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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)

DISTRIBUTION

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



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1.0 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	17 T 603646m E 4832376 m N	-
13214-0944 (LT)	Part of Lot 10 Concession 1 WHS Toronto designated as part 1 on, 43R40282; Mississauga; City of Mississauga		376 Derry Road West
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 Meadowvale) Corp., formerly 2799580 Ontario Limited
13214-0944 (LT)	PR3789752	2021	2348793 Ontario Limited and JYR Real Capital Mortgage Investment Corporation	
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 2000 Inc.	346 Derry road West	ON2401500	2000, 2008	252	Approximately 46 m northeast of the subject site
			2018, 2020	252 L	
Derry Village Animal Clinic	7070 Saint Barbara Boulevard	ON4168757	2015	312 P	Approximately 159 m northwest of the subject site
Peel Med Walk-In Clinic		ON7462812	2015, 2018		
Dr. Ghai Dentistry Professional Corporation		ON8533990	2020		
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	Filing 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	450 Derry Road West; Adjacent to the west of the subject site	Active
39178267	FS Liquid Fuel Tank		
39178268			
39178269			
39178270			
64518583	FS Cylinder Exchange		
10372439	FS Gasoline Station	7030 McLaughlin Road; Approximately 179 m west of the subject site	
29982979	FS Gasoline Station		
63326669	FS Liquid Fuel Tank		
63326670			
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	1
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 Road/McLaughlin Road	Municipal Water Approval	1993	Approximately 110 m west of the subject site
1314996 Ontario Limited		Municipal Sewage Approval	1993	
			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 Works Approval	2016	Approximately 128 m northeast of the subject site
Shailtel International Inc.	290 and 298 Derry Road West		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
Suncor Energy Products Partnership	450 Derry Road West	39178269	FS Liquid Fuel Double Wall UST	Gasoline	50000	Adjacent to the west of the subject site
		39178270		Diesel	35000	
		39178267		Gasoline	50000	
		39178268				
n/a		39124201	FS Gasoline Station – Self Serve		n/a	
MAC’s Convenience Stores Inc.	7030 McLaughlin Road	10372439	FS Gasoline Station – Self Serve	Gasoline	46000	Approximately 179 m west of the subject site
		63326669	FS Liquid Fuel Double Wall UST			
		63326670				
		63326671				



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
Petro Canada	450 Derry Road West	2007	Liquid Fuel Double Wall UST	Gasoline	50000	Adjacent to the west of the subject site
				Diesel	35000	
		2008		Gasoline	50000	
				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
ON2401500	Derry Fence 2000 Inc.	346 Derry Road West	252 Waste oils and lubricants	1998, 1999	Approximately 60 m northeast of the subject site
ON2882360				2000-2008	
				2009	
				2010	
				2016	
				2018	
ON4168757	Derry Village Animal Clinic	7070 Saint Barbara Boulevard	312 Pathological wastes	2014	Approximately 159 m northwest of the subject site
				2015	
				2016	
				2016	
ON7462812	Peel Med Walk-In Clinic			2015	
				2016	



Generator #	Generator Name	Address	Waste Classes/Codes and Description	Approval Year	Distance and Direction
ON8533990	Dr. Ghai Dentistry Professional Corporation		312 P Pathological wastes	2018	
				2020	
				2021	
ON4806891	2196240 Ontario Ltd.			2019	
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 Basics	n/a	7070 Saint Barbara Boulevard	Approximately 159 m northwest of the subject site
	15263		

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	211 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	Filing 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	7030 McLaughlin Road	1186800	Service Station – Gasoline, Oil and Natural Gas	Approximately 179 m west of the subject site
Zamzam Esso				

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 farmland in all directions.
1954	Apparent residential structure is observed in the northern portion of the subject site.	Residential structures are observed in north-eastern direction.
1966	Apparent residential structure is observed in the western portion of the subject site.	
1977	Additional structure is observed to the residential structure in the western portion of the subject site.	
1985	Additional structure is observed in the north-eastern portion of the subject site.	Additional residential structures are observed in eastern direction.
1992		
2002	Trucks and trailers are observed in majority portion of the subject site.	Residential structures are observed in southern, south-eastern and south-western directions. Apparent commercial structures beyond roadway are observed in northern and north-western directions.
2012		
2019		
2021		

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)



5.0 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.



6.0 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 north-eastern 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.



7.0 **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.

Fuel Oil Waste Receiver and Waster Generator Record within the Phase One 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 trans-gradient 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.



8.0 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.

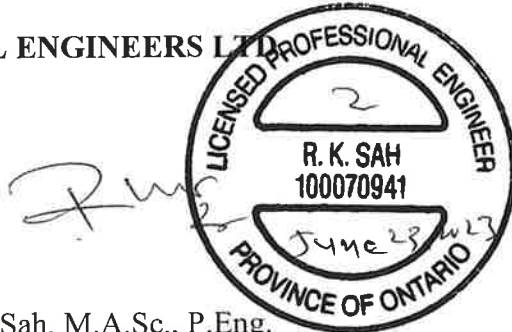
8.4 **Legal Requirements**

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.

SOIL ENGINEERS LTD



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



Arshad Shaikh, P.Eng. QP_{ESA}

RS/AS:rs



9.0 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 Geological 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)



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DRAWINGS

REFERENCE NO. 2203-E020



Subject Site



Soil Engineers Ltd.

Title

Site Location Plan

Project

Proposed Residential and Commercial Development Block 176, Plan 43M-1484, 376 and 390 Dery Road West City of Mississauga

Reference No.

2203-E020

Date

May 01, 2023

Scale

Refer to Plan

Drawing No.

1



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



Subject Site



Soil Engineers Ltd.

Title

Property Index Map

Project

Proposed Residential and Commercial Development Block 176, Plan 43M-1484, 376 and 390 Derry Road West City of Mississauga

Reference No.

2203-E020

Date

May 01, 2023

Scale

See Drawing

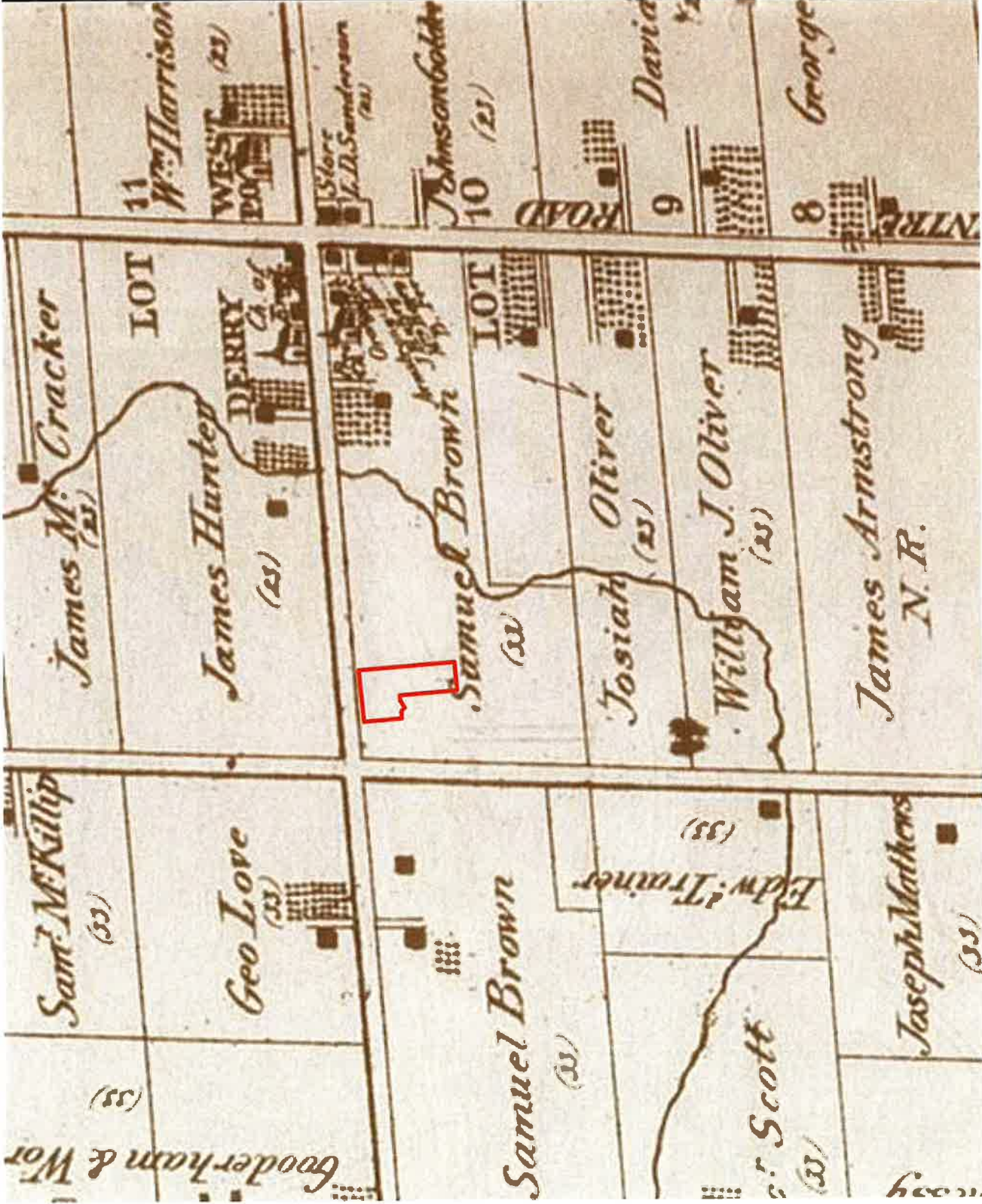
Drawing No.

2



Source: Peel Land Registry Office (No.43)
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 Subject Site



Soil Engineers Ltd.

Title

1877 Historical Map

Project

Proposed Residential and Commercial Development Block 176, Plan 43M-1484, 376 and 390 Derry Road West City of Mississauga

Reference No.

2203-E020

Date

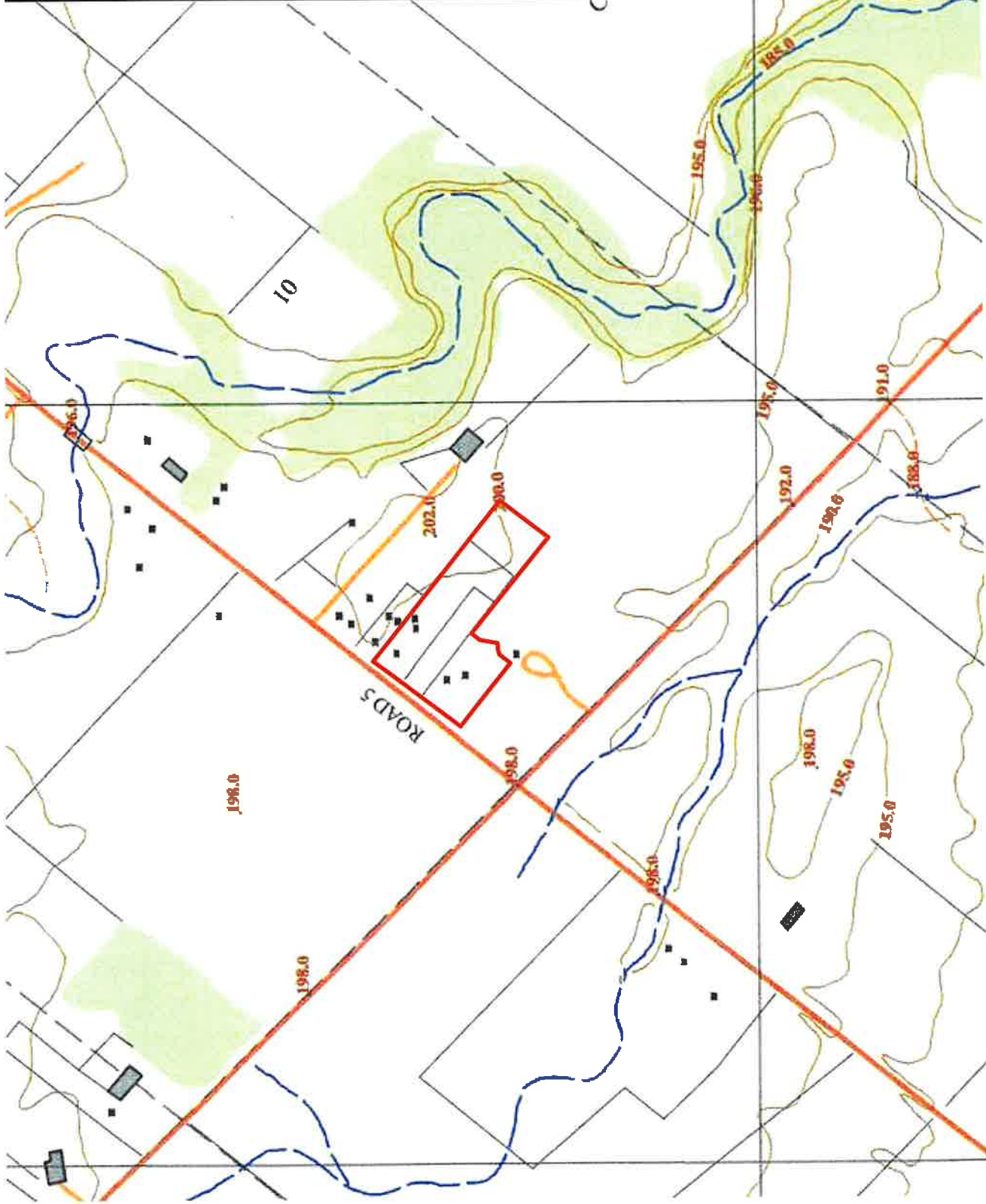
May 01, 2023

Scale

Not to scale

Drawing No.

3



Subject Site





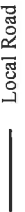
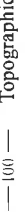




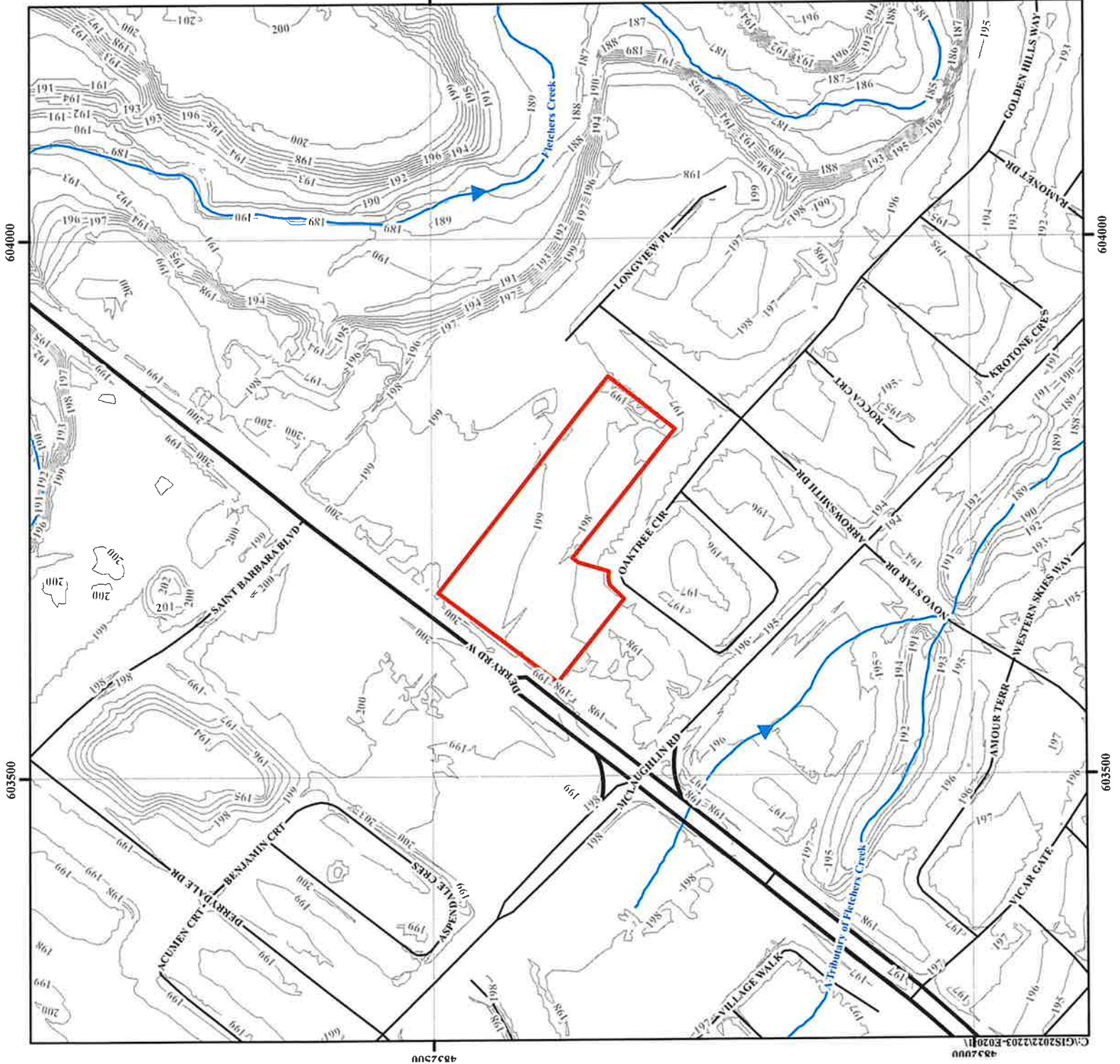
Soil Engineers Ltd.


Title	1982 Ontario Base Map
Project	Proposed Residential and Commercial Development Block 176, Plan 43M-1484, 376 and 390 Derry Road West City of Mississauga
Reference No.	2203-E020
Date	May 01, 2023
Scale	
Refer to Plan	
Drawing No.	4



Source: Soil Engineers Ltd.
 © 2003 Ontario Ministry of Natural Resources

	 Subject Site	 Waterbody	 Major Road	 Local Road	 Topographic Contour (masl)	 Soil Engineers Ltd.	Title: Topographic Map	Project: Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga	Reference No. 2203-E020	Date: May 1, 2023	 Scale: 0 25 50 100 150 200 250 Metres	Drawing No. 5
---	---	--	---	---	---	---	------------------------	--	-------------------------	-------------------	--	---------------





Subject Site

Glaciolacustrine deposits (Silty)
Material: silt and clay, minor sand, basin and quiet water deposits


Halton Till
Material: predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor

Outcrops

Expressway/Freeway

Major Road


Local Road



Soil Engineers Ltd.

Title: Surface Geology Map	
Project: Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga	
Reference No. 2203-E020	
Date: May 1, 2023	
Scale:	0 200 400 600 800 1,000 Metres
Drawing No. 6	





Subject Site


Georgian Bay Fm.; Blue Mountain Fm.; Billings Fm.; Collingwood Mbr.; Eastview Mbr. Rock Description: Shale, limestone, dolostone, siltstone

Queenston Fm. Rock Description: Shale, limestone, dolostone, siltstone

Expressway/Freeway

Major Road

Local Road




Soil Engineers Ltd.

Title: Bedrock Geology Map
Project: Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga
Reference No. 2203-E020
Date: May 1, 2023
Scale: 0 200 400 600 800 1,000 Metres
Drawing No. 7




Source: Ontario Geological Survey, 2011, Miscellaneous Release—Data 126-Revision 1
© Queen's Printer for Ontario, 2022



Subject Site

Watershed Boundary



Soil Engineers Ltd.

Title: Watershed Map

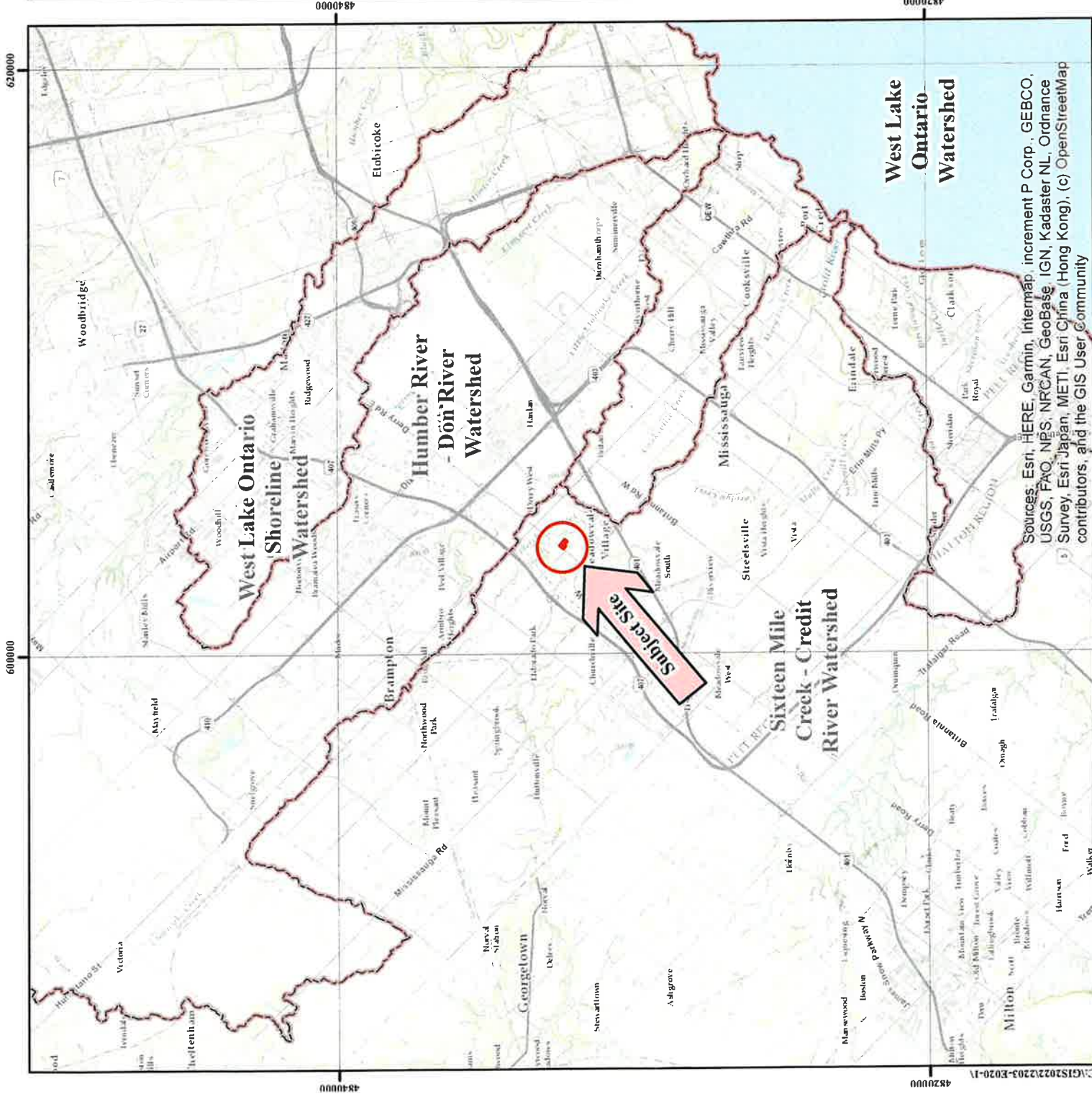
Project:
Proposed Residential and Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.: 2203-E020

Date: May 1, 2023

Scale:
0 2,000 4,000 6,000 8,000 10,000
Metres

Drawing No.: 8



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

Phase One Study Area

Subject Site

Wooded Area

Waterbody

Expressway/Freeway

Major Road

Local Road

Soil Engineers Ltd.

Title: Area of Natural Features and Protection Area Plan

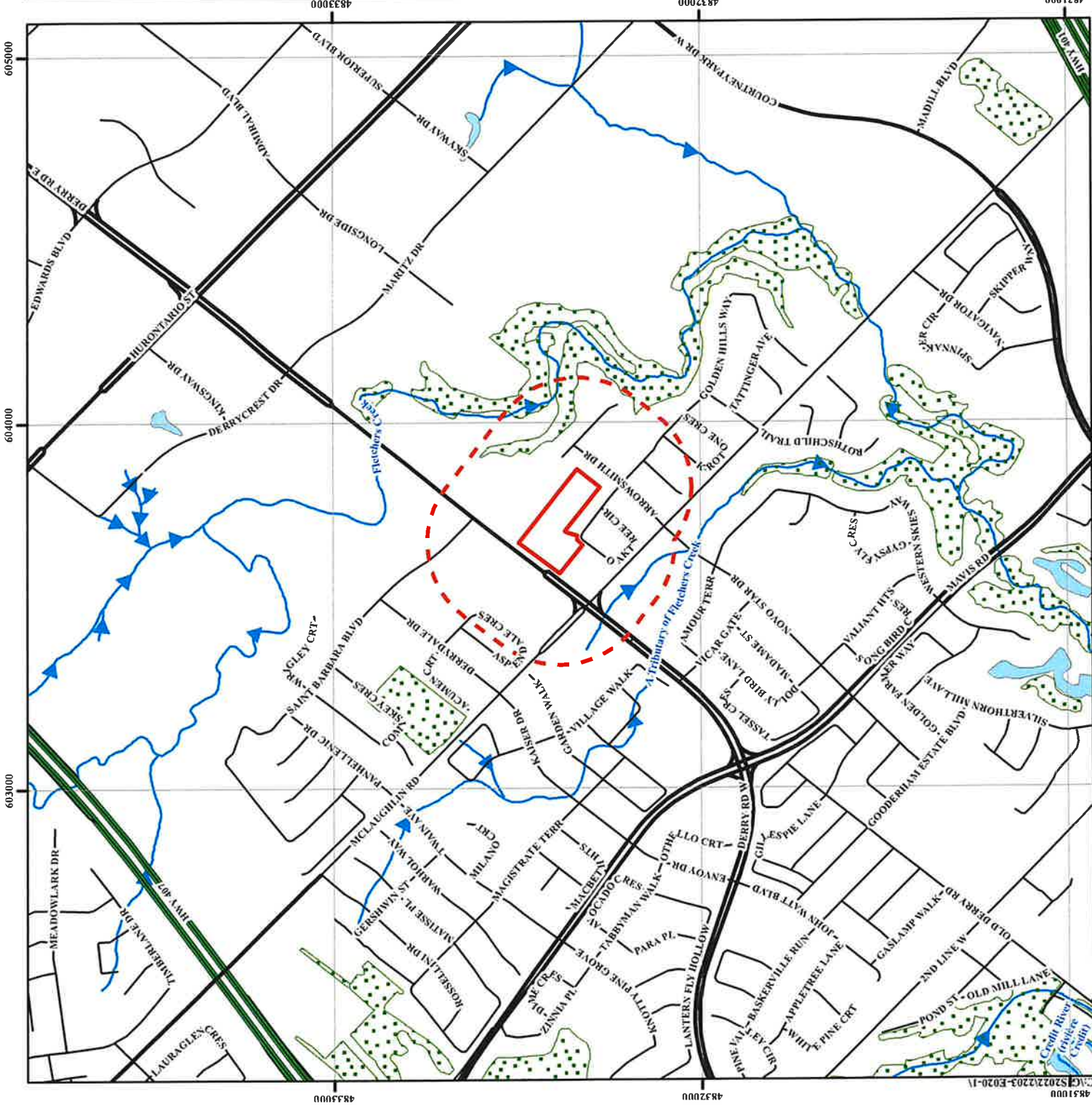
Project: Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga

Reference No. 2203-E020

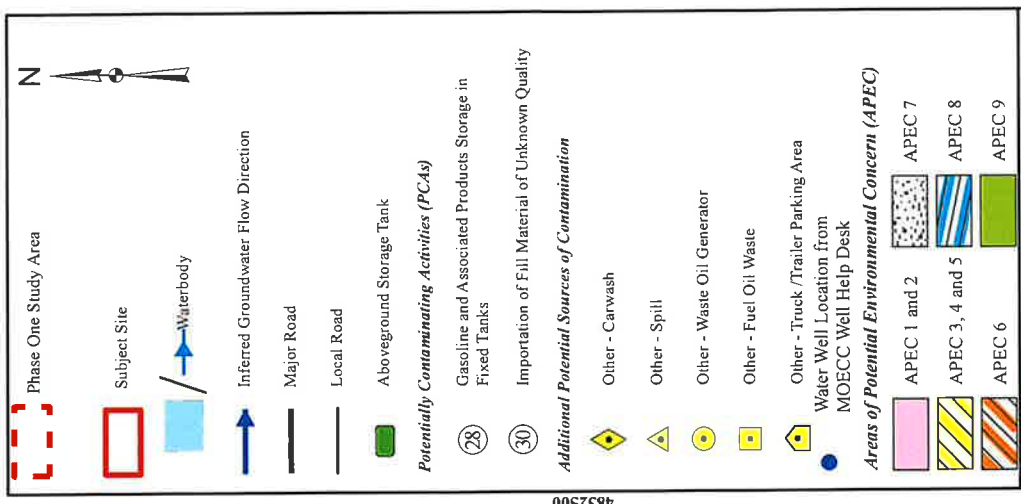
Date: May 1, 2023

Scale: 0 100 200 300 400 500 Metres

Drawing No. 9



Contains information licensed under the Open Government Licence – Ontario, 2022.
 Includes information: Provincial Park, Conservation Reserve, Area of Natural and Scientific Interest, Wetland, Niagara Escarpment Protection Area, Oak Ridges Moraine Conservation and Wilderness Areas
 Source: Ontario Ministry of Natural Resources and Forestry
 © Queen's Printer for Ontario, 2022
 © WFLS - Ontario Wetland Evaluation System



Soil Engineers Ltd.

Title: Phase One Conceptual Site Plan

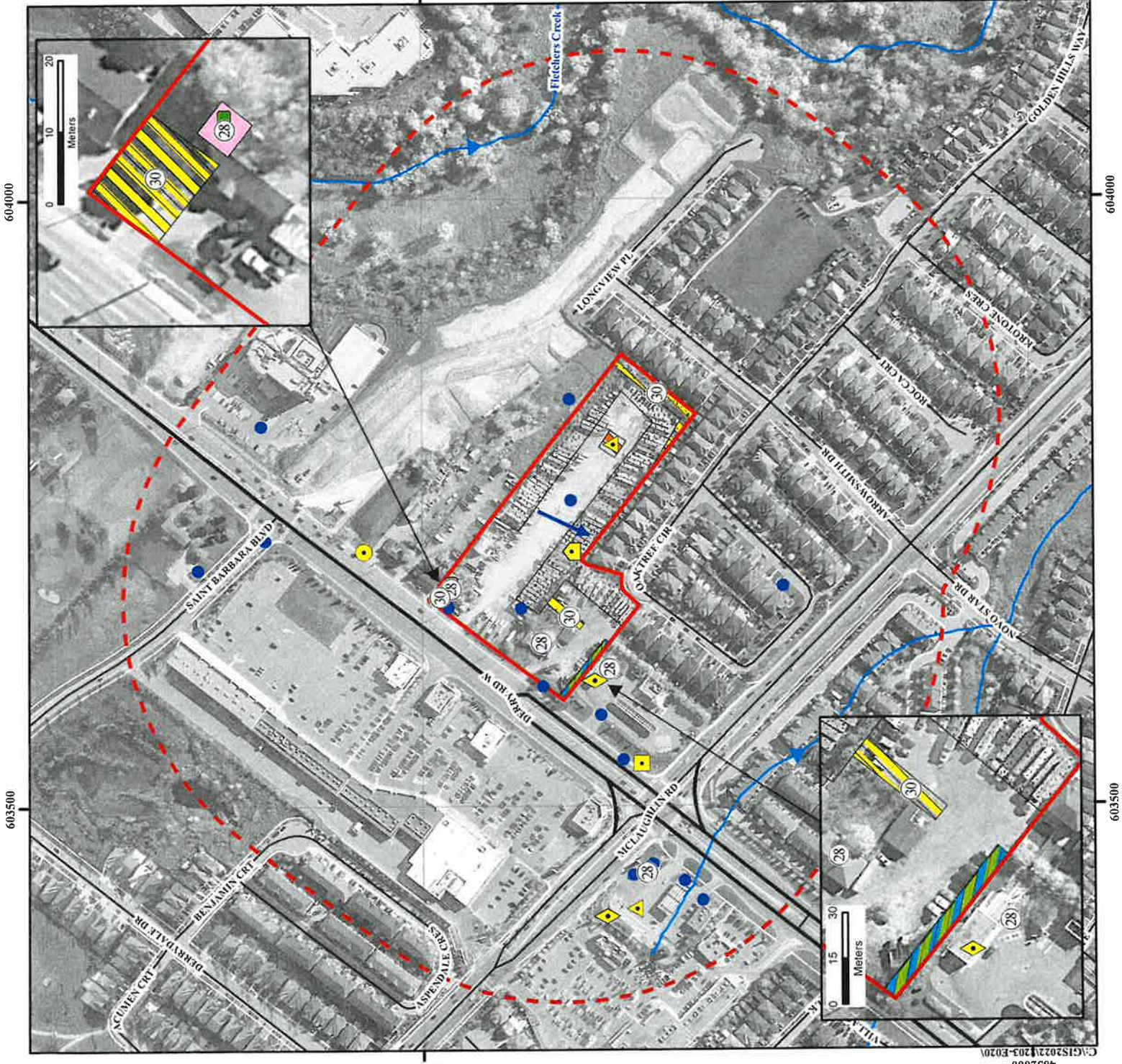
Project:
Proposed Residential and Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No. 2203-E020

Date: May 16, 2023

Scale:
0 20 40 80 120 160 200
Metres

Drawing No. 10



Source: Ontario Ministry of Natural Resources and Forestry
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APPENDIX 'A'

MPAC REPORT

REFERENCE NO. 2203-E020



Residential Primary Structure Report



Purchased Date: 14-03-2022



Property Address: 376 DERRY RD W
Municipality: MISSISSAUGA CITY
Roll Number: 2105040098252000000
Property Code & Description: 125 - Residential development land

Legal Description: CON 1 WHS W PT LOT 10

Last Valid Sale Date (yyyy/mm/dd) 1983-09-01
Last Valid Sale Amount \$209,000

Services:

Hydro	Water	Sanitary	Heating	Air Conditioning
Y - Hydro available	M - Municipal	M - Municipal	FA - Forced Air	No

Lot Details:

Frontage (ft)	Depth (ft)	Site Area
0	-	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

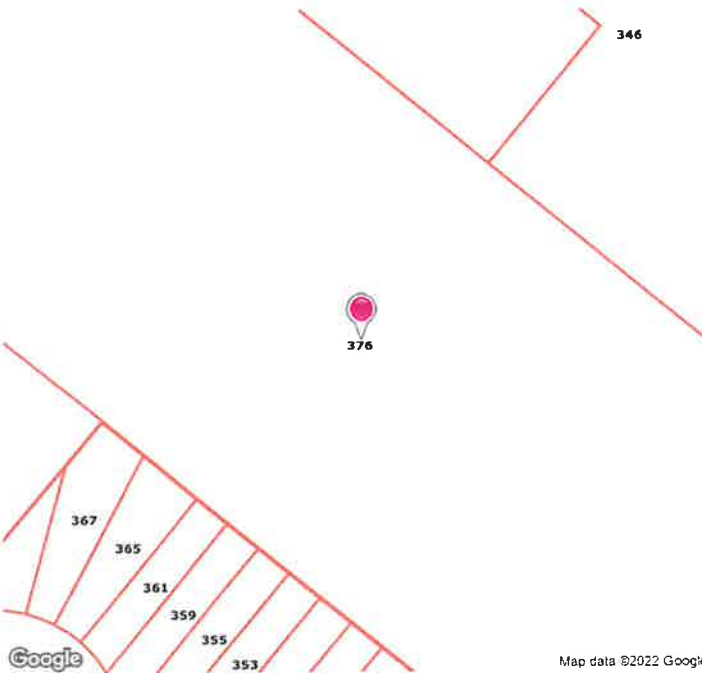
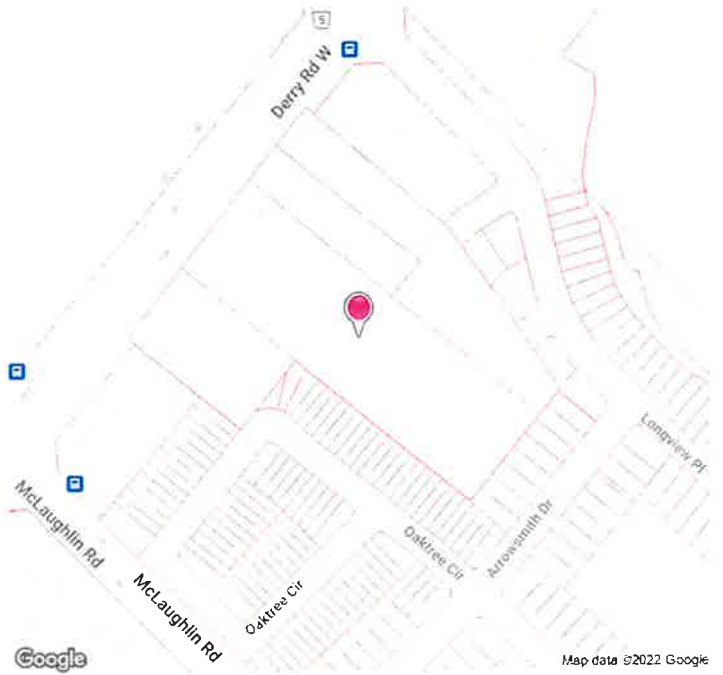
Report Details

Address: 376 DERRY RD W

Province: ON

Municipality: MISSISSAUGA CITY

Postal Code: L5W1N6





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APPENDIX 'B'

ENVIROSCAN REPORT

REFERENCE NO. 2203-E020



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

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

Report Completed By:

Midori

Site Address:

376 Derry Road West, Mississauga, ON

Project No:

22031400208

Opta Order ID:

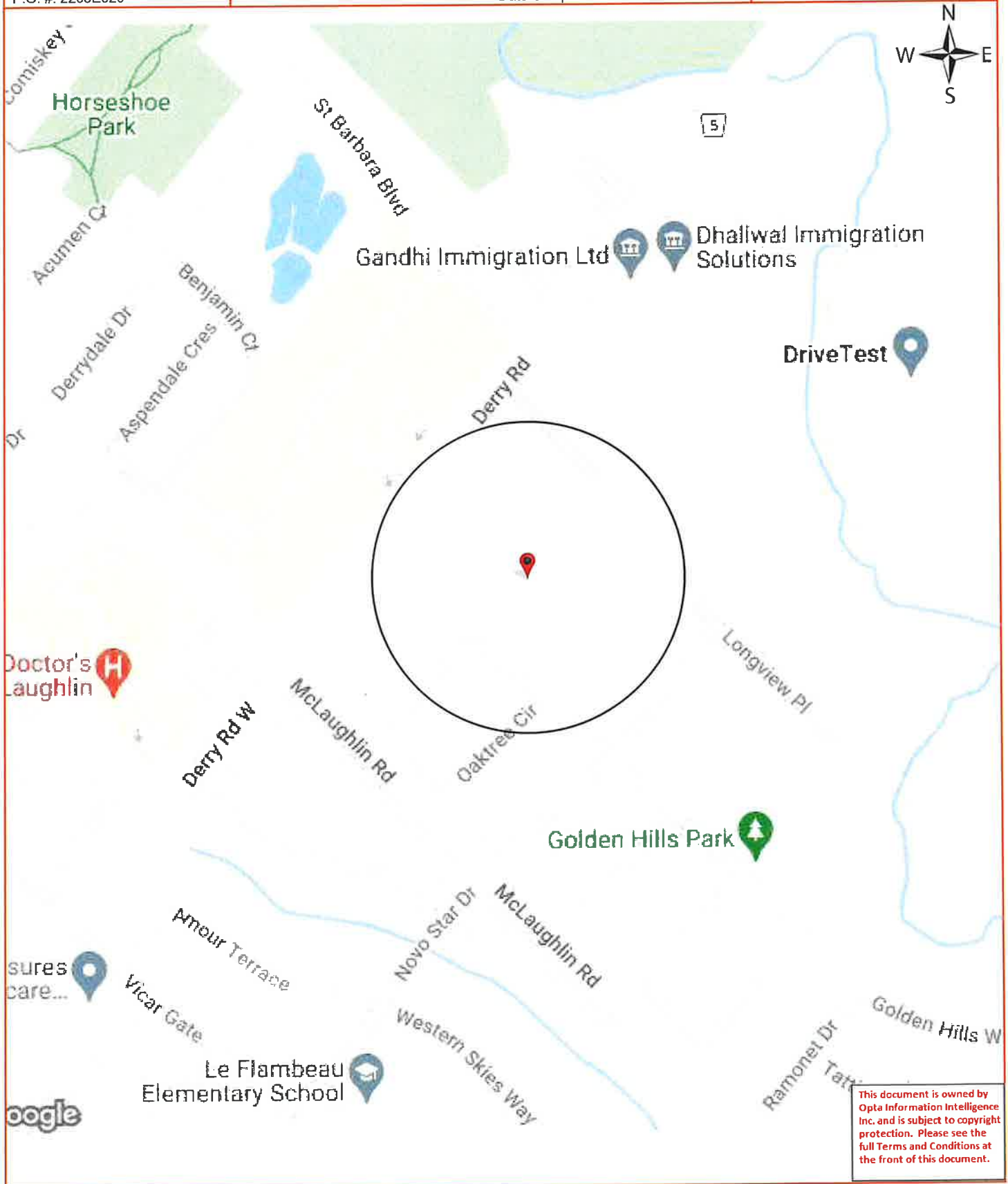
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Requested by:

Eleanor Goolab
ERIS

Date Completed:

3/18/2022 6:40:01 AM



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

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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.

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No Records Found



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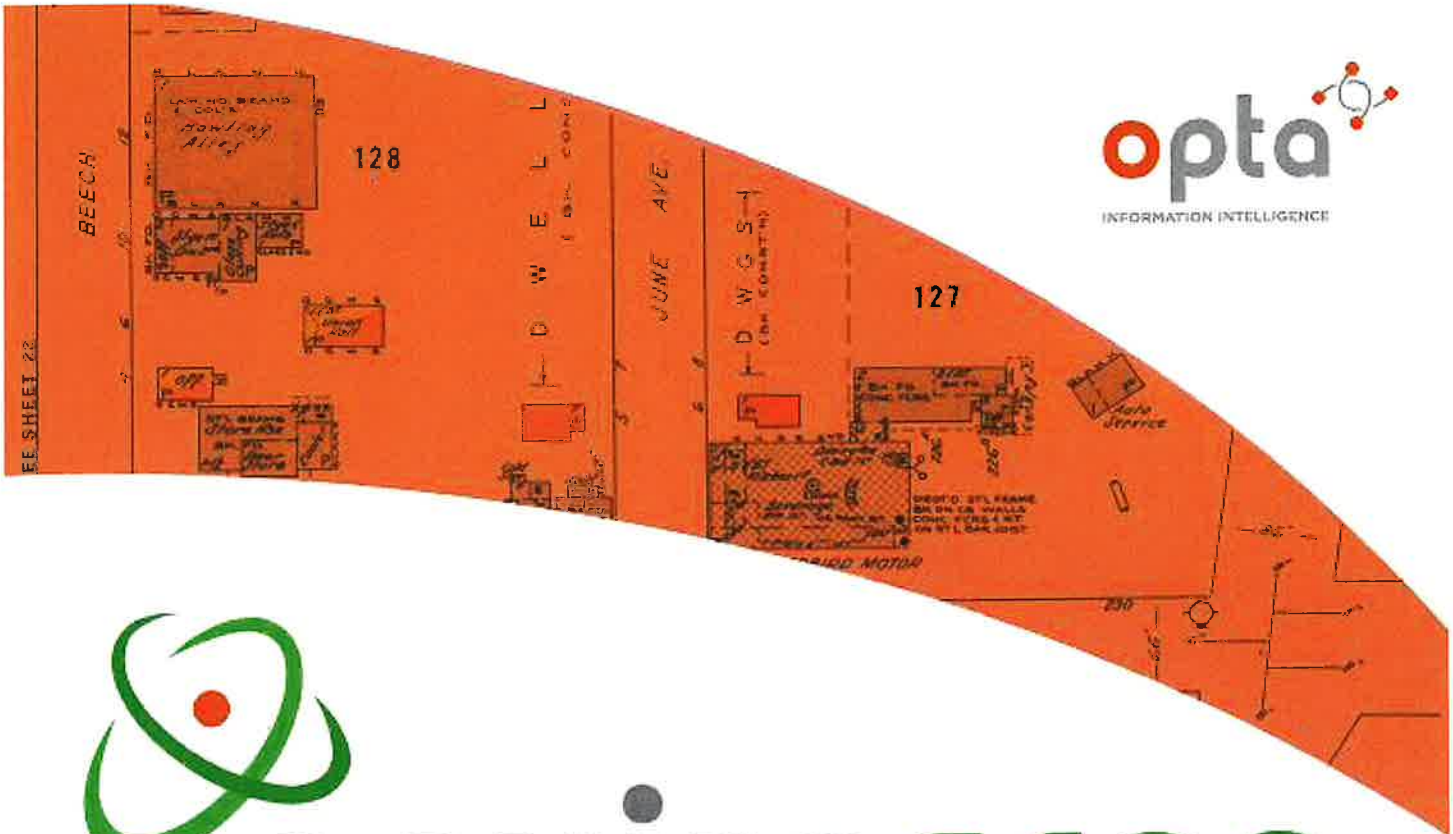
Eleanor Goolab

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enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300

W: www.optaintel.ca

Report Completed By:

Midori

Site Address:

390 Derry Road West, Mississauga, ON

Project No:

23031400096

Opta Order ID:

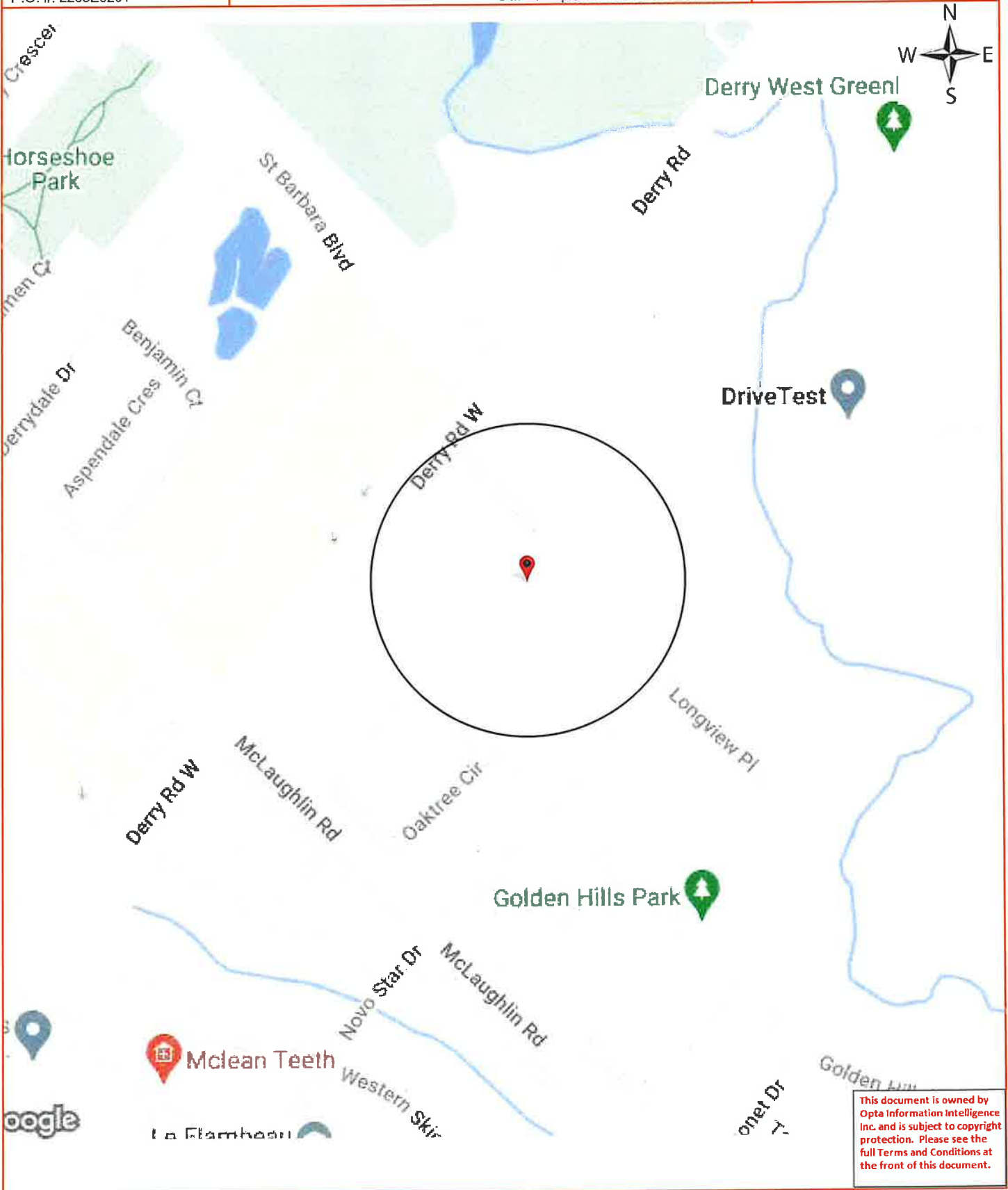
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Requested by:

Eleanor Goolab
ERIS

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3/20/2023 7:45:55 AM



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Governing Document

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

Law

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



175 Commerce Valley Drive W

Markham, Ontario

L3T 7Z3

T: 905 882 6300

Toll Free: 905 882 6300

F: 905.882.6300

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www.optaintel.ca

Page: 4

Project Name: Phase One ESA

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

ENVIROSCAN Report

No Records Found

Requested by:

Eleanor Goolab

Date Completed: 03/20/2023 07:45:55



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APPENDIX 'C'

OWNERSHIP HISTORY

REFERENCE NO. 2203-E020



LAND REGISTRY OFFICE #43

13214-0517 (LT)

ONLAND

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

PROPERTY DESCRIPTION: BLOCK 176, PLAN 43M1484 ; T/W EASE OVER PT LT 10, CONC 1 WHIS(TOR.TWP.) DES PTS 1 TO 4, 43R18000 AS IN LT1161656 ; MISSISSAUGA

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

ESTATE/QUALIFIER: EEE SIMPLE ABSOLUTE
SUBDIVISION FROM 13214-0163
EIN CREATION DATE: 2001/09/18

OWNERS' NAMES: BALLYMORE (UPTOWN MEADOWVALE) CORP.
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
VS248789	1973/02/12	NOTICE				
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R16799	1989/05/03	PLAN REFERENCE				
LT1180450	1990/12/10	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GULF SPRING PROPERTIES INC. 919848 ONTARIO INC.	C
LT1440715	1993/10/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE	C
LT1876037	1998/10/14	NOTICE AGREEMENT		OWNER	THE CORPORATION OF THE CITY OF MISSISSAUGA GREATER TORONTO AIRPORTS AUTHORITY	C
REMARKS: "AS TO 50% INTEREST OF GULF SPRING PROPERTIES INC." "ADDED 99/02/15 C. COOPER"						
CORRECTIONS: "PARTY" CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "OWNER" ON 1998/11/03 BY CATHY PRYDE. "PARTY" ADDED ON 1998/11/03 BY CATHY PRYDE.						
LT1975270	1999/08/11	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST	1368781 ONTARIO INC.	
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR63417	2001/04/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1368781 ONTARIO INC.	THE TORONTO-DOMINION BANK	

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.

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR137930	2001/09/13	PLAN DOCUMENT		919848 ONTARIO INC.		C
43M1484	2001/09/13	PLAN SUBDIVISION		1368781 ONTARIO INC. 919848 ONTARIO INC.		C
PR137931	2001/09/13	APL INH ORDER-LAND		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA 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, 119, BLKS 173, 174, 175, 177, 186 TO 192 ; RESTRICTIONS : LTS 117 TO 125, 128, 130 TO 138		C
PR152004	2001/10/12	NOTICE AGREEMENT		919848 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA AND THE REGIONAL MUNICIPALITY OF PEEL	C
PR152005	2001/10/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK	THE CORPORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEEL	C
PR301078	2002/08/22	DISCH OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK		C
PR4078576	2022/06/30	TRANSFER	\$750,000	1368781 ONTARIO INC. 919848 ONTARIO INC.	2799580 ONTARIO LIMITED	C
PR4197981	2023/05/09	CHARGE	\$3,750,000	2799580 ONTARIO LIMITED	DX FINANCIAL MORTGAGE INVESTMENT CORPORATION 2348793 ONTARIO LTD.	C
PR4205339	2023/05/30	APL CH NAME OWNER		2799580 ONTARIO LIMITED	BALLYMORE (UPTOWN MEADOWVALE) CORP.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 1 OF 2

PREPARED FOR Nicole

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

ONLAND

13214-0944 (LT)

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

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

PROPERTY REMARKS: FOR THE PURPOSE OF THE QUALIFIER THE DATE OF REGISTRATION OF ABSOLUTE TITLE IS 2022/03/18.

ESTATE/QUALIFIER: RECENTLY:
FEE SIMPLE RE-ENTRY FROM 13214-0058

PIN CREATION DATE:
2022/03/18

OWNERS' NAMES: CAPACITY SHARE
BALLYMORE (UPTOWN MEADOWVALE) CORP. ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2022/03/18 **						
**SUBJECT TO SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND *						
** PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 17 AND ESCHEATS OR FORFEITURE **						
** TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE. **						
VS248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR3789752	2021/02/26	TRANS FOWER SALE	\$13,000,000	2348793 ONTARIO LTD.	2799580 ONTARIO LIMITED	C
REMARKS: PR270415.						
PR3789753	2021/02/26	CHARGE	\$9,000,000	2799580 ONTARIO LIMITED	2348793 ONTARIO LIMITED DX FINANCIAL MORTGAGE INVESTMENT CORPORATION CANONE MORTGAGE INVESTMENT CORPORATION	C
43R40282	2022/03/18	PLAN REFERENCE				C
PR4015299	2022/03/18	APL ABSOLUTE TITLE		2799580 ONTARIO LIMITED		C
REMARKS: PR3933174						
PR4024973	2022/04/01	TRANSFER OF CHARGE		DX FINANCIAL MORTGAGE INVESTMENT CORPORATION	CANONE MORTGAGE INVESTMENT CORPORATION DX FINANCIAL MORTGAGE INVESTMENT CORPORATION	C
REMARKS: PR3789753.						
PR4197981	2023/05/09	CHARGE	\$3,750,000	2799580 ONTARIO LIMITED	DX FINANCIAL MORTGAGE INVESTMENT CORPORATION 2348793 ONTARIO LTD.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PAGE 2 OF 2

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13214-0944 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR4205339	2023/05/30	APL CH NAME OWNER		2799580 ONTARIO LIMITED	BALLYMORE (UPTOWN MEADOWVALE) CORP.	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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13214-0078 (LT)

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

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

PROPERTY DESCRIPTION: PT LT 10 CON 1 WMS TORONTO AS IN R01035199 EXCEPT PT 1, 43R18327; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

OWNERS' NAMES
BALLYMORE (UPTOWN MEADOWVALE) COOP.

RECENTLY:
RE-ENTRY FROM 13214-0137

CAPACITY SHARE
ROWN

FIN CREATION DATE:
1999/03/08

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN				
		WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08				
		** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 **				
		**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:				
		** SUBSECTION 4 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.				
		** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.				
		** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.				
		**DATE OF CONVERSION TO LAND TITLES: 1999/03/09 **				
V5248789	1973/02/12	NOTICE				
		REMARKS: AMENDMENT OF TORONTO-HALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER				
R0807025	1987/07/02	TRANSFER			DI IORIO, PAUL DI IORIO, EVA	
		REMARKS: AMENDED BY LT1035199				
R01063878	1994/04/29	CHARGE			THE TORONTO-DOMINION BANK	
LT1967102	1999/07/23	DISCH OF CHARGE				
		REMARKS: RE: R01063878				
LT2057426	2000/03/27	NOTICE				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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13214-0078 (LT)

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

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

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PAGE 3 OF 4

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13214-0078 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3097925	2017/03/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAICONOMOU, LORA PAPAICONOMOU, STEVE	
		REMARKS: PR3097924				
PR3211227	2017/09/29	CHARGE		*** COMPLETELY DELETED *** 390 DERRY 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. 2627235 ONTARIO INC.	
		REMARKS: PR3287963				
PR3345637	2018/07/04	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	
		REMARKS: PR3303881				
PR3366201	2018/08/17	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC. 2646429 ONTARIO INC.	
		REMARKS: PR3345637, PR3303881				
PR3598161	2020/01/09	CHARGE		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC.	
PR3634203	2020/03/31	TRANS POWER SALE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.	2523896 ONTARIO INC.	
		REMARKS: PR2954913, PLANNING ACT STATEMENTS.				
PR3634204	2020/03/31	CHARGE		*** COMPLETELY DELETED *** 2523896 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	
PR3634205	2020/03/31	NO ASSFN RENT GEN		*** COMPLETELY DELETED *** 2523896 ONTARIO INC.	FIRM CAPITAL MORTGAGE FUND INC.	

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PAGE 4 OF 4
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13214-0078 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR336041	2021/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.		
PR4197980	2023/05/09	TRANSFER	\$5,750,000	2523896 ONTARIO INC.	2799580 ONTARIO LIMITED	C
PR4197981	2023/05/09	CHARGE	\$3,750,000	2799580 ONTARIO LIMITED	DX FINANCIAL MORTGAGE INVESTMENT CORPORATION 2348793 ONTARIO LTD.	C
PR4205339	2023/05/30	APL. CH. NAME OWNER		2799580 ONTARIO LIMITED	BALLYMORE (UPTOWN MEADOWVALE) CORP.	C

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LAND REGISTRY OFFICE #43
PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER
13214-0517 (LT)

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

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

PROPERTY 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

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

ESTATE/QUALIFIER: FEE SIMPLE ABSOLUTE
RECENTLY SUBDIVISION FROM 13214-0163
PIN CREATION DATE: 2001/09/18

OWNERS' NAMES: 2799580 ONTARIO LIMITED
CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2001/09/18 **						
V5248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R16799	1989/05/03	PLAN REFERENCE				C
LT1180450	1990/12/10	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GULF SPRING PROPERTIES INC. 919848 ONTARIO INC.	C
LT1440715	1993/10/01	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE	C
REMARKS: "AS TO 50% INTEREST OF GULF 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	C
CORRECTIONS: 'HARTY' CHANGED FROM 'GREATER TORONTO AIRPORTS AUTHORITY' TO 'OWNER' ON 1998/11/03 BY CATHY PRYDE. 'PARTY' CHANGED FROM 'GREATER TORONTO AIRPORTS AUTHORITY' TO 'CATHY PRYDE'.						
LT1975270	1999/08/11	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST	1368781 ONTARIO INC.	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: BEARSON AIRPORT ZONING REGULATION						
PR63417	2001/04/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** 1368781 ONTARIO INC.	THE TORONTO-DOMINION BANK	C

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13214-0517 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CBRT/ CHKD
PR137930	2001/09/13	PLAN DOCUMENT		919848 ONTARIO INC.		C
43M1484	2001/09/13	PLAN SUBDIVISION		1368781 ONTARIO INC. 919848 ONTARIO INC.		C
PR137931	2001/09/13	APL INH ORDER-LAND		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA	TO HYDRO : PT BLK 173 ; TRANS TO	
		REMARKS: DEV.ACT. : LTS 1 TO 171, BLKS 172, 176 & 177 ; CITY : LTS 81, 115, 116, 129, BLKS 173, 174, 175, 177, 186 TO 192 ; RESTRICTIONS : LTS 117 TO 125, 128, 130 TO 138		919848 ONTARIO INC.	THE CORPORATION OF THE CITY OF MISSISSAUGA AND THE REGIONAL MUNICIPALITY OF PEELE	C
PR152004	2001/10/12	NOTICE AGREEMENT		*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK	THE CORPORATION OF THE CITY OF BRAMPTON AND THE REGIONAL MUNICIPALITY OF PEELE	
PR152005	2001/10/12	POSTPONEMENT		*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK		
		REMARKS: PR63417 TO PR152004 RULED OFF BY S. NORMAN; 03/06/24				
PR301078	2002/08/22	DISCH OF CHARGE		*** DELETED AGAINST THIS PROPERTY *** THE TORONTO-DOMINION BANK		
		REMARKS: RE: PR63417				
PR4078576	2022/06/30	TRANSEER	\$750,000	1368781 ONTARIO INC. 919848 ONTARIO INC.	2799580 ONTARIO LIMITED	C
		REMARKS: PLANNING ACT STATEMENTS...				

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0163 (LT)

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

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PROPERTY DESCRIPTION:

PT LOT 10, CON 1 WHSTT; EXCEPT 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

PROPERTY REMARKS:

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

ESTATE/QUALIFIER:

RECENTLY:
DIVISION FROM 13214-0057

EIN CREATION DATE:
2000/09/14

OWNERS' NAMES

919848 ONTARIO INC.
1366781 ONTARIO INC.
CAPACITY SHARE
NC 50%
50% INTEREST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2000/09/14 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2001/09/18. THIS PROPERTY IS NOW SUBDIVIDED INTO THE FOLLOWING PROPERTIES: 13214-0342 TO 13214-0540						
V5248789	1973/02/12	NOTICE				C
REMARKS: AMENDMENT OF TORONTO-WALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
43R16789	1989/05/03	PLAN REFERENCE				C
LT1180450	1990/12/10	TRANSFER	\$2,372,024		GULF SPRING PROPERTIES INC. 919848 ONTARIO INC.	C
LT1440715	1993/10/01	TRANSFER	\$950,000		DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE	C
REMARKS: "AS TO 50% INTEREST OF GULF 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	C
CORRECTIONS: "PARTY" CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "OWNER" ON 1998/11/03 BY CATHY PRYDE. "PARTY" ADDED ON 1998/11/03 BY CATHY PRYDE. "PARTY": GREATER TORONTO AIRPORTS						
LT1975270	1999/08/11	TRANSFER	\$3,600,000		DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST 1366781 ONTARIO INC.	C
LT2057426	2000/03/27	NOTICE			HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA	C
REMARKS: PEARSON AIRPORT ZONING REGULATION						
PR63417	2001/04/03	CHARGE	\$15,000,000		1366781 ONTARIO INC. 919848 ONTARIO INC.	C

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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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13214-0163 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PRI37930	2001/09/13	PLAN DOCUMENT		1368781 ONTARIO INC. 919848 ONTARIO INC.		C
43M1484	2001/09/13	PLAN SUBDIVISION		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF MISSISSAUGA		C
PRI37931	2001/09/13	APL INH ORDER-LAND		REMARKS: DEV.ACT. : LTS 1 TO 171, BLKS 172,176 & 177 ; CITY : LTS 81,115,116,129,BLKS 173,174,175,177,186 TO 192 ; RESTRICTIONS : LTS 117 TO 125,128,130 TO 138	TO HYDRO : PT BLK 173 ; TRANS TO	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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13214-0057 (LT)

PAGE 1 OF 2
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ON 2023/03/31 AT 09:44:41

ONLAND

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

PROPERTY DESCRIPTION: 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 1 WHSTT, PTS 1 TO 4, 43R1800 AS IN LT1161656; (S/T 248789S & TT132864) ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/SUBALIEFER:
FIRST CONVERSION FROM BOOK

PIN CREATION DATE:
1996/11/19

OWNERS' NAMES
919848 ONTARIO INC.
1368781 ONTARIO INC.
CAPACITY SHARE
NC 50%
50% INTEREST

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1996/11/19						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1996/11/18 **						
NOTE: THIS PROPERTY WAS RETIRED ON 2000/09/14. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 13214-0162 TO 13214-0163						
V5248789	1973/02/12	NOTICE		REMARKS: AMENDMENT OF TORONTO-HALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789S 95/11/14 KATHY POWER		C
43R16799	1989/05/03	PLAN REFERENCE				C
LT1180450	1990/12/10	TRANSFER	\$2,372,024	GULF SPRING PROPERTIES INC. 919848 ONTARIO INC.		C
LT1440715	1993/10/01	TRANSFER	\$950,000	DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE		C
REMARKS: "AS TO 50% INTEREST OF GULF 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	C
CORRECTIONS: *PARTY, CHANGED FROM "GREATER TORONTO AIRPORTS AUTHORITY" TO "OWNER" ON 1998/11/03 BY CATHY PRYDE. *PARTY: GREATER TORONTO AIRPORTS AUTHORITY* ADDRSD ON 1998/11/03 BY CATHY PRYDE.						
LT1975270	1999/08/11	TRANSFER	\$3,600,000	DIANO, CESARE DIANO, BENITO DIANO, JOSEPHINE AS TO THEIR 50% INTEREST	1368781 ONTARIO INC.	C
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
REMARKS: REASON AIRPORT ZONING REGULATION						

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



LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0057 (LT)

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

ONLAND

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

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

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

ONLAND

13214-0058 (LT)

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

PT LT 10 CON 1 W/5 TORONTO AS IN R0656531 EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

2799580 ONTARIO LIMITED

RECENTLY:

RE-ENTRY FROM 13214-0128

CAPACITY SHARE

ROWN

PIN CREATION DATE:

1999/03/08

PROPERTY DESCRIPTION:

PT LT 10 CON 1 W/5 TORONTO AS IN R0656531 EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
R0656531	2000/07/29	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	FINELLI, FAUSTO FINELLI, DONATO FINELLI, ANTONIO	C
VS248789	1973/02/12	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA	AVIVA INSURANCE COMPANY OF CANADA	C
	2003/10/07	CHARGE		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

ONLAND

13214-0058 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERY/ CHKD
PR2764320	2015/08/12	DISCH OF CHARGE		FINELLI, FAUSTO *** COMPLETELY DELETED *** AVIVA INSURANCE COMPANY OF CANADA		
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	
PR3101297	2017/03/28	TRANSFER		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	376 DERRY DEVELOPMENT INC.	
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	
PR3101328	2017/03/28	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA		
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		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PAGE 3 OF 4

PREPARED FOR NICOLE

ON 2022/03/14 AT 12:22:23

ONLAND

13214-0058 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3276415	2018/01/26	CHARGE		ROYAL BANK OF CANADA	376 DERRY DEVELOPMENT INC.	
PR3277961	2018/01/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	2348793 ONTARIO LTD. JYR REAL CAPITAL MORTGAGE INVESTMENT CORPORATION	
PR3319066	2018/05/03	CHARGE		*** COMPLETELY DELETED *** JANODEE INVESTMENTS LTD. NORMAN ROSENBERG ENTERPRISES LIMITED REGARD INVESTMENTS LTD.		
PR3417956	2018/12/05	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	2348793 ONTARIO LTD 5F SECONDARY INVESTMENT GROUP INC JYR REAL CAPITAL MIC	
PR3465459	2019/04/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** ROYAL BANK OF CANADA	FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO	
PR3598161	2020/01/09	CHARGE		*** COMPLETELY DELETED *** 2348793 ONTARIO LTD 5F SECONDARY INVESTMENT GROUP INC JYR REAL CAPITAL MIC		
PR3640183	2020/04/16	NOTICE OF LEASE		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC.	
PR3686282	2020/08/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** 376 DERRY DEVELOPMENT INC.	ALLSEASON PROPERTY MANAGEMENT	
PR3686282	2020/08/11	DISCH OF CHARGE		*** COMPLETELY DELETED *** FINELLI, ANTONIO FINELLI, DONATO FINELLI, FAUSTO		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

ONLAND

13214-0058 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3789752	2021/02/26	TRANS POWER SALE	\$13,000,000	2348793 ONTARIO LTD. JYR REAL CAPITAL MORTGAGE INVESTMENT CORPORATION	2799580 ONTARIO LIMITED	C
		REMARKS: PR3274415.				
PR3789753	2021/02/26	CHARGE	\$9,000,000	2799580 ONTARIO LIMITED	2348793 ONTARIO LIMITED DX FINANCIAL MORTGAGE INVESTMENT CORPORATION CANONE MORTGAGE INVESTMENT CORPORATION	C
PR3933174	2021/10/26	NO. APL ABSOLUTE		2799580 ONTARIO LIMITED		C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0128 (R)

ONLAND

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

PROPERTY DESCRIPTION:

PT LT 10 CON 1 WHSTT AS IN R0656531, EXCEPT PTS 2 & 3, 43R18327 ; MISSISSAUGA

PROPERTY REMARKS:

THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT (S) R0656531, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:
PARCELIZED

PIN CREATION DATE:

1996/11/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
	2000/07/29	THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN**				
		WAS REPLACED WITH THE "PIN CREATION DATE" 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				
		FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK				
R0656531	1983/09/09	TRANSFER	\$2		FINELLI, FAUSTO FINELLI, DONATO FINELLI, ANTONIO	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND
REGISTRY
OFFICE #43

PAGE 1 OF 4

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

13214-0078 (LT)

ONLAND

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

PROPERTY DESCRIPTION: PT LT 10 CON 1 WHS TORONTO AS IN R01035199 EXCEPT PT 1, 43R1B327; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

OWNERS' NAMES

2523896 ONTARIO INC.

RECENTLY:

RE-ENTRY FROM 13214-0137

CAPACITY SHARE

PIN CREATION DATE:

1999/03/08

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29		THIS NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN				
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/08						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/08 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO						
** SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/03/09 **						
V5248789	1973/02/12	NOTICE				
REMARKS: AMENDMENT OF TORONTO-MALTON AIRPORT ZONING REGULATIONS LT248789 AMENDED TO READ 248789VS 95/11/14 KATHY POWER						
R0807025	1987/07/02	TRANSFER			DI IORIO, PAUL DI IORIO, EVA	C
REMARKS: AMENDMENT BY LT1035199						
R01063878	1994/04/29	CHARGE			THE TORONTO-DOMINION BANK	
LT1967102	1999/07/23	DISCH OF CHARGE				
REMARKS: RE: R01063878						
LT2057426	2000/03/27	NOTICE				C

HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

ONLAND

13214-0078 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
				TRANSPORT CANADA		
				*** COMPLETELY DELETED *** DI IORIO, EVA	THE TORONTO-DOMINION BANK	
				*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
				*** COMPLETELY DELETED *** DI IORIO, PAUL	DI IORIO, EVA	
				*** COMPLETELY DELETED *** DI IORIO, EVA	THE BUFFALO GROUP DEVELOPMENTS LTD.	
				*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	FRIENDS OF PINEHURST LANE COMPANY INC.	
				*** COMPLETELY DELETED *** FRIENDS OF PINEHURST LANE COMPANY INC.	THE BUFFALO GROUP DEVELOPMENTS LTD.	
				*** COMPLETELY DELETED *** THE BUFFALO GROUP DEVELOPMENTS LTD.	390 DERRY DEVELOPMENT INC.	
				*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	
				*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	FIRM CAPITAL MORTGAGE FUND INC.	
				*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	ZHOU, YI	
				*** COMPLETELY DELETED *** ZHOU, YI		
				*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAICONOMOU, LORA PAPAICONOMOU, STEVE	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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13214-0078 (LT)

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR3097925	2017/03/22	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC.	PAPAIKONOMOU, LORA PAPAIKONOMOU, STEVE	
		REMARKS: PR3097924				
PR3211227	2017/09/29	CHARGE		*** COMPLETELY DELETED *** 390 DERRY 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. 2627235 ONTARIO INC.	
		REMARKS: PR3287963.				
PR3345637	2018/07/04	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	
		REMARKS: PR3303881.				
PR3366201	2018/08/17	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC.	2620094 ONTARIO INC. 2627235 ONTARIO INC. 2638796 ONTARIO INC. 2646429 ONTARIO INC.	
		REMARKS: PR3345637. PR3303881				
PR3598161	2020/01/09	CHARGE		*** COMPLETELY DELETED *** 390 DERRY DEVELOPMENT INC. 376 DERRY DEVELOPMENT INC.	GR MORTGAGE HOLDINGS INC.	
PR3634203	2020/03/31	TRANS POWER SALE	\$3,932,200	FIRM CAPITAL MORTGAGE FUND INC.	2523896 ONTARIO INC.	C
		REMARKS: PR2955013. PLANNING ACT STATEMENTS.				
PR3634204	2020/03/31	CHARGE		*** 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.	
		REMARKS: PR3634204				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND REGISTRY OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

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

13214-0078 (LT)

ONLAND

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
PR3936041	2021/10/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.		
REMARKS: PR3634204.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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LAND
REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13214-0137 (R)

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

ONLAND

PROPERTY DESCRIPTION: PT LT 10 CON 1 WHSTT AS IN RO807025, AS AMENDED BY R01035199 ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) RO807025, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:
PARCELIZED

PIN CREATION DATE:
1996/11/19

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN				
		WAS REPLACED WITH THE "PIN CREATION DATE" 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				
		FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK				
		NOTE: THIS PIN WAS ONCE REG PIN 13214-0078. THIS PROPERTY WAS CONVERTED TO LT ON 1999/03/08 REUSING PIN 13214-0078.				
RO807025	1987/07/02	TRANSFER	\$320,000		DI LORIO, PAUL DI LORIO, EVA	C
		REMARKS: AMENDED BY LT1035199				

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.

Properties

PIN 13214 - 0078 LT *Interest/Estate* Fee Simple
Description PT LT 10 CON 1 WHS TORONTO AS IN RO1035199 EXCEPT PT 1, 43R18327; CITY OF MISSISSAUGA
Address 390 DERRY ROAD WEST
 MISSISSAUGA

Source Instruments

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
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).

Name FIRM CAPITAL MORTGAGE FUND INC.
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.

Transferee(s)*Capacity**Share*

Name 2523896 ONTARIO INC.
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

<i>Registration No.</i>	<i>Date</i>	<i>Type of Instrument</i>
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

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 Signed 2020 03 31
Box 95 TD Centre Transferor(s)
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).

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

Giorgio Nicola Ruggiero 1000-120 Adelaide St. W. acting for Signed 2020 03 31
Toronto Transferee(s)
M5H 3V1

Tel 416-363-2211

Fax 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. Signed 2020 03 31
Toronto
M5H 3V1

Tel 416-363-2211

Fax 416-363-0645

Fees/Taxes/Payment

Statutory Registration Fee	\$65.05
Provincial Land Transfer Tax	\$75,119.00
Total Paid	\$75,184.05

File Number

Transferor Client File Number : 200653 (JF/MSY)

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 13214 - 0078 PT LT 10 CON 1 WHS TORONTO AS IN RO1035199 EXCEPT PT 1, 43R18327;
CITY OF MISSISSAUGA

BY: FIRM CAPITAL MORTGAGE FUND INC.

TO: 2523896 ONTARIO INC.

1. STEVE PAPAICONOMOU

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2523896 ONTARIO INC, described in paragraph(s) ((c)) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposited to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$3,932,200.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$3,932,200.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$3,932,200.00

6. Other remarks and explanations, if necessary.

- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer: Power Of Sale
LRO 43 Registration No. PR3634203 Date: 2020/03/31

B. Property(s): PIN 13214 - 0078 Address 390 DERRY ROAD Assessment -
WEST Roll No
MISSISSAUGA

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 for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Giorgio Nicola Ruggiero
1000-120 Adelaide St. W.
Toronto M5H 3V1

Properties

PIN 13214 - 0058 LT Interest/Estate Fee Simple
 Description PT LT 10 CON 1 WHS TORONTO AS IN RO656531 EXCEPT PTS 2 & 3, 43R18327 ;
 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	Capacity	Share
2799580 ONTARIO LIMITED	Registered Owner	
Address for Service 12840 Yonge Street, Suite 200, Richmond Hill, Ontario L4E 4H1		

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 Vaughan L4J 3M9	acting for Transferor(s)	Signed	2021 02 26
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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).

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 TAX STATEMENTS

In the matter of the conveyance of: 13214 - 0058 PT LT 10 CON 1 WHS TORONTO AS IN RO656531 EXCEPT PTS 2 & 3, 43R18327; MISSISSAUGA

BY: 2348793 ONTARIO LTD.
JYR REAL CAPITAL MORTGAGE INVESTMENT CORPORATION

TO: 2799580 ONTARIO LIMITED Registered Owner

1. LOUIE MORRA AND SHEN ROBERT XU

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2799580 ONTARIO LIMITED described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$4,000,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$9,000,000.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$13,000,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$13,000,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer: Power Of Sale
LRO 43 Registration No. PR3789752 Date: 2021/02/26

B. Property(s): PIN 13214 - 0058 Address 376 DERRY ROAD Assessment -
WEST Roll No
MISSISSAUGA

C. Address for Service: 12840 Yonge Street, Suite 200, Richmond Hill, Ontario L4E 4H1

D. (i) Last Conveyance(s): PIN 13214 - 0058 Registration No. PR3101297
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Sidney Lubelsky
5255 Yonge Street Suite 800
Toronto M2N 6P4

Properties

PIN 13214 - 0517 LT Interest/Estate Fee Simple
 Description BLOCK 176, PLAN 43M1484 ; TW 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 standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEEE (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).

Submitted By

PECK & LUBELSKY LLP

5255 Yonge Street Suite 800
Toronto
M2N 6P4

2022 06 30

Tel 416-223-8811

Fax 416-223-8485

Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$11,475.00
Total Paid	\$11,541.30

File Number

Transferor Client File Number : 63074

Transferee Client File Number : 2763

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 13214 - 0517 BLOCK 176, PLAN 43M1484 ; TW EASE OVER PT LT 10, CONC 1
 WHS(TOR.TWP.) DES PTS 1 TO 4, 43R18000 AS IN LT1161656 ; MISSISSAUGA

BY: 1368781 ONTARIO INC.
 919848 ONTARIO INC.

TO: 2799580 ONTARIO LIMITED

1. LOUIE MORRA

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for 2799580 ONTARIO LIMITED described in paragraph(s) (c) above.
- (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:
 does not contain a single family residence or contains more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$750,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$750,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$750,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
 LRO 43 Registration No. PR4078576 Date: 2022/06/30

B. Property(s): PIN 13214 - 0517 Address OAKTREE CIRCLE Assessment -
 MISSISSAUGA Roll No

C. Address for Service: 12840 Yonge Street, Suite 200, Richmond Hill, Ontario, L4E 4H1

D. (i) Last Conveyance(s): PIN 13214 - 0517 Registration No. LT1975270
 (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Sidney Lubelsky
 5255 Yonge Street Suite 800
 Toronto M2N 6P4

1742

CONCESSION 01 W.H.S.

LOT 10

No. of Mortgages	INSTRUMENT	ITS DATE	DATE OF INCORPORATION	QUANTY	GRANTER	QUANTITY OF LAND	COMMISSIONS OF AMOUNT OF FEE	REMARKS
1006	MORTGAGE	27 Aug 1872	Francis Dundas et ux	Thomas McCallum	586.00	680		
1025	B. AS	24 Aug 1872	12 Sep 1872	Thomas Crafton et ux	Mary A. Henry	50.00		Part of 1 road
1037	B. AS	24 Sep 1872	27 Sep 1872	William Wilson	James Strander	423.66		Assigning No. 487-880
1093	Lease	20 Nov 1872	9 Dec 1872	Francis Dundas	L. D. Sanderson et al	1.00 per annum		
1201	B. AS	22 Apr 1873	21 May 1873	Thomas McCallum	Wm. Ramsay et al	1/84 per		
1309	B. AS	27 Nov 1873	15 Dec 1873	A. H. Hudson et ux	Barnard Fee	300.00		1.1.10.
1560	B. AS	24 Dec 1874	29 Dec 1874	John Tilt et ux	Johathan Haney	300.00		2 roads.
1930	B. S.	16 May 1876	16 May 1876	Francis Dundas et ux	C. W. Armstrong	1675.00		84 per.
1931	MORTGAGE	16 May 1876	16 May 1876	C. W. Armstrong et ux	F. Dundas	175.00		880
2109	B. AS	27 Jan 1877	3 Feb 1877	Francis Dundas	Geo. Wigglesworth	150.00		
2699	D. M.	29 Feb 1879	8 Mar 1879	James Strander	Charles Armstrong			Discharging No. 287-880
2757	D. M.	6 Jun 1879	4 Jul 1879	Geo. Wigglesworth	C. W. Armstrong			Discharging No. 293-880
2805	D. M.	28 Jul 1879	29 Jul 1879	Thomas McCallum	Charles Armstrong			Discharging No. 1006-880
5747	B. C.	26 Jul 1886	22 Jul 1886	Chas. Hunter et al Trustees	Samuel Brown	25.00		Part of 84 per.
5939	B. AS	6 Jan 1887	12 Jan 1887	Charles W. Armstrong et ux	Perry West Presbyterian Church	3350.00		84 per.
5940	MORTGAGE	1 Jan 1887	12 Jan 1887	Samuel Ridler et al	Samuel Ridler et al	2350.00		880
5941	MORTGAGE	8 Feb 1887	12 Jan 1887	Samuel Ridler et al	Chas. W. Armstrong	250.00		880
6700	D. M.	24 Dec 1888	27 Dec 1888	Chas. W. Armstrong	John Smith			Discharging No. 5940-880
6701	B. AS	29 Nov 1888	27 Dec 1888	Samuel Ridler et al	Chas. W. Armstrong et al	2110.00		84 per.
6702	B. AS	24 Dec 1888	27 Dec 1888	Chas. W. Armstrong et ux	Wm. F. Morley	2000.00		84 per.
7060	D. M.	4 Feb 1889	10 Feb 1889	John Smith	Samuel Ridler et al			Discharging No. 5941-880
7060	B. AS	23 Jun 1890	4 Feb 1890	Wm. F. Morley et ux	John A. Huggins	3300.00		84 per.
7244	B. AS	22 Nov 1890	24 Nov 1890	Mary A. Henry	John Moore	400.00		Part of
7466	B. AS	16 Feb 1891	19 Feb 1891	John Moore et ux	Joseph Moore	400.00		Part of
7467	MORTGAGE	16 Feb 1891	19 Feb 1891	Joseph Moore	Agnes Moore	400.00		Part of
7665	MORTGAGE	5 Sep 1891	9 Sep 1891	Agnes Moore (widow)	Agnes Moore (spinster)	400.00		Part of
8543	A. D.	10 Nov 1893	6 Sep 1894	Josiah Oliver	Norman M. Oliver	1.00 & \$250.00 annuity and subject to certain payments etc.		
9037	B. AS	17 Feb 1896	17 Feb 1896	Samuel Brown	Henry A. Brown	1.00 & 40 ac. and O.L.		
9226	B. AS	5 Sep 1896	5 Sep 1896	Samuel Brown (widow)	Francis J. Brown	1.00 & 40 ac. and O.L.		

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25 X 10

32 X 10

25 X 10

25 X 10

0143 0000 0000

No. of INSTRUMENT	INSTRUMENT	ITS DATE	DATE OF REGISTRATION	QUANTITY OF LAND	REMARKS
9227	Lease	5 Sept 1896	11 Sept 1896	Francis J. Brown	Samuel Brown
9306	B.S.	9 Nov 1896	30 Nov 1896	Francis J. Brown	Minnie W. Brown his wife
10116	B.S.	1 Nov 1897	21 Jan 1900	John A. Higgins widow	Eliza M. Odium
11849	Probate	30 Jun 1896	14 Mar 1905	Samuel Brown	Francis J. Brown during his natural life etc. W50 ac. and O.L.
11910	B.S.	10 Mar 1905	17 Apr 1905	Jonathan Meanoy et ux	Jes. Edward Odalum
119346	B.S.	18 Mar 1905	31 May 1905	Josiah Oliver Admr. of Norman M. Oliver Est.	Moble Gillos
11957	B.S.	4 Apr 1905	31 May 1905	Josiah Oliver et al heirs-at-law of Norman M. Oliver Est.	Moble Gillos
12768	Grant	28 Mar 1906	26 Apr 1906	Minnie Williams Brown	William Oyrna Brown
12845	Grant	28 Mar 1906	26 Apr 1906	Minnie Williams Brown	William Oyrna Brown
12986	Grant	28 Mar 1906	26 Apr 1906	Minnie Williams Brown	William Oyrna Brown
13735	Q.C.	25 Nov 1909	21 Dec 1909	Hannah I. Oliver	Moble Gillos
15028	Agreet	6 Jun 1912	17 Jun 1912	Eliza M. Odium widow	Francis Brown
17215	Grant	24 Jul 1915	5 Aug 1915	Eliza M. Odium widow	James E. Knuggs
17216	Grant	24 Jul 1915	5 Aug 1915	Eliza M. Odium et al	James E. Knuggs
17401	Grant	4 Feb 1916	7 Feb 1916	James E. Knuggs	Mary Knuggs wife
18911	Grant	14 Mar 1919	7 Apr 1919	Mary Knuggs widow	George A. McDowell
19235	Q.C.	1 Aug 1919	16 Sep 1919	Francis Brown	George A. McDowell
19236	Grant	16 Aug 1919	16 Sep 1919	George A. McDowell et ux	George Green

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25 X 10

32 X 10

25 X 10

0

0000 0000 0 194

LOT 10 CONCESSION 01 W.H.S.

INSTRUMENT NUMBER	INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	QUANTITY OF LAND	CONSIDERATION	REMARKS
19957	Grant	1 Mar 1920	George Craven et ux	Lawrence G. Jervis et al	107	2000.00	pt
20589	Electn	5 Jul 1921	Willie Brown	Bo Henry A. Brown	107	1.	pt & O.L. Encl 2
21217	Grant	31 May 1921	James P. Treacy et al	J.H. McGonick		200.00	pt
21265	Grant	24 Sep 1921	Lawrence G. Jervis	Albert E. Jervis	1.	1.	pt Et
21266	Grant	10 Oct 1921	Albert E. Jervis et ux	Albert E. Kilpatrick		2000.00	pt Et
21270	Grant	24 Sep 1921	Albert E. Jervis et ux	Albert E. Kilpatrick et ux		666.66	pt Et JUN 30 1929
21273	Grant	24 Sep 1921	Henry H. McGonick et ux	Henry H. McGonick et ux		1200.00	pt Et MAY 31 1937
22224	Grant	22 Nov 1922	Hamish Smith et al	Francis A. Gillen			210003-12787C
22245	Grant	24 Dec 1922	Janet Lynde	Francis A. Gillen			210003-12787C
22646	Grant	4 Dec 1922	Francis A. Gillen	Alberta A. Gray et ux	40.	1.	S.E. pt
22647	Grant	21 Dec 1922	Samuel Beston	James H. McGonick et ux	100	1.	210003-21523 MAY 31 1937
21434	Grant	10 Apr 1929	Albert E. Kilpatrick	et ux Kathleen U. Beamish	pts	1. eto	pts Et
21445	Grant	10 Apr 1929	Albert E. Kilpatrick	John C. Beamish			210003-21523 JUN 30 1937
33402	Grant	23 Nov 1930	Wm. Cyrus Brown	Charles Maddon Pegg	50	1.	July 50 acres of pt
35613	Grant	7 Feb 1934	Agnes Moore et al Mrs. Jos. Moore	Agnes Moore		1	DO Part E.L. & Food. Trees, Consent attached.
33747	Grant	5 Oct 1938	James A. Wedgwood Exor.	Bertha A. Wedgwood		1	DO Part E.L. & Food. Trees. Consent attached.
33770	Grant	1 Mar 1940	Chas. W. Pegg et ux	Gloria Bell	50	2000	DO 1/2 of pt
33827	Grant	9 April 1940	Walter G. Warden et ux	Alice A. Gray et ux	50	2000	DO 1/2 of pt
33828	Grant	28 Mar 1940	Alice A. Gray et ux	Walter G. Warden	40	1	DO 1/2 of pt
43736	Grant	29 Jan 1945	Robert W. Gray	Blanche Exor	50	2000	DO 1/2 of pt
43737	Grant	30 Jan 1945	Clara Bell	Robert W. Gray	50	2000	DO 1/2 of pt
43738	Grant	31 Jan 1945	Walter S. Warden et ux	John L. Brown	16	2000	DO 1/2 of pt
43739	Grant	1 Feb 1945	Blanche Exor et ux	J. L. Brown	16	2000	DO 1/2 of pt
43740	Grant	1 Feb 1945	Henry G. Hatch et ux	Blanche Exor et ux	16	2000	DO 1/2 of pt
43741	Grant	1 June 1945	Blanche G. W. Warden	Henry G. Hatch et ux	16	2000	DO 1/2 of pt
43742	Grant	1 June 1945	Blanche G. W. Warden	Henry G. Hatch et ux	16	2000	DO 1/2 of pt

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TORONTO TOWNSHIP

CONCESSION 01 W.H.S.

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NUMBER	INSTRUMENT	REGISTRATION	DATE	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
73230	Grant	1 Apr 1913	1 Apr 1913	Edwards D. Smith	Blair's M. Smith			9/10 Ac. E.S. as in #48130
74020	Grant	1 May 1913	1 May 1913	Edwards D. Smith	Blair's M. Smith			Blair's M. Smith
74724	Grant	1 Jun 1913	1 Jun 1913	Edwards D. Smith	Blair's M. Smith			Blair's M. Smith
75972	Notice of Expropriation	18 Aug 1913	18 Aug 1913	Dept. of Highways	John L. Donnell			Ac. 10-0-11-12
80152	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80113	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80207	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80328	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80521	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80522	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
81424	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80425	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80729	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80824	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
80925	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12
81070	Grant	1 Apr 1914	1 Apr 1914	John L. Donnell	John L. Donnell			Ac. 10-0-11-12

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NUMBER	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	COMPARISON	REMARKS
95734	24 Aug 1951	16 May 1951	Kenneth A. Stoughton	Kenneth A. Stoughton	Lot 10, concession 01	10/10	for 10/10 concession 01
95600	14 Mar 1956	9 May 1956	Blair British American Oil Company Limited	Blair British American Oil Company Limited	2600 sq ft	2600 sq ft	Sketch attached
97862	30 July 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
97863	27 July 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
10022	15 Nov 1955	5 Jan 1956	W. H. S.	W. H. S.	10/10	10/10	10/10
97703	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101584	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101585	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101586	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101587	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101588	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101589	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101590	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101591	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101592	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101593	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101594	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101595	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101596	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101597	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101598	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101599	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10
101600	27 Jul 1961	1 Aug 1961	W. H. S.	W. H. S.	10/10	10/10	10/10

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CONCESSION 01

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NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA CONVEYED	REMARKS
133407	Grant 1959	2005-11-19		Edward Dubberg John Dubberg	Robert Bonnet, Inc Fred M. Bonnet	7, 1 acre	Sketch with all part tracts in No 57446 including water right in No 57446 1949
133407	MORTGAGE	1959-11-20	1959	Robert Bonnet & John Dubberg	Robert Bonnet, Inc Fred M. Bonnet		
133618	Sec Deposit	No 3878	1959	John Dubberg	Robert Bonnet, Inc Fred M. Bonnet		
133945	MORTGAGE	1959-11-20	1959	John Dubberg	Robert Bonnet, Inc Fred M. Bonnet		
134085	MORTGAGE	1959-11-20	1959	John Dubberg	Robert Bonnet, Inc Fred M. Bonnet		
134988	Grant	1960-05-17	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached
134988	Grant	1960-05-17	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached
134988	Grant	1960-05-17	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached
131030	Grant	1960-05-17	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached
131031	Grant	1960-05-17	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached
131437	Sec Deposit	No 4256	1960	Frank Smith George B. Smith	The Consumers Fuel Company	5.00	Part sketch attached

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NUMBER	INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
633575	Grant	26 Sept. 1967	Eric P. Johnson & L. P. Johnson	Locati Holdings Limited	300 ac. Part as in No. 179551		Subj. to right of center
633845	MORTGAGE	16 Jan. 1967	Edoff, Richard, Alice & Yvonne	Eric P. Johnson & L. P. Johnson	300 ac. Part as in No. 179551		Subj. to right of center
706455	Grant	18 Oct. 1967	South Bering Co. Limited	South Bering Co. Limited	100 ac. Part 8 1/2 ac in No. 136540		
706475	MORTGAGE	3 Nov. 1967	South Bering Co. Limited	South Bering Co. Limited	100 ac. Part 8 1/2 ac in No. 136540		
706475	SETTLEMENT	23 Feb. 1968	South Bering Co. Limited	South Bering Co. Limited	100 ac. Part 8 1/2 ac in No. 136540		
706485	Grant	6 Mar. 1968	Industrial Development Bank	Industrial Development Bank	706475		
713115	Grant	16 Feb. 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		
713115	MORTGAGE	20 Apr. 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		
713115	MORTGAGE	15 Apr. 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		
713115	MORTGAGE	23 Apr. 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		
713115	MORTGAGE	27 May 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		
713115	MORTGAGE	6 June 1968	Richard R. Williams & M. Goodwin	Richard R. Williams & M. Goodwin	100 ac. Part as in No. 136540		

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CONCESSION 01

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NUMBER	INSTRUMENT	DATE OF INSTRUMENT REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
87541VS	MORTGAGE	1968	Mr. Richard Hoff	The Bank of Montreal	7,000.00	Part 2163 in 70	16355 except part
93391VS	MORTGAGE	10 Dec. 1968	Wenivice Development Limited & The Canada Trust Company et al	Devel	11,499,559.00	Part 2163 in 70	16355 except part
95470VS	AVL OR MORTGAGE	9 Dec. 1969	John G. Baker	First National Bank	2,000	2-00-100	DISCHARGED BY No. 13444
99739VS	Avl Plan	17 Feb. 1969	Dept. of Highways	P. 1657-101			
10740VS	MORTGAGE	1969	Richard A. Richardson	Bank			70644 VS 880
10785VS	MORTGAGE	1969	Richard A. Richardson	Bank			70644 VS 880
10786VS	MORTGAGE	1969	Richard A. Richardson	Bank			70644 VS 880
12711VS	Avl	20 Sept. 1969	Loose Holdings Limited	Peter Wilson Limited			2,000 Part 2000 No. 179551
14330VS	MORTGAGE	15 June 1970	South King's Limited	Wilmington			2,000 Part 2000 No. 179551
14793VS	MORTGAGE	5 Aug. 1970	Wilmington	Wilmington			2,000 Part 2000 No. 179551
153523VS	MORTGAGE	16 Oct. 1970	Rayford Investments Limited (Pty) of Ills	Devl Investments Limited			2,000 Part 2000 No. 179551

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INSTRUMENT NUMBER	INSTRUMENT DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONVEYANCE	REMARKS
1945555	4 Jan 1972	Garland Investment Co. Wesley M. Leonard & Marie Williams	Robert R. Williams	508-10	Disposed by 200523 No 153623 US	
1945556	1972	Garland Investment Co. Wesley M. Leonard & Marie Williams	Marie Williams		Disposed by 200523 No 153623 US	
1945557	7 Jan 1972	Bennie Handley	Trust account		Disposed by 200523 No 153623 US	
20374	16 Mar 1971	Dead Investments Limited	Eric Eason Trustee	2005-1	Consigning No 153623 US	
20375	16 Mar 1971	Dead Investments Limited	Eolun Eason Trustee	2005-2	Consigning No 153623 US	
20376	16 Mar 1971	Dead Investments Limited	Charles James Trustee	2005-3	Consigning No 153623 US	
2110205	19 May 1972	Donald Holdings Limited Donald Holdings Limited (P)	Eric Eason		Mounted by 200523 No 153623 US	
2110206	19 May 1972	Donald Holdings Limited - Joseph Donald Holdings Limited (P)	Donald Holdings Limited (P)	15/2/79	Registered by 200523 No 153623 US	
2110207	19 May 1972	Donald Holdings Limited - Joseph Donald Holdings Limited (P)	Donald Holdings Limited (P)	15/2/79	Registered by 200523 No 153623 US	
2110208	19 May 1972	Donald Holdings Limited - Joseph Donald Holdings Limited (P)	Donald Holdings Limited (P)	15/2/79	Registered by 200523 No 153623 US	
2110209	19 May 1972	Donald Holdings Limited - Joseph Donald Holdings Limited (P)	Donald Holdings Limited (P)	15/2/79	Registered by 200523 No 153623 US	

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NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DEBENTURE	CHARGE	AMOUNT	REMARKS
212161	27 Dec 29 1971	29 May 1971	Stock Investments Limited	Edwin Carter trustee		2000 Assigning No 157372 vs. To correct No 205287 vs
213816	7 March 1972	June 1972	Her Majesty The Queen represented by the Minister of Transportation and Communications for the Province of Ontario	Knob Hill Finance Limited	7500.00	Part designated as (part) on plan 138-376
233166	17 Oct 1972	10 Oct 1972	St. Cecilia's Company	Canada Remortgage Co. Company, Trustee	35000.00	Chasin L. 133227-100
237440	31 Oct 1972	27 Oct 1972	Chick Campbell	1971 2074-1000	4131081 4132864 4143207	
243900	13 Nov 1972	29 Nov 1972	John Pelly & Sons	Edward C. Burdough (Trustee) Inc	4128788 4134374 4131030	11 Part for No. 18772
243960	9 Dec 1972	29 Dec 1972	Admiral Burdough	John Pelly & Sons	4134547 4144876	Part for No. 18772
243965	28 Dec 1972	4 Jan 1973	Insurance Co. of North America	John Pelly & Sons		Part for No. 18772
2487915	30 Nov 1972	12 Feb 1973	Amendment of Airport Young Regulations	John Pelly & Sons		Part for No. 18772
253872	14 Nov 1973	27 Nov 1973	Amendment of Airport Young Regulations	John Pelly & Sons		Part for No. 18772
25969	18 Apr 1973	4 May 1973	Amendment of Airport Young Regulations	John Pelly & Sons		Part for No. 18772

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NUMBER	DEFICIENCY INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONVEYANCE	REMARKS
498-856	Refinance Plan		Part 1 - 0:05 ac. Part 2 - 0:007 ac. Part 3 - 0:009 ac. Part 4 - 1:96 ac.				discharge 1971 5205 P&L
1108235-4		15 May 1973	Richard & Deborah Lewis	Guimond & Guimond			discharge 71215 P&L
2108235-4		15 May 1973	Robert & Rosemary Lewis	Guimond & Guimond			discharge 71215 P&L
2693355	Grant	17 May 1973	William J. Snicke & Bette G. Snicke	William R. Snicke & Bette G. Snicke as joint tenants	2000	Part 5 x W. 5/8	discharge as part 4 in 43 R. 856 - by with info per parts 1, 2 and 3 in 43 R. 856 C. of P. in hand
27674715	Deed of Trust MORTGAGE	28 Aug 1973	The Consumers Trust Company	Canada Permanent Trust Company	75200 sq. ft.	W 1/2, 200m 16. 143-227, Part 20, m. 160. 188988, 131000, 131201, 131437, 102, 865, 134, 547, 164896 C. of P.	
23425415	MORTGAGE	28 Sept 1973	William & McKee & Linda McKee	Mary & Robert Herbetts	1900	Part 2 & 3 - W 1/2's - 1600	designated as Part 4 discharge by No. 463338 P&L
2047495	Grant	26 Sept 1973	The Division, The Veterans' Land Act	John L. Hodgins & Marie I. Hodgins as joint tenants	1000 c	Part W 1/2, Beg. in 510 lot 10 where it is situated by the widowed, wife of R. address unknown 10 S 11, Towne, NE 98773 x SE 7 1/2 pg. c. Thence SE 1/4 28-55 1 x S 1000 x SE 1/4 27-57 x NE 75-75 x NW 1/4 27-57 x S 1/4 109-17 1/2 pg. c. sketch attached Subj. to easement in 121030 Subj. to rights Co. 271490	
2654055	Grant	17 May 1973	William J. Snicke & Bette G. Snicke	The Corporation of the County of Red	2000 c	Part 5 x W 5/8	as parts 1, 2, and 3 in 43 R. 856 Planning info

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REGISTRATION NUMBER	INSTRUMENT	REMOVAL DATE	GRANTOR	GRANTEE	COMPTON	LAND AND MEMORANDUM
344914	20 Aug 1945	28 Aug 1945	Dean Frost	H. T. Bunge Construction Division	141118	DISPOSOR BY No. 56653 Part of site of lots (1-6) 68816 except Police Commission Frost's Successor 136840 also changed 182373 PUBL.
344915	20 Aug 1945	28 Aug 1945	Donald W. Frost	Dean Frost	141118	
344916	20 Aug 1945	28 Aug 1945	Marion E. Frost	Dean Frost	141118	
3652105	19 Mar 1945	2 Sept 1945	Charles James PLANTIFF	Peters, Wils, Limited Peters, Wils, & Co. The Queen represented by the Minister of Revenue DEFENDANTS	141118	Applicants debanded & foreclosed under Mort. No. 171227 US. P. 100 to 101 585 Mort. No. 171227 US. P. 100 to 101 585 Mort. No. 171227 US. P. 100 to 101 585 Mort. No. 171227 US. P. 100 to 101 585
3652106	19 Mar 1945	2 Sept 1945	Eric Spitzer PLANTIFF	Trafalgar Investment Limited, Peters Wils, Limited The Canada Trust Company Joseph A. Peters, & Son Majesty in the Right of Ontario represented by the Minister of Revenue DEFENDANTS	141118	Applicants debanded & foreclosed under Mort. No. 159523 US Schedule B. P. 101 to 102 in No. 2103 US. Severely mortgaged to: 311605
3652107	19 Mar 1945	2 Sept 1945	Leal Investments Limited PLANTIFF	Peters Wils, Limited The Canada Trust Company Joseph A. Peters, Eric Spitzer Majesty in the Right of Ontario represented by the Minister of Revenue DEFENDANTS	141118	Applicants debanded & foreclosed under Mort. No. 93397 US Mort. No. 100 in No. 212305 except No. 311605
3652108	19 Mar 1945	2 Sept 1945	Arthur P. Ten PLANTIFF	Peters Wils, Limited Joseph A. Peters, & Son Majesty in the Right of Ontario represented by the Minister of Revenue DEFENDANTS	141118	Applicants debanded & foreclosed under Mort. No. 159372 US Mort. No. 100 in No. 159372 US except 136840 US Mort. No. 131101 Mort. No. 171227 US. P. 101 to 102

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INSTRUMENT NO.	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	COMMISSION NO.	LAND AND REMAINS
38588415	24 Feb. 1976	19 Mar. 1976	Jel Investments Limited	Joseph E. Todd	2007C	part of B. of. area of 7.0 acres description (106.774 ac) Directing to 106.774 ac Part
38588416	20 Mar 1976	19 Mar 1976	Directing to 106.774 ac	Joseph E. Todd	2007C	no judgment of title document as part of B. of. area of 7.0 acres description of same amount 2007C (106.774 ac) B. of.
38588417	11 March 1976	30 April 1976	Carol A. Gentrucht	Angelo Cavello	2007C	part of Ref Way as in 38.148.8 ac.
38588418	15 Sept 1976	13 Oct 1976	Charles James et ut	Angelo Cavello Guappina Cavello as joint tenants 1/2 int Eugenio Cavello - guardian as joint tenants 1/2 int Cavello as joint tenants	2007C	part (38.148 ac) as in 179551 Subj to Right
38588419	29 Sept 1976	13 Oct 1976	limited	Erystheme Construction Limited	2007C	part (38.148 ac) as in 179551 Subj to Right
38588420	21 Sept 1976	13 Oct 1976	Erystheme Construction Limited	Eric Eston In trust	115.00000	part as in 179551 Subj to Right
38588421	6 Oct 1976	18 Oct 1976	DunDonald-Young Holdings Limited	Charles James	2007C	part (38.148 ac) as in 179551 Subj to Right
38588422	17 Jan 1977	18 Jan 1977	W.A. Bang Construction Limited	John D. Hodgins Estate	2007C	part (38.148 ac) as in 179551 Subj to Right
38588423	4 July 1977	4 July 1977	Re: nos. 127119 15. 2413102	Hydroculture Limited John D. Hodgins Estate	2007C	part (38.148 ac) as in 179551 Subj to Right
38588424	28 July 1977	10 Aug 1977	Reconstruction Limited	John D. Hodgins Estate	2007C	part (38.148 ac) as in 179551 Subj to Right
38588425	2 Aug 1977	19 Aug 1977	Treasurer Council	John D. Hodgins Estate	2007C	part (38.148 ac) as in 179551 Subj to Right

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	COMBINATION REG	LAND AND REMARKS
447669	Dist	16 Sept 1977	22 Sept 1977	Insurance's Consent	Hugh McGearty, ex		Pl. No. 91557
447670	MORTGAGE	13 Sept 1977	22 Sept 1977	Andrew Haggarty	Victoria Land Trust Company		16,000.00 Part. B. 10-08' x 77' x 547.50' Ad. 863.5' x 16' part (5 acres) July 16 Decree of 1970. 136.840 P.S.U.
447688	MORTGAGE	6 Oct 1977	26 Sept 1977	Procella Smith	Stump & Smith's Trust		2000.00 - Accounting No. 3387000
447694	MORTGAGE	22 Sept 1977	28 Sept 1977	Hydroculture Limited	Repat Ltd. ('Meylat')		Discharge by # 741564 T. St. D. 7. Land Reg. 1-17
447695	MORTGAGE	23 Sept 1977	28 Sept 1977	Hydroculture Limited	Hydroculture Limited		8400.00 @ Part (38,148 ac) ac in no. 179501 July 22 rights & P.S. ac in no. 179501 July 26 rights & P.S. To discharge no. 338792 P.S.U.
447698	MORTGAGE	25 Sept 1977	4 Oct 1977	Treasurer of Ontario	Andrew Haggarty		2000.00 - Accounting No. 3387000 P.S.U.
447705	MORTGAGE	25 Sept 1977	21 Oct 1977	Victoria Land Trust Company	Victoria Land Trust Company		2000.00 - Accounting No. 3387000 P.S.U.
447706	MORTGAGE	1 Feb 1978	3 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 1 = 0.052 ac, Part 2 = 0.070 ac, Part 3 = 4.973 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447707	MORTGAGE	7 Feb 1978	7 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 4 = 0.071 ac, Part 5 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447708	MORTGAGE	7 Feb 1978	7 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 6 = 0.071 ac, Part 7 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447709	MORTGAGE	7 Feb 1978	20 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 8 = 0.071 ac, Part 9 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447710	MORTGAGE	7 Feb 1978	14 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 10 = 0.071 ac, Part 11 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447711	MORTGAGE	7 Feb 1978	14 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 12 = 0.071 ac, Part 13 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.
447712	MORTGAGE	7 Feb 1978	14 Feb 1978	W. Williams & McKee	W. Williams & McKee		Part 14 = 0.071 ac, Part 15 = 0.071 ac. 2000.00 - Accounting No. 3387000 P.S.U.

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSERVATION ETC.	LAND AND REMAINS
465216	Grant	9 Dec. 1977	22 Feb. 1978	Cather Eston et al.	The Regional Municipality of Hal	5.00	Part designated expt 1.42 on 43R-5565.
465210	DM	16 Jan. 1978	22 Feb. 1978	Yat J. Joo	Green Holdings Limited		Discharge no. 63228165
465211	Grant	25 Jan. 1978	22 Feb. 1978	Cather Eston et al.	Claimant Dutch 2.00		Part designated as part 2 on 43R-5565
465212	MORTGAGE	10 Feb. 1978	22 Feb. 1978	Claimant Dutch 2.00	Incorporated		Part designated as part 3 on 43R-5565
465213	Dequit	24 Feb. 1978	1978	Incorporated	Part designated as pt 3 on 43R-5565		Part 3 on 43R-5565
466359	D-92	30 Dec. 1977	3 March 1978	John Felja and Babia Felja	Angelo Cavallo Sinegquina Cavallo Sinegquina Sinegquina		Discharging no. 24396248
466287	DM	17 Jan. 1978	22 Feb. 1978	3 inid Limited	Small Sinegquina Cavallo		Interest
470054	D-11	24 Nov. 1977	1978	Kathleen M. St. Pierre	Discharged by 1166471		Part 1 on 43R-5565
470279	D-11	3 Apr. 1978	2 June 1978	John H. St. Pierre	Discharge no. 24625		Part 2 on 43R-5565
478869	MORTGAGE	18 Apr. 1978	27 June 1978	Hydroculture Diversa Canada Limited	Canada Imperial Bank of Commerce	500,000	Part on m.n.o. 174551, expt 3 m. course is NW 789.28'
480577	MORTGAGE	27 June 1978	6 July 1978	Harish And Hoka Incorporated	The Toronto Dominion Bank	7.00	Subj. to right 4 B-2 Part designated as pt. 3
481295	MORTGAGE	20 Apr. 1978	12 July 1978	Harish And Hoka Incorporated	Harish And Hoka Incorporated	7,000	Part designated as pt. 3
481950	Grant	10 Apr. 1978	1978	Harish And Hoka Incorporated	Harish And Hoka Incorporated		Discharge no. 63228165
				Harish And Hoka Incorporated	Harish And Hoka Incorporated		Discharge no. 63228165

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
530351	Redemption of fees Certificate 1979	4 July 1979		The Corporation of the City of Mississauga	Edward G. Burkups	\$2.00	Part ss. No. 20243961 VS and 384454 VS.
521978	Grant	12 July 1979	18 July 1979	Mat. Weber, Ltd.	John Samois, Ltd.	\$2.00	Part W 1/2 of W 1/2 (5 ac.) 4 ac. except as in No. 4994445 July. to instrument no. 131031
530802	Deposit	2 Oct. 1979		No. 503830		\$2.00	Part ss. No. 17951 except 3rd course to NW 789 28 July. to right is discharged from No. 478869 any interest or claim in No. 408294 Discharging No. 52798 P.O.L.
531300	A.O.M.	19 Jan. 1979	9 Oct. 1979	Canadian Imperial Bank of Commerce	Hydrothane Energy Canada Limited	\$2.00	3rd course to NW 789 28 July. to right is discharged from No. 478869 any interest or claim in No. 408294 Discharging No. 52798 P.O.L.
531301	Release	16 Jan. 1979	9 Oct. 1979	Raycat Ltd.	Hydrothane Energy Canada Limited	\$1.00	to amend Mtg. 480577
531225	A.M.	9 Oct. 1979	10 Oct. 1979	The Trusts Dominion Bank of Canada	The Trusts Dominion Bank	\$30000	Part as in No. 465241
531726	Agmt	28 Sep. 1979	12 Oct. 1979	Wainish and White Incorporated	Industrial Business Development Bank		Discharging No. 465242 P.O.L.
531727	MORTGAGE	28 Sep. 1979	12 Oct. 1979	Wainish and White Incorporated	Industrial Business Development Bank		to perform Mtg. 480577 in favour of 531727
532547	A.M.	2 Oct. 1979	22 Oct. 1979	Emp. P.O.L.	Emp. P.O.L.	\$1.00	Discharging No. 465242 P.O.L.
532543	Agmt	2 Oct. 1979	22 Oct. 1979	The Trusts Dominion Bank	The Trusts Dominion Bank	\$1.00	to perform Mtg. 480577 in favour of 531727
532975	Cert.	3 Oct. 1979	25 Oct. 1979	M. Warden and Purchasers Act	Old Dominion Limited (O) and Yoshis Onions Limited (Y)		Discharging No. 465242 P.O.L.
534380	Release	31 Oct. 1979	7 Nov. 1979	The Royal Bank of Canada	Hydrothane Energy Canada Limited	\$1.00	any interest or claim No. 418 295 Part (38.148 ac.) as in No. 17951 July. to right
536109	Grant	12 Jan. 1979	28 Nov. 1979	Hydrothane Energy Canada	Hydrothane Energy Canada	\$2.00	

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	COMMERCIAL OR RESIDENTIAL	LAND AND REMARKS
536110	M.M.	20 Feb 1979	20 Nov 1979	Joyce A. Clippett	J.P. Holdings Limited		Discharging M. 505298. Padd.
536111	M.M.	19 Jan 1979	20 Nov 1979	John H. Smith	Hydrocarbon Services Canada Limited		Discharging M. 633865. PADD.
538043	M. Lien	17 Dec 1979	17 Dec 1979	Eugen Witka Design and Carpentry	Witka and Witka Inc., Federal Business Development Bank, Toronto		\$1,3,600.00 part designated as pt. 3 or 432-5565.
538044	M. Lien	17 Dec 1979	17 Dec 1979	Eugen Witka Design and Carpentry	Witka and Witka Inc., Federal Business Development Bank, Toronto		Part designated as pt. 3 or 432-5565.
540248	Cont.	01 Feb. 1980	01 Feb. 1980	Eugen Witka Design and Carpentry (P)	Witka and Witka Incorporated (P)		\$50 commercial action for 49,000 w. lien on part designated as pt. 3 or 432-5548.
540249	Cont.	01 Feb. 1980	03 Feb. 1980	Eugen Witka Design and Carpentry (P)	Witka and Witka Incorporated (P)		\$50 commercial action for 49,000 w. lien on part designated as pt. 3 or 432-5548.
552295	MORTGAGE	27 June 1980	4 July 1980	Joyce Warrant, 50% Witka Babine + Jean Babine, 50% int. as part trust Paul Warrant, Trust part	Joseph A. DeAngelis, 10000 part (38,148 sq) as part 2 Deans, Trust 2 Deans + Bruce Dixon		Discharging M. 533865. Part 3 or 432-5548.
560779	MORTGAGE	30 Oct. 1980	30 Oct. 1980	Witka and Witka Incorporated	Minister Wainick		Part 3 or 432-5548.
56633	M.M.	14 Dec 1980	17 Dec 1980	John Dylstra	John Grant		Discharging M. 533865. PADD.

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONVEYANCE ETC.	LAND AND REMARKS
579234	Agmt 1980	30 Jan 1981	Eugen R. Hubka	Miroslav Hainisch	1.00	To Tashpene V. Liens 538043 & 538044 and Cont'd action nos 542243 & 542244 in favour of Hige No 560119. Part wa as in no. 284799 vs. except p.p.c. re Coanor Bag W.L. Spence SE 10' of KNE 891713 X SE 7.0' to p.p.c. Suly. to easment as in no. 131030. Suly. to agree't as in no. 57440. Part wa Suly. to easment as in no. 574719.
576718	Grant	30 04 81	HOOGINS, Marie L.	OIORIO, Paul OIORIO, Eva a.o.j.t.	2.00	
576719	MORT.	30 04 81	OIORIO, Paul OIORIO, Eva	HOOGINS, Marie L.	2.00	DISCHARGED BY ASSESSOR LAND REG. 576719
579286	Grant	28 05 81	HORVAT, Jozsef BATORIC, Patricia BATORIC, Dora in trust a.o. to 56% int.	Hold. On Development Ltd. Bony On Development Ltd. 40543 Ontario St. Road Co-Benancy	2.00	Part as in no. 179551 (98.448 acres) Suly. to right
579287	MORT.	28 05 81	Hold. On Development Ltd. Bony On Development Ltd. 40543 Ontario St. Road Co-Benancy	Dominion Bank	2.00	Part as in no. 179551
579662	Agmt	02 11 81	EXTON, Eric	HOOGINS ON Development Ltd. CARRON Investments Ltd. NAN Rykers Holdings Ltd. c.o.b. as 406 Derry Road E. Benancy PAUL Horvat Investments Ltd. H.H. HORVAT, Paul personally	2.00	To amend & extend mtg. no. 408797 until 1. Dec. 1981.

Continued on following page

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LOT 10 CONCESSION / W.H.S. PAGE NO. 33

Toronto Imp.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONVEYANCE ETC.	LAND AND REMAINS
594662	combined			BAHORIC, Ivan BAHORIC, Katica Third Part		
606294 A.M.		13-01-82	SAMUEL, George B. FARHING, Margaret HEAD, Jean	SAMUEL, George B. Brennatt	Discharged by # 741564 in st. Dep. Land Reg. 417	Assigning no. 3581000
610224	Grant	01-06-82	CAVALLIO, Angelo CAVALLIO, Giuseppe 1/2 interest as of st. CAVALLIO, Susanna CAVALLIO, Spadina as of st. interest	CAVALLIO, Angelo CAVALLIO, Susanna as of st.	500 200	Part designated as pt. 1 on 43 p. 2204 by. wild pt. of way over pt. 2 & 3 on 43 p. 2204 until dedicated.
610231	Grant	01-06-82	MCNEE, William J. R.	CAVALLIO, Susanna CAVALLIO, Susanna as of st.	500 200	Part common at 1/4. Hence: d. e. 17. 10. 8 Th. e. 1825. 9. 1. d. e. 10. 1 d. e. 304. 47. x. d. e. 89. 42 Th. e. 195. 95. x. Th. d. 207. 39. d. d. 216. 89. 46. paper. 19. with rights on 2010. 15. Share & 1/2 part pts. 2 & 3 on 43 p. 2204 until assumed as pt. public highway. Part. 2204. 10. 60. 2. 1
610233	Grant	01-06-82	CAVALLIO, Susanna CAVALLIO, Susanna	Asks, between of st. 1/2 Discharged by # 709217 Asst. Dep. Land Reg. 42		
610234	Dis of Assignment of Table	16-10-82	The Royal Bank of Canada			No discharge 38862545
43210418	Reference plan		part 8 705.2 m ² part 11 751.5 m ² part 14 201.01 2006 m ² part 17 1308 m ² part 20 7042 m ² part 23 21.1 m ² part 26 1884 m ²	Part 9 - 386.6 m ² part 12 622.7 m ² part 15 938.4 m ² part 18 1659 m ² part 21 5125 m ² part 24 280.7 m ² part 27 324.6 m ²	Part 10 204.7 m ² part 13 760.8 m ² part 16 1186 m ² part 19 504.9 m ² part 22 6288 m ² part 25 2301 m ² d. o. b.	

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LOT 10 CONCESSION / *[Signature]* PAGE NO. 86

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSTITUTION ETC.	LAND AND REMARKS
656300	<i>[Signature]</i> Discharged by # 656301	07-09-88	08-14-88	FATHERS, STANLEY, & SONS, INC. 1000 W. 10th St. Wichita, KS 67202	AMERICAN NATIONAL BANK	1000 W. 10th St. Wichita, KS 67202	under Power of sale on 5/27/27 pt designated as pt 3 on 4/22/5565. #18211 Raymond L. HESEUS James W. a. Thomas
66294	grant	07-11-83		Federal Business Development Bank	KATHNIKOS John In trust		
66396	Discharged by # 66397 ASST. DIR. LAND REG.	07-11-83		KATHNIKOS John	community trust See Hhd		
66617	grant	09-12-83		ELM Tree Holdings, Inc. Hhd	SEVENSON Holdings Hhd		pt 2/4. (2/22/95) See on in Community pt 4 thence S.W. 1/8. 544 SE 1/2. 206. 4. 3. W. 681. 7. 4 SW 203. 15. pt 3. thence SW 1040. 4. SE 1/2. 122. 7. 4 NE 8. 91. 4. NW 6. 38. 4. NE 1030. 13. 4. NW 122. 4. 46 to pt 2. Same is except 13684.0
67251	Discharged by # 67252	07-02-84		ALBERT, David O.	ALBERT, David O.		Re. No. 663293. Part designated as pt. 3 on 43R-5565

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONVEYANCE USE	LAND AND REMARKS
4391122	W. Plan	15-09-84	15-09-84	Robert J. Kabanowski, Steve J. Todorowski, KARRHWEILER	part The Regional Municipality of Peel		pt designated as PLS H. on 639741. Area 2.32 ac.
4381139	R. Plan	30-05-84	30-05-84				PT. 1 = 2.225 ac. ac. 663294 PT. 2 = 0.846 ac. ac. 663294 PT. 3 = 1.360 ac. ac. 663294
680401	Mort.	05-07-84	05-07-84	KALLILKAS, John	THE Toronto Dominion Bank		1st Mortgage on 663294. Discharged by 710307.
679644	Mort.	19-07-84	19-07-84	CANALES, Angela	The Toronto Dominion Bank		1st Mortgage on 663294. Discharged by 710307.
698847	Grant	07-09-84	07-09-84	Frost, Alan Frost, John	440635 Ontario Ltd.		1st Mortgage on 663294. Discharged by 710307.
698848	Grant	07-09-84	07-09-84	Frost, Alan Frost, John	440635 Ontario Ltd.		1st Mortgage on 663294. Discharged by 710307.
901171	Grant	12-12-84	12-12-84	440635 ONTARIO LTD.	KALLILKAS, John in Trust		Part 1/2 of 1/2 (1.666) ac. area. 2.32 ac. on 663294.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
702731	Part of Judgment for Purchase	21 01 85	21 01 85	SC0	AYASTONE Construction Ltd. CANADIAN Imperial Bank of Commerce HORVAT, Josip BAHRIC, Nedica BAHRIC, Ivan HOLD-ON Developments Ltd. CARRY-ON Investments Ltd. FRAN Balovic Holdings Ltd. PAUL Horvat Investments Ltd. HORVAT, Paul 405413 ONTARIO Ltd. DE ANGELIS, Joseph A. DIANO, Frank DIANO, Benito DIANO, Cesare a sub. as ITAL FONDI International		Part. as in No. 179,051. (38.148 aas) subject to right
714953	Tax Assess Cent.	29 04 85	29 05 85		CITY of Mississauga	1568183 Pt. 00	controlled access - Highway Designation Part 1 - please see document
719216	A.M. DISCHARGED BY ASST. DEPT. LAND REVD.	04 07 85	04 07 85	TRUST, Alex	GATE, Wagon GATE, Wagon GATE, Wagon note - 151,000.00		Part. No. 072,848 Part. 072 of W.A. (new), seen through witness 151,000.00
722915	Treasurer's Recd.	09 08 85	09 08 85		CITY of Mississauga		Part. as in No. 577,086

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LOT 10 CONCESSION 1 WMS.

CONCESSION NO.	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONVEYANCE REF. NO.	LAND AND REMARKS
139-12782	R. Plan	26 08 85					Pt. 1 - 95600 - 1871 m ² Pt. 2 - 95600 - 1518 m ² Pt. 3 - 35809 vs. 358 m ² Pt. 4 - 95600 - 205 m ²
135159	Map	14 11 85		Kallimikos Fishon	The Grant of the order of Toronto (Canada)	1000000	① Pt. 1 - Same as except as in 701171 ② pt. designated as pt 3 on 438-8845.
144-211	Chart	03-03-86		KINGB Hill Service Ltd.	PEM-CANADA Inc.		Lot 1 is designated as Lot 2 on 438-1732 of H. Johnson.
147918	ordin Council	03-04-86		Ontario			Pt. of designated as pt 1 on P-2002-94 lot sketch attached. See document ② Pt. of designated as pt 3 a bond in hand filed
749525	Tax Ordinance Cancellation Certificate	21 04 86			CITY of Mississauga		Pt. as in no. 579286 redeemed by City of Mississauga who has a lien upon the land pursuant to Section 4 of the Municipal Tax Act. Ont.

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ABSTRACT INDEX

LOT 10 CONCESSION / W.H.S. MISSISSAUGA

REGISTRATION NUMBER	INSTRUMENT	ACQUISITION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
71925	MOB	05-09-86	PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB		11,500.00	Plat of 1/2 of lot 10, 100' x 100' (10/15/85) except as in 191514 (10/15/85)
			PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB			(PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB) to 1/2 abou
			PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB			(PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB) to 1/2 abou
			PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB			(PIERRE-LUDOVIC, SIMONINI-CARNEVALE, ROB) to 1/2 abou
			818840			
71028	Grant	26-09-86	KALLINIKOS, JOHN	High Tech Prod. Inc.	as adv. on 11/86	Plat 1-2 as in 733759 O. reg. 10/17/80
71029	Grant	26-09-86	High Tech Prod. Inc.	KALLINIKOS, JOHN	665,000.00	Plat 1-2 as in 733759 O. reg. 10/17/80
			Discharged by # 921042	Asst. Dep. Land Reg.	110868	Plat 1-2 as in 733759 O. reg. 10/17/80
71030	Grant	26-09-86	High Tech Prod. Inc.	High Tech Prod. Inc.	as adv. on 11/86	Plat 1-2 as in 733759 O. reg. 10/17/80
71031	A.M.	26-09-86	KARTRAKOS, JOHN	Community Trust Co. Ltd.		Plat 1-2 as in 733759 O. reg. 10/17/80
			Discharged by # 921042	Asst. Dep. Land Reg.	900000	Plat 1-2 as in 733759 O. reg. 10/17/80
71032	Grant	11-05-87	High Tech Prod. Inc.	High Tech Prod. Inc.	115,000.00	Plat 1-2 as in 733759 O. reg. 10/17/80
			Discharged by # 921042	Asst. Dep. Land Reg.	900000	Plat 1-2 as in 733759 O. reg. 10/17/80
601025	Grant	02-01-87	Hoff, SAUND	DI Jorio, PAUL		Plat 1-2 as in 166885
			Hoff, SAUND	DI Jorio, PAUL		Successor plat in Common Nat. Alliance S.F. 166885

FORM ID-3-TM

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ABSTRACT INDEX

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LOT 10 CONCESSION 14145 MISSISSAUGA

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
801026	Mort	08-01-87	Pi Tasio Paul Pierfrancesco	The Tasio Domestic Trust	30,000.00	Ph 100-10-11-88 except p. 10 in Comm what there is of 10-15 p. 10
80709	P. H.	08-01-87	Edward T. Tasio	Domestic Trust	30,000.00	Ph 100-10-11-88
801028	P. plan	10-01-87		Discharged by # 801026		Ph 1- 110309 - 1.5.80ac Ph 2- 110309 - 0.006ac Disch. by # 801026 to assist in purchase of land in public highway purpose
810013	By. New 20-87	30-07-87	The Regional Municipality of Peel			Part of 1/2 of 11/2 05-11-1975 (11/25/85) save & except part in 130840
810014	Mort	10-08-87	Pierfrancesco, Gianni Pierfrancesco, Rosina Pierfrancesco, Benito Pierfrancesco, Marina	NO Investments In Trust	35,000.00	Pierfrancesco, Giannini Pierfrancesco, Rosina 1/2 of 1/2 of 1/2 share Pierfrancesco, Benito Pierfrancesco, Marina 50% interest each Remaining 1/2 interest
80710005	Refinance Plan	11-19-87		Discharged by # 952347 Assn. Prop. Land Reg. 10-10-87		Ph 100-10-11-88 Ph 2- 110309 - 1.5.80ac Ph 3- 110309 - 0.006ac Disch. by # 801026 to assist in purchase of land in public highway purpose

FORM NO. 3-116 CONTINUED ON PAGE

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PAGE NO. 42 ABSTRACT INDEX LOT 10 CONCESSION 1 W/H/S

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE BY FORM 753A	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
830645	Mort	30 12 87	DIANO, Frank DIANO, Benito DIANO, Cesario	Gulf Spring Properties Inc.		pt. as in 703731 (179551) only to right
830646	Mort.	30 12 87	Gulf Spring Properties Inc.	DIANO, Frank DIANO, Benito DIANO, Cesario	\$48,048.00	pt. as in 703731 (179551) only to right
830647	Mort	30 12 87	Gulf Spring Properties Inc.	DIANO, Frank DIANO, Benito DIANO, Cesario	\$99,593.00	pt. as in 703731 (179551) only to right
830648	Mort	30 12 87	DIANO, Frank DIANO, Benito DIANO, Cesario	The Royal Bank of Canada	\$5000.00	pt. E. & S. & W. & N. on sec 1 & 2 & 3 on 43R-11522
850326	Grant	14 07 1988	MCKEE William Robert McKee Linda Ann	CAVALLO Angelo		part designated as part 4 on 43R 856
854327	Mort	14 07 1988	CAVALLO Angelo	The Toronto-Dominion Bank	\$50,000.00	part designated as part 4 on 43R 856
879151	Mort	16 01 89	Discharged by # 89106107	Financial Imperial Bank of Commerce Gulf Spring Properties Inc.	\$400,000.00	part and 2nd part in 311615 part and 2nd part in 311615 Application Land Titles 0468-03-462 Part designated as pcs 1 & 2 on attached print, Subj to easement re: 132864, Subj to R of W re: 132864

FORM 10 - 3-14 CONTINUED ON PAGE

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ORIGINALLY:

and Parcel : 10-1
Section: 43-Tor. Twp. 1 MHS

PARCEL REGISTER

PAGE 1

PARCEL 10-1
SECTION 43-Tor. Twp. 1
MHS



LAND TITLES DIVISION OF PEEL
ESTATE: FEE SIMPLE

TITLE: ABSOLUTE
SUBJECT TO: THE RESERVATIONS, LIMITATIONS, PROVISIONS AND CONDITIONS EXPRESSED IN THE GRANT FROM THE CROWN, AS VARIED BY STATUTE, THE OVERRIDING PROVISIONS OF THE LAND TITLES ACT AND OF ANY OTHER ACT, AND THE ENCUMBRANCES RECORDED BELOW.

SUBJECT TO SUBSEQUENT ENTRIES THIS PARCEL COMPRISES THE FOLLOWING LAND

LEGAL DESCRIPTION: In the City of Mississauga, in the Regional Municipality of Peel, being composed of part of Lot 10, in Concession 1, West of Hurontario Street, of the Geographic 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,

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT, ETC)	CONSIDERATION ETC	LAND - REMARKS - SIGNATURE
248789VS	Notice	12 02 73		Airport Zoning Regulations Amendments		
830646	Mortgage	30 12 87	DIANO, Frank DIANO, Benito DIANO, Cesar		43,669,048.00	
04648-43-432-Application		YR. MTH. DAY 89-05-03		BOG-SPRING PROPERTIES INC. PROPERTY		
43R-18000		90 08 03				 SENIOR DEPUTY LAND REGISTRAR
L11161656	Transfer	90 10 02	THE REGIONAL MUNICIPALITY OF PEEL	PARTS 1, 2, 3 and 4 Part of Lot 10, Concession 1, West of Hurontario Street, designated as Parts 1, 2, 3 and 4, Plan 43R-18000, subject to right-of-way/as in	\$33,500.00	PARTS 1, 2, 3 and 4 <i>DiDio Ron</i> Part of Lot 10, Concession 1, West of Hurontario Street, designated as Parts 1, 2, 3 and 4, Plan 43R-18000, subject to right-of-way/as in
L11161656	Transfer of Charge	90 11 09	THE BANK OF NOVA SCOTIA	Part of Lot 10, Concession 1, West of Hurontario Street, designated as Parts 1 and 2, Plan 43R-16799, save and except Parts 1, 2, 3 and 4, Plan 43R-18000.		L11161656, now entered as Parcel 10-2, Section 43-Tor, Twp. 1 MHS.  REGISTRAR

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PARCEL REGISTER

43-TOR TWP 1 MHS

SECTION

10-1

PARCEL

PAGE 2

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE (YY MM DD)	GRANTOR	GRANTEE (APPLICANT, CAUTIONER, CLAIMANT, ETC)	CONSIDERATION ETC	LAND - REMARKS - SIGNATURE
43R-18240		90 11 27				PART 1
LT1180449	Cherry	90 12 10		919848 ONTARIO LIMITED	\$1,075,000.00	<i>Barbelle SA</i> Part of Lot 10, Concession 1, West of Hurontario Street, designated as PARTS 1 and 2 on Plan 43R-16799, subject to an easement over PARTS 1, 2, 3 and 4 on 43R-18000.
Deleted under LT1440714						
LT1180450	Transfer	90 12 10		GULF SPRING PROPERTIES INC as to a 50% interest 919848 ONTARIO INC as to a 50% interest	\$2,372,024.00	<i>Barbelle SA</i> Part of Lot 10, Concession 1, West of Hurontario Street, designated as PARTS 1 and 2 on Plan 43R-16799, subject to an easement over PARTS 1, 2, 3 and 4 on 43R-18000.
LT1219350	Transfer of Charge	91 05 17		DIANO, Frank DIANO, Benito DIANO, Cesare		<i>Progress</i> 830646
LT1219351	Transfer of Charge	91 05 17		BANCA COMMERCIALE ITALIANA OF CANADA		<i>Progress</i> 830646
LT1286692	Transfer	92 01 03		THE REGIONAL MUNICIPALITY OF PEEL	\$23,270.00	<i>Progress</i> Part of Lot 10, Concession 1, West of Hurontario Street, designated as Part 1, Plan 43R-18240, now entered as Parcel 10-3, Section 43-TOR, TWP. 1 MHS.
LT1395141	Notice	93 03 16		BANCA COMMERCIALE ITALIANA OF CANADA		<i>Progress</i> 830646
LT1395142	Postponement	93 03 16				<i>McFadyen ADK</i> LT1180449 to LT1395141
LT1440715	Transfer	93 10 01		DIANO, Cesare DIANO, Benito DIANO, Josephine	\$950,000.00	<i>McFadyen ADK</i> As to 50% interest of GULF SPRING PROPERTIES INC. Part of Lot 10, Concession 1, West of Hurontario Street, designated as Parts 1 and 2, Plan 43R-16799 save and except Parts 1, 2, 3 and 4, Plan 43R-18000 and save and except Part 1, Plan 43R-18240, now entered as Parcel 10-4, Section 43-TOR, TWP. 1 MHS.
				Parcel Closed		<i>ADP</i>

FORM L75-3

CONTINUED ON PAGE

**Parcel Register
Registre des parcelles**

PARCEL: 10-1
Originally: SECTION: 43-TOR.TMP.-1 (M.H.S.)
Description d'origine

Parcelles Division of
Division d'immatriculation
des droits immobilières de
PEEL (NO. 43)

PARCEL: 10-1
SECTION: 43-TOR.TMP.-1 (M.H.S.)
Estate in Fee Simple with an Absolute Title
Domaine en fief simple à titre absolu

Subject to subsequent entries this parcel comprises the following land
Sous réserve des inscriptions subséquentes, cette parcelle se compose du bien-fonds suivant

LEGAL DESCRIPTION: PART OF LOT 10, Concession 1, West of Hurontario Street, (City of Mississauga), designated as 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, TOGETHER WITH a right-of-way over Part of Lot 10, Concession 1, West of Hurontario Street, designated as Part 1, Plan 43R-18240, Plan 43R-18000, as in L11161656. *Summit 12/28/04*
(Subject to Notice 248789VS and ~~Map 5948-830646-9210/13~~)

Page 1
Parcelle 10-4
Section 43-TOR.TMP.-1 (M.H.S.)

Registration Number N° d'immatriculation	Instrument Type Type d'acte	Registration Date Date d'immatriculation YY MM JJ	Parties to Parties	(Applicant, Caution, Claimant, etc.) (Demandeur, assureur de l'établissement, réclamant, etc.)	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
248789VS	Notice	73 02 12				
830646 <i>Almondson</i>	Mortgage Deleted under L11440716	07-12-30	DIANO, Frank DIANO, Benito DIANO, Cesare		53,669,048.00	Other-fonds.
L11170788 Deleted	Transfer of -Charge-	90-11-09	THE BANK OF MONTREAL			830646.
L11180450	Transfer	90 12 10	GULF SPRING PROPERTIES INC. as to 50% interest 919848 ONTARIO INC. as to 50% interest		\$2,372,024.00	
L11299360 Deleted	Transfer of Change	91-05-17	DIANO, Frank DIANO, Benito DIANO, Cesare			830646.
L11299361 Deleted	Transfer of -Charge-	91-05-17	BANCA COMMERCIALE ITALIANA OF CANADA			830646.
L11299341 Deleted	Mortgage	93-03-16	BANCA COMMERCIALE ITALIANA OF CANADA			830646.

Parcel Register
Registre des parcelles

Page 2
Parcelle 10-4
Section 43-TOR. TMP. -1 (MHS)



Registration Number Number d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscription Day Month Year	Parties to Parties	(Applicant, Cautioner, Claimant, etc.) (Demandeur, auteur de l'avertissement, réclamant, etc.)	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
L71440715	Transfer	93 10 01	DIANO, Cesare DIANO, Benito DIANO, Josephine		\$950,000.00	50% interest of GULF SPRING PROPERTIES INC. <i>[Signature]</i>

NOTICE
As of

NOV 1 9 1996

the fees in this partition/index is
recorded in the Subsequent Parcel Register
set out in Subsequent Parcel Register
LAND TITLED ACT

Continued on/Guide à la page

FORM 2

10022 (89)



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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

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

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

Access and Privacy Office

12th Floor
40 St. Clair Avenue West
Toronto ON M4V 1M2
Tel: (416) 314-4075
Fax: (416) 314-4285

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

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

Last Name * First Name * Middle Initial

Sah 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 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 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
376 Derry Road West

Full Lot Number Concession Geographic Township
10 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

Date of Ownership (yyyy/mm/dd)

2018/01/26

Owner/Tenant 2

Owner Name

JYR Real Capital Mortgage Investment Corporation

Tenant Name

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](#)



Ministry of the Environment, Conservation and Parks

Freedom of Information Request for Property Information

Instructions

Use this form to:

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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>

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

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

Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Please fill the following form.

- Noise Vibrations Approvals/Registrations
- Air Emissions Approvals/Registrations
- Water Approvals/Registrations - Ontario Water Resources Commission, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster), mains
- Sewage – Treatment, Stormwater, Storm, Leachate & 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	Ram	

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 *	ext.	Email Address *
416-754-8515		ram.sah@soilengineersltd.com

Please fill the following form.

Yes No

Edit Section

Section 3 – Current Property Address Information

Is the property a:

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

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number	Street Number	Street Name	
	390	Derry Road West	
Full Lot Number	Concession	Geographic Township	
10	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	
	390	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

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

Owner Name

Date of Ownership (yyyy/mm/dd)

Please fill the following 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.

Date of Ownership (yyyy/mm/dd)

2016/07/25

Tenant Name

[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:

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Are you: *

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- 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)

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Other Specific Document(s)

Type of Approval/Registration *

Drinking Water Licenses

Please fill the following form.

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

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

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[Edit Section](#)

Section 2 – Requester Information

Last Name * First Name * Middle Initial
Sah Ram

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

Please fill the following form.

Yes No

Edit Section

Section 3 – Current Property Address Information

Is the property a:

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

Are you requesting information about multiple addresses? *

Yes No

Property Address

Unit Number Street Number Street Name
Block 176, Plan 43M-1484

Full Lot Number Concession Geographic Township
10 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)

Please fill the following form.

Tenant Name

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

1

Owner Name

1368781 Ontario Inc.

Date of Ownership (yyyy/mm/dd)

1999/08/11

Tenant Name

2

Owner Name

919848 Ontario Inc.

Date of Ownership (yyyy/mm/dd)

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



Soil Engineers Ltd.

CONSULTING ENGINEERS

GEOTECHNICAL • ENVIRONMENTAL • HYDROGEOLOGICAL • BUILDING SCIENCE

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

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 <publicinformationsservices@tssa.org>

Fri 2022-03-18 12:36 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.

RECORD FOUND

Hello Ram,

Thank you for your request for confirmation of public information.

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

INSTANCE NUMBER	ADDRESS	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 publicinformationsservices@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: publicinformationsservices@tssa.orgwww.tssa.org**From:** Ram Sah

<ram.sah@soilengineersltd.com>

Sent: March 18, 2022 12:15 PM**To:** Public Information Services <publicinformationsservices@tssa.org>**Subject:** 2203-E020 - Part 1 - General Inquiry of UST and AST information**[CAUTION]:** This email originated outside the organisation.

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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

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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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.orgwww.tssa.org

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

15, 2022 9:06 AM

To: Public Information Services <publicinformationservices@tssa.org>

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

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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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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.orgwww.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**[CAUTION]:** This email originated outside the organisation.

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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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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



DATABASE REPORT

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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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: *22031400208*

Date Requested: *March 14, 2022*

Requested by: *Soil Engineers Ltd.*

Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

City Directory Search *CD - Subject Site plus 10 Adjacent Properties*

Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

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

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

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<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

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<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	<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>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	<u>25</u>
<u>4</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	<u>26</u>
<u>4</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	<u>26</u>
<u>4</u>	GEN	D.F. 2000 INC.	346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	ENE/45.9	1.18	<u>26</u>
<u>4</u>	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	<u>27</u>
<u>6</u>	FST	SUNCOR ENERGY PRODUCTS PARTNERSHIP	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	WSW/113.2	1.72	<u>28</u>
<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	<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	<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	<u>33</u>

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	<u>33</u>
<u>8</u>	SPL	Food Basics<UNOFFICIAL>	7070 St Barbara Blvd Mississauga ON	WNW/159.0	2.04	<u>33</u>
<u>8</u>	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	WNW/159.0	2.04	<u>34</u>
<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	<u>34</u>
<u>8</u>	GEN	Derry Village Animal Clinic	7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	WNW/159.0	2.04	<u>34</u>
<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	<u>35</u>
<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>
<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	<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>
<u>8</u>	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>
<u>8</u>	GEN	Dr. Ghai Dentistry Professional Corporation	14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	WNW/159.0	2.04	<u>36</u>
<u>8</u>	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
<u>8</u>	GEN	Derry village clinic	7070 SAINT BARBARA BLVD UNIT #2 MISSISSAUGA ON L5W 0E6	WNW/159.0	2.04	<u>37</u>
<u>9</u>	EHS		290 Derry Rd W Mississauga ON L5W 1N6	NE/170.7	1.02	<u>37</u>
<u>10</u>	ECA	Shailtel International Inc.	290 & 298 Derry Rd W Mississauga ON L4K 4G4	NNE/173.6	2.04	<u>37</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	<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	<u>39</u>
<u>11</u>	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>
<u>12</u>	EHS		7030 Mclaughlin Road Mississauga ON L5W 1W7	W/236.8	-0.24	<u>40</u>
<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	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>
<u>13</u>	FST	MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	WSW/243.2	-1.13	<u>41</u>
<u>13</u>	FST	MAC'S CONVENIENCE STORES INC	7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	WSW/243.2	-1.13	<u>42</u>
<u>13</u>	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	<u>43</u>
<u>13</u>	ECA	Imperial Oil Limited	7030 McLaughlin Rd Mississauga ON M3C 1K5	WSW/243.2	-1.13	<u>43</u>
<u>13</u>	FST		7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	WSW/243.2	-1.13	<u>44</u>
<u>14</u>	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>44</u>
<u>14</u>	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>
<u>14</u>	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.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
R.M. OF PEEL	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	<u>11</u>
R.M. OF PEEL	DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	177.1	<u>11</u>
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	<u>11</u>
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>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
BLAKE BROTHERS TRANSPORTATION INC.	346 Derry rd Mississauga ON L5W 1N6	41.5	<u>3</u>

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.

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

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

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

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

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

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.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
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>

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

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

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.

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

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.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
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.

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

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.

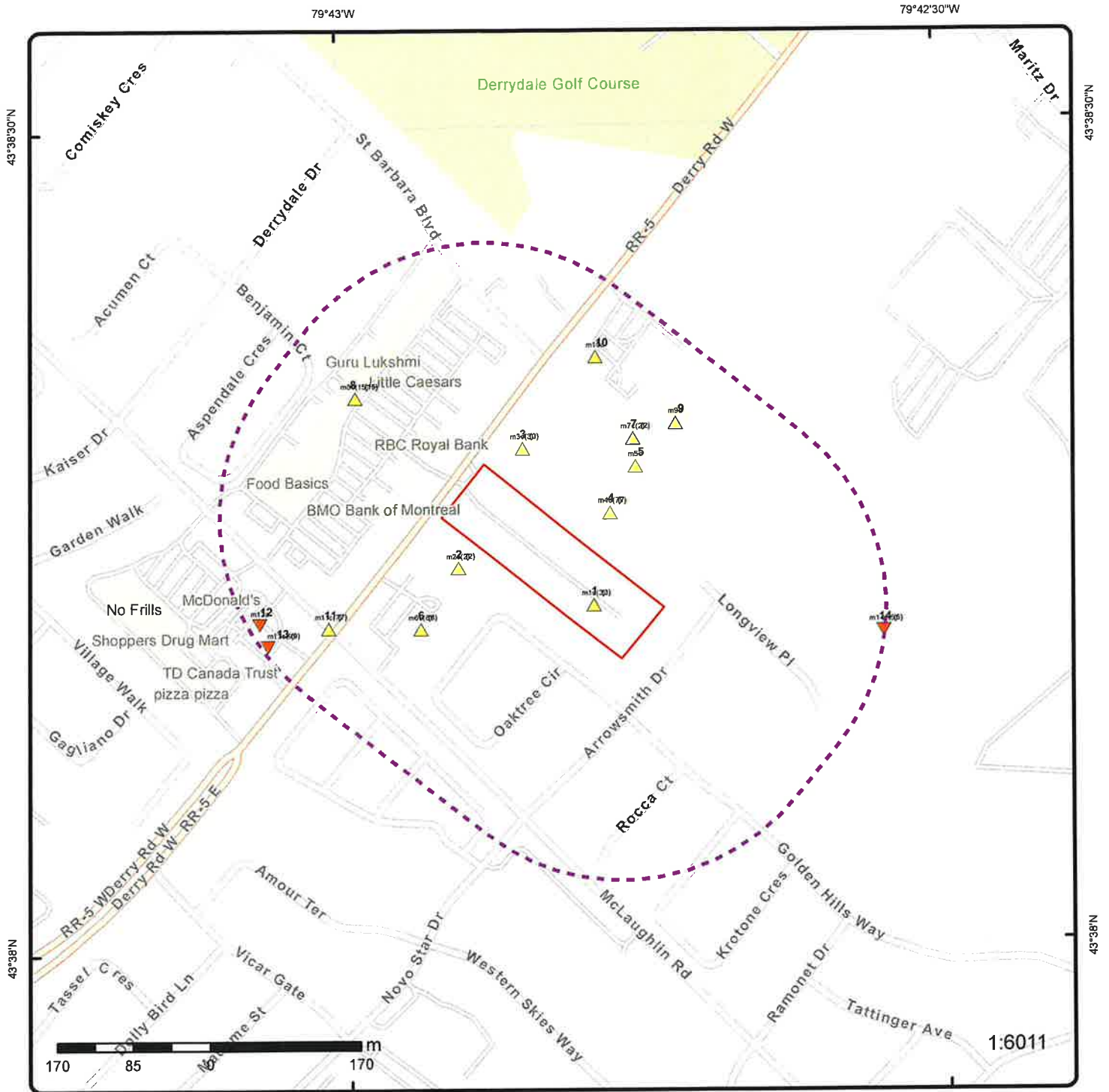
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
SHARON ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	243.2	<u>13</u>

ZAMZAM ESSO	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	243.2	<u>13</u>
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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.

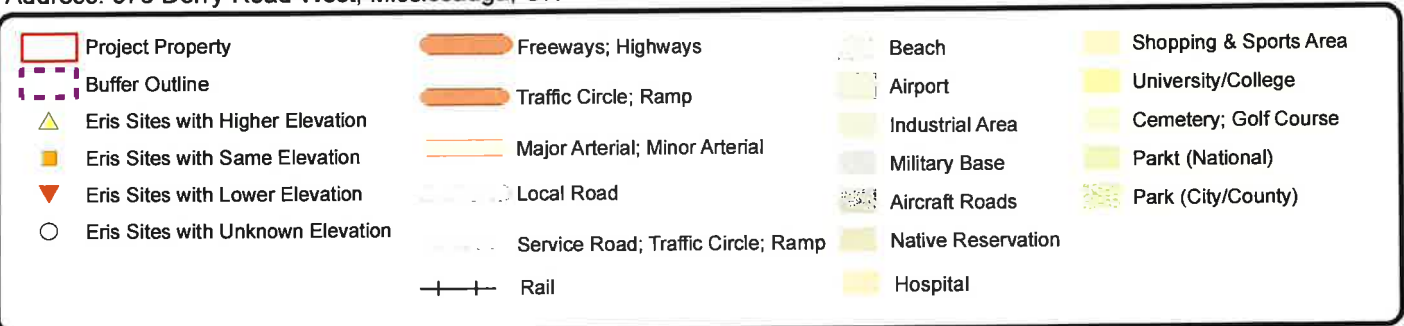
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
	gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6	0.0	<u>1</u>
Food Basics<UNOFFICIAL>	7070 St Barbara Blvd Mississauga ON	159.0	<u>8</u>
Esso Petroleum Canada, A Division of Imperial Oil Limited	ESSO SERVICE STN, 7030 MCLAUGHLIN RD.<UNOFFICIAL>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

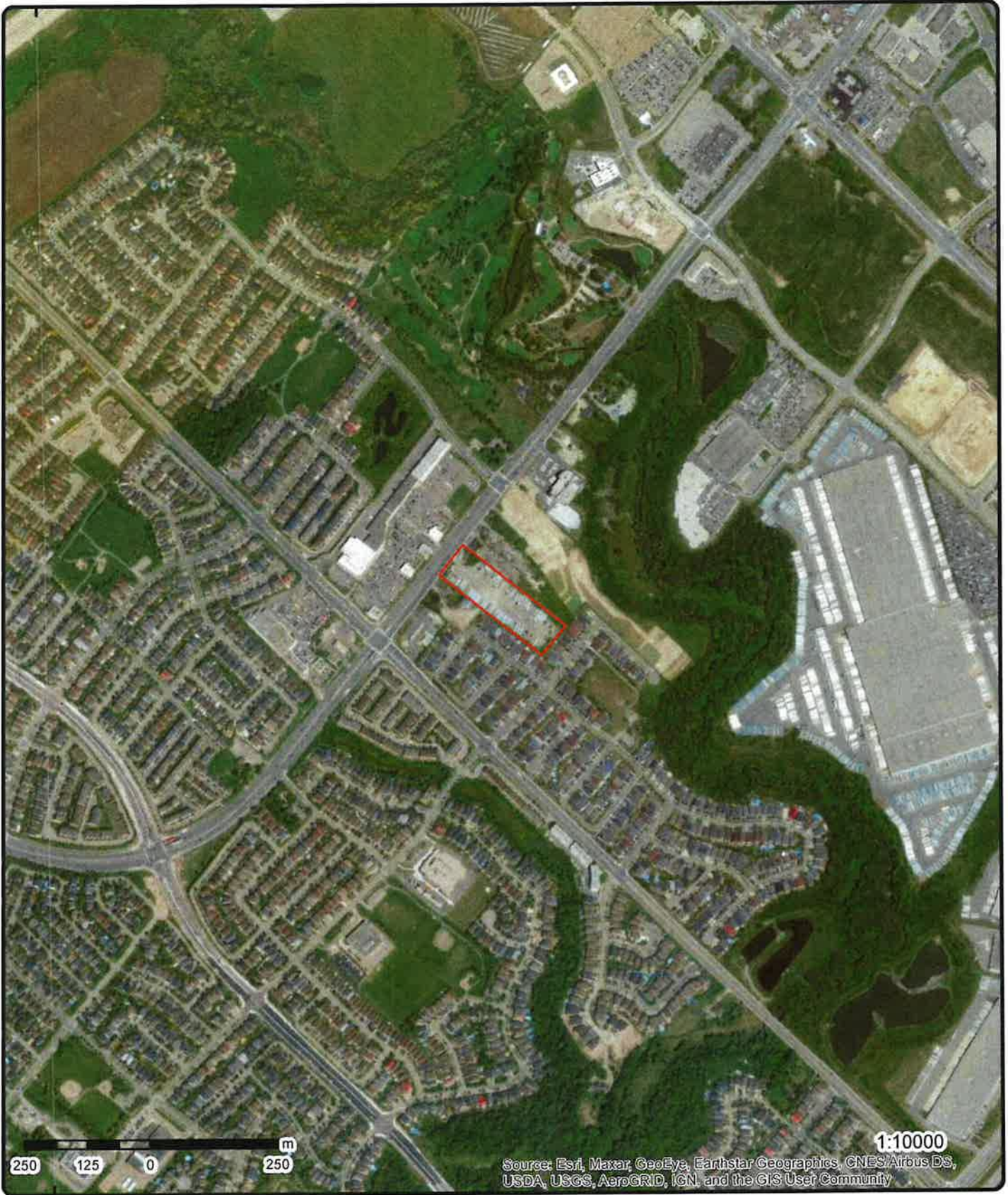


Map: 0.25 Kilometer Radius

Order Number: 22031400208

Address: 376 Derry Road West, Mississauga, ON





Aerial Year: 2018

Address: 376 Derry Road West, Mississauga, ON

Source: ESRI World Imagery

Order Number: 22031400208



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79°43'30"W

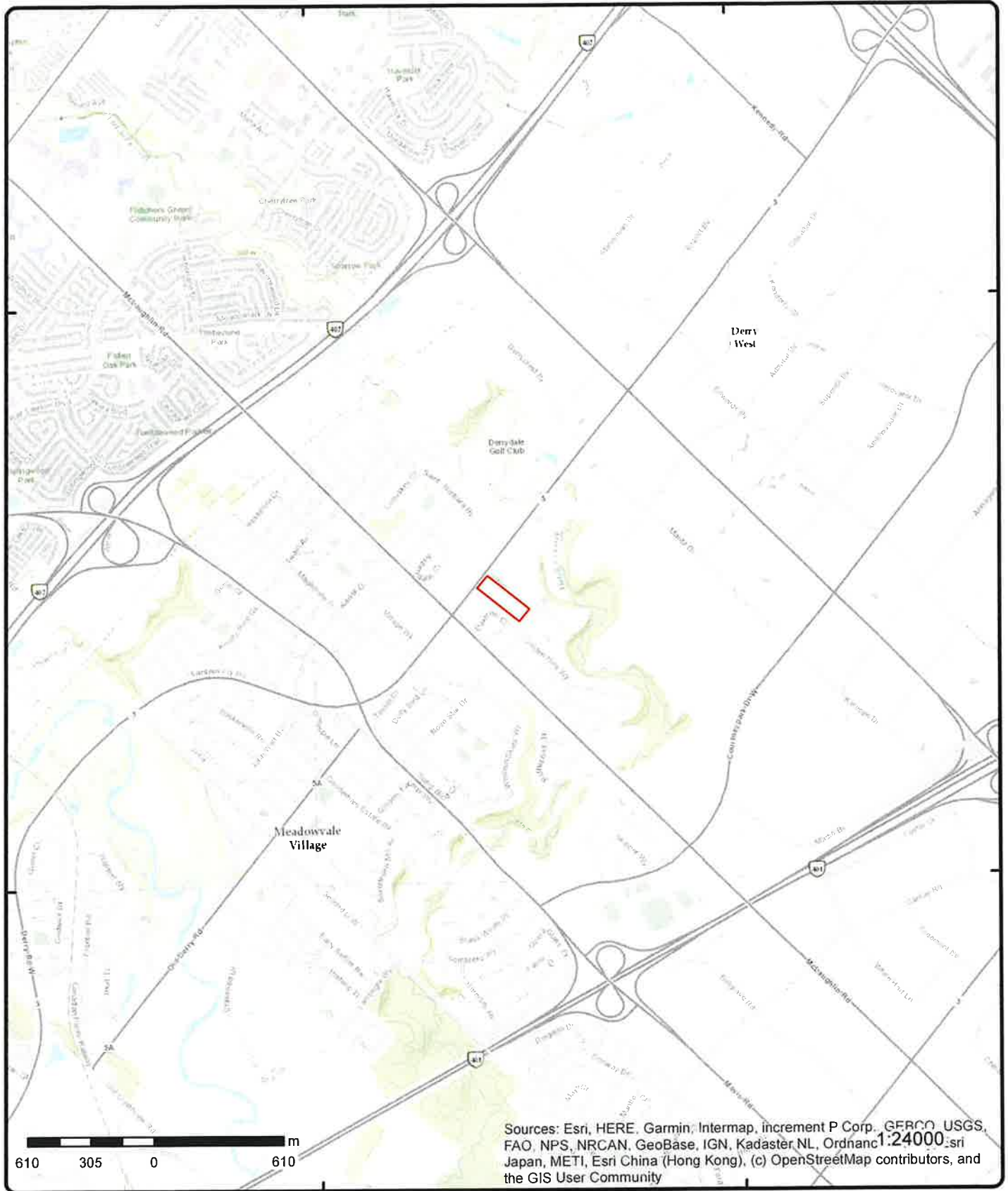
79°42'W

43°39'N

43°39'N

43°37'30"N

43°37'30"N



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

Order Number: 22031400208

Topographic Map

Address: 376 Derry Road West, ON

Source: ESRI World Topographic Map



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<p><u>1</u></p> <p>Ref No: 7124-8JSAFJ Site No: Incident Dt: 7/15/2011 Year: Incident Cause: Other Discharges Incident Event: Contaminant Code: 13 Contaminant Name: DIESEL FUEL Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Confirmed Nature of Impact: Soil Contamination Receiving Medium: Receiving Env: MOE Response: Planned Field Response Dt MOE Arvl on Scn: 8/12/2011 MOE Reported Dt: 7/15/2011 Dt Document Closed: 8/24/2011 Incident Reason: Fire/Explosion - Resulting from fires/explosions (Not occurrences which cause a fire or explosion)</p> <p>Site Name: gravel lot at 376 Derry Rd W<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: truck set on fire, est. 50L oper. fluids to gravel, cont. Contaminant Qty: 50 L</p>	<p>1 of 3</p>	<p>SE/0.0</p>	<p>198.9 / 1.07</p>	<p>gravel lot at 376 Derry Rd W Mississauga ON L5W 1N6</p>	<p>SPL</p>
<p><u>1</u></p> <p>Order No: 20131206029 Status: C Report Type: Standard Report Report Date: 17-DEC-13 Date Received: 06-DEC-13 Previous Site Name: Lot/Building Size: 65m x 250m (4 acres) Additional Info Ordered:</p>	<p>2 of 3</p>	<p>SE/0.0</p>	<p>198.9 / 1.07</p>	<p>376 Derry Rd W Mississauga ON L5W1N6</p>	<p>EHS</p>
<p><u>1</u></p> <p>Order No: 20160824101 Status: C Report Type: Custom Report Report Date: 31-AUG-16 Date Received: 24-AUG-16</p>	<p>3 of 3</p>	<p>SE/0.0</p>	<p>198.9 / 1.07</p>	<p>376 Derry Rd W Mississauga ON L5W1N6</p>	<p>EHS</p>

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
				Y: 43.637188	
<i>Previous Site Name:</i>					
<i>Lot/Building Size:</i>					
<i>Additional Info Ordered:</i>					
<u>2</u>	1 of 2	W/32.9	198.9 / 1.12	390 Derry Rd W Mississauga ON L5W 1N6	EHS
<i>Order No:</i>	20130412017			<i>Nearest Intersection:</i>	
<i>Status:</i>	C			<i>Municipality:</i>	Mississauga
<i>Report Type:</i>	Custom Report			<i>Client Prov/State:</i>	ON
<i>Report Date:</i>	23-APR-13			<i>Search Radius (km):</i>	.25
<i>Date Received:</i>	12-APR-13			<i>X:</i>	0
<i>Previous Site Name:</i>				<i>Y:</i>	0
<i>Lot/Building Size:</i>					
<i>Additional Info Ordered:</i>	Fire Insur. Maps and/or Site Plans				
<u>2</u>	2 of 2	W/32.9	198.9 / 1.12	390 Derry Rd W Mississauga ON L5W1N6	EHS
<i>Order No:</i>	20130515008			<i>Nearest Intersection:</i>	
<i>Status:</i>	C			<i>Municipality:</i>	Peel
<i>Report Type:</i>	Standard Select Report			<i>Client Prov/State:</i>	ON
<i>Report Date:</i>	23-MAY-13			<i>Search Radius (km):</i>	.25
<i>Date Received:</i>	15-MAY-13			<i>X:</i>	-79.715118
<i>Previous Site Name:</i>				<i>Y:</i>	43.637202
<i>Lot/Building Size:</i>	.6 Ha				
<i>Additional Info Ordered:</i>					
<u>3</u>	1 of 3	NNW/41.5	199.8 / 2.04	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
<i>Generator No:</i>	ON2882360			<i>Status:</i>	Registered
<i>SIC Code:</i>				<i>Co Admin:</i>	
<i>SIC Description:</i>				<i>Choice of Contact:</i>	
<i>Approval Years:</i>	As of Jul 2020			<i>Phone No Admin:</i>	
<i>PO Box No:</i>				<i>Contam. Facility:</i>	
<i>Country:</i>	Canada			<i>MHSW Facility:</i>	
<u>Detail(s)</u>					
<i>Waste Class:</i>	252 L				
<i>Waste Class Desc:</i>	Waste crankcase oils and lubricants				
<u>3</u>	2 of 3	NNW/41.5	199.8 / 2.04	BLAKE BROTHERS TRANSPORTATION INC. 346 Derry rd Mississauga ON L5W 1N6	EASR
<i>Approval No:</i>	R-004-6111685750			<i>SWP Area Name:</i>	Credit Valley
<i>Status:</i>	REGISTERED			<i>MOE District:</i>	Halton-Peel
<i>Date:</i>	2019-10-31			<i>Municipality:</i>	Mississauga
<i>Record Type:</i>	EASR			<i>Latitude:</i>	43.63722222
<i>Link Source:</i>	MOFA			<i>Longitude:</i>	-79.71277778
<i>Project Type:</i>	Waste Management System			<i>Geometry X:</i>	
<i>Full Address:</i>				<i>Geometry Y:</i>	
<i>Approval Type:</i>	EASR-Waste Management System				
<i>Full PDF Link:</i>	http://www.accessenvironment.ene.gov.on.ca/AEWeb/ae/ViewDocument.action?documentRefID=2189810				
<i>PDF URL:</i>					
<i>PDF Site Location:</i>					

Map Key	Number of Records	Direction/ Distance (m)	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 WEST MISSISSAUGA ON L5W 1N6	GEN
Generator No:	ON2882360			Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	As of Nov 2021			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:	Canada			MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:	252 L				
Waste Class Desc:	Waste crankcase oils and lubricants				
<u>4</u>	1 of 7	ENE/45.9	199.0 / 1.18	346 Derry Rd W Mississauga ON L5W 1N6	EHS
Order No:	19991216001			Nearest Intersection: Derry Rd / Hurontario St	
Status:	C			Municipality: Peel	
Report Type:	Basic Report			Client Prov/State: ON	
Report Date:	12/23/99			Search Radius (km): 0.40	
Date Received:	12/16/99			X: -79.713233	
Previous Site Name:	farm			Y: 43.63963	
Lot/Building Size:	150ft by 300 ft				
Additional Info Ordered:					
<u>4</u>	2 of 7	ENE/45.9	199.0 / 1.18	DERRY FENCE LTD. 346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	GEN
Generator No:	ON2401500			Status:	
SIC Code:	2549			Co Admin:	
SIC Description:	OTHER MILLWORK IND.			Choice of Contact:	
Approval Years:	98,99			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:	252				
Waste Class Desc:	WASTE OILS & LUBRICANTS				
<u>4</u>	3 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5M 2B5	GEN
Generator No:	ON2401500			Status:	
SIC Code:	2549			Co Admin:	
SIC Description:	OTHER MILLWORK IND.			Choice of Contact:	
Approval Years:	00,01,02,03,04,05,06,07,08			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>4</u>	4 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator No:	ON2401500			Status:	
SIC Code:	561730			Co Admin:	
SIC Description:	Landscaping Services			Choice of Contact:	
Approval Years:	2009			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>4</u>	5 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator No:	ON2401500			Status:	
SIC Code:	561730			Co Admin:	
SIC Description:	Landscaping Services			Choice of Contact:	
Approval Years:	2010			Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>4</u>	6 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator No:	ON2882360			Status:	
SIC Code:	561730			Co Admin:	
SIC Description:	LANDSCAPING SERVICES			Choice of Contact:	CO_OFFICIAL
Approval Years:	2016			Phone No Admin:	No
PO Box No:				Contam. Facility:	No
Country:	Canada			MHSW Facility:	No
<u>Detail(s)</u>					
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<u>4</u>	7 of 7	ENE/45.9	199.0 / 1.18	D.F. 2000 INC. 346 DERRY ROAD WEST MISSISSAUGA ON L5W 1N6	GEN
Generator No:	ON2882360			Status:	Registered
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:	As of Dec 2018			Phone No Admin:	
PO Box No:				Contam. Facility:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Country:	Canada			MHSW Facility:	

Detail(s)

Waste Class: 252 L
Waste Class Desc: Waste crankcase oils and lubricants

<u>5</u>	1 of 1	NE/105.6	199.8 / 2.04	320 Derry Rd W Mississauga ON	EHS
Order No:	20130625006			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	04-JUL-13			Search Radius (km):	.25
Date Received:	25-JUN-13			X:	-79.711063
Previous Site Name:				Y:	43.637177
Lot/Building Size:					
Additional Info Ordered:					

<u>6</u>	1 of 8	WSW/113.2	199.5 / 1.72	PETRO CANADA - ASSET MANAGEMENT ** 450 DERRY RD W MISSISSAUGA ON L5W 1V5	FSTH
License Issue Date:	8/30/2006				
Tank Status:	Licensed				
Tank Status As Of:	August 2007				
Operation Type:	Retail Fuel Outlet				
Facility Type:	Gasoline Station - Self Serve				

--Details--

Status: Active
Year of Installation: 2005
Corrosion Protection:
Capacity: 50000
Tank Fuel Type: Liquid Fuel Double Wall UST - Gasoline

Status: Active
Year of Installation: 2005
Corrosion Protection:
Capacity: 50000
Tank Fuel Type: Liquid Fuel Double Wall UST - Gasoline

Status: Active
Year of Installation: 2005
Corrosion Protection:
Capacity: 35000
Tank Fuel Type: Liquid Fuel Double Wall UST - Diesel

Status: Active
Year of Installation: 2005
Corrosion Protection:
Capacity: 50000
Tank Fuel Type: Liquid Fuel Double Wall UST - Gasoline

<u>6</u>	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
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License Issue Date: 8/30/2006 11:55:00 AM
Tank Status: Licensed

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	
Tank Status As Of:		December 2008			
Operation Type:		Retail Fuel Outlet			
Facility Type:		Gasoline Station - Self Serve			
--Details--					
Status:		Active			
Year of Installation:		2005			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2005			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2005			
Corrosion Protection:					
Capacity:		50000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Gasoline			
Status:		Active			
Year of Installation:		2005			
Corrosion Protection:					
Capacity:		35000			
Tank Fuel Type:		Liquid Fuel Double Wall UST - Diesel			

6	3 of 8	WSW/113.2	199.5 / 1.72	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	FST
Instance No:	39178269			Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:	FS Liquid Fuel Tank			Quantity:	
Item:	FS LIQUID FUEL TANK			Unit of Measure:	
Item Description:	FS Liquid Fuel Tank			Fuel Type:	Gasoline
Tank Type:	Double Wall UST			Fuel Type2:	NULL
Install Date:	11/1/2005			Fuel Type3:	NULL
Install Year:	2005			Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:	NULL			Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:	50000			Num Underground:	
Tank Material:	Fiberglass (FRP)			Panam Related:	
Corrosion Protect:				Panam Venue:	
Overfill Protect:					
Facility Type:	FS Liquid Fuel Tank				
Parent Facility Type:	FS Gasoline Station - Self Serve				
Facility Location:					
Device Installed Location:	450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA				

Fuel Storage Tank Details

Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP

Liquid Fuel Tank Details

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Overfill Protection:					
Owner Account Name:		SUNCOR ENERGY PRODUCTS PARTNERSHIP			
Item:		FS LIQUID FUEL TANK			

<u>6</u>	4 of 8	WSW/113.2	199.5 / 1.72	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	FST
Instance No:		39178270		Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:		FS Liquid Fuel Tank		Quantity:	
Item:		FS LIQUID FUEL TANK		Unit of Measure:	
Item Description:		FS Liquid Fuel Tank		Fuel Type: Diesel	
Tank Type:		Double Wall UST		Fuel Type2: NULL	
Install Date:		11/1/2005		Fuel Type3: NULL	
Install Year:		2005		Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:		NULL		Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:		35000		Num Underground:	
Tank Material:		Fiberglass (FRP)		Panam Related:	
Corrosion Protect:				Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Location:					
Device Installed Location:		450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA			

Fuel Storage Tank Details

Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP

Liquid Fuel Tank Details

Overfill Protection:

Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP

Item: FS LIQUID FUEL TANK

<u>6</u>	5 of 8	WSW/113.2	199.5 / 1.72	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	FST
Instance No:		39178267		Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	
Instance Type:		FS Liquid Fuel Tank		Quantity:	
Item:		FS LIQUID FUEL TANK		Unit of Measure:	
Item Description:		FS Liquid Fuel Tank		Fuel Type: Gasoline	
Tank Type:		Double Wall UST		Fuel Type2: NULL	
Install Date:		11/1/2005		Fuel Type3: NULL	
Install Year:		2005		Piping Steel:	
Years in Service:				Piping Galvanized:	
Model:		NULL		Tanks Single Wall St:	
Description:				Piping Underground:	
Capacity:		50000		Num Underground:	
Tank Material:		Fiberglass (FRP)		Panam Related:	
Corrosion Protect:				Panam Venue:	
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:		FS Gasoline Station - Self Serve			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site
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Facility Location:
Device Installed Location: 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA

Fuel Storage Tank Details

Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP
Item: FS LIQUID FUEL TANK

<u>6</u>	6 of 8	WSW/113.2	199.5 / 1.72	SUNCOR ENERGY PRODUCTS PARTNERSHIP 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA ON	FST
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Instance No: 39178268	Manufacturer:
Status:	Serial No:
Cont Name:	Ulc Standard:
Instance Type: FS Liquid Fuel Tank	Quantity:
Item: FS LIQUID FUEL TANK	Unit of Measure:
Item Description: FS Liquid Fuel Tank	Fuel Type: Gasoline
Tank Type: Double Wall UST	Fuel Type2: NULL
Install Date: 11/1/2005	Fuel Type3: NULL
Install Year: 2005	Piping Steel:
Years in Service:	Piping Galvanized:
Model: NULL	Tanks Single Wall St:
Description:	Piping Underground:
Capacity: 50000	Num Underground:
Tank Material: Fiberglass (FRP)	Panam Related:
Corrosion Protect:	Panam Venue:
Overfill Protect:	
Facility Type: FS Liquid Fuel Tank	
Parent Facility Type: FS Gasoline Station - Self Serve	
Facility Location:	
Device Installed Location: 450 DERRY RD W MISSISSAUGA L5M 2B5 ON CA	

Fuel Storage Tank Details

Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP

Liquid Fuel Tank Details

Overfill Protection:
Owner Account Name: SUNCOR ENERGY PRODUCTS PARTNERSHIP
Item: FS LIQUID FUEL TANK

<u>6</u>	7 of 8	WSW/113.2	199.5 / 1.72	Petro-Canada Inc. 450 Derry Rd Block 172, Registered Plan 43M-1484 Mississauga ON L6L 6N5	ECA
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Approval No: 3278-6JSJPM	MOE District: Halton-Peel
Approval Date: 2005-12-07	City:
Status: Approved	Longitude: -79.71679
Record Type: ECA	Latitude: 43.636578
Link Source: IDS	Geometry X:
SWP Area Name: Credit Valley	Geometry Y:
Approval Type: ECA-INDUSTRIAL SEWAGE WORKS	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Project Type: INDUSTRIAL SEWAGE WORKS Business Name: Petro-Canada Inc. Address: 450 Derry Rd Block 172, Registered Plan 43M-1484 Full Address: Full PDF Link: https://www.accessenvironment.ene.gov.on.ca/instruments/4580-6H6PGK-14.pdf PDF Site Location:					
<u>6</u>	8 of 8	WSW/113.2	199.5 / 1.72	450 DERRY RD W MISSISSAUGA ON L5W 1V5	FST
Instance No: 39124201 Status: Active Cont Name: Instance Type: Item: FS GASOLINE STATION - SELF SERVE Item Description: Tank Type: Install Date: Install Year: Years in Service: Model: Description: Capacity: Tank Material: Corrosion Protect: Overfill Protect: Facility Type: Parent Facility Type: Facility Location: Device Installed Location:					
<u>7</u>	1 of 2	NE/128.3	199.8 / 2.04	High Tech Pet Products Inc. 320 DERRY ROAD WEST, MISSISSAUGA, ONTARIO L5W 1N6 Mississauga ON	RSC
RSC ID: 212750 RA No: RSC Type: Phase 1 and 2 RSC Curr Property Use: Commercial Ministry District: Halton-Peel District Office Filing Date: 2014/04/02 Date Ack: Date Returned: Restoration Type: Soil Type: Criteria: CPU Issued Sect 1686: Asmt Roll No: 05-04-0-098-25500-0000-04, 05-04-0-098-25600-0000-02 Prop ID No (PIN): 13214-0061 (LT) Property Municipal Address: 320 DERRY ROAD WEST, MISSISSAUGA, ONTARIO L5W 1N6 Mailing Address: Latitude & Latitude: UTM Coordinates: Consultant: Legal Desc: Measurement Method: Applicable Standards: RSC PDF: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=33348&fileName=BROWNFIELDS-E.pdf					
Cert Date: Cert Prop Use No: Intended Prop Use: Residential Qual Person Name: Ian Chiu Stratified (Y/N): Audit (Y/N): Entire Leg Prop. (Y/N): Accuracy Estimate: Telephone: Fax: Email:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	
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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
Document Link: https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=33350&fileName=lawyer+letter_20140206133821.pdf

Document Heading: Supporting Documents
Document Name: deed of land and transfe_20140206135342.pdf
Document Type: 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: Supporting Documents
Document Name: csm final_20140313135703.pdf
Document Type: Phase 2 Conceptual Site Model
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: Supporting Documents
Document Name: 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
Document Type: Certificate of Status
Document Link: <https://www.lrcsde.lrc.gov.on.ca/BFISWebPublic/pub/viewDocument.action?attachmentId=33347&fileName=Certificate+of+Status-March+10+2014.pdf>

<u>7</u>	2 of 2	NE/128.3	199.8 / 2.04	High Tech Pet Products Inc. 320 Derry Rd W Mississauga ON M8W 1A2	ECA
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Approval No: 9131-A7EPMV
Approval Date: 2016-02-29
Status: Approved
Record Type: ECA
Link Source: IDS
SWP Area Name:
Approval Type: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS
Project Type: MUNICIPAL AND PRIVATE SEWAGE WORKS
Business Name: High Tech Pet Products Inc.
Address: 320 Derry Rd W
Full Address:
Full PDF Link: <https://www.accessenvironment.ene.gov.on.ca/instruments/1889-A72TRZ-14.pdf>
PDF Site Location:

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
<u>8</u>	1 of 15	WNW/159.0	199.8 / 2.04	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655 7070 SAINT BARBARA BOULEVARD MISSISSAUGA ON L5W 0E6	PES
Detail Licence No: Licence No: Status: Approval Date: Report Source: Licence Type: Vendor Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: PDF Site Location:		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:			
<u>8</u>	2 of 15	WNW/159.0	199.8 / 2.04	METRO ONTARIO INC O/A METRO/FOOD BASICS # 655 7070 Saint Barbara Boulevard Mississauga ON L5W 0E6	PES
Detail Licence No: 23-01-15263-0 Licence No: Status: Approval Date: Report Source: Licence Type: LIMITED Licence Type Code: Licence Class: Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: PDF Site Location:		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:			
<u>8</u>	3 of 15	WNW/159.0	199.8 / 2.04	Food Basics<UNOFFICIAL> 7070 St Barbara Blvd Mississauga ON	SPL
Ref No: 2288-A27RQ8 Site No: NA Incident Dt: 9/9/2015 Year: Incident Cause: Incident Event: Contaminant Code: 38 Contaminant Name: REFRIGERANT GAS, N.O.S.		Discharger Report: Material Group: Health/Env Conseq: Client Type: Sector Type: Miscellaneous Industrial Agency Involved: Nearest Watercourse: Site Address: 7070 St Barbara Blvd			

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
Contaminant Limit 1: Contam Limit Freq 1: Contaminant UN No 1: Environment Impact: Nature of Impact: Receiving Medium: Receiving Env: MOE Response: No Dt MOE Arvl on Scrn: MOE Reported Dt: 9/9/2015 Dt Document Closed: 12/16/2015 Incident Reason: Equipment Failure Site Name: Food Basics<UNOFFICIAL> Site County/District: Site Geo Ref Meth: Incident Summary: Food Basics Mississauga, 300 lbs R404A to atm Contaminant Qty: 136 kg				Site District Office: Site Postal Code: Site Region: Site Municipality: Mississauga Site Lot: Site Conc: Northing: Eastings: Site Geo Ref Accu: Site Map Datum: SAC Action Class: Air Spills - Gases and Vapours Source Type:	
<u>8</u>	4 of 15	WNW/159.0	199.8 / 2.04	Derry Village Animal Clinic 7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	GEN
Generator No: ON4168757 SIC Code: 541940 SIC Description: VETERINARY SERVICES Approval Years: 2016 PO Box No: Country: Canada		Status: Co Admin: Gitanjali Kishore Choice of Contact: CO_ADMIN Phone No Admin: 905-670-1414 Ext. Contam. Facility: No MHSW Facility: No			
<u>Detail(s)</u>					
Waste Class: 312		Waste Class Desc: PATHOLOGICAL WASTES			
<u>8</u>	5 of 15	WNW/159.0	199.8 / 2.04	PEEL MED WALK-IN CLINIC 7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	GEN
Generator No: ON7462812 SIC Code: 621110 SIC Description: OFFICES OF PHYSICIANS Approval Years: 2016 PO Box No: Country: Canada		Status: Co Admin: BALJIT BH HUNJAN Choice of Contact: CO_ADMIN Phone No Admin: 905-454-3347 Ext. Contam. Facility: No MHSW Facility: No			
<u>Detail(s)</u>					
Waste Class: 312		Waste Class Desc: PATHOLOGICAL WASTES			
<u>8</u>	6 of 15	WNW/159.0	199.8 / 2.04	Derry Village Animal Clinic 7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	GEN
Generator No: ON4168757 SIC Code: 541940 SIC Description: VETERINARY SERVICES Approval Years: 2015 PO Box No: Country: Canada		Status: Co Admin: Gitanjali Kishore Choice of Contact: CO_ADMIN Phone No Admin: 905-670-1414 Ext. Contam. Facility: No MHSW Facility: No			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>8</u>	7 of 15	WNW/159.0	199.8 / 2.04	PEEL MED WALK-IN CLINIC 7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	GEN
Generator No:		ON7462812		Status:	
SIC Code:		621110		Co Admin: BALJIT BH HUNJAN	
SIC Description:		OFFICES OF PHYSICIANS		Choice of Contact: CO_ADMIN	
Approval Years:		2015		Phone No Admin: 905-454-3347 Ext.	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>8</u>	8 of 15	WNW/159.0	199.8 / 2.04	Derry Village Animal Clinic 7070 St Barbara Blvd, Unit 32 Mississauga ON L5W0E6	GEN
Generator No:		ON4168757		Status:	
SIC Code:		541940		Co Admin: Eden Cardoso	
SIC Description:		VETERINARY SERVICES		Choice of Contact: CO_ADMIN	
Approval Years:		2014		Phone No Admin: 905-670-1414 Ext.	
PO Box No:				Contam. Facility: No	
Country:		Canada		MHSW Facility: No	
<u>Detail(s)</u>					
Waste Class:		312			
Waste Class Desc:		PATHOLOGICAL WASTES			
<u>8</u>	9 of 15	WNW/159.0	199.8 / 2.04	PEEL MED WALK-IN CLINIC 7070 SAINT BARBARA BLVD UNIT # 2 - 4 MISSISSAUGA ON L5W 0E6	GEN
Generator No:		ON7462812		Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Dec 2018		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		312 P			
Waste Class Desc:		Pathological wastes			
<u>8</u>	10 of 15	WNW/159.0	199.8 / 2.04	Dr. Ghai Dentistry Professional Corporation 14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	GEN
Generator No:		ON8533990		Status: Registered	
SIC Code:				Co Admin:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC Description: Approval Years: As of Dec 2018 PO Box No: Country: Canada				Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
Detail(s)					
Waste Class: Waste Class Desc:		312 P Pathological wastes			
<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 No: Licence No: 15263 Status: Approval Date: Report Source: Legacy Licenses (Excluding TS) Licence Type: Limited Vendor Licence Type Code: 23 Licence Class: 01 Licence Control: Latitude: Longitude: Lot: Concession: Region: District: County: Trade Name: PDF Link: PDF Site Location:				Operator Box: Operator Class: Operator No: Operator Type: Oper Area Code: 905 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:	
<u>8</u>	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 No: ON8533990 SIC Code: SIC Description: Approval Years: As of Jul 2020 PO Box No: Country: Canada				Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contam. Facility: MHSW Facility:	
Detail(s)					
Waste Class: Waste Class Desc:		312 P Pathological wastes			
<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 No: ON4806891 SIC Code: SIC Description: Approval Years: As of Oct 2019 PO Box No:				Status: Registered Co Admin: Choice of Contact: Phone No Admin: Contam. Facility:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		312 P			
Waste Class Desc:		Pathological wastes			
<u>8</u>	14 of 15	WNW/159.0	199.8 / 2.04	Dr. Ghai Dentistry Professional Corporation 14- 7070 Saint Barbara Blvd mississauga ON L5W0E6	GEN
Generator No:		ON8533990		Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Nov 2021		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		312 P			
Waste Class Desc:		Pathological wastes			
<u>8</u>	15 of 15	WNW/159.0	199.8 / 2.04	Derry village clinic 7070 SAINT BARBARA BLVD UNIT #2 MISSISSAUGA ON L5W 0E6	GEN
Generator No:		ON7462812		Status: Registered	
SIC Code:				Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		As of Nov 2021		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:		Canada		MHSW Facility:	
<u>Detail(s)</u>					
Waste Class:		312 P			
Waste Class Desc:		Pathological wastes			
<u>9</u>	1 of 1	NE/170.7	198.8 / 1.02	290 Derry Rd W Mississauga ON L5W 1N6	EHS
Order No:		20121105044		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Custom Report		Client Prov/State: ON	
Report Date:		14-NOV-12		Search Radius (km): .25	
Date Received:		05-NOV-12		X: -79.712672	
Previous Site Name:				Y: 43.638349	
Lot/Building Size:					
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans			
<u>10</u>	1 of 1	NNE/173.6	199.8 / 2.04	Shailtel International Inc. 290 & 298 Derry Rd W Mississauga ON L4K 4G4	ECA
Approval No:		3637-9MWRW5		MOE District:	
Approval Date:		2014-08-13		City:	
Status:		Approved		Longitude:	
Record Type:		ECA		Latitude:	

Map Key	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: Full PDF Link: PDF Site Location:				Geometry X: Geometry Y: ECA-MUNICIPAL AND PRIVATE SEWAGE WORKS MUNICIPAL AND PRIVATE SEWAGE WORKS Shaitel International Inc. 290 & 298 Derry Rd W https://www.accessenvironment.ene.gov.on.ca/instruments/1785-9HHQ3C-14.pdf	
<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 Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		3-0609-93- 93 6/16/1993 Municipal sewage Approved			
<u>11</u>	2 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		3-1303-93- 93 11/17/1993 Municipal sewage Approved			
<u>11</u>	3 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code:		7-0484-93- 93 6/16/1993 Municipal water Approved			

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
Project Description:					
Contaminants:					
Emission Control:					
<u>11</u>	4 of 7	WSW/177.1	198.7 / 0.88	R.M. OF PEEL DERRY RD./MCLAUGHLIN RD. MISSISSAUGA CITY ON	CA
Certificate #:		7-1016-93-			
Application Year:		93			
Issue Date:		11/17/1993			
Approval Type:		Municipal water			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
<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 #:		3-0028-99-			
Application Year:		99			
Issue Date:		1/29/1999			
Approval Type:		Municipal sewage			
Status:		Approved			
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
<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 No:		RR1430		Status:	
SIC Code:		060		Co Admin:	
SIC Description:				Choice of Contact:	
Approval Years:		86		Phone No Admin:	
PO Box No:				Contam. Facility:	
Country:				MHSW Facility:	
<u>11</u>	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:		Phone No:			
Company ID:				Province In: ONT	
Receiver No:		RR1430		Province Out:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	
County Out:				Co Admin:	
Mail Addr:				Choice of Contact:	
Site PO Box:					
Rec Div:					
Rec Op Div:					
Rec Op Name:					
Site Bldg:					
Facility Type:					
Approval Yrs:				1986; 1987; 1988; 1989; 1990; 1992; 1994; 2006; 2007; 2008	

1990 Receiver Manifest Details

Conumber: RR1430
Gen Dist: 100
Gen District Office Name: ONTARIO
Gen Region Code: 00
Gen Region Office Name: **UNDEFINED*
Gen Sic: 8111
NAICS Desc: DEFENCE SERVICES
Waste Code: 213
Waste Class: PETROLEUM DISTILLATES
No Wastes: 1
Quantity: 490
Old New: N
Waste Type: ORGANIC NON-HALO.
Date From: 900101
Date To: 901231
Rec Date: 910411

1994 Receiver Manifest Details

Gen Dist: 100
Gen District Office Name: LONDON, ONT
Gen Region Code: 01
Gen Region Office Name: SOUTHWESTERN REGION
Gen Sic: 8551
NAICS Desc: MUSEUMS/ARCHIVES
Wastecode: 211
Waste Class: AROMATIC SOLVENTS
Waste Count: 1
Qty Recvd: 23

<u>12</u>	1 of 1	W/236.8	197.6 / -0.24	7030 McLaughlin Road Mississauga ON L5W 1W7	EHS
Order No:	20150629038			Nearest Intersection:	
Status:	C			Municipality:	Mississauga
Report Type:	Standard Report			Client Prov/State:	ON
Report Date:	07-JUL-15			Search Radius (km):	.25
Date Received:	29-JUN-15			X:	-79.717892
Previous Site Name:				Y:	43.636661
Lot/Building Size:					
Additional Info Ordered:	City Directory				

<u>13</u>	1 of 9	WSW/243.2	196.7 / -1.13	SHARON ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	RST
Headcode:	1186800				
Headcode Desc:	Service Stations-Gasoline, Oil & Natural Gas				
Phone:	9057950832				
List Name:					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<i>Description:</i>					
<u>13</u>	2 of 9	WSW/243.2	196.7 / -1.13	Esso Petroleum Canada, A Division of Imperial Oil Limited ESSO SERVICE STN, 7030 MCLAUGHLIN RD. <UNOFFICIAL> Mississauga ON L5W 1W7	SPL
Ref No:	8146-66BUSU			Discharger Report:	
Site No:				Material Group:	Oil
Incident Dt:	10/31/2004			Health/Env Conseq:	
Year:				Client Type:	
Incident Cause:	Pipe Or Hose Leak			Sector Type:	Service Station
Incident Event:				Agency Involved:	
Contaminant Code:	12			Nearest Watercourse:	
Contaminant Name:	GASOLINE			Site Address:	
Contaminant Limit 1:				Site District Office:	Halton-Peel
Contam Limit Freq 1:				Site Postal Code:	
Contaminant UN No 1:				Site Region:	Central
Environment Impact:	Not Anticipated			Site Municipality:	Mississauga
Nature of Impact:	Soil Contamination			Site Lot:	
Receiving Medium:	Land			Site Conc:	
Receiving Env:				Northing:	
MOE Response:				Easting:	
Dt MOE Arvl on Scn:				Site Geo Ref Accu:	
MOE Reported Dt:	11/1/2004			Site Map Datum:	
Dt Document Closed:				SAC Action Class:	M.C.B.S. - Fuel Safety; Spill to Land
Incident Reason:	Equipment Failure			Source Type:	
Site Name:	ESSO SERVICE STN, 7030 MCLAUGHLIN RD.<UNOFFICIAL>				
Site County/District:					
Site Geo Ref Meth:					
Incident Summary:	TSSA-Esso S.S.-8 L gas to grnd				
Contaminant Qty:	8 L				
<u>13</u>	3 of 9	WSW/243.2	196.7 / -1.13	Imperial Oil Limited 7030 McLaughlin Rd Mississauga ON L5W 1W7	CA
Certificate #:	9159-7L6JQY				
Application Year:	2008				
Issue Date:	11/7/2008				
Approval Type:	Industrial Sewage Works				
Status:	Approved				
Application Type:					
Client Name:					
Client Address:					
Client City:					
Client Postal Code:					
Project Description:					
Contaminants:					
Emission Control:					
<u>13</u>	4 of 9	WSW/243.2	196.7 / -1.13	MAC'S CONVENIENCE STORES INC 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	FST
Instance No:	63326671			Manufacturer:	
Status:				Serial No:	
Cont Name:				Ulc Standard:	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	
Instance Type: FS Liquid Fuel Tank Item: FS LIQUID FUEL TANK Item Description: FS Liquid Fuel Tank Tank Type: Double Wall UST Install Date: 5/21/2009 Install Year: 2002 Years in Service: Model: NULL Description: Capacity: 46000 Tank Material: Fiberglass (FRP) Corrosion Protect: Overfill Protect: Facility Type: FS Liquid Fuel Tank Parent Facility Type: FS Gasoline Station - Self Serve Facility Location: Device Installed Location: 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA					
Quantity: Unit of Measure: Fuel Type: Gasoline Fuel Type2: NULL Fuel Type3: NULL Piping Steel: Piping Galvanized: Tanks Single Wall St: Piping Underground: Num Underground: Panam Related: Panam Venue:					
<u>Fuel Storage Tank Details</u>					
Owner Account Name: MAC'S CONVENIENCE STORES INC					
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name: MAC'S CONVENIENCE STORES INC					
Item: FS LIQUID FUEL TANK					

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

Map Key	Number of Records	Direction/Distance (m)	Elev/Diff (m)	Site	DB
Item: FS LIQUID FUEL TANK					
<u>13</u>	6 of 9	WSW/243.2	196.7 / -1.13	MAC'S CONVENIENCE STORES INC 7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA ON	FST
Instance No:		63326669	Manufacturer:		
Status:			Serial No:		
Cont Name:			Ulc Standard:		
Instance Type:		FS Liquid Fuel Tank	Quantity:		
Item:		FS LIQUID FUEL TANK	Unit of Measure:		
Item Description:		FS Liquid Fuel Tank	Fuel Type: Gasoline		
Tank Type:		Double Wall UST	Fuel Type2: NULL		
Install Date:		5/21/2009	Fuel Type3: NULL		
Install Year:		2002	Piping Steel:		
Years in Service:			Piping Galvanized:		
Model:		NULL	Tanks Single Wall St:		
Description:			Piping Underground:		
Capacity:		46000	Num Underground:		
Tank Material:		Fiberglass (FRP)	Panam Related:		
Corrosion Protect:			Panam Venue:		
Overfill Protect:					
Facility Type:		FS Liquid Fuel Tank			
Parent Facility Type:		FS Gasoline Station - Self Serve			
Facility Location:					
Device Installed Location:		7030 MCLAUGHLIN RD MISSISSAUGA L5W 1W7 ON CA			
<u>Fuel Storage Tank Details</u>					
Owner Account Name:		MAC'S CONVENIENCE STORES INC			
<u>Liquid Fuel Tank Details</u>					
Overfill Protection:					
Owner Account Name:		MAC'S CONVENIENCE STORES INC			
Item:		FS LIQUID FUEL TANK			
<u>13</u>	7 of 9	WSW/243.2	196.7 / -1.13	ZAMZAM ESSO 7030 MCLAUGHLIN RD MISSISSAUGA ON L5W1W7	RST
Headcode:		01186800			
Headcode Desc:		SERVICE STATIONS GASOLINE OIL & NATURAL GAS			
Phone:		9057950832			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
<u>13</u>	8 of 9	WSW/243.2	196.7 / -1.13	Imperial Oil Limited 7030 McLaughlin Rd Mississauga ON M3C 1K5	ECA
Approval No:		9159-7L6JQY	MOE District:		Halton-Peel
Approval Date:		2008-11-07	City:		
Status:		Approved	Longitude:		-79.75129
Record Type:		ECA	Latitude:		43.600693
Link Source:		IDS	Geometry X:		
SWP Area Name:		Credit Valley	Geometry Y:		
Approval Type:		ECA-INDUSTRIAL SEWAGE WORKS			
Project Type:		INDUSTRIAL SEWAGE WORKS			
Business Name:		Imperial Oil Limited			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Address:		7030 McLaughlin Rd			
Full Address:					
Full PDF Link:		https://www.accessenvironment.ene.gov.on.ca/instruments/5421-7K3QQA-14.pdf			
PDF Site Location:					
<u>13</u>	9 of 9	WSW/243.2	196.7 / -1.13	7030 MCLAUGHLIN RD MISSISSAUGA ON L5W 1W7	FST
Instance No:	10372439	Manufacturer:			
Status:	Active	Serial No:			
Cont Name:		Ulc Standard:			
Instance Type:		Quantity:			
Item:	FS GASOLINE STATION - SELF SERVE	Unit of Measure:			
Item Description:		Fuel Type:			
Tank Type:		Fuel Type2:			
Install Date:		Fuel Type3:			
Install Year:		Piping Steel:	0		
Years in Service:		Piping Galvanized:	0		
Model:		Tanks Single Wall St:	0		
Description:		Piping Underground:	3		
Capacity:		Num Underground:	3		
Tank Material:		Panam Related:			
Corrosion Protect:		Panam Venue:			
Overfill Protect:					
Facility Type:					
Parent Facility Type:					
Facility Location:					
Device Installed Location:					
<u>14</u>	1 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W	EHS
Order No:	20200709111	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:	ON		
Report Date:	14-JUL-20	Search Radius (km):	.25		
Date Received:	09-JUL-20	X:	-79.70919216		
Previous Site Name:		Y:	43.6364851		
Lot/Building Size:					
Additional Info Ordered:					
<u>14</u>	2 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W	EHS
Order No:	20200709111	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:	ON		
Report Date:	14-JUL-20	Search Radius (km):	.25		
Date Received:	09-JUL-20	X:	-79.70919216		
Previous Site Name:		Y:	43.6364851		
Lot/Building Size:					
Additional Info Ordered:					
<u>14</u>	3 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W	EHS
Order No:	20200709111	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Custom Report	Client Prov/State:	ON		
Report Date:	14-JUL-20	Search Radius (km):	.25		

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Received:	09-JUL-20			X:	-79.70919216
Previous Site Name:				Y:	43.6364851
Lot/Building Size:					
Additional Info Ordered:					

<u>14</u>	4 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W	EHS
Order No:	20200709111			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	14-JUL-20			Search Radius (km):	.25
Date Received:	09-JUL-20			X:	-79.70919216
Previous Site Name:				Y:	43.6364851
Lot/Building Size:					
Additional Info Ordered:					

<u>14</u>	5 of 5	E/249.0	191.2 / -6.61	n/a Mississauga ON L5W	EHS
Order No:	20200709111			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Custom Report			Client Prov/State:	ON
Report Date:	14-JUL-20			Search Radius (km):	.25
Date Received:	09-JUL-20			X:	-79.70919216
Previous Site Name:				Y:	43.6364851
Lot/Building Size:					
Additional Info Ordered:					



Soil Engineers Ltd.

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FAX: (705) 721-7864

MISSISSAUGA
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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.

Title 1946 Aerial Photograph

Project

Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

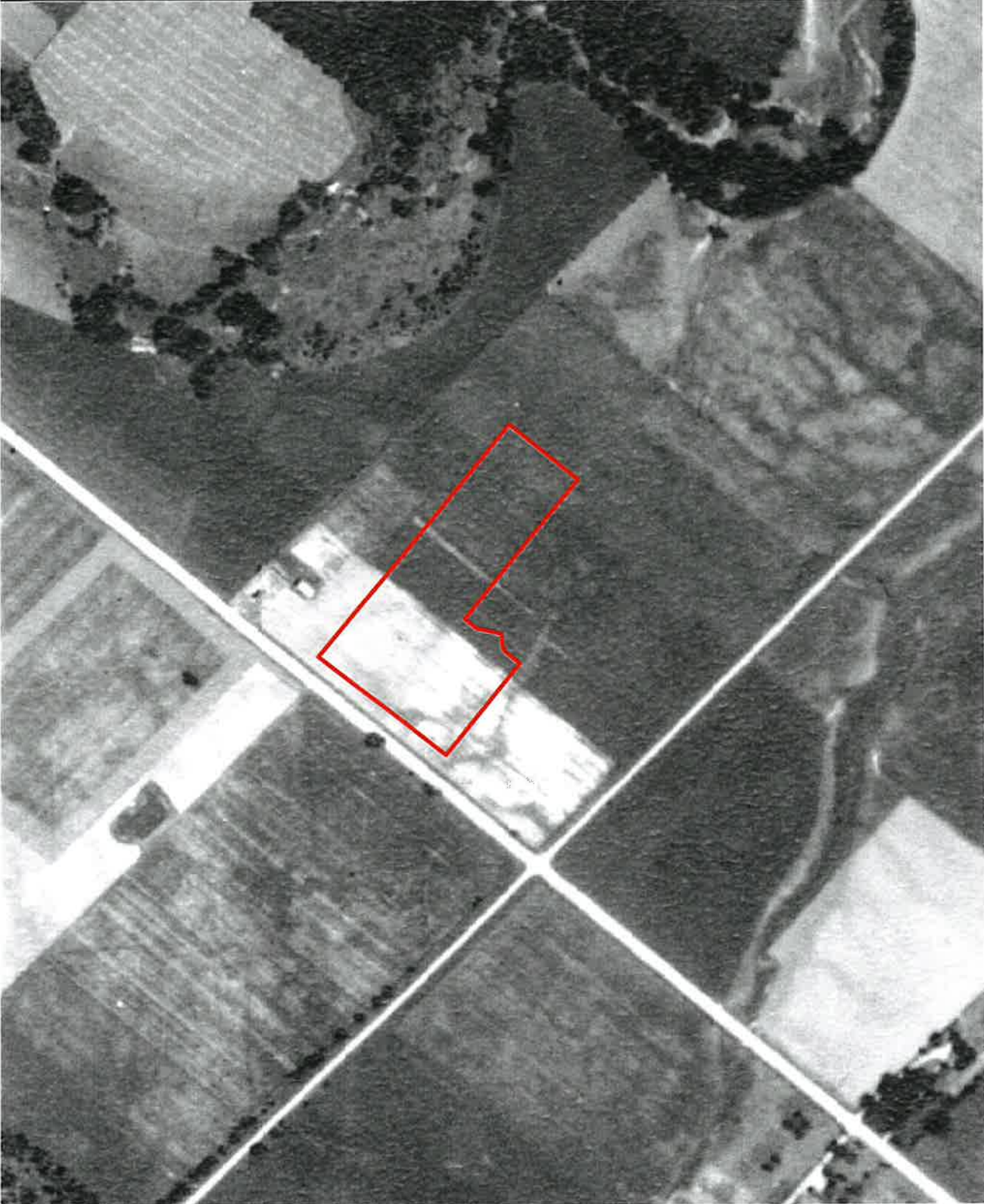
May 01, 2023

Scale

Refer to map

Appendix 'G'

1 of 10



Source: National Air Photo Library



Subject Site



Soil Engineers Ltd.

Title 1954 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

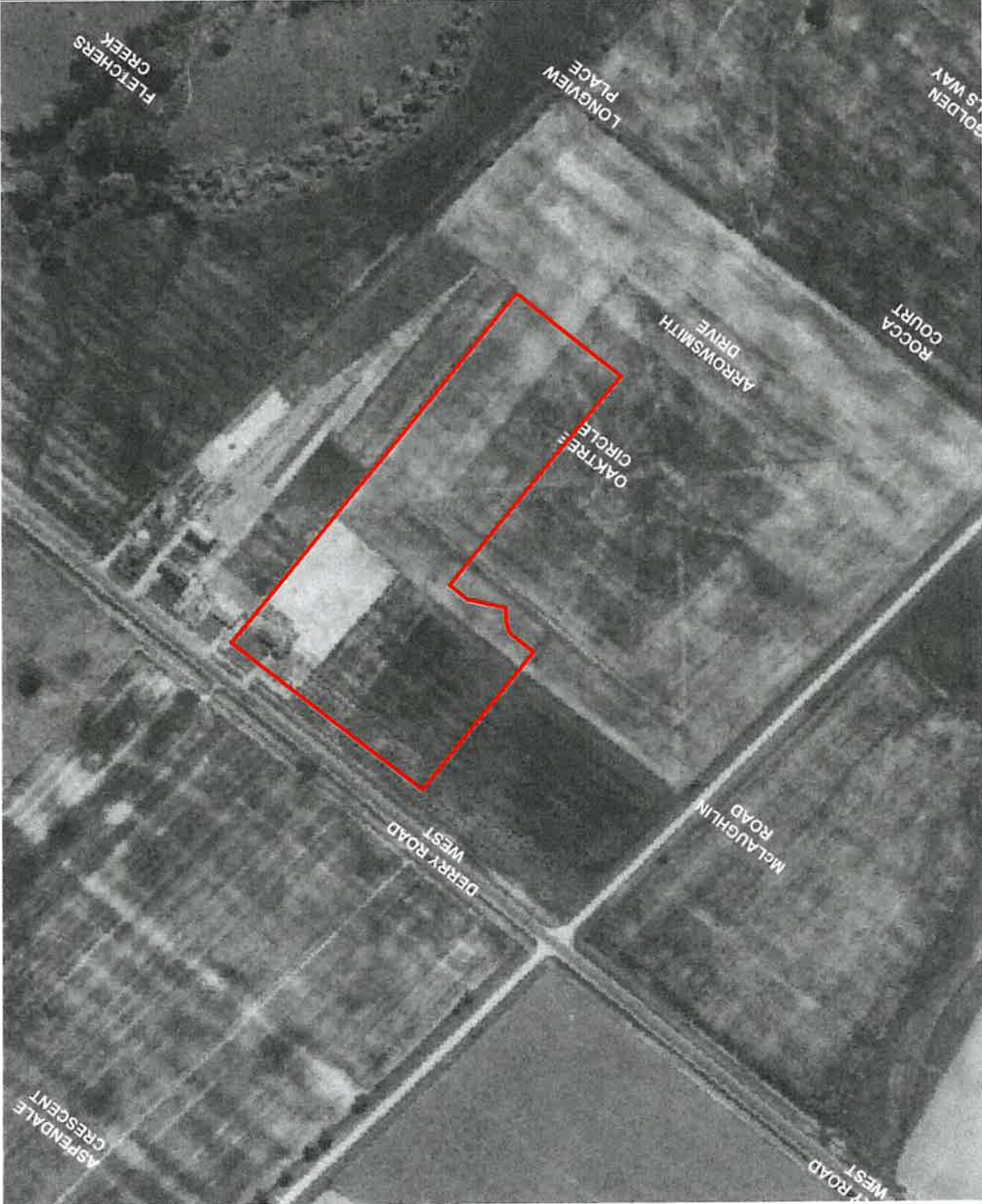
May 01, 2023

Scale

Refer to map

Appendix 'G'

2 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga





Subject Site



Soil Engineers Ltd.

Title 1966 Aerial Photograph

Project

Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga

Reference No.

2203-E020

Date

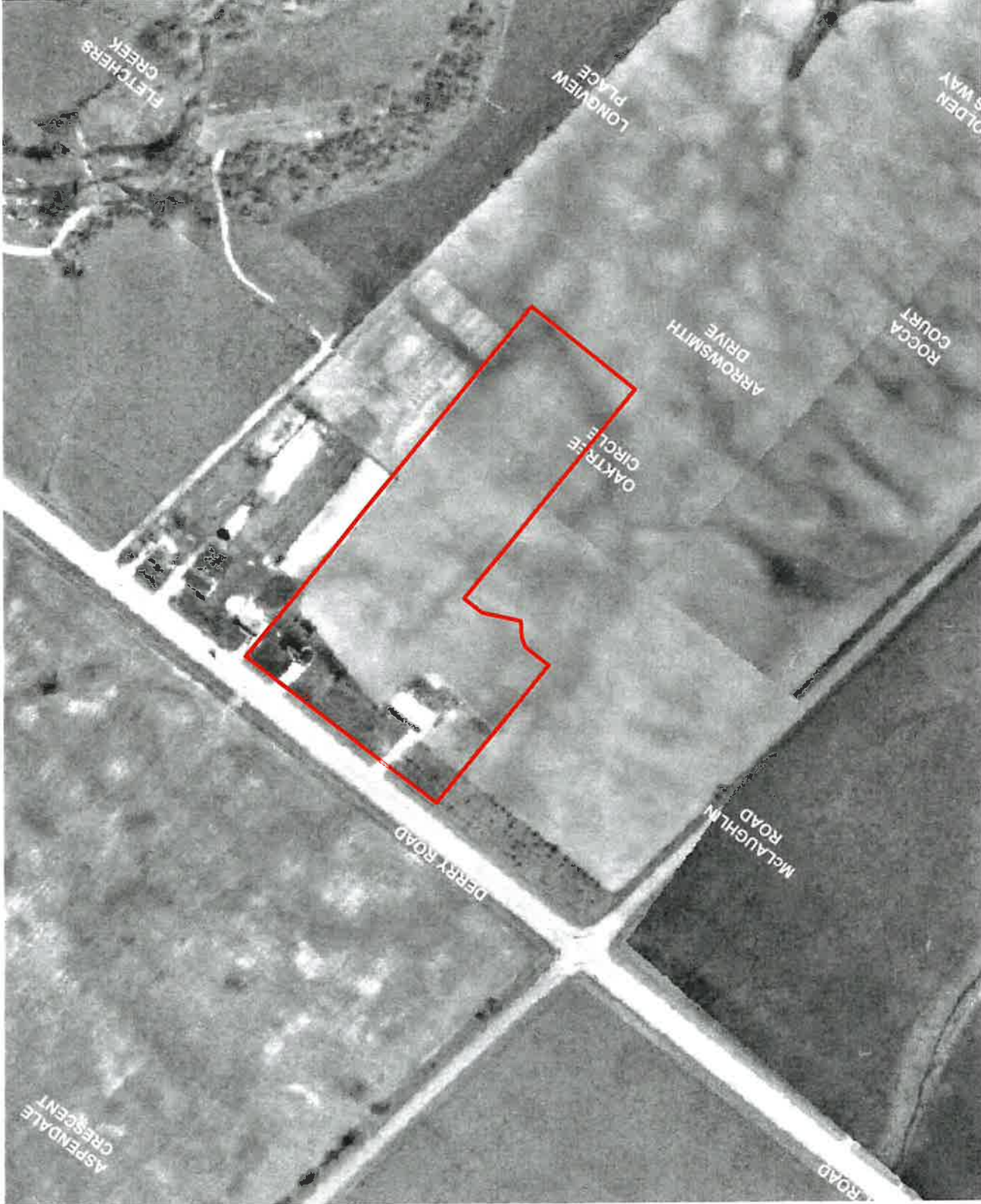
May 01, 2023

Scale

Refer to map

Appendix 'G'

3 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga





Subject Site



Soil Engineers Ltd.

Title 1977 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

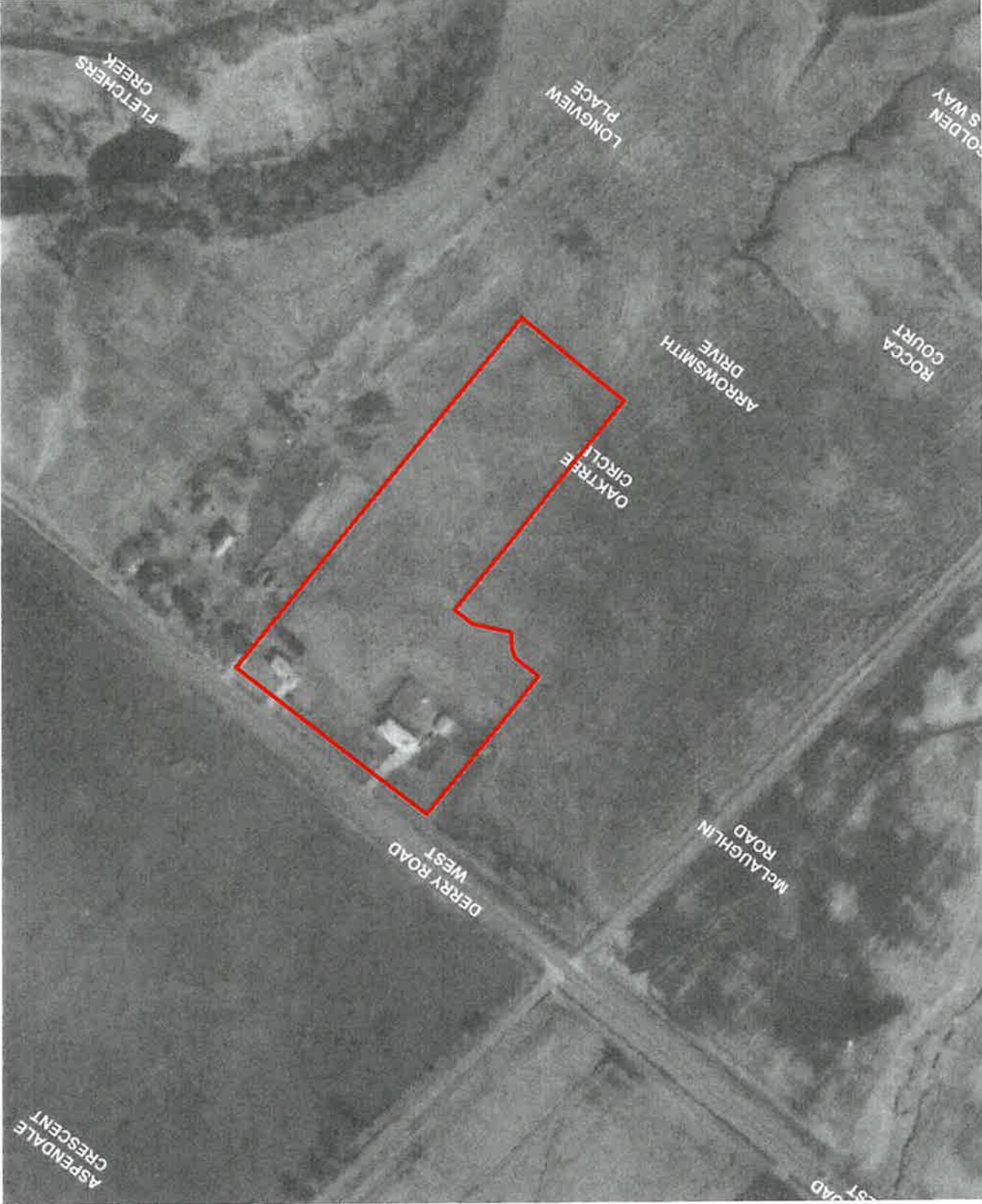
May 01, 2023

Scale

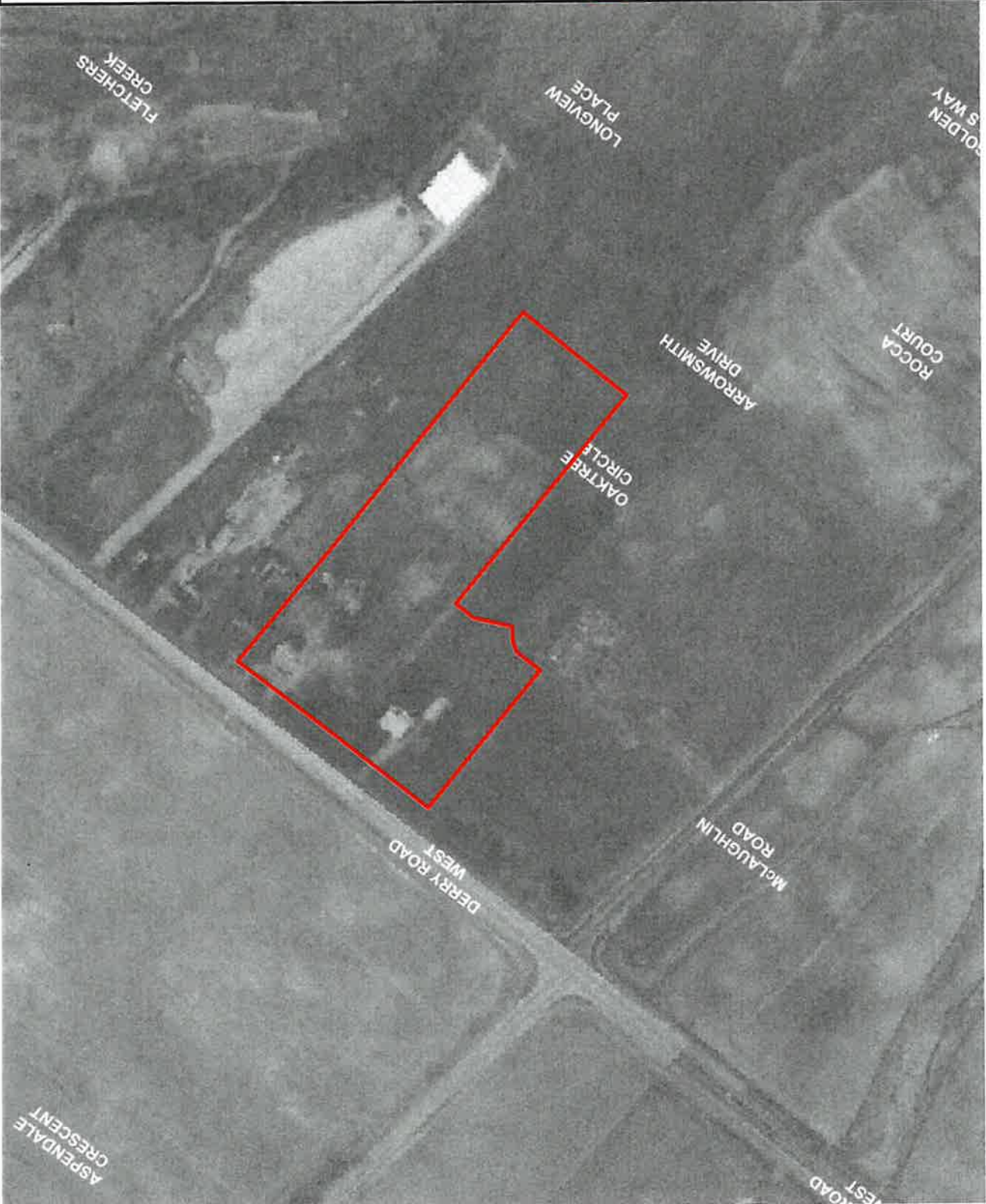
Refer to map

Appendix 'G'

4 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title	1985 Aerial Photograph
Project	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga
Reference No.	2203-E020
Date	May 01, 2023
Scale	Refer to map
Appendix 'G'	
5 of 10	

Source: Mississauga Interactive Map
 © 2023 City of Mississauga





Subject Site



Soil Engineers Ltd.

Title 1992 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

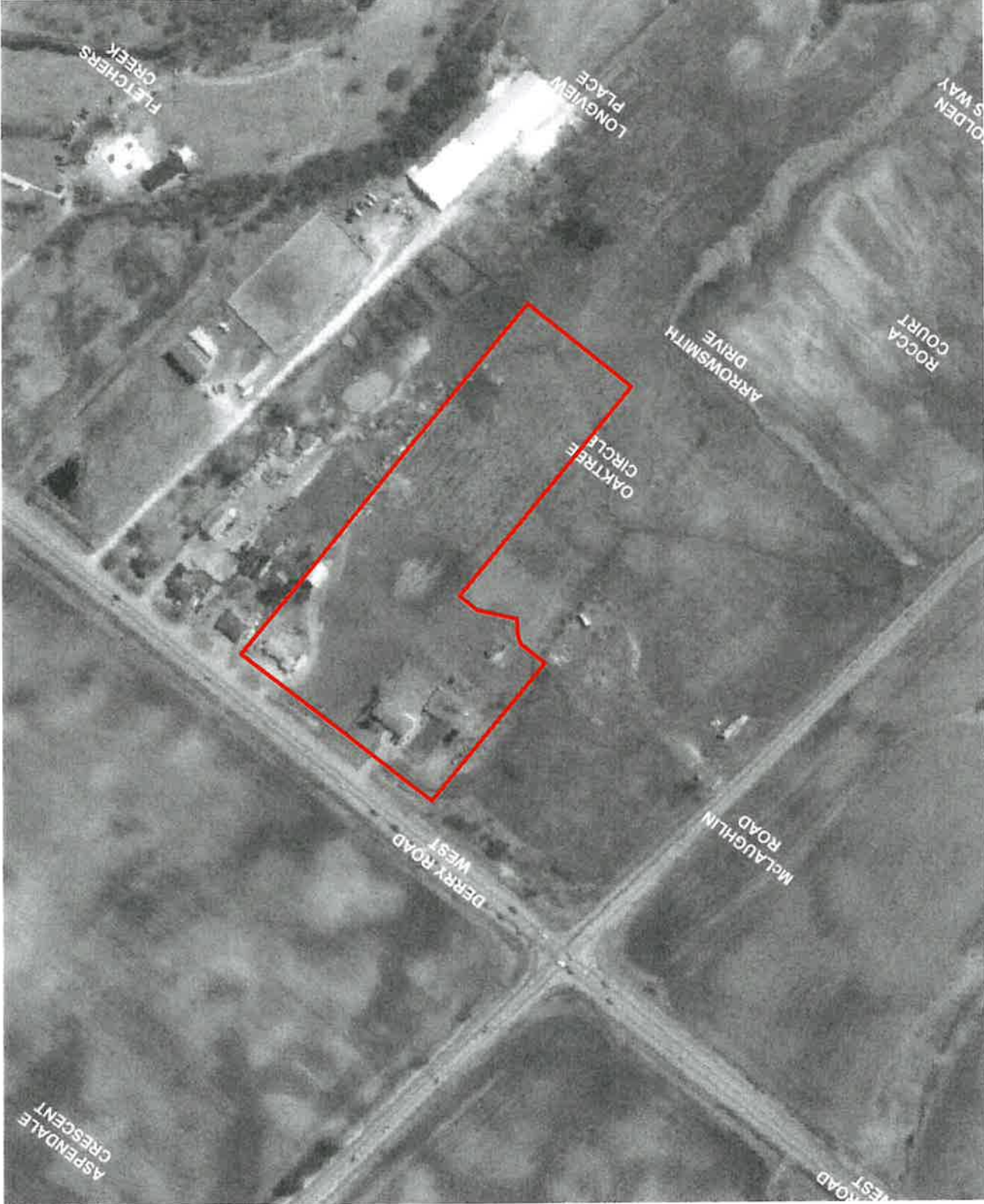
May 01, 2023

Scale

Refer to map

Appendix 'G'

6 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title	2002 Aerial Photograph
Project	Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga
Reference No.	2203-E020
Date	May 01, 2023
Scale	Refer to map
Appendix	'C'
	7 of 10



Source: Mississauga Interactive Map
 © 2023 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title 2012 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

May 01, 2023

Scale

Refer to map

Appendix 'G'

8 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title 2019 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

May 01, 2023

Scale

Refer to map

Appendix -G*

9 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga



Subject Site



Soil Engineers Ltd.

Title 2021 Aerial Photograph

Project
Proposed Residential and
Commercial Development
Block 176, Plan 43M1484,
376 and 390 Derry Road West
City of Mississauga

Reference No.

2203-E020

Date

May 01, 2023

Scale

Refer to map

Appendix 'G'

10 of 10



Source: Mississauga Interactive Map
© 2023 City of Mississauga





Soil Engineers Ltd.

CONSULTING ENGINEERS

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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 'H'

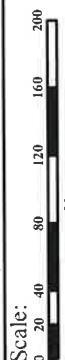
MECP WELL RECORDS

REFERENCE NO. 2203-E020



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



Soil Engineers Ltd.
Title: MECP Well Records
Project: Proposed Residential and Commercial Development Block 176, Plan 43M1484, 376 and 390 Derry Road West City of Mississauga
Reference No. 2203-E020
Date: May 1, 2023
Scale: 
Appendix 'H'

604000

603500

4832000

4832500

GIS_ID	WELL_ID	HOLE_ID	X	Y	ELEVATION	FINAL_STAT	USE_1	USE_2	DATE_COMP	WATER_FND	STATIC_LEV	DEPTH_FROM	DEPTH_TO	SCREEN_TOP	SCREEN_END	DEPTH	DP_BEDROCK	METHOD_CON	OTHER METH
1	4902503	10317345	603663.6002	4832478	199.956695	Water Supply	Domestic		1955-07-16	21.03145574	7.599999905	0	0	0	23.79999924	14.60000038	Cable Tool		
2	4902506	10317348	603598.6001	4832400	198.32518	Water Supply	Domestic		1964-05-02	11.27773714	7.599999905	0	0	0	11.300000019	7.599999905	Boring		
3	4905313	10320064	603690.6	4832203	195.35353	Water Supply	Domestic		1978-03-01	31.069997805	3.700000048	0	0	0	31.100000038	0	Cable Tool		
4	4805539	10320267	603694.5998	4832683	199.735092	Water Supply	Domestic		1978-05-29	16.76420385	7.900000095	0	0	0	18.299999824	7	Cable Tool		
5	4910137	11555371	603575.0001	4832352.999	199.520355	Abandoned-Other			2006-03-10	6.5	0	0	6.5	10.899999962	6.5	4.900000095	Rotary (Convent.)		
6	7205648	100478955	603834.9998	4832378	199.830764	Monitoring and Test Hole	Monitoring and Test Hole		2013-04-25	0	0	0	0	0	0	0	Rotary (Convent.)		
7	7212109	1004656745	603813.0004	4832631	198.394821	Observation Wells	Monitoring		2013-08-01	0	0	0	0	6.705681541	6.705681541	6.699999809	Boring		
8	7225638	1005080293	603751.9997	4832377	198.556638	Abandoned-Other			2014-07-14	4.572055596	0	0	0	5.943672275	5.943672275	5.900000095	Boring		
9	7276562	1006302251	603663.0002	4832418	198.872497	Abandoned-Other			2016-11-30	0	0	0	23	0	0	0			
10	7276563	1006302254	603630.0003	4832400	198.25447	Abandoned-Other			2016-11-30	0	0	0	0	0	0	0			
11	7306441	1006992293	603538.0003	4832335	0	Observation Wells	Monitoring		2017-11-17	0	0	10.66812972	0	0	0	0	Boring		
12	7306442	1006992299	603719	4832628	0	Monitoring and Test Hole	Monitoring and Test Hole		2017-11-17	0	0	0	0	50.90221897	50.90221897	50.90000153	Boring		
13	7341408	1007631749	603443	4832326.989	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-03-28	0	0	0	0	47.85418191	47.85418191	47.90000153	Boring		
14	7341409	1007631752	603462.0004	4832310.989	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-03-28	0	0	0	0	8.229700073	8.229700073	8.199999809	Direct Push		
15	7341410	1007631755	603438.0003	4832285	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-03-28	0	0	0	0	8.229700073	8.229700073	8.199999809	Direct Push		
16	7341411	1007631758	603422.0002	4832270	0	Monitoring and Test Hole	Monitoring and Test Hole		2019-03-28	0	0	0	0	8.229700073	8.229700073	8.199999809	Direct Push		



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APPENDIX 'I'

OCCUPANCY RECORDS

REFERENCE NO. 2203-E020

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



**CITY
DIRECTORY**

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*

Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

City Directory Information Source
Polk's Halton/Peel 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
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
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: 1977/78	

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

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: 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.



CITY
DIRECTORY

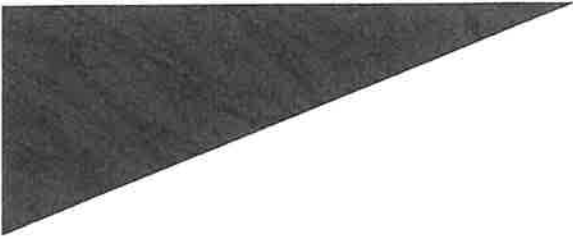
Project Property: *Phase One ESA
390 Derry Road West
Mississauga, ON L5W 1N6*

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:

Environmental Risk Information Services

A division of Glacier Media Inc.

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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	

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2021

DERRY ROAD WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2021

OAK TREE CIRCLE

SOURCE: DIGITAL BUSINESS DIRECTORY

365

K C BLINDS SHUTTERS...VENETIAN BLINDS-RETAIL

2021

SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

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

DERRY ROAD WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2017

OAK TREE CIRCLE

SOURCE: DIGITAL BUSINESS DIRECTORY

2017

SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

365

K C BLINDS SHUTTERS...WINDOW TREATMENT STORES

NO LISTING FOUND

2012

DERRY ROAD WEST

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2012

OAK TREE CIRCLE

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

2012

SAINT BARBARA BLVD.

SOURCE: DIGITAL BUSINESS DIRECTORY

2001

DERRY ROAD WEST

SOURCE: POLKS

NO LISTING FOUND

390

ADDRESS NOT LISTED

2001

OAK TREE CIRCLE

SOURCE: POLKS

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**

2001

SAINT BARBARA BLVD.

SOURCE: POLKS

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

1996

DERRY ROAD WEST

SOURCE: POLKS

390 ADDRESS NOT LISTED

1996

OAK TREE CIRCLE

SOURCE: POLKS

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.

SOURCE: POLKS

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

1991

DERRY ROAD WEST

SOURCE: MIGHTS

390 **ADDRESS NOT LISTED**

1991

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**

1991

SAINT BARBARA BLVD.

SOURCE: MIGHTS

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

1985

DERRY ROAD WEST

SOURCE: MIGHTS

390 ADDRESS NOT LISTED

1985

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

1985

SAINT BARBARA BLVD.

SOURCE: MIGHTS

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

1979

DERRY ROAD WEST

SOURCE: MIGHTS

390 **ADDRESS NOT LISTED**

1979

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**

1979

SAINT BARBARA BLVD.

SOURCE: MIGHTS

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

1975

DERRY ROAD WEST

SOURCE: MIGHTS

390 ADDRESS NOT LISTED

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 **STREET NOT LISTED**
7030 **STREET NOT LISTED**
7050 **STREET NOT LISTED**

1970/71 DERRY ROAD WEST

SOURCE: MIGHTS

390 **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

1966

DERRY ROAD WEST

SOURCE: MIGHTS

390 **STREET NOT LISTED**

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**

1966

SAINT BARBARA BLVD.

SOURCE: MIGHTS

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

1960

DERRY ROAD WEST

SOURCE: MIGHTS

390 **STREET NOT LISTED**

1960

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

1960

SAINT BARBARA BLVD.

SOURCE: MIGHTS

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



Soil Engineers Ltd.

CONSULTING ENGINEERS

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APPENDIX 'J'

LANDOWNER/TENANT/OCCUPANT QUESTIONNAIRE

REFERENCE NO. 2203-E020

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

Address of Site: _376 Derry Road West, City of Mississauga

Person Interviewed: Chris McGinnes Relationship to Site: Part of Ownership Group

Interviewer: _____ Method of Interview: _____

Project No.: 2203-E020 Date of Interview: 03/14/2022

General Questions:

1. 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

To 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 activities?

No

7. Aboveground storage tanks (ASTs) or underground storage tanks (USTs) such as those used for utility, fuel or chemical?

No

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

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.

10. If the property is served by a well or septic system and heating system? Please specify the location and age.

N/A

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?

No

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.?

No

13. Do you know of others who may have knowledge of the property?

3.

No

Additional Comments and Explanations

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

Signature of person completing questionnaire

Date Completed (YY-MM-DD)

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

Address of Site: _Block 176, Plan 43M1484 and 390 Derry Road West, City of Mississauga

Person Interviewed: Chris McGinnes _____ Relationship to Site: _Purchaser_____

Interviewer: _____ Method of Interview: _____

Project No.: 2203-E020-1 Date of Interview: _____

General Questions:

1. How long have you lived/worked at this address?

Purchased the land in 2023

2. What are the main operations that occur on this site?

Vacant lot with abandoned house on it.

3. What activities were previously performed on this site?

Not aware.

4. What is the Assessment Roll Number of the site?

To 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 activities?

No

7. Aboveground storage tanks (ASTs) or underground storage tanks (USTs) such as those used for utility, fuel or chemical?

Not aware.

8. Specific chemicals located or stored on site in drums, tanks, barrels or sacks?

Not aware

**PHASE ONE ENVIRONMENTAL SITE ASSESSMENT
Landowner/Tenant/Occupant Questionnaire**

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.

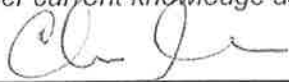
13. Do you know of others who may have knowledge of the property?

No

Additional Comments and Explanations

Phase 1 & 2 were previously completed due to the neighboring gas station, all results were clean.

The person completing this report affirms that the above statements and facts are true and correct, based on his/her current knowledge as of the date completed.



Signature of person completing questionnaire

2023-04-14

Date Completed (YY-MM-DD)



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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)


	Title	Project	Reference No.	Date	Appendix 'K'
 Soil Engineers Ltd.	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	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)


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


	Title	Project	Reference No.	Date	Appendix 'K'
 Soil Engineers Ltd.	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	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


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'K'
	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	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 Photographs	Title	Project	Reference No.	Date	Appendix 'K'
	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	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 Site Photographs	Site Photographs 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	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)


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


	Title	Project	Reference No.	Date	Appendix 'K'
 Soil Engineers Ltd. Site Photographs Site Photographs	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	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)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'K'
	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)


	Title	Project	Reference No.	Date	Appendix 'K'
 Soil Engineers Ltd.	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	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)


 Soil Engineers Ltd.	Title	Project	Reference No.	Date	Appendix 'K'
	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	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.	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	13 of 13



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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

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
2021 – Present	Ballymore (Uptown Meadowvale) Corp., formerly 2799580 Ontario Limited	Vacant		
2018 – 2021	2348793 Ontario Limited and JYR Real Capital Mortgage Investment Corporation			
2017 – 2018	376 Derry Development Inc.			
1983 – 2017	Antonio Finelli, Donato Finelli and Fausto Finelli s			
1978 – 1983	John Loncaric, L. Novak, Jane Novak, Max Klahov and Huddy Novak	Residential Property	Residential Use	Based on MPAC report, OBM, Aerial photographs, Occupancy search, interview and site reconnaissance, the subject site had been used for residential 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			
1850 – 1896	Samuel Brown			
1846 – 1850	William Whitehead et ux.			
1842 – 1846	William Fiad	Agricultural Property	Agricultural or Other Use	Based on historical map, the subject site appeared to be used for agricultural purposes.
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

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, 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.			
2012 – 2016	The Buffalo Group Developments Ltd., formerly Friends of Pinchurst Lane Company Inc.	Residential Property	Residential Use	Based on OBM, Aerial photographs, Occupancy search, interview and site reconnaissance, the subject site had been used for residential purposes and currently vacant property.
2012 – 2012	Eva Di Iorio			
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			
1850 – 1896	Samuel Brown	Agricultural Property		
1839 – 1850	Thomas Brown et ux.			
1839 – 1839	Amos Marigold et ux.			
1826 – 1839	John McIntosh et ux.			
Prior to 1826	Crown	Undeveloped Land		Based on historical map, the subject site appeared to be used for agricultural purposes.



"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)

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.		
2022 – Present	Ballymore (Uptown Meadowvale) Corp., formerly 2799580 Ontario Limited	Vacant Land	Agricultural or Other Use	Based on OBM, Aerial photographs, Occupancy search, interview and site reconnaissance, the subject site consists of a vacant land.		
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					
1979 – 1980	J. Horvat, Katica Baharic, Ivan Baharic and Paul Horvat					
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					
1965 – 1968	Arie Pols, Johanna Pols, Adolf Schmid, Alice Schmid, Jilian Barkmeyer and Garrett Bross					
1943 – 1965	Kathleen A. Young and Robert W. Young				Agricultural Property	Based on historical map, the subject site appeared to be used for agricultural purposes.
1940 – 1943	Clara Ball					
1930 – 1940	Charles Haddon et ux.					
1906 – 1930	William Cyrus Brown					
1896 – 1906	Minnie Williams Brown					
1896 – 1896	Francis J. Brown					
1850 – 1896	Samuel Brown					
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)**

Prior to 1826	Crown	Undeveloped Land	
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Notes:

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

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

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

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



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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 ¹	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 northern 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 south-eastern 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)**

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

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 below:

List of Method Groups:

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

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

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