Block 176, Plan 43M-1484

Full Lot Number

10

Concession

Geographic Township

1 W.H.S

Peel Region

City/Town/Village *
City of Mississauga

Closest Intersection

Derry Road West and McLaughlin Road

Edit Section

Section 4 – Previous Property Address Information

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

Yes

No

Prior/Historical Property Address

Unit Number

Street Number

Street Name

Block 176, Plan 43M-1484

Full Lot Number

Concession

Geographic Township

10

1 W.H.S

Peel Region

City/Town/Village *

City of Mississauga

Edit Section

Section 5 - Owner Information

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

Current Property Owner/Tenant

Block 176, Plan 43M-1484 Lot 10 Conc 1 W.H.S Peel Region City of Mississauga

Owner Name

Date of Ownership (yyyy/mm/dd)

ease fill the following form.	
Tenant Name	
Block 176, Plan 43M-1484 Lot 10 Conc 1 W.H.S Peel Region City of Mississauga	
1	7
Owner Name	Date of Ownership (yyyy/mm/dd) 1999/08/11
1368781 Ontario Inc.	1999/06/11
Tenant Name	
2	2 (10) (1) (- 1)
Owner Name	Date of Ownership (yyyy/mm/dd) 1990/12/10
919848 Ontario Inc.	1990/12/10
Tenant Name	
Edit Section	

1. File Name

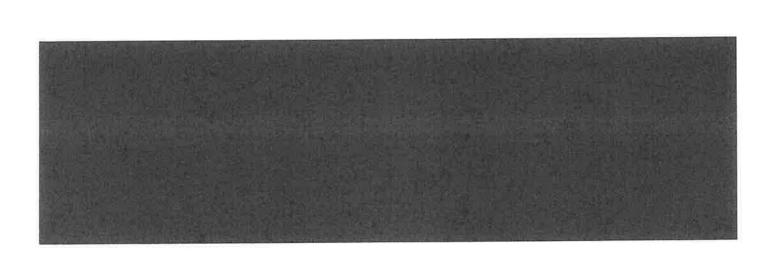
2203-E020-1 Site Block 176.pdf

Total File Size

1.1 MB

Edit Section

Submit





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

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

APPENDIX 'E'

TSSA RESPONSE

REFERENCE NO. 2203-E020

RE: 2203-E020 - Part 1 - General Inquiry of UST and AST information

Public Information Services <publicinformationservices@tssa.org>

Fri 2022-03-18 12:26 PM

To: Ram Sah <ram sah@soilengineersltd.com>

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

Hello Ram,

Thank you for your request for confirmation of public information.

	We confirm that there	are records in o	our database of fuel s	storage tanks at the subject addresses.
--	-----------------------	------------------	------------------------	---

INSTANCE NUMBER	ADDRES5	CITY	PROVINCE	POSTAL CODE	STATUS	FACILITY/DEVICE
39124201	450 DERRY RD W	MISSISSAUGA	ON	L5W 1V5	ACTIVE	FS GASOLINE STATION - SELF SERVE
39178267	450 DERRY RD W	MISSISSAUGA	ON	L5W 1V5	ACTIVE	FS LIQUID FUEL TANK
39178268	450 DERRY RD W	MISSISSAUGA	ON	L5W 1V5	ACTIVE	FS LIQUID FUEL TANK
39178269	450 DERRY RD W	MISSISSAUGA	ON	L5W 1V5	ACTIVE	FS LIQUID FUEL TANK
39178270	450 DERRY RD W	MISSISSAUGA	ON	L5W 1V5	ACTIVE	FS LIQUID FUEL TANK
64518583	450 DERRY RD W	MISSISSAUGA	ON	L5M 2B5	ACTIVE	FS CYLINDER EXCHANGE
10372439	7030 MCLAUGHLIN RD	MISSISSAUGA	ON	L5W 1W7	ACTIVE	FS GASOLINE STATION - SELF SERVE
29982979	7030 MCLAUGHLIN RD	MISSISSAUGA	ON	L5W 1W7	ACTIVE	FS CYLINDER EXCHANGE
63326669	7030 MCLAUGHLIN RD	MISSISSAUGA	ON	L5W 1W7	ACTIVE	FS LIQUID FUEL TANK
63326670	7030 MCLAUGHLIN RD	MISSISSAUGA	ON	L5W 1W7	ACTIVE	FS LIQUID FUEL TANK
63326671	7030 MCLAUGHLIN RD	MISSISSAUGA	ON	L5W 1W7	ACTIVE	FS LIQUID FUEL TANK

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

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

Kind regards,

Mariah

Public Information Agent Facilities and Business Services



Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org





From: Ram Sah

<ram.sah@soilengineersltd.com>

Sent: March 18, 2022 12:15 PM

To: Public Information Services <publicinformationservices@tssa.org>
Subject: 2203-E020 - Part 1 - General Inquiry of UST and AST information

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

I would like to make an inquiry about any USTs/ASTs for the following properties in the City of Mississauga:

290 Derry Road West, Mississauga

298 Derry Road West, Mississauga

346 Derry Road West, Mississauga

Н

358 Derry Road West, Mississauga

376 Derry Road West, Mississauga

390 Derry Road West, Mississauga

450 Derry Road West, Mississauga

7030 McLaughlin Road, Mississauga

7034 McLaughlin Road, Mississauga

7050 McLaughlin Road, Mississauga

Please provide me with the number of USTs/ASTs on the properties above,

Best Regards,

Ram Sah, M.A.Sc., P.Eng.

Project Manager, Environmental Services

90 West Beaver Creek Road, Suite #100

Richmond Hill, Ontario L4B 1E7

P: (416) 754-8515 x 1314

F: (905) 881-8335



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This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

RE: 2203-E020- Part 2 - General Inquiry of USTs and ASTs information

Public Information Services < publicinformationservices@tssa.org >

Tue 2022-03-15 12:32 PM

To: Ram Sah <ram.sah@soilengineersltd.com>

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello.

Thank you for your request for confirmation of public information.

• We confirm that there are no records in our database of any fuel storage tanks at the subject addresses. For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid_=392 and email the completed form to publicinformationservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Mariah

Public Information Agent



Facilities and Business Services
345 Carlingview Drive
Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Ram Sah

<ram.sah@soil
engineersltd.c</pre>

om>

Sent: March

Н

i

15, 2022 9:06 AM

To: Public Information Services < publicinformationservices@tssa.org > Subject: 2203-E020- Part 2 - General Inquiry of USTs and ASTs information

[CAUTION]: This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

riease do not click liliks of open attachments diliess you recognise the source of this email and know the content is source

I would like to make an inquiry about any USTs/ASTs for the following properties in the City of Mississauga:

7055 McLaughlin Road, Mississauga

7080 McLaughlin Road, Mississauga

7010 Saint Barbara Boulevard, Mississauga

7030 Saint Barbara Boulevard, Mississauga

7050 Saint Barbara Boulevard, Mississauga

7070 Saint Barbara Boulevard, Mississauga

7080 Saint Barbara Boulevard, Mississauga

520 Novo Star Drive, Mississauga

Please provide me with the number of USTs/ASTs on the properties above.

Best Regards,

Ram Sah, M.A.Sc., P.Eng.

Project Manager, Environmental Services

90 West Beaver Creek Road, Suite #100

Richmond Hill, Ontario L4B 1E7

P: (416) 754-8515 x 1314

F: (905) 881-8335



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This electronic message and any attached documents are intended only for the named recipients. This communication from the Technical Standards and Safety Authority may contain information that is privileged, confidential or otherwise protected from disclosure and it must not be disclosed, copied, forwarded or distributed without authorization. If you have received this message in error, please notify the sender immediately and delete the original message.

RE: 2203-E020 - Part 3 - General Inquiry of UST and AST information

Public Information Services < publicinformationservices@tssa.org>

Thu 2022-03-17 10:40 AM

To: Ram Sah <ram.sah@soilengineersltd.com>

Please refrain from sending documents to head office and only submit your requests electronically via email along with credit card payment. We are all working remotely and mailing in applications with cheques will lengthen the overall processing time.

NO RECORD FOUND

Hello,

Thank you for your request for confirmation of public information.

 We confirm that there are no records in our database of any fuel storage tanks at the subject addresses. For a further search in our archives please complete our release of public information form found at https://www.tssa.org/en/about-tssa/release-of-public-information.aspx? mid =392 and email the completed form to publicinformationservices@tssa.org along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



Public Information Agent

Facilities and Business Services 345 Carlingview Drive Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: publicinformationservices@tssa.org

www.tssa.org



From: Ram Sah <ram.sah@soilengineersltd.com>

Sent: March 17, 2022 9:06 AM

To: Public Information Services <publicinformationservices@tssa.org> Subject: 2203-E020 - Part 3 - General Inquiry of UST and AST information

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Hi,

I would like to make an inquiry about any USTs/ASTs for the following properties in the City of Mississauga:

525 Novo Star Drive, Mississauga

373 Arrowsmith Drive, Mississauga

385 Arrowsmith Drive, Mississauga

397 Arrowsmith Drive, Mississauga

305 Oaktree Circle, Mississauga

317 Oaktree Circle, Mississauga

329 Oaktree Circle, Mississauga 341 Oaktree Circle, Mississauga 353 Oaktree Circle, Mississauga 367 Oaktree Circle, Mississauga

Please provide me with the number of USTs/ASTs on the properties above.

Best Regards,

Ram Sah, M.A.Sc., P.Eng.

Project Manager, Environmental Services

90 West Beaver Creek Road, Suite #100

Richmond Hill, Ontario L4B 1E7

P: (416) 754-8515 x 1314

F: (905) 881-8335



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

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

APPENDIX 'F'

ERIS REPORT

REFERENCE NO. 2203-E020



Project Property: Phase One ESA

376 Derry Road West

Mississauga ON L5W 1N6

Project No: 2203-E020

Report Type: Quote - Custom-Build Your Own Report

Order No: 22031400208

Requested by: Soil Engineers Ltd.

Date Completed: March 17, 2022

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Order No: 22031400208

Executive Summary

Property Information:

Project Property:

Phase One ESA

376 Derry Road West Mississauga ON L5W 1N6

Project No:

2203-E020

Order Information:

Order No:

Date Requested: Requested by: Report Type: 22031400208 March 14, 2022

Soil Engineers Ltd.

Quote - Custom-Build Your Own Report

Historical/Products:

City Directory Search Insurance Products

CD - Subject Site plus 10 Adjacent Properties

Fire Insurance Maps/Inspection Reports/Site Plans

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Υ	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Υ	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Υ	0	6	6
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Manufacturers and Distributors	Y	0	0	0
CHM	Chemical Register	Y	0	0	0
CNG	Compressed Natural Gas Stations	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar	Υ	0	0	0
CONV	Sites Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
DTNK	Delisted Fuel Tanks	Υ	0	0	0
EASR	Environmental Activity and Sector Registry	Υ	0	1	1
EBR	Environmental Registry	Υ	0	0	0
ECA	Environmental Compliance Approval	Y	0	4	4
EEM	Environmental Effects Monitoring	Υ	0	0	0
EHS	ERIS Historical Searches	Y	2	11	13
EliS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EPAR	Environmental Penalty Annual Report	Y	0	0	0
EXP	List of Expired Fuels Safety Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	Y	0	0	0
FST	Fuel Storage Tank	Y	0	9	9
FSTH	Fuel Storage Tank - Historic	Y	0	2	20
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	20 0	0
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0		0
HINC	TSSA Historic Incidents	Υ	0	0	U

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
IAFT	Indian & Northern Affairs Fuel Tanks	Υ	0	0	0
INC	Fuel Oil Spills and Leaks	Υ	0	0	0
LIMO	Landfill Inventory Management Ontario	Υ	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System	Y	0	0	0
NCPL	(NATES) Non-Compliance Reports	Υ	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Υ	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal	Y	0	0	0
NEBI	Sites National Energy Board Pipeline Incidents	Υ	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	o	0	0
NPCB	National PCB Inventory	Υ	0	0	0
NPRI	National Pollutant Release Inventory	Υ	0	0	0
OGWE	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Υ	0	0	0
ORD	Orders	Υ	0	0	0
PAP	Canadian Pulp and Paper	Υ	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	3	3
PINC	Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	1	1
RSC	Record of Site Condition	Y	0	1	1
RST	Retail Fuel Storage Tanks	Y	0	2	2
SCT	Scott's Manufacturing Directory	Υ	0	0	0
SPL	Ontario Spills	Υ	1	2	3
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
wwis	Water Well Information System	N	\$1	1 2 4	-F
	e e	Total:	3	62	65

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev diff (m)	Page Number
<u>1</u>	SPL		gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	SE/0.0	1.07	<u>23</u>
<u>1</u>	EHS		376 Derry Rd W Mississauga ON L5W1N6	SE/0.0	1.07	<u>23</u>
<u>1</u>	EHS		376 Derry Rd W Mississauga ON L5W1N6	SE/0.0	1.07	<u>23</u>

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>2</u>	EHS		390 Derry Rd W Mississauga ON L5W 1N6	W/32,9	1.12	<u>24</u>
<u>2</u>	EHS		390 Derry Rd W Mississauga ON L5W1N6	W/32.9	1.12	24
<u>3</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	NNW/41.5	2.04	<u>24</u>
<u>3</u>	EASR	BLAKE BROTHERS TRANSPORTATION INC.	346 Derry rd Mississauga ON L5W 1N6	NNW/41.5	2.04	<u>24</u>
<u>3</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	NNW/41.5	2.04	<u>25</u>
<u>4</u>	EHS		346 Derry Rd W Mississauga ON L5W 1N6	ENE/45.9	1,18	<u>25</u>
<u>4</u>	GEN	DERRY FENCE LTD,	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	ENE/45.9	1.18	<u>25</u>
<u>4</u>	GEN	D,F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	ENE/45.9	1.18	25
<u>4</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	26
<u>4</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	<u>26</u>
4	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45,9	1.18	<u>26</u>
4	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	<u>26</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>5</u>	EHS		320 Derry Rd W Mississauga ON	NE/105.6	2,04	<u>27</u>
<u>6</u>	FSTH	PETRO CANADA - ASSET MANAGEMENT **	450 DERRY RD W MISSISSAUGA ON L5W 1V5	WSW/113.2	1.72	<u>27</u>
<u>6</u>	FSTH	JECO MANAGEMENT INC O/A PETRO CANADA	450 DERRY RD W MISSISSAUGA ON L5W 1V5	WSW/113.2	1.72	27
<u>6</u>	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	WSW/113.2	1.72	28
<u>6</u>	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	WSW/113.2	1.72	<u>29</u>
<u>6</u>	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	WSW/113.2	1.72	29
<u>6</u>	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	WSW/113.2	1.72	<u>30</u>
<u>6</u>	ECA	Petro-Canada Inc.	450 Derry Rd Block 172, Registered Plan 43M-1484 Mississauga ON L6L 6N5	WSW/113.2	1.72	<u>30</u>
<u>6</u>	FST		450 DERRY RD W MISSISSAUGA ON L5W 1V5	WSW/113.2	1.72	<u>31</u>
<u>7</u>	RSC	High Tech Pet Products Inc.	320 DERRY ROAD WEST, MISSISSAUGA, ONTARIO L5W 1N6 Mississauga ON	NE/128.3	2.04	<u>31</u>
<u>7</u>	ECA	High Tech Pet Products Inc.	320 Derry Rd W Mississauga ON M8W 1A2	NE/128.3	2.04	<u>32</u>
<u>8</u>	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	WNW/159.0	2.04	33

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>8</u>	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 Saint Barbara Boulevard Mississauga ON L5W 0E6	WNW/159.0	2.04	33
<u>8</u>	SPL	Food Basics <unofficial></unofficial>	7070 St Barbara Blvd Mississauga ON	WNW/159.0	2.04	33
<u>8</u>	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	WNW/159.0	2.04	34
<u>8</u>	GEN	PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	WNW/159.0	2.04	34
8	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	WNW/159 _. 0	2.04	34
8	GEN	PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	WNW/159.0	2,04	35
<u>8</u>	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	WNW/159.0	2.04	<u>35</u>
8	GEN	PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	WNW/159.0	2.04	<u>35</u>
<u>8</u>	GEN	Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	WNW/159.0	2.04	<u>35</u>
8	PES	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W0E6	WNW/159.0	2.04	<u>36</u>
8	GEN	Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	WNW/159.0	2.04	<u>36</u>
8_	GEN	2196240 Ontario LTD	7070 Saint Barbara Boulevard, Smart Nails Unit 16 Mississauga ON L5W0E6	WNW/159.0	2.04	<u>36</u>
<u>8</u>	GEN	Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	WNW/159.0	2.04	<u>37</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
8_	GEN	Derry village clinic	7070 SAINT BARBARA BLVD UNIT #2 MISSISSAUGA ON L5W 0E6	WNW/159.0	2.04	<u>37</u>
9	EHS		290 Derry Rd W Mississauga ON L5W 1N6	NE/170.7	1.02	<u>37</u>
10	ECA	Shailtel International Inc.	290 & 298 Derry Rd W Mississauga ON L4K 4G4	NNE/173.6	2.04	<u>37</u>
11	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/177.1	0.88	<u>38</u>
<u>11</u>	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/177.1	0,88	<u>38</u>
<u>11</u>	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/177.1	0.88	38
11	CA	R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/177.1	0.88	39
11	CA	1314996 ONTARIO LIMITED	DERRY RD/MCLAUGHLIN RD. MISSISSAUGA CITY ON	WSW/177.1	0.88	<u>39</u>
<u>.11</u>	GEN	J.R. OIL SALES(SEE & USE ? R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	WSW/177.1	0.88	<u>39</u>
<u>11</u>	REC	J.R. OIL SALES(SEE & USE ? R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	WSW/177.1	0.88	<u>39</u>
12	EHS	a	7030 Mclaughllin Road Mississauga ON L5W 1W7	W/236.8	-0.24	40
<u>13</u>	RST	SHARON ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/243.2	-1.13	<u>40</u>
<u>13</u>	SPL	Esso Petroleum Canada, A Division of Imperial Oil Limited	ESSO SERVICE STN, 7030 MCLAUGHLIN RD. <unofficial> Mississauga ON L5W 1W7</unofficial>	WSW/243.2	-1.13	<u>41</u>

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<u>13</u>	CA	Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON L5W 1W7	WSW/243.2	-1.13	<u>41</u>
13	FST	MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	WSW/243.2	-1,13	41
13	FST	MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	WSW/243,2	-1.13	42
13	FST	MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	WSW/243.2	-1.13	<u>43</u>
<u>13</u>	RST	ZAMZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	WSW/243.2	-1.13	43
13	ECA	Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON M3C 1K5	WSW/243.2	-1.13	43
13	FST		7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/243.2	-1.13	<u>44</u>
14	EHS		n/a Mississauga ON L5W	E/249.0	-6.61	<u>44</u>
14	EHS		n/a Mississauga ON L5W	E/249.0	-6.61	<u>44</u>
14	EHS		n/a Mississauga ON L5W	E/249.0	-6.61	<u>44</u>
<u>14</u>	EHS		n/a Mississauga ON L5W	E/249.0	-6.61	<u>45</u>
14	EHS		n/a Mississauga ON L5W	E/249.0	-6.61	<u>45</u>

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 6 CA site(s) within approximately 0.25 kilometers of the project property.

Site R.M. OF PEEL	Address DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	<u>Distance (m)</u> 177.1	<u>Map Key</u> 11
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	177.1	11
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	177.1	11
1314996 ONTARIO LIMITED	DERRY RD/MCLAUGHLIN RD. MISSISSAUGA CITY ON	177.1	<u>11</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	177.1	11
Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON L5W 1W7	243.2	<u>13</u>

EASR - Environmental Activity and Sector Registry

A search of the EASR database, dated Oct 2011- Jan 31, 2021 has found that there are 1 EASR site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	Address	Distance (m)	<u>Map Key</u>
BLAKE BROTHERS TRANSPORTATION INC.	346 Derry rd Mississauga ON L5W 1N6	41.5	3

ECA - Environmental Compliance Approval

A search of the ECA database, dated Oct 2011- Jan 31, 2021 has found that there are 4 ECA site(s) within approximately 0.25 kilometers of the project property.

Site Petro-Canada Inc.	Address 450 Derry Rd Block 172, Registered Plan 43M-1484 Mississauga ON L6L 6N5	Distance (m) 113.2	<u>Map Key</u> <u>6</u>
High Tech Pet Products Inc.	320 Derry Rd W Mississauga ON M8W 1A2	128.3	7
Shailtel International Inc.	290 & 298 Derry Rd W Mississauga ON L4K 4G4	173.6	10
Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON M3C 1K5	243.2	13

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Nov 30, 2021 has found that there are 13 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	Address 376 Derry Rd W Mississauga ON L5W1N6	Distance (m) 0.0	<u>Map Key</u> <u>1</u>
	376 Derry Rd W Mississauga ON L5W1N6	0.0	1
	390 Derry Rd W Mississauga ON L5W 1N6	32.9	<u>2</u>
	390 Derry Rd W Mississauga ON L5W1N6	32.9	2
	346 Derry Rd W Mississauga ON L5W 1N6	45.9	<u>4</u>

Site	Address	Distance (m)	Map Key
	320 Derry Rd W Mississauga ON	105.6	<u>5</u>
	290 Derry Rd W Mississauga ON L5W 1N6	170.7	9
	7030 Mclaughllin Road Mississauga ON L5W 1W7	236.8	12
	n/a Mississauga ON L5W	249.0	<u>14</u>
	n/a Mississauga ON L5W	249.0	<u>14</u>
	n/a Mississauga ON L5W	249.0	<u>14</u>
	n/a Mississauga ON L5W	249.0	<u>14</u>
	n/a Mississauga ON L5W	249.0	14

FST - Fuel Storage Tank

A search of the FST database, dated May 31, 2021 has found that there are 9 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	Distance (m)	<u>Map Key</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	113.2	6

Site SUNCOR ENERGY PRODUCTS PARTNERSHIP	Address 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	Distance (m) 113.2	<u>Map Key</u> <u>6</u>
	450 DERRY RD W MISSISSAUGA ON L5W 1V5	113,2	<u>6</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	113.2	<u>6</u>
SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	113.2	<u>6</u>
MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	243.2	<u>13</u>
	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	243.2	13
MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	243.2	13
MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	243.2	13

FSTH - Fuel Storage Tank - Historic

A search of the FSTH database, dated Pre-Jan 2010* has found that there are 2 FSTH site(s) within approximately 0.25 kilometers of the project property.

Site	<u>Address</u>	Distance (m)	Map Key
PETRO CANADA - ASSET MANAGEMENT **	450 DERRY RD W MISSISSAUGA ON L5W 1V5	113.2	<u>6</u>
JECO MANAGEMENT INC O/A PETRO CANADA	450 DERRY RD W MISSISSAUGA ON L5W 1V5	113.2	<u>6</u>

Site Address Distance (m) Map Key

GEN - Ontario Regulation 347 Waste Generators Summary

A search of the GEN database, dated 1986-Nov 30, 2021 has found that there are 20 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u> D.F. 2000 INC.	Address 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	Distance (m) 41.5	<u>Map Key</u> <u>3</u>
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	41.5	3
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	45.9	4
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	45.9	<u>4</u>
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	45.9	4
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	45.9	4
D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	45.9	4
DERRY FENCE LTD.	346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	45,9	4
Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	159.0	8

Site Derry village clinic	Address 7070 SAINT BARBARA BLVD UNIT #2 MISSISSAUGA ON L5W 0E6	Distance (m) 159.0	<u>Map Key</u> <u>8</u>
2196240 Ontario LTD	7070 Saint Barbara Boulevard, Smart Nails Unit 16 Mississauga ON L5W0E6	159.0	<u>8</u>
Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	159.0	8
Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	159.0	8_
PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	159.0	8_
Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	159.0	8
PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	159.0	8
Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	159.0	<u>8</u>
PEEL MED WALK-IN CLINIC	7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	159.0	8_
Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	159.0	8_
J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	177.1	11

PES - Pesticide Register

A search of the PES database, dated Oct 2011- Jan 31, 2021 has found that there are 3 PES site(s) within approximately 0.25 kilometers of the project property.

Site METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	Address 7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W0E6	Distance (m) 159.0	<u>Map Key</u> <u>8</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 Saint Barbara Boulevard Mississauga ON L5W 0E6	159.0	<u>8</u>
METRO ONTARIO INC O/A METRO/FOOD BASICS # 655	7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	159.0	8

REC - Ontario Regulation 347 Waste Receivers Summary

A search of the REC database, dated 1986-1990, 1992-2019 has found that there are 1 REC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	Map Key
J.R. OIL SALES(SEE & USE ?R1390)	581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	177.1	<u>11</u>

RSC - Record of Site Condition

A search of the RSC database, dated 1997-Sept 2001, Oct 2004-Jan 2022 has found that there are 1 RSC site(s) within approximately 0.25 kilometers of the project property.

Site	Address	Distance (m)	<u>Map Key</u>
High Tech Pet Products Inc.	320 DERRY ROAD WEST, MISSISSAUGA, ONTARIO L5W 1N6 Mississauga ON	128.3	7

RST - Retail Fuel Storage Tanks

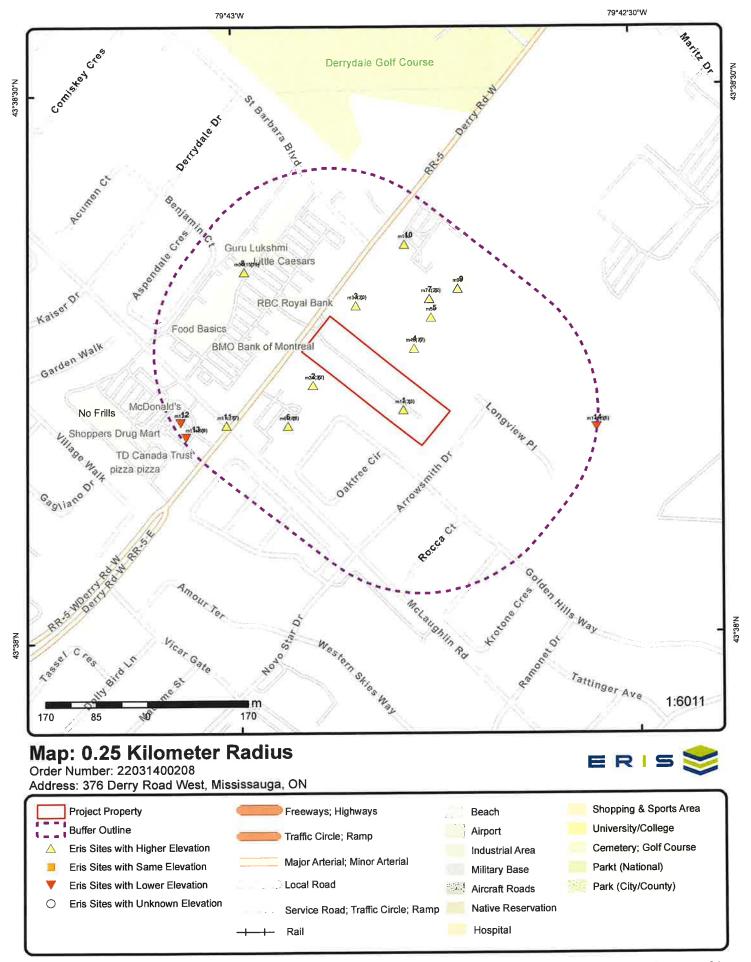
A search of the RST database, dated 1999-Sep 30, 2021 has found that there are 2 RST site(s) within approximately 0.25 kilometers of the project property.

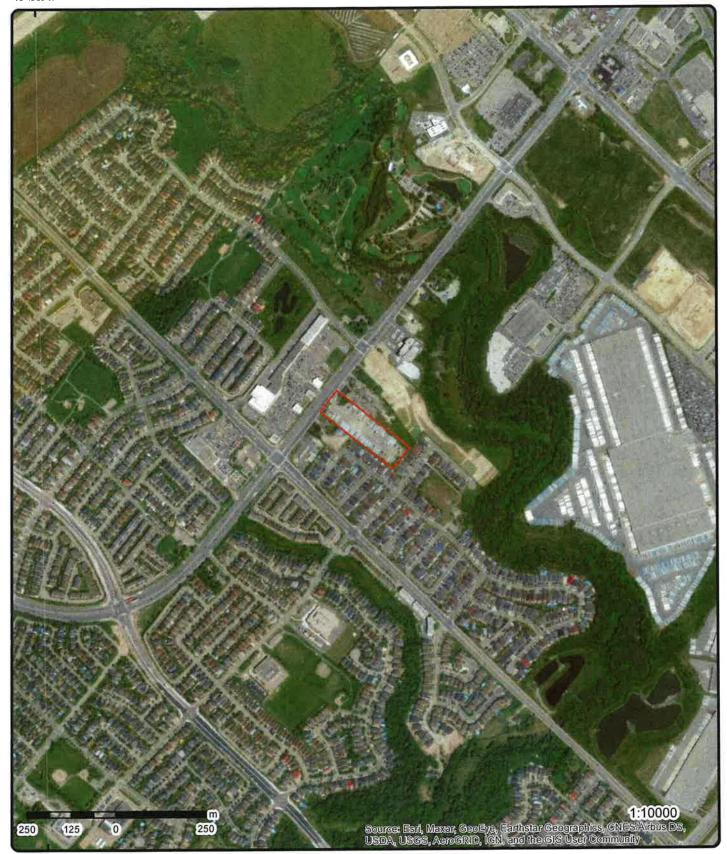
<u>Site</u>	<u>Address</u>	Distance (m)	Map Key
SHARON ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	243.2	<u>13</u>
ZAMZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	243.2	13

SPL - Ontario Spills

A search of the SPL database, dated 1988-Sep 2020; Dec 2020-Mar 2021 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	Address gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	Distance (m) 0.0	<u>Map Key</u> <u>1</u>
Food Basics <unofficial></unofficial>	7070 St Barbara Blvd Mississauga ON	159.0	8_
Esso Petroleum Canada, A Division of Imperial Oil Limited	ESSO SERVICE STN, 7030 MCLAUGHLIN RD. <unofficial> Mississauga ON L5W 1W7</unofficial>	243.2	13





Aerial Year: 2018

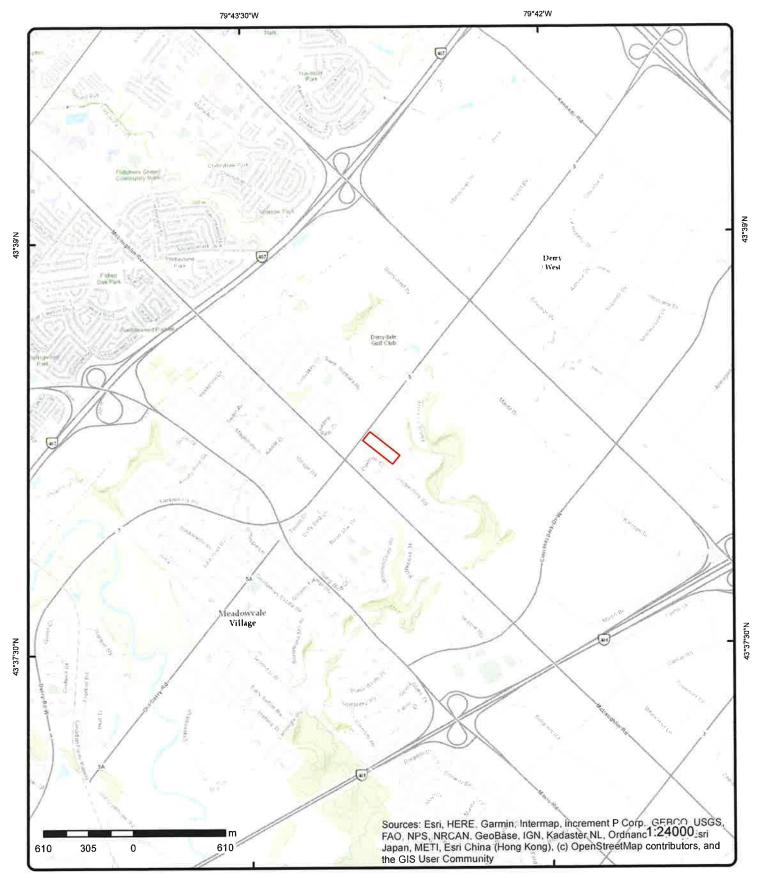
Address: 376 Derry Road West, Mississauga, ON

Source: ESRI World Imagery

Order Number: 22031400208







Topographic Map

Address: 376 Derry Road West, ON

Source: ESRI World Topographic Map

Order Number: 22031400208











Detail Report

Map Key	Numbe Record			Site		DE
1	1 of 3	SE/0.0	198.9 / 1.07	gravel lot at 376 Derry Mississauga ON L5W		SPL
Ref No:		7124-8JSAFJ		Discharger Report:		
Site No: Incident Dt: Year:		7/15/2011		Material Group: Health/Env Conseq: Client Type:		
τear: Incident Caι Incident Eve		Other Discharges		Sector Type: Agency Involved:		
Contaminan Contaminan Contaminan Contam Lim	nt Code: nt Name: nt Limit 1:	13 DIESEL FUEL		Nearest Watercourse: Site Address: Site District Office: Site Postal Code:	gravel lot at 376 Derry Rd W	
Contaminan	t UN No			Site Region:		
1: Environmen Nature of Im Receiving M	npact: ledium:	Confirmed Soil Contamination		Site Municipality: Site Lot: Site Conc: Northing:	Mississauga	
Receiving E MOE Respo Dt MOE Arvi MOE Report	nse: I on Scn:	Planned Field Response 8/12/2011 7/15/2011	•	Easting: Site Geo Ref Accu: Site Map Datum:		
Dt Documen		8/24/2011		SAC Action Class:	Land Spills	
	ason:	(Not occurrences which	g from fires/explosions cause a fire or	Source Type:		
Incident Rea Site Name: Site County/	District:	(Not occurrences which explosion)				
Incident Rea Site Name: Site County/ Site Geo Ref Incident Sun	District: Meth: nmary:	(Not occurrences which explosion) gravel lot at 37	cause a fire or	FICIAL>		
Incident Rea Site Name: Site County/ Site Geo Ref ncident Sun	District: Meth: nmary:	(Not occurrences which explosion) gravel lot at 37	cause a fire or	FICIAL>	V1N6	EHS
Incident Rea Site Name: Site County// Site Geo Ref Incident Sun Contaminant	District: F Meth: nmary: t Qty:	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W</td><td>V1N6</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W	V1N6	EHS
Incident Rea	/District: f Meth: nmary: t Qty: 2 of 3	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:</td><td>Peel</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:	Peel	EHS
Incident Rea Site Name: Site County// Site Geo Ref Incident Sun Contaminant 1 Order No: Status: Report Type	District: F Meth: nmary: t Qty: 2 of 3	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State:</td><td></td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State:		EHS
Incident Rea Site Name: Site County/s Site Geo Rei Incident Sun Contaminant 1 Order No: Status: Report Type Report Date	District: F Meth: nmary: t Qty: 2 of 3	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:</td><td>Peel ON</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:	Peel ON	EHS
Incident Rea Site Name: Site County// Site Geo Rei Incident Sun Contaminant 1 Order No: Status: Report Type Report Date Date Receiv Previous Sit	District: f Meth: nmary: t Qty: 2 of 3 e: ted: ted Name:	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km):</td><td>Peel ON .25</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km):	Peel ON .25	EHS
Incident Rea Site Name: Site County/Is Site Geo Ref Incident Sun Contaminant 1 Order No: Status: Report Type Report Date Date Receiv Previous Sit Lot/Building	District: F Meth: nmary: t Qty: 2 of 3 e: ted: te Name: g Size:	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres)	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X:</td><td>Peel ON .25 -79.713706</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X:	Peel ON .25 -79.713706	EHS
Incident Rea Site Name: Site County/Is Site Geo Ref Incident Sun Contaminant 1 Order No: Status: Report Type Report Date Date Receiv Previous Sit Lot/Building	District: F Meth: nmary: t Qty: 2 of 3 e: ted: te Name: g Size:	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres)	cause a fire or 76 Derry Rd W <unoff 50l="" e,="" est.="" fluids<="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:</td><td>Peel ON .25 -79.713706 43.63719</td><td></td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	Peel ON .25 -79.713706 43.63719	
Incident Rea	District: F Meth: nmary: t Qty: 2 of 3 e: e: ted: te Name: g Size: ofo Ordered	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres)	cause a fire or 76 Derry Rd W <unoff 1.07<="" 198.9="" 50l="" e,="" est.="" fluids="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V</td><td>Peel ON .25 -79.713706 43.63719</td><td></td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V	Peel ON .25 -79.713706 43.63719	
Incident Rea Site Name: Site County// Site Geo Ref Incident Sun Contaminant 1 Order No: Status: Report Type Report Date Date Receiv Date Receiv Lot/Building Additional In	District: F Meth: nmary: t Qty: 2 of 3 e: e: ted: te Name: g Size: ofo Ordered	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres) SE/0.0 20160824101	cause a fire or 76 Derry Rd W <unoff 1.07<="" 198.9="" 50l="" e,="" est.="" fluids="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V Nearest Intersection:</td><td>Peel ON .25 -79.713706 43.63719</td><td></td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V Nearest Intersection:	Peel ON .25 -79.713706 43.63719	
Incident Rea	District: F Meth: nmary: t Qty: 2 of 3 e: e: ted: te Name: g Size: gfo Ordered 3 of 3	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres)	cause a fire or 76 Derry Rd W <unoff 1.07<="" 198.9="" 50l="" e,="" est.="" fluids="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V</td><td>Peel ON .25 -79.713706 43.63719</td><td>EHS</td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V	Peel ON .25 -79.713706 43.63719	EHS
Incident Rea	District: F Meth: nmary: t Qty: 2 of 3 e: e: g Size: nfo Ordered 3 of 3	(Not occurrences which explosion) gravel lot at 37 truck set on fir 50 L SE/0.0 20131206029 C Standard Report 17-DEC-13 06-DEC-13 65m x 250m (4 acres) 7: SE/0.0	cause a fire or 76 Derry Rd W <unoff 1.07<="" 198.9="" 50l="" e,="" est.="" fluids="" oper.="" td=""><td>to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:</td><td>Peel ON .25 -79.713706 43.63719</td><td></td></unoff>	to gravel, cont. 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y: 376 Derry Rd W Mississauga ON L5V Nearest Intersection: Municipality:	Peel ON .25 -79.713706 43.63719	

Map Key	Number Records	•	Elev/Diff (m)	Site		DE
Previous S Lot/Buildin Additional I				Y:	43.637188	
2	1 of 2	W/32.9	198.9 / 1.12	390 Derry Rd W Mississauga ON L5W	/ 1N6	EHS
Order No:		20130412017		Nearest Intersection:	Mississauga	
Status:		C Contract		Municipality: Client Prov/State:	Mississauga ON	
Report Type		Custom Report 23-APR-13		Search Radius (km):	.25	
Report Date Date Receiv		12-APR-13		X:	0	
revious Si		12-AFR-15		χ. Υ:	0	
ot/Building						
	nfo Ordered:	Fire Insur. Maps and	l/or Site Plans			
2 2 of 2		W/32.9	198.9 / 1.12	390 Derry Rd W Mississauga ON L5W	/1N6	EHS
Order No:		20130515008		Nearest Intersection:		
Status:		C		Municipality:	Peel	
Report Type		Standard Select Report		Client Prov/State:	ON	
Report Date		23-MAY-13		Search Radius (km):	.25 -79.715118	
Date Receiv		15-MAY-13		X: Y:	43.637202	
Previous Si Lot/Building		.6 Ha		1.	45.007202	
	nfo Ordered:					
<u>3</u>	1 of 3	NNW/41.5	199.8 / 2.04	D.F. 2000 INC. 346 DERRY ROAD W MISSISSAUGA ON LE		GEN
		ananana		Status:	Registered	
Generator N	io:	ON2882360		Co Admin:	Negistered	
SIC Code: SIC Descrip	tion			Choice of Contact:		
Approval Y		As of Jul 2020		Phone No Admin:		
PO Box No:		7.6 0. 04. 2020		Contam. Facility:		
Country:		Canada		MHSW Facility:		
Detail(s)						
Waste Clas	s:	252 L				
Naste Clas		Waste crankcase oil	s and lubricants			
3	2 of 3	NNW/41.5	199.8 / 2.04	BLAKE BROTHERS 346 Derry rd Mississauga ON L5W	TRANSPORTATION INC. V 1N6	EAS
•		D 004 6444695750		SWP Area Name:	Credit Valley	
Approval N	o:	R-004-6111685750		MOE District:	Halton-Peel	
Status: Date:		REGISTERED 2019-10-31		Municipality:	Mississauga	
Date: Record Typ	ıe.	EASR		Latitude:	43.63722222	
Link Source		MOFA		Longitude:	-79.71277778	
Project Typ		Waste Management System		Geometry X:		
Full Addres		,		Geometry Y:		
Approval T		EASR-Waste Manag	gement System	•		
ull PDF Lit		http://www.accesser	nvironment.ene.go	ov.on.ca/AEWeb/ae/ViewDo	ocument.action?documentRefID=	2189810
PDF URL:						

PDF URL: PDF Site Location:

Мар Кеу	Number Records		Elev/Diff (m)	Site		DB
<u>3</u>	3 of 3	NNW/41.5	199.8 / 2.04	D.F. 2000 INC. 346 DERRY ROAD WE MISSISSAUGA ON L5	GEN	
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON2882360 As of Nov 2021 Canada		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Registered	
Detail(s)						
Waste Class Waste Class		252 L Waste crankcase oi	ils and lubricants			
<u>4</u>	1 of 7	ENE/45.9	199.0 / 1.18	346 Derry Rd W Mississauga ON L5W	1106	EHS
Order No: Status: Report Type Report Date Date Receiv Previous Si Lot/Building Additional I	e: red: te Name:	19991216001 C Basic Report 12/23/99 12/16/99 farm 150ft by 300 ft		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	Derry Rd / Hurontario St Peel ON 0.40 -79.713233 43.63963	
<u>4</u>	2 of 7	ENE/45.9	199.0 / 1.18	DERRY FENCE LTD. 346 DERRY ROAD W MISSISSAUGA ON LE		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	otion: ears:	ON2401500 2549 OTHER MILLWORK IND. 98,99		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:		
Detail(s)						
Waste Class Waste Class		252 WASTE OILS & LU	BRICANTS			
4	3 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD W MISSISSAUGA ON L		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	otion: ears:	ON2401500 2549 OTHER MILLWORK IND. 00,01,02,03,04,05,06,07,08		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:		
Detail(s)						

Map Key	Numbe Recore		tion/ nce (m)	Elev/Diff (m)	Site		DB
Waste Class Waste Class		252 WASTE (DILS & LU	BRICANTS			
<u>4</u>	4 of 7	ENE/45	.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD W MISSISSAUGA ON L		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON2401500 561730 Landscaping Servic 2009	ces		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:		
Detail(s)							
Waste Class Waste Class		252 WASTE	OILS & LU	BRICANTS			
4	5 of 7	ENE/45	.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD W MISSISSAUGA ON L		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON2401500 561730 Landscaping Service 2010	ces		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:		
Detail(s)							
Waste Class Waste Class		252 WASTE	OILS & LU	IBRICANTS			
<u>4</u>	6 of 7	ENE/45	.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD W MISSISSAUGA ON L		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON2882360 561730 LANDSCAPING SE 2016 Canada	ERVICES		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	CO_OFFICIAL No No	
Detail(s)							
Waste Class Waste Class		252 WASTE	OILS & LU	IBRICANTS			
<u>4</u>	7 of 7	ENE/45	i.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD V MISSISSAUGA ON L		GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No:	tion: ears:	ON2882360 As of Dec 2018			Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility:	Registered	

DB Site Elev/Diff Direction/ Map Key Number of Distance (m) (m) Records MHSW Facility: Canada Country: Detail(s) 252 L Waste Class: Waste crankcase oils and lubricants Waste Class Desc: 320 Derry Rd W 5 1 of 1 NE/105.6 199.8 / 2.04 **EHS** Mississauga ON Nearest Intersection: 20130625006 Order No: Municipality: Status: Report Type: Client Prov/State: ON **Custom Report** Search Radius (km): 04-JUL-13 Report Date: -79.711063 Date Received: 25-JUN-13 X: Y: 43.637177 Previous Site Name: Lot/Building Size: Additional Info Ordered: PETRO CANADA - ASSET MANAGEMENT ** 199.5 / 1.72 WSW/113.2 6 1 of 8 **FSTH** 450 DERRY RD W MISSISSAUGA ON L5W 1V5 8/30/2006 License Issue Date: Licensed Tank Status: August 2007 Tank Status As Of: Operation Type: Retail Fuel Outlet Gasoline Station - Self Serve Facility Type: --Details--Active Status: Year of Installation: 2005 Corrosion Protection: 50000 Capacity: Tank Fuel Type: Liquid Fuel Double Wall UST - Gasoline Status: Active 2005 Year of Installation: Corrosion Protection: 50000 Capacity: Liquid Fuel Double Wall UST - Gasoline Tank Fuel Type: Active Status: 2005 Year of Installation: Corrosion Protection: Capacity: Liquid Fuel Double Wall UST - Diesel Tank Fuel Type: Active Status: Year of Installation: 2005 Corrosion Protection: 50000 Capacity: Liquid Fuel Double Wall UST - Gasoline Tank Fuel Type:

6 2 of 8

WSW/113.2

199.5 / 1.72

JECO MANAGEMENT INC O/A PETRO CANADA 450 DERRY RD W

MISSISSAUGA ON L5W 1V5

FSTH

Order No: 22031400208

License Issue Date:

8/30/2006 11:55:00 AM

Licensed

Мар Кеу	Number Records		Direction/ Distance (m)	Elev/Diff (m)	Site		DB
Tank Status Operation T Facility Type	ype:		December 2008 Retail Fuel Outlet Gasoline Station - S	elf Serve			
Details Status: Year of Insta Corrosion P Capacity: Tank Fuel T	rotection:		Active 2005 50000 Liquid Fuel Double	Wall UST - Gasoline	ə		
Status: Year of Insta Corrosion P Capacity: Tank Fuel T	rotection:		Active 2005 50000 Liquid Fuel Double V	Wall UST - Gasoline	e		
Status: Year of Insta Corrosion P Capacity: Tank Fuel T	rotection:		Active 2005 50000 Liquid Fuel Double	Wall UST - Gasoline	e		
Status: Year of Insta Corrosion P Capacity: Tank Fuel T	rotection:		Active 2005 35000 Liquid Fuel Double	Wall UST - Diesel			
<u>6</u>	3 of 8		WSW/113.2	199.5 / 1.72	SUNCOR ENERGY PI 450 DERRY RD W MIS CA ON	RODUCTS PARTNERSHIP SSISSAUGA L5M 2B5 ON	FST
Instance No Status: Cont Name: Instance Tyl Item: Item Descrip Tank Type: Install Pate: Install Year: Years in Ser Model: Description: Capacity: Tank Materic Coverfill Prot Facility Type Parent Facil Facility Local Device Instal	oe: vice: al: votect: ect: e:	FS LIQU FS Liquid Double V 11/1/200 2005 NULL 50000 Fiberglas	d Fuel Tank ID FUEL TANK d Fuel Tank Vall UST 5	- Self Serve	Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type: Fuel Type3: Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:	Gasoline NULL NULL	
Fuel Storage	e Tank Detai ount Name:	<u>Ils</u>	SUNCOR ENERGY	PRODUCTS PAR	TNERSHIP		

Liquid Fuel Tank Details

Map Key	Number Records		Elev/Diff (m)	Site		DB
Overfill Proto Owner Acco Item:		SUNCOR ENERG FS LIQUID FUEL		ARTNERSHIP		
<u>6</u>	4 of 8	WSW/113.2	199.5 / 1.72		ODUCTS PARTNERSHIP SISSAUGA L5M 2B5 ON	FST
Instance No. Status: Cont Name: Instance Typ Item: Item Descrip Tank Type: Install Date: Install Year: Years in Ser Model: Description: Capacity: Tank Materia Corrosion P. Overfill Protifacility Type Parent Facility Loca Device Insta	oe: vice: al: rotect: ect: e: ity Type: ation: Iled Locatio		on - Self Serve V MISSISSAUGA L		Diesel NULL NULL	
Liquid Fuel Overfill Proto Owner Acco Item:	ection:	SUNCOR ENERG FS LIQUID FUEL		ARTNERSHIP		
<u>6</u>	5 of 8	WSW/113.2	199.5 / 1.72		ODUCTS PARTNERSHIP SISSAUGA L5M 2B5 ON	FST
Instance No. Status: Cont Name: Instance Typ Item: Item Descrip Tank Type: Install Date: Install Year: Years in Ser Model: Description: Capacity: Tank Materia Corrosion Poorefill Prote Facility Type Parent Facility	oe: vice: al: rotect: ect:	39178267 FS Liquid Fuel Tank FS LIQUID FUEL TANK FS Liquid Fuel Tank Double Wall UST 11/1/2005 2005 NULL 50000 Fiberglass (FRP) FS Liquid Fuel Tank FS Gasoline Station		Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type2: Fuel Type3: Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:	Gasoline NULL NULL	

Мар Кеу	Number Records		Direction/ Distance (m)	Elev/Diff (m)	Site		DE
Facility Loc Device Inst	cation: talled Location	n:	450 DERRY RD W	MISSISSAUGA L	.5M 2B5 ON CA		
Fuel Storag	ge Tank Detai	<u>ls</u>					
Owner Acc	ount Name:		SUNCOR ENERGY	PRODUCTS PA	RTNERSHIP		
Liquid Fue	l Tank Details						
Overfill Pro Owner Acc Item:	otection: ount Name:		SUNCOR ENERGY FS LIQUID FUEL T		RTNERSHIP		
<u>6</u>	6 of 8	8 WSW/113.2 199.5 / 1.72 SUNCOR ENERGY PROD 450 DERRY RD W MISSIS CA ON		RODUCTS PARTNERSHIP SSISSAUGA L5M 2B5 ON	FST		
Fuel Storac	e: iption: i: c: crvice: rial: Protect: tect: tec: ility Type:	FS Liquid Double W. 11/1/2005 2005 NULL 50000 Fiberglass	Fuel Tank D FUEL TANK Fuel Tank all UST	n - Self Serve MISSISSAUGA L		Gasoline NULL NULL	
Liquid Fuel Overfill Pro	I Tank Details	2					
Owner Acc Item:	ount Name:		SUNCOR ENERGY FS LIQUID FUEL T		ARTNERSHIP		
<u>6</u>	7 of 8		WSW/113.2	199.5 / 1.72	Petro-Canada Inc. 450 Derry Rd Block 1 1484 Mississauga ON L6L	172, Registered Plan 43M- 6N5	ECA
Approval N Approval D Status: Record Typ	Pate:	3278-6JS- 2005-12-0 Approved ECA	07		MOE District: City: Longitude: Latitude:	Halton-Peel -79.71679 43.636578	

Geometry X: Geometry Y:

SWP Area Name: Approval Type:

Credit Valley
ECA-INDUSTRIAL SEWAGE WORKS

	•	Direction/ Distance (m)	Elev/Diff (m)	Site		DB
:		Petro-Canada Inc. 450 Derry Rd Block	6H6PGK-14.pdf			
8 of 8		WSW/113.2	199.5 / 1.72	450 DERRY RD W MISSISSAUGA ON L5	W 1V5	FST
ion: ice: itect: ct: y Type: ion:	Active FS GASO		ELF SERVE	Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type: Fuel Type3: Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:	0 0 0 3 4	
1 of 2		NE/128.3	199.8 / 2.04			RSC
ict: d: ype: ect IN): icipal Addi ss: titude:	Commerc Halton-Pe 2014/04/6	cial eel District Office 02 05-04-0-098-25500 05-04-0-098-25600 13214-0061 (LT))-0000-02	Cert Date: Cert Prop Use No: Intended Prop Use: Qual Person Name: Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Accuracy Estimate: Telephone: Fax: Email:	Residential Ian Chiu	
	Records ne: intion: 8 of 8 ition: ition:	ation: 8 of 8 3912420 Active FS GASC FS GASC ice: totect: ct: y Type: ion: ed Location: 1 of 2 212750 Phase 1 Comment ict: Halton-Pi 2014/04/ d: yype: ect (N): icipal Address: iss: ititude:	### Records Distance (m)	Records Distance (m) (m)	Records	NE/128.3 199.8 / 2.04 High Tech Pet Products Inc. 320 DERRY ROAD WEST, MISSISSAUGA, ONTARIO L5W 1NB. Straitfed (V/h); Audit (V/h)

Document(s) Detail

Document Heading:

Supporting Documents

Document Name:

lawyer letter_20140206133821.pdf

Document Type:

Lawyer's letter consisting of a legal description of the property

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action? Document Link:

attachmentId=33350&fileName=lawyer+letter_20140206133821.pdf

Document Heading:

Supporting Documents

Document Name: Document Type:

deed of land and transfe_20140206135342.pdf Copy of any deed(s), transfer(s) or other document(s)

Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action? attachmentId=33345&fileName=deed+of+land+and+transfe_20140206135342.pdf

Document Heading:

Supporting Documents

Document Name:

pca table_20140313140129.pdf

Document Type:

Area(s) of Potential Environmental Concern

Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?

attachmentId=33346&fileName=pca+table_20140313140129.pdf

Document Heading: Document Name:

Supporting Documents csm final_20140313135703.pdf Phase 2 Conceptual Site Model

Document Type: Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?

attachmentId=33349&fileName=csm+final_20140313135703.pdf

Document Heading:

Supporting Documents

Document Name:

survey plan_20131121091635.pdf

Document Type:

A Current plan of Survey

Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action? attachmentId=33351&fileName=survey+plan_20131121091635.pdf

Document Heading: Document Name:

Supporting Documents past and current table_20140206140112.pdf

Document Type:

Table of Current and Past Property Use

Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action? attachmentId=33352&fileName=past+and+current+table_20140206140112.pdf

Document Heading:

Supporting Documents

Document Name:

Certificate of Status-March 10 2014.pdf Certificate of Status

Document Type: Document Link:

https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action? attachmentId=33347&fileName=Certificate+of+Status-March+10+2014.pdf

7 2 of 2 NE/128.3

199.8 / 2.04

High Tech Pet Products Inc. 320 Derry Rd W

Mississauga ON M8W 1A2

Approval No:

9131-A7EPMV 2016-02-29

MOE District: City: Longitude:

Approval Date: Status: Record Type: Link Source:

Approved **ECA** IDS

Latitude: Geometry X: Geometry Y:

SWP Area Name: Approval Type:

ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS

Project Type: Business Name:

High Tech Pet Products Inc.

Address: Full Address: 320 Derry Rd W

Full PDF Link: PDF Site Location: https://www.accessenvironment.ene.gov.on.ca/instruments/1889-A72TRZ-14.pdf

Order No: 22031400208

ECA

Map Key Number of Records 8 1 of 15 Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Ve Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: PDF Site Location:				Elev/Diff (m)	Site		DB
		Vendor	WNW/159.0	199.8 / 2.04	METRO ONTARIO INC BASICS # 655 7070 SAINT BARBARA MISSISSAUGA ON L5W Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Operator Region: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	A BOULEVARD	PES
<u>8</u>	2 of 15		WNW/159.0	199.8 / 2.04	METRO ONTARIO INC BASICS # 655 7070 Saint Barbara Bo Mississauga ON L5W (pulevard	PES
Detail Licend Licence No: Status: Approval Da Report Sourd Licence Type Licence Clas Licence Con Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: PDF Site Loc	te: ce: e: e: Code: ss: trol:	23-01-152	263-0		Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator County: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:		
8	3 of 15		WNW/159.0	199.8 / 2.04	Food Basics <unoffi 7070 St Barbara Blvd Mississauga ON</unoffi 	CIAL>	SPL
Ref No: Site No: Incident Dt: Year: Incident Cau Incident Eve Contaminan: Contaminan:	nt: t Code:	2288-A27 NA 9/9/2015 38 REFRIGE	RQ8 RANT GAS, N.O.S.		Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Agency Involved: Nearest Watercourse: Site Address:	Miscellaneous Industrial 7070 St Barbara Blvd	

Map Key	Number Records		irection/ istance (m)	Elev/Diff (m)	Site		DB
Contaminan Contam Lim Contaminan Environmen Nature of Im Receiving M Receiving E MOE Resport Dt Documen Incident Res Site Name: Site Geo Rei Incident Sur Contaminan	nit Freq 1: It UN No 1: It Impact: Ippact: Iedium: Inv: Inse: I on Scn: Ited Dt: It Closed: I ason: If Meth: I mmary:		d Basics <unof< th=""><th>FICIAL> sauga, 300 lbs R4</th><th>Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:</th><th>Mississauga Air Spills - Gases and Vapours</th><th>24()</th></unof<>	FICIAL> sauga, 300 lbs R4	Site District Office: Site Postal Code: Site Region: Site Municipality: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Source Type:	Mississauga Air Spills - Gases and Vapours	24()
8	4 of 15	WI	W/159.0	199.8 / 2.04	Derry Village Animal 7070 St Barbara Blvo Mississauga ON L5V	d, Unit 32	GEN
Generator N SIC Code: SIC Descripi Approval Ye PO Box No: Country:	tion: ears:	ON4168757 541940 VETERINARY 2016 Canada	SERVICES		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Gitanjali Kishore CO_ADMIN 905-670-1414 Ext. No No	
<u>Detail(s)</u> Waste Class Waste Class		312 PAT	HOLOGICAL W	/ASTES			
<u>8</u>	5 of 15	WI	NW/159.0	199.8 / 2.04	PEEL MED WALK-IN 7070 SAINT BARBAI MISSISSAUGA ON L	RA BLVD UNIT # 2 - 4	GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON7462812 621110 OFFICES OF 2016 Canada	PHYSICIANS		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	BALJIT BH HUNJAN CO_ADMIN 905-454-3347 Ext. No	
Detail(s)							
Waste Class Waste Class		312 PAT	HOLOGICAL W	/ASTES			
8	6 of 15	W	NW/159.0	199.8 / 2.04	Derry Village Animal 7070 St Barbara Blvd Mississauga ON L5V	d, Unit 32	GEN
Generator N SIC Code: SIC Descrip Approval Ye PO Box No: Country:	tion: ears:	ON4168757 541940 VETERINARY 2015 Canada	SERVICES		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Gitanjali Kishore CO_ADMIN 905-670-1414 Ext. No No	

Мар Кеу	Number Record		Elev/Diff (m)	Site		DB
Detail(s)						
Waste Class Waste Class		312 PATHOLOGICAL V	WASTES			
8	7 of 15	WNW/159.0	199.8 / 2.04	PEEL MED WALK-IN 7070 SAINT BARBAI MISSISSAUGA ON L	RA BLVD UNIT # 2 - 4	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No: Country:	tion:	ON7462812 621110 OFFICES OF PHYSICIANS 2015 Canada		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	BALJIT BH HUNJAN CO_ADMIN 905-454-3347 Ext. No No	
Detail(s)						
Waste Class Waste Class		312 PATHOLOGICAL V	WASTES			
8	8 of 15	WNW/159.0	199.8 / 2.04	Derry Village Anima 7070 St Barbara Blv Mississauga ON L51	d, Unit 32	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No: Country:	ion:	ON4168757 541940 VETERINARY SERVICES 2014 Canada		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Eden Cardoso CO_ADMIN 905-670-1414 Ext. No No	
Detail(s)						
Waste Class Waste Class		312 PATHOLOGICAL	WASTES			
<u>8</u>	9 of 15	WNW/159.0	199.8 / 2.04	PEEL MED WALK-IN 7070 SAINT BARBA MISSISSAUGA ON L	RA BLVD UNIT # 2 - 4	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No: Country:	tion:	ON7462812 As of Dec 2018 Canada		Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Registered	
Detail(s)						
Waste Class Waste Class		312 P Pathological waste	es			
8_	10 of 15	WNW/159.0	199.8 / 2.04	Dr. Ghai Dentistry F 14- 7070 Saint Barb mississauga ON L5		GEN
Generator N SIC Code:	o:	ON8533990		Status: Co Admin:	Registered	

Мар Кеу	Numbe Record		Elev/Diff) (m)	Site	DB
SIC Descript Approval Ye PO Box No: Country:		As of Dec 2018 Canada		Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
Detail(s)					
Waste Class Waste Class		312 P Pathological was	tes		
<u>8</u>	11 of 15	WNW/159.0	199.8 / 2.04	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655 7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W0E6	PES
Detail Licence Licence No: Status: Approval Da Report Sour Licence Typ Licence Clas Licence Clas Licence Con Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name. PDF Link: PDF Site Loc	nte: ce: e: e: Code: ss: ttrol:	Legacy Licenses (Excluding Limited Vendor 23 01	gTS)	Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: Oper Phone No: Operator Ext: Operator Lot: Oper Concession: Operator Region: Operator District: Operator County: Op Municipality: Post Office Box: MOE District: SWP Area Name:	
8	12 of 15	WNW/159.0	199.8 / 2.04	Dr. Ghai Dentistry Professional Corporation 14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No: Country:	tion: ears:	ON8533990 As of Jul 2020 Canada		Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
Detail(s)					
Waste Class Waste Class		312 P Pathological was	tes		
<u>8</u>	13 of 15	WNW/159.0	199.8 / 2.04	2196240 Ontario LTD 7070 Saint Barbara Boulevard, Smart Nails Unit 16 Mississauga ON L5W0E6	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No:	tion: ears:	ON4806891 As of Oct 2019		Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contam. Facility:	

Мар Кеу	Number Records		Direction/ Distance (m)	Elev/Diff (m)	Site		DB
Country:		Canada			MHSW Facility:		
Detail(s)							
Waste Class: Waste Class			312 P Pathological wastes				
<u>8</u>	14 of 15		WNW/159.0	199.8 / 2.04	Dr. Ghai Dentistry Pro 14- 7070 Saint Barbara mississauga ON L5W0	a Blvd	GEN
Generator No SIC Code: SIC Descripto Approval Yea PO Box No: Country:	ion:	ON85339 As of Nov Canada			Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Registered	
Detail(s) Waste Class: Waste Class			312 P Pathological wastes				
8	15 of 15	3	WNW/159.0	199.8 / 2.04	Derry village clinic 7070 SAINT BARBARA MISSISSAUGA ON L5		GEN
Generator No SIC Code: SIC Descripti Approval Yea PO Box No: Country:	ion:	ON74628 As of Nov Canada			Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	Registered	
<u>Detail(s)</u> Waste Class: Waste Class			312 P Pathological wastes				
9	1 of 1		NE/170.7	198.8 / 1.02	290 Derry Rd W Mississauga ON L5W	1N6	EHS
Order No: Status: Report Type: Report Date: Date Receive Previous Site	ed:	20121109 C Custom F 14-NOV- 05-NOV-	Report 12		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON .25 -79.712672 43.638349	
Lot/Building Additional In			Fire Insur. Maps and	l/or Site Plans			
10	1 of 1		NNE/173.6	199.8 / 2.04	Shailtel International I 290 & 298 Derry Rd W Mississauga ON L4K 4	•	ECA
Approval No. Approval Dat Status: Record Type	te:	3637-9M 2014-08- Approved ECA	13		MOE District: City: Longitude: Latitude:		

Мар Кеу	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Link Source: IDS SWP Area Name: Approval Type: Project Type: Business Name: Address: Full Address:		Geometry X: Geometry Y: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS Shailtel International Inc. 290 & 298 Derry Rd W			
Full PDF Lin	k:	https://www.access			
<u>-11</u>	1 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application of Issue Date: Approval Type Status: Application of Client Name Client Addrection City: Client Postal Project Description of Contaminant Emission Contaminatory (Client City)	Year: pe: Type: : sss: I Code: cription: ts:	3-0609-93- 93 6/16/1993 Municipal sewage Approved			
11	2 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Issue Date: Approval Typ Status: Application Client Name. Client Addre Client City: Client Postal Project Desc Contaminant Emission Co	Year: pe: Type: : ess: I Code: cription: ts:	3-1303-93- 93 11/17/1993 Municipal sewage Approved			
11	3 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #. Application Issue Date: Approval Ty, Status: Application Client Name Client Addre Client City: Client Posta	Year: pe: Type: : ess:	7-0484-93- 93 6/16/1993 Municipal water Approved	s		S

Мар Кеу	Numbe Record		Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Project Desc Contaminan Emission Co	ts:					
11	4 of 7		WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate # Application Issue Date: Approval Ty Status: Application Client Name Client Addre Client City: Client Posta Project Desc Contaminan Emission Co	Year: pe: Type: : ess: I Code: cription: ts:		7-1016-93- 93 11/17/1993 Municipal water Approved			
<u>11</u>	5 of 7		WSW/177.1	198.7 / 0.88	1314996 ONTARIO LIMITED DERRY RD/MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #. Application Issue Date: Approval Ty, Status: Application Client Name Client Addre Client City: Client Posta Project Desc Contaminan Emission Co	Year: pe: Type: : ess: I Code: cription: ts:		3-0028-99- 99 1/29/1999 Municipal sewage Approved			
<u>11</u>	6 of 7		WSW/177.1	198.7 / 0.88	J.R. OIL SALES(SEE & USE ?R1390) 581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	GEN
Generator N SIC Code: SIC Descript Approval Ye PO Box No: Country:	tion:	RR1430 060 86			Status: Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
11	7 of 7		WSW/177.1	198.7 / 0.88	J.R. OIL SALES(SEE & USE ?R1390) 581204 ONTARIO LTD. MCLAUGHLIN/DERRY RD. MISSISSAUGA ON	REC
ID: Company ID Receiver No		RR1430			Phone No: Province In: ONT Province Out:	

Map Key	Number Records		Elev/Diff (m)	Site		DB
County Out: Mail Addr: Site PO Box:				Co Admin: Choice of Contact:		
Rec Div: Rec Op Div: Rec Op Name	e: [#]					
Site Bldg: Facility Type: Approval Yrs		1986; 1987; 1988	; 1989; 1990; 1992;	; 1994; 2006; 2007; 2008		
1990 Receive	er Manifest l	<u>Details</u>				
Conumber:		RR1430				
Gen Dist:		100				
Gen District (
Gen Region (00				
Gen Region (Office Name					
Gen Sic:		8111 DEFENCE SERV	ICES			
NAICS Desc: Waste Code:		213	ICES			
waste Code: Waste Class:		PETROLEUM DIS	STILLATES			
Waste Class. No Wastes:		1	311221120			
Quantity:		490				
Old New:		N				
Waste Type:		ORGANIC NON-H	HALO.			
Date From:		900101				
Date To:		901231				
Rec Date:		910411				
1994 Receive	er Manifest l	<u>Details</u>				
Gen Dist:		100				
Gen District (Office Name	: LONDON, ONT				
Gen Region (Code:	01				
Gen Region (Office Name		N REGION			
Gen Sic:		8551	II) (FO			
NAICS Desc:		MUSEUMS/ARCH	HIVES			
Wastecode: Waste Class:		211 AROMATIC SOLV	/ENTS			
waste Class. Waste Count		1	VENTO			
Qty Recvd:	•	23				
12	1 of 1	W/236.8	197.6 / -0.24	7030 Mclaughllin Roa Mississauga ON L5W		EHS
Order No:		20150629038		Nearest Intersection:		
Order No: Status:		C		Municipality:	Mississauga	
Report Type:		Standard Report		Client Prov/State:	ON	
Report Date:		07-JUL-15		Search Radius (km):	.25	
Date Receive		29-JUN-15		X :	-79.717892	
Previous Site				Y:	43 636661	
Lot/Building - Additional In		City Directory				
13	1 of 9	WSW/243.2	196.7 / -1.13	SHARON ESSO 7030 MCLAUGHLIN R MISSISSAUGA ON LE		RST

Headcode:

1186800

Headcode Desc:

Service Stations-Gasoline, Oil & Natural Gas 9057950832

Phone:

List Name:

Мар Кеу	Number Record		Elev/Diff n) (m)	Site		DE
Description:						
13	2 of 9	WSW/243.2	196.7 / -1.13	Oil Limited	ada, A Division of Imperial 7030 MCLAUGHLIN RD. 11W7	SPL
Ref No: Site No: Incident Dt: Incident Cau Incident Eve Contaminan Contaminan Contaminan Contaminan Renvironmen Nature of Im Receiving El MOE Respoil MOE Report Ot Documen	ent: t Code: t Name: t Limit 1: it Freq 1: t UN No 1: t Impact: ipact: inv: inse: I on Scn: ied Dt:	8146-66BUSU 10/31/2004 Pipe Or Hose Leak 12 GASOLINE Not Anticipated Soil Contamination Land		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: Site Lot: Site Conc: Northing: Easting: Site Geo Ref Accu: Site Map Datum: SAC Action Class:	Oil Service Station Halton-Peel Central Mississauga M.C.B.S Fuel Safety; Spill to Land	
ncident Rea Site Name: Site County/ Site Geo Rei ncident Sun Contaminan	nson: /District: f Meth: nmary:	Equipment Failure ESSO SERVICE TSSA-Esso S.S. 8 L		Source Type: GHLIN RD. <unofficial></unofficial>		
<u>13</u>	3 of 9	WSW/243.2	196.7 / -1.13	Imperial Oil Limited 7030 McLaughlin Rd Mississauga ON L5V	v 1w7	CA
Certificate #. Application Issue Date: Approval Ty, Status: Application Client Name Client Addre Client City: Client Posta. Project Desc Contaminan Emission Co	Year: pe: Type: sess: I Code: cription: ts:	9159-7L6JQY 2008 11/7/2008 Industrial Sewag Approved	je Works			
13	4 of 9	WSW/243.2	196.7 / -1.13	MAC'S CONVENIENC 7030 MCLAUGHLIN F ON CA ON	CE STORES INC RD MISSISSAUGA L5W 1W7	FST
Instance No. Status: Cont Name:		63326671		Manufacturer: Serial No: Ulc Standard:		

DB Elev/Diff Site Direction/ Map Key Number of Distance (m) (m) Records Quantity: FS Liquid Fuel Tank Instance Type: **FS LIQUID FUEL TANK** Unit of Measure: Item: Fuel Type: Gasoline FS Liquid Fuel Tank Item Description: Fuel Type2: NULL Double Wall UST Tank Type: 5/21/2009 NULL Install Date: Fuel Type3: Piping Steel: Install Year: 2002 Piping Galvanized: Years in Service: Tanks Single Wall St: NULL Model: Piping Underground: Description: Num Underground: 46000 Capacity: Panam Related: Tank Material: Fiberglass (FRP) Panam Venue: Corrosion Protect: Overfill Protect: FS Liquid Fuel Tank Facility Type: FS Gasoline Station - Self Serve Parent Facility Type: Facility Location: 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA Device Installed Location: Fuel Storage Tank Details MAC'S CONVENIENCE STORES INC Owner Account Name: Liquid Fuel Tank Details Overfill Protection: MAC'S CONVENIENCE STORES INC Owner Account Name: Item: FS LIQUID FUEL TANK MAC'S CONVENIENCE STORES INC 5 of 9 WSW/243.2 196.7 / -1.13 13 **FST** 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON Manufacturer: 63326670 Instance No: Serial No: Status: Ulc Standard: Cont Name: Quantity: FS Liquid Fuel Tank Instance Type: FS LIQUID FUEL TANK Unit of Measure: Item: FS Liquid Fuel Tank Fuel Type: Gasoline Item Description: Fuel Type2: NULL Tank Type: Double Wall UST NULL Fuel Type3: Install Date: 5/21/2009 Piping Steel: 2002 Install Year: Piping Galvanized: Years in Service: Tanks Single Wall St: NULL Model: Piping Underground: Description: 46000 Num Underground: Capacity: Panam Related: Fiberglass (FRP) Tank Material: Panam Venue: Corrosion Protect: Overfill Protect: FS Liquid Fuel Tank Facility Type: FS Gasoline Station - Self Serve Parent Facility Type: Facility Location: 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA Device Installed Location:

Order No: 22031400208

Fuel Storage Tank Details

Owner Account Name: MAC'S CONVENIENCE STORES INC

Liquid Fuel Tank Details

Overfill Protection:

Owner Account Name: MAC'S CONVENIENCE STORES INC

Мар Кеу	Number Record		Elev/Diff (m)	Site		DE
Item:		FS LIQUID FUEL	TANK			
13	6 of 9	WSW/243.2	196.7 / -1.13	MAC'S CONVENIENCE 7030 MCLAUGHLIN RI ON CA ON	E STORES INC D MISSISSAUGA L5W 1W7	FST
Instance No Status: Cont Name: Instance Typitem: Item Descrip Tank Type: Install Date: Install Year: Years in Ser Model: Description: Capacity: Tank Materic Corrosion P Overfill Prot Facility Type Parent Facil Facility Loca Device Insta	oe: vice: al: rotect: ect: ity Type: ation:		on - Self Serve	Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type: Fuel Type2: Fuel Type3: Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:	Gasoline NULL NULL	
- <u>uel Storago</u> Owner Acco	e Tank Deta ount Name:	======================================	ENCE STORES IN	0		
Liquid Fuel Overfill Prot Owner Acco Item:	ection:		IENCE STORES IN TANK	С		
13	7 of 9	WSW/243.2	196.7 / -1.13	ZAMZAM ESSO 7030 MCLAUGHLIN R MISSISSAUGA ON L5		RST
Headcode: Headcode D Phone: List Name: Description:		9057950832	ONS GASOLINE OI	L & NATURAL GAS		
13	8 of 9	WSW/243.2	196.7 / -1.13	Imperial Oil Limited 7030 McLaughlin Rd Mississauga ON M3C	1K5	ECA
Approval No Approval Da Status: Record Type Link Source SWP Area N Approval Ty Project Type Business Na	ate: e: :: lame: /pe: e:	9159-7L6JQY 2008-11-07 Approved ECA IDS Credit Valley ECA-INDUSTRIAL INDUSTRIAL SE' Imperial Oil Limite		MOE District: City: Longitude: Latitude: Geometry X: Geometry Y:	Halton-Peel -79.75129 43.600693	

Map Key	Numbe Record		Elev/Diff (m)	Site		DB
Address: Full Address Full PDF Lin PDF Site Loc	k:	7030 McLaughlin https://www.acces		gov.on.ca/instruments/5421-7	'K3QQA-14.pdf	
<u>13</u>	9 of 9	WSW/243.2	196.7 / -1.13	7030 MCLAUGHLIN RE MISSISSAUGA ON L5V		FST
Instance No: Status: Cont Name: Instance Typ Item: Item Descrip Tank Type: Install Date: Install Year: Years in Ser Model: Description: Capacity: Tank Materia Corrosion Pi Overfill Prote Facility Type Parent Facili Facility Loca Device Instan	oe: vice: al: rotect: ect: e: ity Type: ation:	10372439 Active FS GASOLINE STATION - :	SELF SERVE	Manufacturer: Serial No: Ulc Standard: Quantity: Unit of Measure: Fuel Type: Fuel Type3: Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:	0 0 0 3 3	
14	1 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W		EHS
Order No: Status: Report Type Report Date: Date Receive Previous Sit Lot/Building Additional In	: ed: e Name: Size:	20200709111 C Custom Report 14-JUL-20 09-JUL-20		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON .25 -79.70919216 43.6364851	
14	2 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W		EHS
Order No: Status: Report Type Report Date: Date Receive Previous Sit Lot/Building Additional In	: ed: e Name: Size:	20200709111 C Custom Report 14-JUL-20 09-JUL-20		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON .25 -79.70919216 43.6364851	
14	3 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W		EHS
Order No: Status: Report Type Report Date:		20200709111 C Custom Report 14-JUL-20		Nearest Intersection: Municipality: Client Prov/State: Search Radius (km):	ON .25	

Мар Кеу	Numbe Record		Direction/ Distance (m)	Elev/Diff (m)	Site		DB
Previous Sit Lot/Building	ate Received: 09-JUL-20 revious Site Name: ot/Building Size: dditional Info Ordered:				X: -79.70919216 Y: 43.6364851		
14	4 of 5		E/249.0	191.2 / -6.61	n/a Mississauga ON L5W		EHS
Order No: Status: Report Type Report Date Date Receiv Previous Sit Lot/Building Additional li	: red: te Name: g Size:	202007091 ⁻ C Custom Rep 14-JUL-20 09-JUL-20			Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON .25 -79.70919216 43.6364851	
14	5 of 5		E/249.0	191.2 / -6.61	n/a Mississauga ON L5W		EHS
Order No: Status: Report Type Report Date Date Receiv Previous Si Lot/Building Additional li	: red: te Name: g Size:	202007091 C Custom Rej 14-JUL-20 09-JUL-20			Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:	ON .25 -79.70919216 43.6364851	



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

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

APPENDIX 'G'

AERIAL PHOTOGRAPHS

REFERENCE NO. 2203-E020



Subject Site

Soil Engineers Ltd.

Fitle 1946 Aerial Photograph

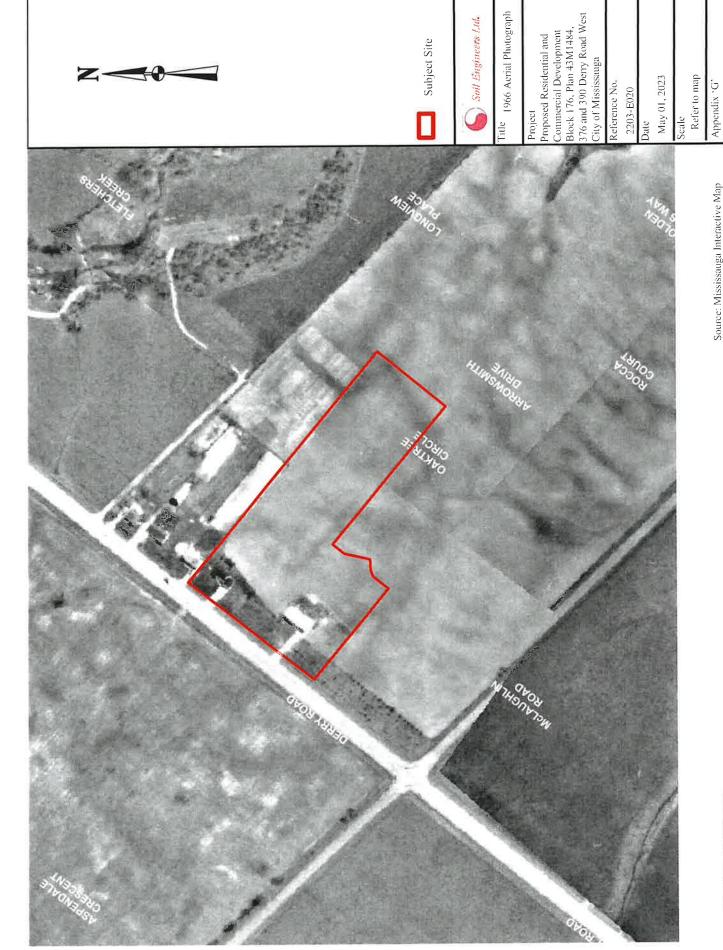
Refer to map Appendix 'G'

1 of 10

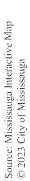
Source: National Air Photo Library

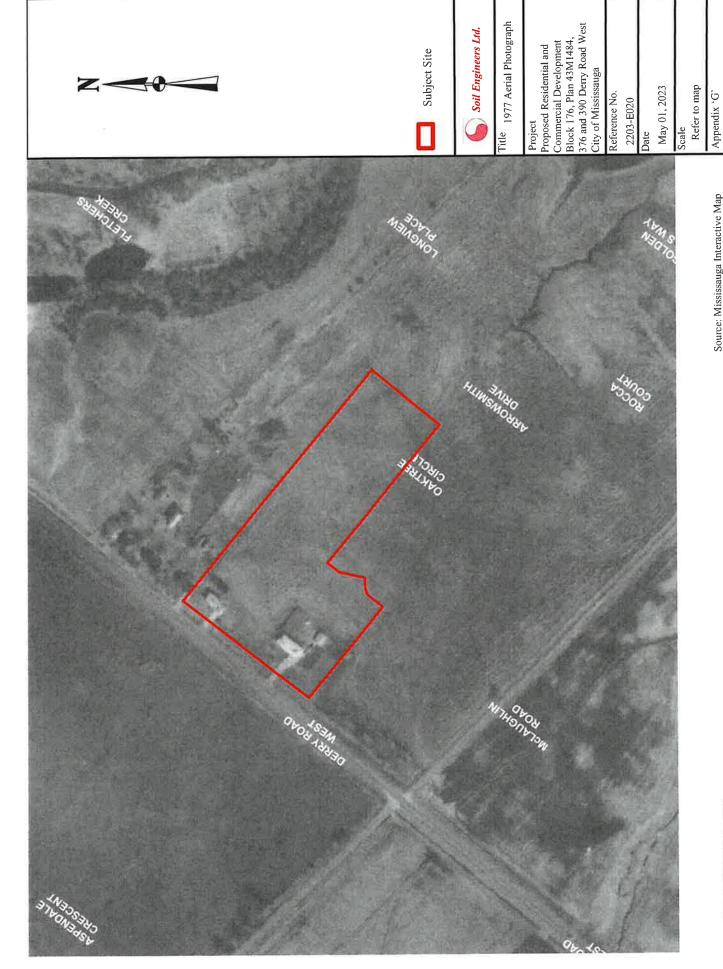


Source: Mississauga Interactive Map © 2023 City of Mississauga



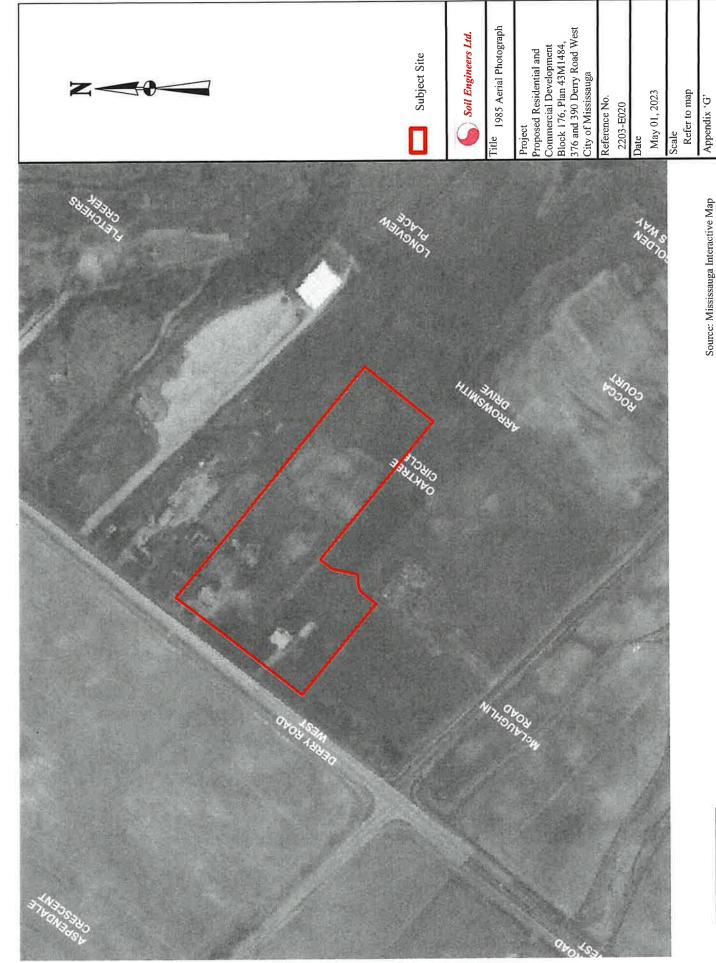




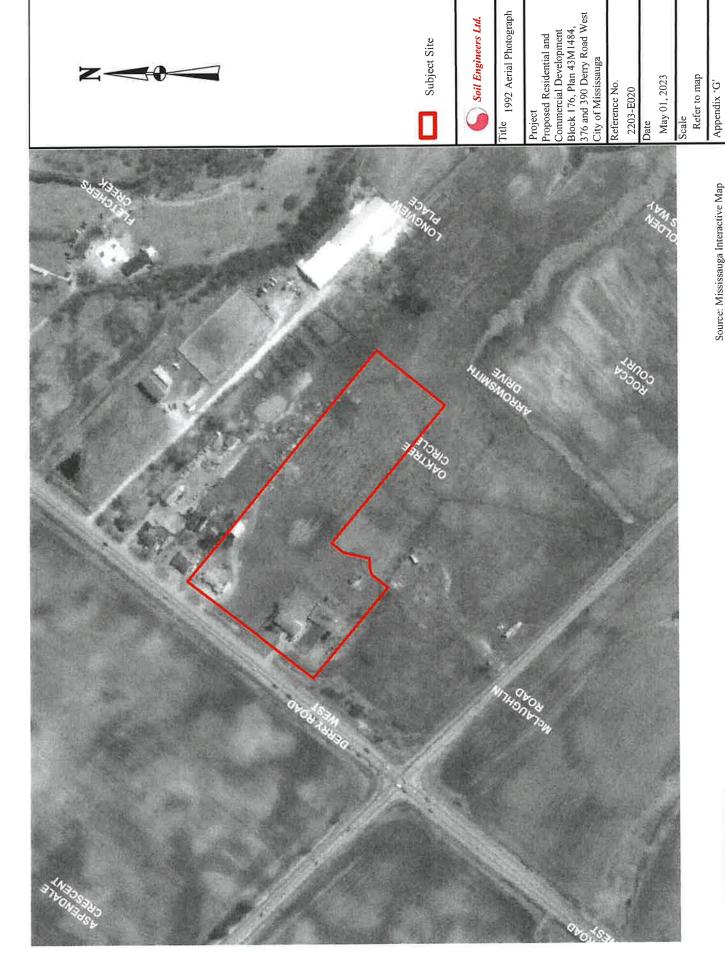


Source: Mississauga Interactive Map © 2023 City of Mississauga





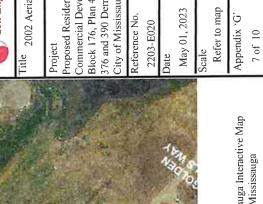
5 of 10



6 of 10



















9 of 10





Source: Mississauga Interactive Map © 2023 City of Mississauga





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

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

MISSISSAUGA TEL: (905) 542-7605 FAX: (905) 542-2769

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

NEWMARKET TEL: (905) 853-0647 FAX: (905) 881-8335

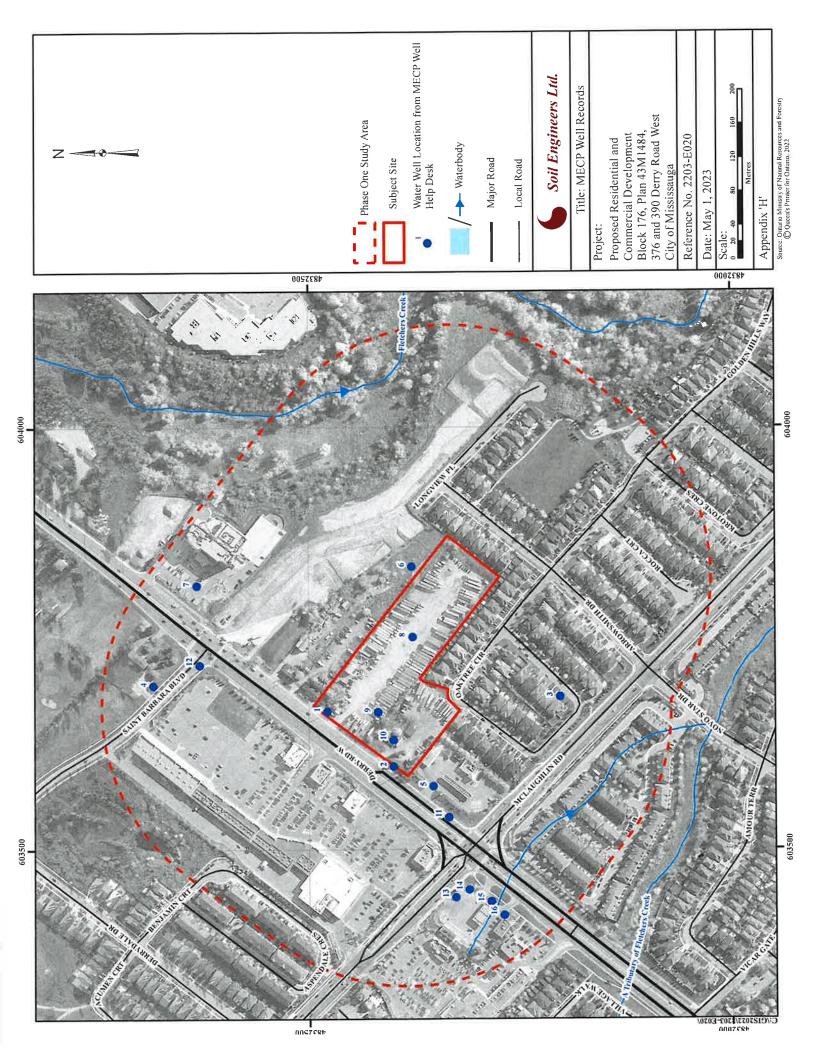
GRAVENHURST TEL: (705) 684-4242 FAX: (705) 684-8522

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

APPENDIX 'H'

MECP WELL RECORDS

REFERENCE NO. 2203-E020



ID CON OTHER METH	Tool	Boring	Cable Tool	Cable Tool	otary (Convent.)		olary (Convent.)	Boring			Boring	ring	Direct Push	Direct Push	Direct Push	Direct Push
K METHO	Cable	Bo	Cable	Cable	Rotary ((Rotany ((Bo			B	Bo	Direc	Direc	Direc	Direc
DP_BEDROCK METHOD_CON	14.60000038	7.599999905	0	7	4.9000000095	0	0	0	0	0	0	0	0	0	0	0
DEPTH	23.79999924	11,30000019	31,10000038	18,2999924	6.5	0	608666669'9	5,900000095	0	0	50.90000153	47,90000153	8,199999809	8,199999809	8,199999809	8 199999809
ROM DEPTH_TO SCREEN_TOP SCREEN_END	0	0	0	0	10,89999962	0	6,705681541	5,943672275	0	0	50.90221897	47,85418191	8,229700073	8 229700073	8 229700073	8 229700073
REEN TOP S	0	0	0	0	1.5	0	181663009	895635211	0	0	19 37820044	16,33016337	5,181663009	5,181663009	5,181663009	5 181663009
DEPTH_TO S	0	0	0	0	6.5	0	3,705681541	5.943672275	23	3,352840771	50 90221897	14,63057791	3,229700073	3,229700073	3 229700073	3 229700073
9	0	0	0	0	0	0	0	0	0	0	10,66812972	0	0	0	0	0
TATIC_LEV DE	7 599999905	599999905	700000048	300000008	0	0	0	0	0	0	0	0	0	0	0	0
TE_COMP WATER_FND STATIC_LEV DEPT	21,03145574 7	11,27773714 7	1,08997805 3	6.76420385 7	6,5	0	0	1.572055596	0	0	0	0	0	0	0	c
2 DATE_COMP W	1955-07-16 2	1964-05-02	1978-03-01 3	1978-05-29 1	2006-03-10	2013-04-25	2013-08-01	2014-07-14 4	2016-11-30	2016-11-30	2017-11-17	2017-11-17	2019-03-28	2019-03-28	2019-03-28	2019-03-28
USE_1 USE_	Domestic	Domestic	Domestic	Domestic			Monitoring and Test Hole	Monitoring			Monitoring	Monitoring	Monitoring and Test Hole	Monitoring and Test Hole	Monitoring and Test Hole	Monitoring and Test Hole
FINAL_STAT	Water Supply	Water Supply	Water Supply				Monitoring and Test Hole	Observation Wells Monitoring	Abandoned-Other	Abandoned-Other		Observation Wells	Monitoring and Test Hole Monitoring and Test Hol	Monitoring and Test Hole Monitoring and Test Hole	Monitoring and Test Hole Monitoring and Test Hole	Monitoring and Test Hole
LEVATION	199 956695	198,32518	195,35353	199,735092	199,520355	199,830764	198,394821	198 556838	198 872497	198.25447	0	0	0	0	0	•
*	832478	832400	832203	832683	32352,999	832378	832631	832377	832418	832400	832335	4832628	1832326,999	1832310,999	4832285	ARROSTO
×	503663 6002	503598 6001	903680.6	503694,5998	503575,0001 4	6 7205648 1004478955 603834,9998 4	603813,0004	603751,9997	603663 0002	603630,0003	603538 0003	603719	603443	603452 0004	603438 0003	S02472 0002
HOLE ID	10317345	10317348	10320064	10320267	11555371	1004478955	1004656745	1005080293	1006302251	1006302254	1006992293	1006992299	1007631749	1007631752	1007631755	1007621768
WELL ID	4902503	4902506	4905313	4905539	4910137	7205648 1	7212109 1	7225638 1	7276562 1	7276563 1	7306441	7306442	7341408 1	7341409 1	7341410	7244444
CIS ID	-	2	3	4	2	9	7	8	6	10	1	12	13	14	15	35



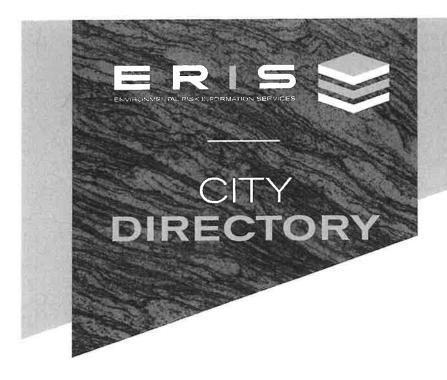
90 WEST BEAVER CREEK ROAD, SUITE 100, RICHMOND HILL, ONTARIO L4B 1E7 - TEL: (416) 754-8515 · FAX: (905) 881-8335

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

APPENDIX 'I'

OCCUPANCY RECORDS

REFERENCE NO. 2203-E020



Project Property:

376 Derry Road West, Mississauga, ON

Report Type:

City Directory

Order No:

22031400208

Information Source:

Polk's Halton/Peel Regions, ON Criss-Cross

Date Completed:

2022/03/17

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

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

PROJECT NUMBER: 22031400208	
Site Address:	376 Derry Road West, Mississauga, ON
Year: 2000	
Site Listing:	-Res (1 Tenant)
Adjacent Properties:	
340 Derry Road West	-Residential or Address Not Listed
346 Derry Road West	-Derry Fence Ltd.
358 Derry Road West	-Residential or Address Not Listed
365 Derry Road West	-Residential or Address Not Listed
385 Derry Road West	-Address Not Listed
390 Derry Road West	-Address Not Listed



395 Derry Road West	-Residential or Address Not Listed	
425 Derry Road West	-Residential or Address Not Listed	
427 Derry Road West	-Residential or Address Not Listed	
450 Derry Road West	-Residential or Address Not Listed	

PROJECT NUMBER : 22031400208		
Site Address:	376 Derry Road West, Mississauga, ON	
Year: 1994		
Site Listing:	-Res (1 Tenant)	
Adjacent Properties:		
340 Derry Road West	-Residential or Address Not Listed	
346 Derry Road West	-Derry Fence Ltd.	
358 Derry Road West	-Residential or Address Not Listed	
365 Derry Road West	-Residential or Address Not Listed	



385 Derry Road West	-Address Not Listed
390 Derry Road West	-Res (1 Tenant)
395 Derry Road West	-Residential or Address Not Listed
425 Derry Road West	-Residential or Address Not Listed
427 Derry Road West	-Residential or Address Not Listed
450 Derry Road West	-Residential or Address Not Listed

PROJECT NUMBER: 22031400208	
Site Address:	376 Derry Road West, Mississauga, ON
Year: 1989	***
Site Listing:	-Address Not Listed
Adjacent Properties:	
340 Derry Road West	-Address Not Listed
346 Derry Road West	-Address Not Listed



358 Derry Road West	-Address Not Listed
365 Derry Road West	-Address Not Listed
385 Derry Road West	-Address Not Listed
390 Derry Road West	-Address Not Listed
395 Derry Road West	-Address Not Listed
425 Derry Road West	-Address Not Listed
TES SCRIPTIONS FEES	
427 Derry Road West	-Address Not Listed
450 Derry Road West	-Address Not Listed

PROJECT NUMBER: 22031400208		
Site Address:	376 Derry Road West, Mississauga, ON	
Year: 1984		
Site Listing:	-Address Not Listed	
Adjacent Properties:		



340 Derry Road West	-Address Not Listed
	-Address Not Listed
346 Derry Road West	-Address Not Listeu
358 Derry Road West	-Address Not Listed
365 Derry Road West	-Address Not Listed
385 Derry Road West	-Address Not Listed
390 Derry Road West	-Address Not Listed
395 Derry Road West	-Address Not Listed
425 Derry Road West	-Address Not Listed
427 Derry Road West	-Address Not Listed
450 Derry Road West	-Address Not Listed

376 Derry Road West, Mississauga, ON	
	376 Derry Road West, Mississauga, ON



Site Listing:	-Address Not Listed
Adjacent Properties:	
340 Derry Road West	-Address Not Listed
346 Derry Road West	-Address Not Listed
358 Derry Road West	-Address Not Listed
365 Derry Road West	-Address Not Listed
385 Derry Road West	-Address Not Listed
390 Derry Road West	-Address Not Listed
395 Derry Road West	-Address Not Listed
425 Derry Road West	-Address Not Listed
427 Derry Road West	-Address Not Listed
450 Derry Road West	-Address Not Listed



PROJECT NUMBER: 22031400208	
Site Address:	376 Derry Road West, Mississauga, ON
Year: 1972/73	
Site Listing:	-Address Not Listed
Adjacent Properties:	-
340 Derry Road West	-Street Not Listed
346 Derry Road West	-Street Not Listed
358 Derry Road West	-Street Not Listed
365 Derry Road West	-Street Not Listed
385 Derry Road West	-Street Not Listed
390 Derry Road West	-Street Not Listed
395 Derry Road West	-Street Not Listed
425 Derry Road West	-Street Not Listed



-Street Not Listed	
-Street Not Listed	

PROJECT NUMBER: 22031400208		
Site Address:	376 Derry Road West, Mississauga, ON	
Year: 1967		
Site Listing:	-Address Not Listed	
Adjacent Properties:		
340 Derry Road West	-Street Not Listed	
346 Derry Road West	-Street Not Listed	
358 Derry Road West	-Street Not Listed	
365 Derry Road West	-Street Not Listed	
385 Derry Road West	-Street Not Listed	
390 Derry Road West	-Street Not Listed	



395 Derry Road West	-Street Not Listed	
425 Derry Road West	-Street Not Listed	
427 Derry Road West	-Street Not Listed	
450 Derry Road West	-Street Not Listed	

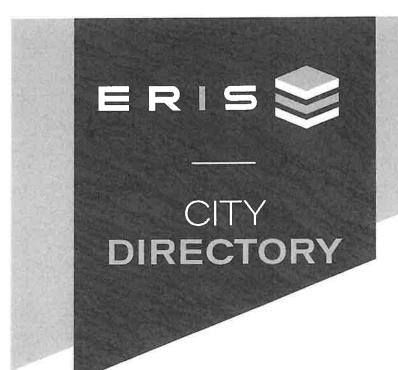
PROJECT NUMBER: 22031400208		
Site Address:	376 Derry Road West, Mississauga, ON	
Year: 1962		_
Site Listing:	-Address Not Listed	
Adjacent Properties:		
340 Derry Road West	-Street Not Listed	
346 Derry Road West	-Street Not Listed	
358 Derry Road West	-Street Not Listed	
365 Derry Road West	-Street Not Listed	



385 Derry Road West	-Street Not Listed	
390 Derry Road West	-Street Not Listed	
395 Derry Road West	-Street Not Listed	
425 Derry Road West	-Street Not Listed	
427 Derry Road West	-Street Not Listed	
450 Derry Road West	-Street 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.





Project Property: Phase One ESA

390 Derry Road West

Mississauga, ON L5W 1N6

Project No: *2203-E020-1*

Requested By: Soil Engineers Ltd.

Order No: 23031400096 **Date Completed:** April 12, 2023

April 12, 2023 RE: CITY DIRECTORY RESEARCH 390 Derry Road West Mississauga,ON L5W 1N6

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

390 of Derry Road West

361 of Oak Tree Circle

391 of Oak Tree Circle

389 of Oak Tree Circle

359 of Oak Tree Circle

395 of Oak Tree Circle

365 of Oak Tree Circle

367 of Oak Tree Circle

7050 of Saint Barbara Blvd.

7030 of Saint Barbara Blvd.

7020 of Saint Barbara Blvd.

Search Notes:

Search Results Summary

Date	Source	Comment	
2021	DIGITAL BUSINESS DIRECTORY		
2017	DIGITAL BUSINESS DIRECTORY		
2012	DIGITAL BUSINESS DIRECTORY		
2001	POLKS		
1996	POLKS		
1991	MIGHTS		
1985	MIGHTS		
1979	MIGHTS		
1975	MIGHTS		
1970/71	MIGHTS		
1966	MIGHTS		
1960	MIGHTS		

2021 DER	RY ROAD WEST
----------	--------------

SOURCE: DIGITAL BUSINESS DIRECTORY

2021 OAK TREE CIRCLE SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

365 K C BLINDS SHUTTERS...VENETIAN BLINDS-RETAIL

2021 SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

2017 DERRY ROAD WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

7020 RBC ROYAL BANK...REAL ESTATE LOANS

7030 FA CAFE LTD...FOODS-CARRY OUT
7030 FA CAFE LTD...COFFEE SHOPS

7050 ATM...AUTOMATED TELLER MACHINES

7050 BMO BANK OF MONTREAL...REAL ESTATE LOANS

2017 OAK TREE CIRCLE

SOURCE: DIGITAL BUSINESS DIRECTORY

2017 SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

K C BLINDS SHUTTERS...window treatment stores

NO LISTING FOUND

2012	DERRY	ROAD	WEST
SOURCE: DIGITA	L BUSINESS C	RECTORY	

2012 OAK TREE CIRCLE SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

NO LISTING FOUND

2012 SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

DERRY ROAD WEST 2001 SOURCE: POLKS

390 ADDRESS NOT LISTED

2001 SAINT BARBARA BLVD.

SOURCE: POLKS

7020 STREET NOT LISTED

 359
 STREET NOT LISTED

 361
 STREET NOT LISTED

 365
 STREET NOT LISTED

 367
 STREET NOT LISTED

 389
 STREET NOT LISTED

 391
 STREET NOT LISTED

 395
 STREET NOT LISTED

7020 STREET NOT LISTED
7030 STREET NOT LISTED
7050 STREET NOT LISTED

1996 SOURCE		DERRY ROAD WEST
390	ADD	RESS NOT LISTED

1996 OAK TREE CIRCLE

359	STREET NOT LISTED
361	STREET NOT LISTED
365	STREET NOT LISTED
367	STREET NOT LISTED
389	STREET NOT LISTED
391	STREET NOT LISTED
395	STREET NOT LISTED

1996 SAINT BARBARA BLVD.

DERRY ROAD WEST 1991 SOURCE: MIGHTS

SOURCE: POLKS

STREET NOT LISTED 7020 7030 7050 STREET NOT LISTED STREET NOT LISTED

ADDRESS NOT LISTED 390

SAINT BARBARA BLVD. 1991 OAK TREE CIRCLE 1991 SOURCE: MIGHTS SOURCE: MIGHTS 7020 STREET NOT LISTED STREET NOT LISTED 359 STREET NOT LISTED 7030 STREET NOT LISTED 361 7050 STREET NOT LISTED 365 STREET NOT LISTED 367 STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

STREET NOT LISTED

389 391

395

1985 DERRY ROAD WEST SOURCE: MIGHTS

ADDRESS NOT LISTED

390

1985 OAK TREE CIRCLE

 359
 STREET NOT LISTED

 361
 STREET NOT LISTED

 365
 STREET NOT LISTED

 367
 STREET NOT LISTED

 389
 STREET NOT LISTED

 391
 STREET NOT LISTED

 395
 STREET NOT LISTED

1985 SAINT BARBARA BLVD.

DERRY ROAD WEST 1979 SOURCE: MIGHTS

SOURCE: MIGHTS

7020 STREET NOT LISTED 7030 7050 STREET NOT LISTED

STREET NOT LISTED

390 ADDRESS NOT LISTED 1979 OAK TREE CIRCLE

SOURCE: MIGHTS

359 STREET NOT LISTED
361 STREET NOT LISTED
7020 STREET NOT LISTED
7030 STREET NOT LISTED
7030 STREET NOT LISTED

395

1975	DERRY	ROAD	WEST
SOURCE: MIGHTS			

ADDRESS NOT LISTED

390

RY ROAD WEST

1975 OAK TREE CIRCLE SOURCE: MIGHTS

359	STREET NOT LISTED
361	STREET NOT LISTED
365	STREET NOT LISTED
367	STREET NOT LISTED
389	STREET NOT LISTED
391	STREET NOT LISTED
395	STREET NOT LISTED

1975 SAINT BARBARA BLVD.

SOURCE: MIGHTS

7020

7030 7050 1970/71 DERRY ROAD WEST SOURCE: MIGHTS

STREET NOT LISTED

STREET NOT LISTED STREET NOT LISTED 390 STREET NOT LISTED

1970/71 OAK TREE CIRCLE SOURCE: MIGHTS

359 STREET NOT LISTED 361 STREET NOT LISTED STREET NOT LISTED 365 367 STREET NOT LISTED 389 STREET NOT LISTED STREET NOT LISTED 391 395 STREET NOT LISTED

1970/71 SAINT BARBARA BLVD. SOURCE: MIGHTS

7020	STREET NOT LISTED
7030	STREET NOT LISTED
7050	STREET NOT LISTED

1966 DERRY ROAD WEST

SOURCE: MIGHTS

1966 OAK TREE CIRCLE
SOURCE: MIGHTS

359	STREET NOT LISTED
361	STREET NOT LISTED
365	STREET NOT LISTED
367	STREET NOT LISTED
389	STREET NOT LISTED
391	STREET NOT LISTED
395	STREET NOT LISTED

SAINT BARBARA BLVD. 1966

SOURCE: MIGHTS

STREET NOT LISTED

7020 7030 STREET NOT LISTED 7050 STREET NOT LISTED

DERRY ROAD WEST 1960

SOURCE: MIGHTS

 1960
 OAK TREE CIRCLE
 196

 SOURCE: MIGHTS
 SOURCE

 359
 STREET NOT LISTED
 7020

 361
 STREET NOT LISTED
 7030

 365
 STREET NOT LISTED
 7050

 367
 STREET NOT LISTED

1960 SAINT BARBARA BLVD.
SOURCE: MIGHTS

7020 STREET NOT LISTED
7030 STREET NOT LISTED
7050 STREET NOT LISTED

389

391

395

STREET NOT LISTED

STREET NOT LISTED



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

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

APPENDIX 'J'

LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE

REFERENCE NO. 2203-E020

ddress of Site: _376 Derry Road West, City of Mississauga
erson Interviewed: Chris McGinnes Relationship to Site: Part of Ownership Group
nterviewer: Method of Interview:
roject No.: <u>2203-E020</u> Date of Interview: <u>03/14/2022</u>
General Questions:
How long have you lived/worked at this address?
Land purchased in February of 2021.
2. What are the main operations that occur on this site?
Residential house on the property.
3. What activities were previously performed on this site?
House was rented to tenants,
Storage of cargo trailers
4. What is the Assessment Roll Number of the site?
21 05 040 098 25200 0000
o the best of your knowledge, have any of the following occurred, or is presently occurring on the prope
5. Foul odours or stained surfaces (such as soil, concrete, asphalt, surrounding stormwater stains, etc)
5. Foul adours of stained surfaces (such as soil, concrete, asphalt, surfounding stormwater staine, stay
No
6. Spills, leaks or hazardous materials activities?
No
7. Aboveground storage tanks (ASTs) or underground storage tanks (USTs) such as those used for uti fuel or chemical?
No

8.	Specific chemicals located or stored on site in drums, tanks, barrels or sacks?
	No -
9.	Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?
	Previous phase 1 & 2 ESA was completed in 2017 for both this property and neighboring property- 390 Derry Road by Fisher Environmental.
	If the property is served by a well or septic system and heating system? Please specify the location and age.
	N/A
1 1.	Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?
	No
1 2.	If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?
	No
1 3.	Do you know of others who may have knowledge of the property?
	No
۸da	litional Comments and Explanations
Гһе	person completing this report affirms that the above statements and facts are true and correct, based on
is/	her current knowledge as of the date completed.

Signature of person completing questionnaire

Date Completed (YY-MM-DD)

Add	dress of Site: _Block 176, Plan 43M148	4 and 390 Derry Road West, City of Mississauga
Per	rson Interviewed: Chris McGinnes	Relationship to Site: _Purchaser
inte	erviewer: N	lethod of Interview:
Pro	oject No.: <u>2203-E020-1</u>	Date of Interview:
Ger	neral Questions:	
1.	How long have you lived/worked at th	is address?
	Purchased the land in 2023	
2.	What are the main operations that oc	cur on this site?
	Vacant lot with abandoned house on	it.
3.	What activities were previously perfor	med on this site?
	Not aware.	
4.	What is the Assessment Roll Number	of the site?
Γo th	the best of your knowledge, have any of	the following occurred, or is presently occurring on the property:
5.	Foul odours or stained surfaces (such	as soil, concrete, asphalt, surrounding stormwater stains, etc)?
	No	
6.	Spills, leaks or hazardous materials a	ctivities?
	No	
7.	Aboveground storage tanks (ASTs) or fuel or chemical?	underground storage tanks (USTs) such as those used for utility,
	Not aware.	
8.	Specific chemicals located or stored o	n site in drums, tanks, barrels or sacks?
	Not aware	2

9.	Previous environmental site assessments completed? If yes what were the results? Was there an environmental cleanup?
	Yes, site was clean.
10.	If the property is served by a well or septic system and heating system? Please specify the location and age.
	Connected to municipal services and natural gas furnace.
11.	Dumping of hazardous substances or petroleum products, unidentified waste materials, automotive parts, household garbage, mixed municipal refuse, demolition debris, fill material from an unknown site?
	Not aware of any.
12.	If the neighbouring properties are or have been previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, junkyard or landfill, waste treatment, storage, disposal, processing or recycling facility or photo developing laboratory, etc.?
	The property next door is a gas station. Our soils were previously tested, results were clean.
13.	Do you know of others who may have knowledge of the property?
	No
Addi	tional Comments and Explanations
Phas	e 1 & 2 were previously completed due to the neighboring gas station, all results were clean.
	person completing this report affirms that the above statements and facts are true and correct, based on er current knowledge as of the date completed.
	2023-04-14
Sign	ature of person completing questionnaire Date Completed (YY-MM-DD)



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

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

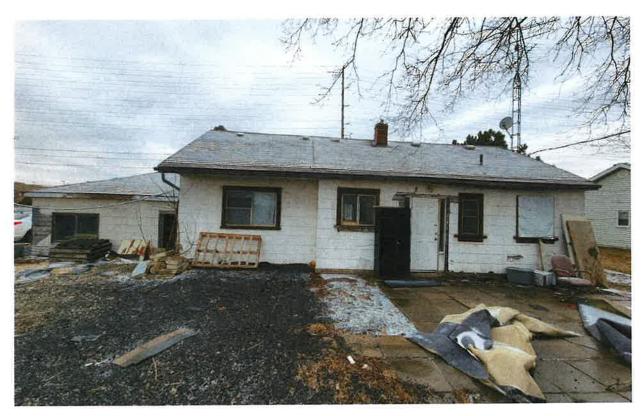
APPENDIX 'K'

SITE PHOTOGRAPHS

REFERENCE NO. 2203-E020



Front view of residential structure located in the northern portion of the subject site (looking southeast)



Southeast view of residential structure located in the northern portion of the subject site (looking northwest)

Tit	itle	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Site	te Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	1 of 13



View of living area on main floor of the residential structure at the subject site (looking southwest)

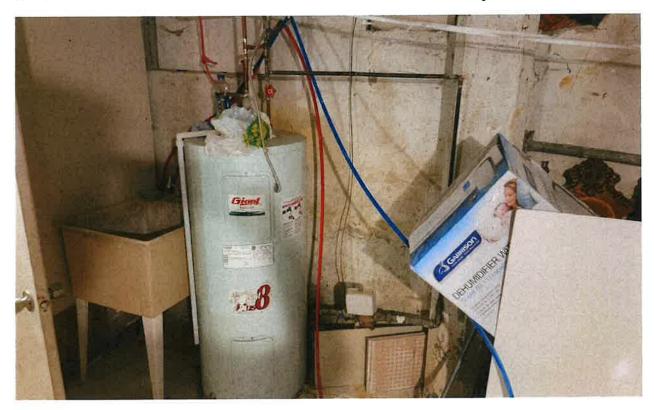


View of kitchen area on main floor of the residential structure at the subject site (looking southeast)

Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Site Photog	raphs Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		March 8, 2023	2 of 13



View of fuel oil AST located in the basement of the house in the northern portion at the subject site



View of water heater in the basement of the house at the subject site

Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Site Photo	Proposed Residential and Commercial Developme Block 176, Plan 43M1484, 376 and 390 Derry Roa West, City of Mississauga		March 8, 2023	3 of 13

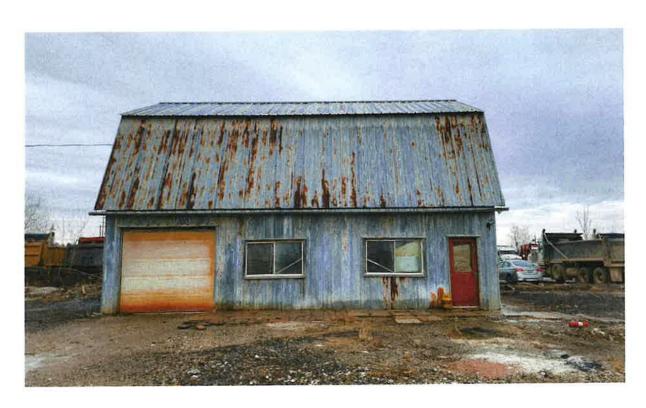


View of attached car garage in the northern portion of the subject site (looking southeast)



Inside view of the attached car garage in the northern portion of the subject site

T	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Si	Site Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		March 8, 2023	4 of 13



View of a shed located in the north-eastern portion of the subject site (looking northeast)



Inside view of the shed located in the north-eastern portion of the subject site

Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Site Photograp	s Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	5 of 13



Front view of residential structure located in the western portion of the subject site (looking east)



Back view of residential structure located in the western portion of the subject site (looking northwest)

Soil Engineers Ltd. Site Pho	Title	Project	Reference No.	Date	Appendix 'K'
	Site Photographs Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		March 8, 2023	6 of 13



View of living room on main floor of the house in the western portion of the subject site (looking north)



View of kitchen on main floor of the house in the western portion of the subject site (looking southeast)

	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd.	Site Photographs Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	7 of 13



View of water heater and furnace in the basement of the house (looking northwest)



View of filler pipe in the basement of the house (looking northwest)

Title	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd.	Site Photographs Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		March 8, 2023	8 of 13



View of the detached car garage in the western portion of the subject site (looking east)



View of the detached car garage in the western portion of the subject site (looking north)

Titl	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd.	Site Photographs Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	9 of 13

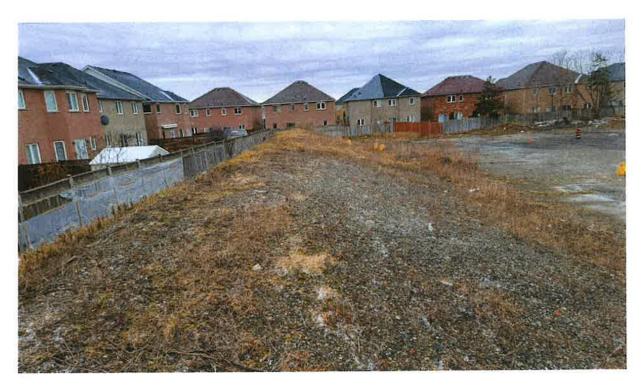


View of stockpile located in the western portion of the subject site (looking northeast)



View of stockpile located in the southern portion of the subject site (looking southeast)

	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. S	Site Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	10 of 13



View of stockpile located in the southeastern portion of the subject site (looking southwest)



View of neighboring properties to the north of the subject site (looking north)

Т	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Si	ite Photographs	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		March 8, 2023	11 of 13



View of neighboring properties to the south of the subject site (looking southeast)



View of adjacent road to the northwest of the subject site (looking southwest)

Title	e l	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd. Site P		Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga		M arch 8, 2023	12 of 13



View of a gas station adjacent to the west of the subject site (looking south)



View of a gas station approximately 179 m to the west of the subject site (looking south)

	Title	Project	Reference No.	Date	Appendix 'K'
Soil Engineers Ltd.		Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West, City of Mississauga	2203-E020	March 8, 2023	13 of 13



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

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

APPENDIX 'L'

TABLE OF CURRENT AND PAST USE

REFERENCE NO. 2203-E020

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

PIN: 13214-0944 (LT) 376 Derry Road West

				יין
		Description of	Property	Other Observations from Aerial Photographs,
Year	Name of Owner	Property Use	Use	Fire Insurance Plans, etc.
2021 - Present	Ballymore (Uptown Meadowvale) Corp., formerly 2799580 Ontario Limited	Vacant		
2018 – 2021	2348793 Ontario Limited and JYR Real			
2017 - 2018	376 Derry Development Inc.			
1983 – 2017	Antonio Finelli, Donato Finelli and Fausto Finelli s		Residential	Based on MPAC report, OBM, Aerial photographs, Occupancy search, interview and site reconnaissance, the
1978 – 1983	John Loncaric, L. Novak, Jane Novak, Max Klahov and Huddy Novak	Residential Property	980 980	subject she had been used for restuential purposes and currently vacant property.
1978 - 1978	William H. Munden			
1955 – 1978	Audrey Hegarty and Hugh Hegarty			
1957 – 1955	Ida C. Smith and William R. Smith			
1943 - 1957	Robert W. Young et ux.			
1940 - 1943	Clara Bell			
1930 - 1940	Charles Haddon Pegg et ux.			
1905 - 1930	William Cyrus Brown			
1896 – 1905	Minnie Williams Brown			
1896 - 1896	Francis J. Brown	امتالانت		
1850 - 1896	Samuel Brown	Property	A arricultural or	Based on historical man the subject site anneared to be
1846 - 1850	William Whitehead et ux.	1 topolity	Other Use	based on majority incompact suc appeared to be used for agricultural mirroses
1842 – 1846	William Fiad		aco ramo	ased for agricultural participation.
1839 - 1842	James Hunter et ux.			
1839 - 1839	Amos Marigold et ux.			
1826 - 1839	John McIntosh et ux.			
Prior to 1826	Crown	Undeveloped Land		

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

PIN: 13214-0078 (LT) 390 Derry Road West

		Description of	Property	Other Observations from Aerial Photographs,
Year	Name of Owner	Property Use	Use	Fire Insurance Plans, etc.
2020 – Present	Ballymore (Uptown Meadowvale) Corp., formerly 2799580 Ontario Limited	Vacant		
2016 - 2020	Firm Capital Mortgage Fund Inc.			
2016 - 2016	390 Derry Development Inc.			Daniel on ODM Acain abote the comments of the contractions of the contraction of the cont
	The Buffalo Group Developments Ltd.,		Decidential	Dascu on ODIM, Actual pilotographs, Occupately scalen,
2012 - 2016	formerly Friends of Pinehurst Lane	Pacidential	Nestuciitiai	interview and site recommassance, are subject site mad
	Company Inc.	Droperty	3	occii usca toi icsiaciitai parposes ana carrenty vacant
2012 - 2012	Eva Di Iorio	Liopeity		property.
1987 - 2012	Paul Di Iorio and Eva Di Iorio			
1964 - 1987	Alfred Hoff and Erika Hoff			
1940 - 1964	Kathleen A. Young and Clara Ball			
1930 - 1940	Charles Hadden Pegg et ux.			
1906 - 1930	William Cyrus Brown			
1896 - 1906	Minnie Williams Brown			
1896 - 1896	Francis J. Brown	Agricultural		
1850 - 1896	Samuel Brown	Property	Agricultural or	Based on historical map, the subject site appeared to be
1839 - 1850	Thomas Brown et ux.		Other Use	used for agricultural purposes.
1839 – 1839	Amos Marigold et ux.			
1826 - 1839	John McIntosh et ux.			
Prior to 1826	Crown	Undeveloped Land		

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

PIN: 13214-0517 (LT)

THE THE PART IN THE	()			
		Description of	Property	Other Observations from Aerial Photographs,
Year	Name of Owner	Property Use	Use	Fire Insurance Plans, etc.
2022 – Present	Ballymore (Uptown Meadowvale) Corp., formerly 2799580 Ontario Limited		Agricultural or Other Use	
1999 – 2022	1368781 Ontario Inc. and 919848 Ontario Inc.			
1993 – 1999	Cesare Diano, Benito Diano, Josephine Diano and 919848 Ontario Inc.			
1990 – 1993	Gulf Spring Properties Inc. and 919848 Ontario Inc.			
1987 – 1990	Gulf Spring Properties Inc.			
1980 – 1987	Frank Diano, Benito Diano and Cesare Diano			Based on OBM, Aerial photographs, Occupancy search,
1979 – 1980	J. Horvat, Katica Baharic, Ivan Baharic and Paul Horvat	Vacant Land		interview and site reconnaissance, the subject site consists of a vacant land.
1977 – 1979	Hydro Culture Canada Limited			
1976 - 1977	Ayrstone Construction Limited			
1972 – 1976	Charles James et ux.			
1970 - 1972	Seel Investments Limited			
1969 – 1970	Peter Wiles Limited			
1968 - 1969	Soccer Holdings Limited			
1065 1068	Arie Pols, Johanna Pols, Adolf Schmid,			
1007	Bross			
1943 – 1965	Kathleen A. Young and Robert W. Young			
1940 - 1943	Clara Ball			Based on historical map, the subject site appeared to be
1930 - 1940	Charles Haddon et ux.			used for agricultural purposes.
1906 - 1930	William Cyrus Brown			
1896 – 1906	Minnie Williams Brown	- Agricultural		
1896 - 1896	Francis J. Brown	Property		
1850 - 1896	Samuel Brown	finder		
1839 - 1850	Thomas Brown et ux.			
1839 - 1839	Amos Marigold et ux.			
1826 – 1839	John McIntosh et ux.			



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

ı			
	Undeveloped	Land	
	2	CIOWII	
	2010+	0701 0	

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

Agriculture or other use

Commercial use

Community use

Institutional use Industrial use

Parkland use

Residential use

2 - when submitting a record of site condition for filing, a copy of this table must be attached
 **Cette publication hautement spécialisée n'est disponible qu'en anglais en vertu du règlement 671/92, qui en exempte l'application de la Loi sur les services en français. Pour obtenir de l'aide en francais, veuillez communiquer avec le ministère de l'Environnement au 1-800-461-6290



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

BARRIE

MISSISSAUGA

OSHAWA

NEWMARKET

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HAMILTON

APPENDIX 'M'

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN TABLE

REFERENCE NO. 2203-E020



Table of areas of potential environmental concern (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Area of potential environmental concern	Location of area of potential environmental concern on phase one property	Potentially contaminating activity ²	Location of PCA (on-site or off-site)	Contaminants of potential concern ³	Media potentially Impacted (Ground water, soil and/or sediment)
APEC 1 (Due to presence of one (1) fuel oil AST in the basement of the residential structure in the northern portion the subject site)	Northern portion of the subject site	28: Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, Metals	Soil
APEC 2 (Due to presence of filler pipe for potential fuel oil AST in the basement of the residential structure in the western portion the subject site)	Western portion of the subject site	28: Gasoline and Associated Products Storage in Fixed Tanks	On-Site	PHCs, BTEX, Metals	Soil
APEC 3 (Due to potential earth fill material of unknown quality in the northem portion of the subject site)	Northern portion of the subject site.	30. Importation of Fill Material of Unknown Quality	On-Site	PHCs, VOCs, PAHs, Metals, AS, Sb, Se, Cr(VI), Hg, CN', SAR, Electrical Conductivity, pH	Soil
APEC 4 (Due to potential earth fill material and/or stockpiled soils of unknown quality in the southern and southeastern portions of the subject site)	Southern and south-eastern portions of the subject site.	30. Importation of Fill Material of Unknown Quality	On-Site	PHCs, VOCs, PAHs, Metals, AS, Sb, Se, Cr(VI), Hg, CN, SAR, Electrical Conductivity, pH	Soil



Table of areas of potential environmental concern (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

Soil	AHs, Soil, Groundwater rans, AHs, Soil Soil		Soil, Groundwater	Soil, Groundwater
PHCs, VOCs, PAHs, Metals, AS, Sb, Se, Cr(VI), Hg, CN', SAR, Electrical Conductivity, pH	PHCs, VOCs, PAHs, Metals, AS, Sb, Se, Dioxins and Furans,	PHCs, VOCs, PAHs, Metals, AS, Sb, Se	PHCs, BTEX, Metals	PHCs, VOCs, PAHs, Metals, AS, Sb, Se, Cr(VI), Hg, pH
On-Site	On-Site	On-Site	Off-Site	Off-Site
30. Importation of Fill Material of Unknown Quality	Other: Spill	Other: Truck/Trailer Parking Area	28: Gasoline and Associated Products Storage in Fixed Tanks	Other: Carwash
Western portion of the subject site.			Western portion of the subject site	Western portion of the subject site
APEC 5 (Due to potential earth fill material and/or stockpiled soils of unknown quality in the western portion of the subject site)	APEC 6 (Due to diesel fuel spill caused by truck fire in the southern portion of the subject site)	APEC 7 (Due to historical cargo truck/trailers parking area located in the southern portion of the subject site)	APEC 8 (Due to presence of a gas station with liquid fuel storage tanks adjacent to the west of the subject site)	APEC 9 (Due to presence of a carwash station adjacent to the west of the subject site)

Notes:

1 - Areas of potential environmental concern means the area on, in or under a phase one property where one or more contaminants are potentially present, as determined through the phase one environmental site assessment, including through,



Table of areas of potential environmental concern (Refer to clause 16(2)(a), Schedule D, O. Reg. 153/04)

(a) identification of past or present uses on, in or under the phase one property, and

(b) identification of potentially contaminating activity.

2 - Potentially contaminating activity means a use or activity set out in Column A of Table 2 of Schedule D that is occurring or has occurred in a phase one study area

3 - When completing this column, identify all contaminants of potential concern using the Method Groups as identified in the

"Protocol for in the Assessment of Properties under Part XV.1 of the Environmental Protection Act, March 9, 2004, amended as of July 1, 2011, as specified

List of Method Groups:

Electrical Conductivity	Cr (VI)	Hg	Methyl Mercury	Low or high pH,	SAR
Metals	As, Sb, Se	Na	B-HWS	Cl-	CN-
PCBs	PAHs	THMs	VOCs	ВТЕХ	Ca, Mg
ABNs	CPs	1,4-Dioxane	Dioxins/Furans, PCDDs/PCDFs	OCs	PHCs

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

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