

Phase One Environmental Site Assessment Update



3403-3445 Fieldgate Drive, Mississauga, Ontario
G2S24018A

Forest Glen Shopping Centre Ltd.
c/o Sajecki Planning Inc.
227 Pape Avenue,
Toronto, Ontario
M4M 2W3

Executive Summary

G2S Consulting Inc. (G2S) was retained by Forest Glen Shopping Centre Ltd. (the Client) to complete a Phase One Environmental Site Assessment (ESA) Update for the property located at 3403-3445 Fieldgate Drive in Mississauga, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Morgan Dundas of Sajecki Planning Inc.

G2S understands the Client requires a Phase One ESA to support a Record of Site Condition (RSC) application under O. Reg. 153/04, as amended, prior to proposed redevelopment of the property for residential use. This Phase One ESA Update was completed in accordance with Schedule D. of O. Reg. 153/04.

The irregular shaped Site is located on the north side of Fieldgate Drive, east of Ponytrail Drive and west of Bloor Street, with approximately 160 metres (m) of frontage on Fieldgate Drive and a depth of approximately 85 m. The Site is located in an area consisting of commercial, residential, parkland and institutional land use. Etobicoke Creek is located approximately 515 m northeast of the Site flowing southeast to Lake Ontario, located approximately 5.6 kilometres (km) southeast of the Site. The Site location is illustrated on Drawing 1 in Appendix A and photographs of the Site are included in Appendix G.

The Site was vacant undeveloped land until approximately 1968 when a multi-tenant commercial building (Building 1) was constructed for use by Glenn Forest Shopping Centre on the northwest portion of the Site. An addition occurred on the east portion of Building 1 between 1977 and 1981. An additional single unit commercial building (Building 2) was constructed on the southeast portion of the Site in the 1980s. The Buildings have been used for retail, restaurant, medical, photo processing and offices since their construction as well as one unit (3437 Fieldgate Drive) which operated as a dry-cleaning operation from approximately 1968 until 2020.

The Phase One ESA identified multiple on-Site Potentially Contaminating Activities (PCAs) and multiple off-Site PCAs which were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. The following APECs have been identified on-Site.

- APEC 1: West central portion of Building 1 – Historic use of a unit in Building 1 as a dry-cleaning operation.
- APEC 2: Northwest portion of the Site – Historical transformer and mineral oil spill.
- APEC 3: North-central portion of the Site – Use of oil-cooled transformers.
- APEC 4: Entire Site – Use of de-icing salt for parking.
- APEC 5: East portion of the Site – A gas station is located adjacent to the Site to the east.

A Phase Two ESA was recommended to investigate the identified APECs.

Table of Contents

Executive Summary	ii
1. Introduction	1
1.1 Terms of Reference.....	1
1.2 Phase One ESA Property Information	3
2. Scope of Investigation.....	4
3. Records Review	5
3.1 General	5
3.1.1 Phase One ESA Study Area Determination.....	5
3.1.2 First Developed Use Determination	5
3.1.3 Chain of Title	5
3.1.4 Fire Insurance Plans.....	5
3.1.5 Street Directories.....	6
3.1.6 Waste Management Records	7
3.1.7 Environmental Reports	8
3.2 Environmental Source Information	10
3.3 Physical Setting Sources.....	12
3.3.1 Aerial Photographs	12
3.3.2 Ontario Base Maps/Topographic and Other Maps.....	12
3.3.3 Hydrology and Hydrogeology	13
3.3.4 Fill Materials	13
3.3.5 Water Bodies, Areas of Natural Significance and Groundwater Information	13
3.3.6 Well Records	13
3.4 Site Operating Records	14
4. Interviews.....	15
4.1 Site Personnel.....	15
4.2 Third Party Individuals.....	15
4.3 Government Officials.....	15
5. Site Reconnaissance	16
5.1 General Requirements	16
5.2 Specific Observations at the Phase One Property.....	16
5.2.1 Enhanced Investigation Property	19
5.3 Written Description of Investigation	20
6. Review and Evaluation of Information	21
6.1 Current and Past Uses	21
6.2 Potentially Contaminating Activities.....	24
6.3 Areas of Potential Environmental Concern	26

7. Phase One Conceptual Site Model28

8. Conclusions and Recommendations30

8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site
 Condition Submitted.....30

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone ..30

9. Qualifications of the Assessor31

10. References and Supporting Documentation32

11. Limitations.....34

12. Signatures and Closing Remarks35

Appendices

- Appendix A: Drawings
- Appendix B: Site Ownership
- Appendix C: Street Directories
- Appendix D: Environmental Source Information
- Appendix E: Well Records
- Appendix F: Phase One ESA Questionnaire
- Appendix G: Site Photographs

List of Tables

- Table 1: General Site Details
- Table 2: Fire Insurance Plans, Potentially Contaminating Activities
- Table 3: Previous Environmental Reports
- Table 4: HWIN Records
- Table 5: Environmental Source Information
- Table 6: Topographic and Other Maps
- Table 7: Site Operating Records
- Table 8: Site Reconnaissance
- Table 9: Summary of Current and Past Site Uses
- Table 10: Potentially Contaminating Activities
- Table 11: Areas of Potential Environmental Concern



1. Introduction

G2S Consulting Inc. (G2S) was retained by Forest Glen Shopping Centre Ltd. (the Client) to complete a Phase One Environmental Site Assessment (ESA) Update for the property located at 3403 - 3445 Fieldgate Drive in Mississauga, Ontario, hereinafter referred to as the 'Site'. Refer to Drawing 1 in Appendix A for the Site Location Plan. Authorization to proceed with the Phase One ESA was provided by Morgan Dundas of Sajecki Planning Inc.

G2S understands the Client requires a Phase One ESA to support a Record of Site Condition (RSC) application under O. Reg. 153/04, as amended, prior to proposed redevelopment of the property for residential use. This Phase One ESA Update was completed in accordance with Schedule D. of O. Reg. 153/04.

The following reports were previously completed for the Site:

- a) "*Phase One Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario,*" dated October 3, 2022, prepared by Pinchin Ltd. for Avison Young Commercial Real Estate; and
- b) "*Phase Two Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario,*" dated December 22, 2022, prepared by Pinchin Ltd. for Forest Glenn Shopping Centre Ltd.

1.1 Terms of Reference

The purpose of this Phase One ESA Update was to determine the likelihood that one or more contaminants have affected the Phase One ESA Update property from present or past Site activities or from surrounding properties, since the completion of the Phase One ESA in October 2022. This Phase One ESA Update was completed in accordance with O. Reg. 153/04 and should be read in conjunction with the previous Phase One ESA report.

This Phase One ESA Update incorporates the concept of Potentially Contaminating Activities (PCAs) and Areas of Potential Environmental Concern (APECs) identified by the Ministry of the Environment, Conservation and Parks (MECP) as outlined in Schedule D of O. Reg. 153/04.

The nature of a Phase One ESA by definition is a nonintrusive site examination of "readily accessible features"; therefore, the Phase One ESA does not quantify the chemical or physical quality of the exposed or inaccessible features such as materials beneath buildings or buried on Site. In this regard, the Phase One ESA must be viewed as a mechanism that may assist in reducing, rather than eliminating, the uncertainty of encountering environmental contaminants during future use of the Site.

This Phase One ESA Update was conducted to:

- i. Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii. Determine the need for a Phase Two ESA; and
- iii. Provide a basis for carrying out any Phase Two ESA required.

1.2 Phase One ESA Property Information

Table 1: General Site Details

Municipal Addresses:	3403 - 3445 Fieldgate Drive, Mississauga, Ontario
General Site Location:	The north side of Fieldgate Drive, east of Ponytrail Drive and west of Bloor Street, approximately 515 m southeast of Etobicoke Creek.
Approximate Plan Area:	0.13 hectares (0.74 acres), with frontage of approximately 158 m on Field Gate Drive and approximately 80 m on Ponytrail Drive.
Property Identification Number (PIN):	13330-0239 (LT)
Legal Description:	BLK J PL 719 TORONTO; S/T RIGHT IN TT175194; S/T TT172757 MISSISSAUGA
Current Site Owner and Contact Information:	Forest Glenn Shopping Centre Limited
Current Site Occupants:	<p>Building 1:</p> <ul style="list-style-type: none"> • 3407 Fieldgate Drive: Computer and Printing • 3409 Fieldgate Drive Forest Glen Deli and Appetizer • 3411 Fieldgate Drive: Dollarcade • 3415 Fieldgate Drive: Maxwell Physiotherapy and Rehab • 3417 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (LINC English Classes) • 3419 Fieldgate Drive: Coin Laundry, Sua Express • 3421 Fieldgate Drive: The Hairspot, Pizza Wings and More • 3423 Fieldgate Drive: Subway • 3425 Fieldgate Drive: Karachi Grill • 3427 Fieldgate Drive: Fieldgate Pharmacy • 3429 Fieldgate Drive: Vacant (formerly medical offices) • 3431 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (English Classes) • 3433 Fieldgate Drive: The Bun Man • 3435 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (LINC English Classes) • 3437 Fieldgate Drive: Optic Chiasma, Vacant (formerly Fairway Cleaners) • 3439 Fieldgate Drive: Dixie Bloor Neighbourhood Centre • 3441 Fieldgate Drive: Hasty Market and Vape Store • 3443 Fieldgate Drive: Vacant (formerly Balkan Grill) • 3445 Fieldgate Drive: IC Food World <p>Building 2:</p> <ul style="list-style-type: none"> • 3403 Fieldgate Drive: Fieldgate Dental

The Phase One Study Area includes the Site and lands within approximately 250 m of the Site, as shown on Drawing 2 in Appendix A (hereinafter referred to as the 'Study Area').

2. Scope of Investigation

This assessment was performed in accordance with the Phase One ESA protocols and included the following tasks:

1. Records review since completion of the previous Phase One ESA in October 2022.
2. Interviews with pertinent Site contacts.
3. A Site reconnaissance to assess current Site and Study Area conditions and the presence of any visual indications or olfactory evidence of potential contamination. A detailed review of regulatory compliance issues was not within the terms of reference for this assignment.
4. An evaluation of the information gathered from the records review, interviews and Site reconnaissance.
5. Preparation of this report discussing the information compiled and the corresponding conclusions and recommendations.

3. Records Review

G2S reviewed reasonably accessible information and records to determine the land use history of the Site and Study Area.

The following new records were found for the Site or properties within the Study Area since the completion of the previous Phase One ESA.

3.1 General

3.1.1 Phase One ESA Study Area Determination

In accordance with O. Reg. 153/04, as amended, the Phase One ESA must include, at a minimum the Site and any other property that is located within 250 m of the Site boundaries. This is referred to as the Phase One ESA Study Area (Study Area) as depicted on Drawing 2 in Appendix A.

3.1.2 First Developed Use Determination

In accordance with the O. Reg. 153/04, as amended, the following definition applies:

“First developed use” means *the earlier of,*

- i. The first use of a phase one property in or after 1875 that resulted in the development of a building or structure on the property, and
- ii. The first potentially contaminating use or activity on the phase one property.

Based on information from the records review, the first developed use of the Site was between 1966 and 1975 as observed on aerial photographs for the development of the original plaza (Building 1). The property has been owned by Glenn Forest Shopping Centre since 1964.

3.1.3 Chain of Title

A land title search for the Site was conducted online at the Teranet Express website, for the Peel Region Land Registry Office. The Land Registry document indicated that the Site was transferred to the current owner, Forest Glenn Shopping Centre Limited, on December 31, 1964.

In order to determine past land uses, historical data including land registry information was obtained by P.L.P Titles Ltd. Site ownership information was provided dating back to 1847.

For ease of reference, the Land Registry document and chain of title information are included in Appendix B and summarized in Section 6.1 of this report.

3.1.4 Fire Insurance Plans

Fire Insurance Plans (FIPs) for the Site and surrounding properties were not available at the Toronto Reference Library or the Mississauga Central Library. In addition, FIPs were requested for the Site and surrounding area from Opta Information Intelligence (Opta) in the 2022 Phase One ESA. No FIPs were available for the Study Area.

3.1.5 Street Directories

Might's Suburban Toronto Criss Cross Directories and Might's Toronto Satellite Metro Toronto Satellite Cities Directories for the Site and Study Area were reviewed at approximately five year increments at the Mississauga Central Library. No city directories were available prior to 1968, and subsequent to 1993. The table below summarizes the directory information for the Site.

Table 2: Street Directories, Site Occupant

Address	Occupant/Site Use	Years Occupied
3403 Fieldgate Drive	Blue Sky Cafe	1993
	Not listed	1698 - 1990
3405 Fieldgate Drive	Meleca Fine Jewellery Inc.	1990 - 1993
	Impero Hair Design	1973 - 1993
	Not listed	1968
3407 Fieldgate Drive	Not listed	1990 - 1993
	Crystal and Jewelry Boutique	1977 - 1983
	Not listed	1973 – 1974
3411 Fieldgate Drive	Fieldgate Video	1993
	National Video	1990
	Galles Designs Men's Shop	1977 - 1983
	Not listed	1968 – 1974
3413 Fieldgate Drive	Paradise East & West Indian Market	1993
	Linstead Market Forest Glen	1990
	Not listed	1698 - 1990
3415 Fieldgate Drive	Acts Photo One Hour Service, Discount Kraze	1993
	Reflection Ladies & Children's Fashion Wear	1983 - 1990
	Not listed	1968 - 1978
3417 Fieldgate Drive	M & R Sport & Cycle Centre	1983 - 1993
	Not listed	1698 - 1978
3419 Fieldgate Drive	L Vs Fish & Chip	1990, 1993
	Dragon's Lair	1990
	Forest Glen Dominion Hardware	1977 - 1983
	Not listed	1698 – 1974
3421 Fieldgate Drive	The Hair Spot	1977 - 1993
	Pizza King,	1990 - 1993
	Burn's Television Drive in Service	1977 – 1978
	Forest Glen Barber Shop	1968 – 1974
3423 Fieldgate Drive	Not listed	1977 - 1993

Address	Occupant/Site Use	Years Occupied
	All Household Electronics, Trutone Vision & Sound	1698 – 1974
3425 Fieldgate Drive	Chicken Land BBQ	1993
	Not listed	1977 – 1990
	Sew'n Tell Shop	1973 – 1974
3427 Fieldgate Drive	Fieldgate Pharmacy	1968
3429 Fieldgate Drive	Excel Bestview Medical Laboratories Ltd.	1977 - 1993
	Feelgood Management & X Ray Ltd.,	1977 –1993
	Mississauga Medical Centre	1973 – 1993
	Fotomat Canada Ltd.	1977 – 1983
	Dr R C M Chow	1977 - 1978
	Dr H M Glickman Dent	1968 - 1993
	Dr M Pearlman	1973 – 1978
3431 Fieldgate Drive	Dr Leroy Franklin	1973 – 1974
	Palace Shoes	1973 – 1993
3433 Fieldgate Drive	Not listed	1968
	The Bun Man Bakery	1983 - 1993
3437 Fieldgate Drive	Not listed	1968 - 1978
	Fieldgate Cleaners	1993
	Not listed	1990
3439 Fieldgate Drive	One Hour Martinizing	1968 - 1983
	CIBC	1993
	Not listed	1990
3441 Fieldgate Drive	Canadian Imperial Bank of Commerce	1968 - 1983
	Forest Glen Smoke	1968 - 1993
3445 Fieldgate Drive	Not listed	1968
	Not listed	1993
	Red & White Food Master	1977 - 1990
	Not Listed	1968

Occupants listed at 3437 Fieldgate Drive in the city directories from 1968 until 1993 included various drycleaning operations which have been deemed to represent a PCA and summarized in Section 6.2 of this report.

3.1.6 Waste Management Records

The Site and properties within the Study Area were searched by Environmental Risk Information Services Ltd. (ERIS) as part of the 2022 Phase I ESA. No new datasets are publicly available since this time. For information on hazardous waste generation deemed a PCA, see Section 3.1.7 of this report.

3.1.7 Environmental Reports

The following previous environmental reports were completed for the Site by others and provided to G2S for review.

Table 3: Summary of Previous Environmental Reports

Report Details	Findings and Conclusions
<p>Title: Phase I Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario</p> <p>Date of Report: October 3, 2022</p> <p>Author of the Report: Pinchin Ltd.</p>	<ul style="list-style-type: none"> • The Site was developed with Site Building 1 in the late 1960s to mid 1970s. Site Building 2 was developed in the mid 1980s. The Site was 1.58 hectares in size. Two hydraulic compactors and one hydraulic lift were recorded by Pinchin at the Site. Based on the age of the equipment, this hydraulic equipment is not considered a PCA. Two oil cooled transformers were located on the north portion of the Site which and are considered APECs, see Section 6.2 and 6.3 of this report. The Site Buildings were heated by natural gas-powered heating, ventilating and air conditioning (HVAC) units and forced air furnaces similar to the present day. • The majority of historical tenants within the Site Buildings consisted of various, retailers, restaurants, medical practices and photo processing facilities. Several dry-cleaning operations existed in the unit with municipal address 3437 Fieldgate Drive in Site Building 1 since at least 1968. This drycleaning operation was identified as an APEC. Further details are provided in Section 6.2 and 6.3 of this report. A photo printing operation had existed in the unit with municipal address 3407 Fieldgate Drive and had been registered in the HWIN database for photo processing wastes. • One off-Site APEC was identified by Pinchin. A retail fuel outlet (RFO) had been located at 1715 Bloor Street since approximately 1979. For further information on this APEC see Sections 6.2 and 6.3 of this report. • A Phase Two ESA was recommended to investigate the APECs identified on and off Site.
<p>Title: Phase II Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario</p> <p>Date of Report: December 22, 2022</p> <p>Author of the Report: Pinchin Ltd.</p>	<ul style="list-style-type: none"> • The investigation was based on the recommendations of the Phase One ESA completed by Pinchin at the Site. The investigation included the advancement of eight boreholes on the Site. The boreholes were completed to a maximum depth of 6.10 m below ground surface (bgs), all of which were completed as groundwater monitoring wells (MW1 through MW8 inclusive). The findings of the investigation are summarized as follows: <ul style="list-style-type: none"> 1. The material beneath the Site generally consisted of a concrete or asphalt ground covering over gravel or sand and gravel to 0.15 m bgs of 0.10 m below floor surface (bfs). Native clayey silt, sand, silty sand, silt and sandy silt was encountered to depths from 3.05 m bgs and 6.10 m bgs at borehole completion. Weathered shale was encountered in MW2, MW4, MW6, MW7 and MW8 between 3.05 and 5.80 m bgs. Weathered shale was also encountered in MW5 to borehole completion of 1.52 m bfs.

Report Details	Findings and Conclusions
	<ol style="list-style-type: none"> 2. Groundwater was found in the bedrock at depths of 4.73 m bgs and 0.87 m bfs and in the overburden at depths between 2.45 and 4.73 m bgs. 3. Groundwater and soil samples were compared to the applicable Site Condition Standards (SCS) provided in the MECP document “Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act”, amended April 15, 2011. Table 3: Full Depth Generic SCS for use in a Non-Potable Groundwater Condition for industrial/commercial/community land use within coarse textured soils (Table 3 ICC SCS) were selected. 4. Soil samples met the Table 3 ICC SCS for benzene, toluene, ethylbenzene and xylenes (BTEX), petroleum hydrocarbons fractions 1 to fraction 4 (PHS F1-F4), volatile organic compounds (VOCs) polycyclic aromatic hydrocarbons (PAHs) and metals in the soil samples submitted for analysis. When compared to the residential site condition standards, one soil sample exceeds the SCS for tetrachloroethylene (MW6-1, 0-0.76 m bgs). 5. Groundwater samples from monitoring wells met the Table 3 ICC SCS for BTEX, VOCs, PAHs, and metals with the exception of VOC parameter chloroform detected in MW4 and MW5. Pinchin concluded that the chloroform detected was likely due to biproduct of a leaking municipal water source. G2S compared the results to the Table 3 RPI SCS. No additional exceedances were identified. 6. Based on the results of the Phase Two ESA, the Site did not meet the MECP Table 3 ICC SCS; however, it was Pinchin’s opinion that the noted exceedances were likely the result of a municipal water source and no further investigation was required. <ul style="list-style-type: none"> • Tetrachloroethylene was detected in groundwater at MW4. Additional delineation should be completed to assess the distribution of tetrachloroethylene in the vicinity of the former drycleaner. • Additional investigation is required for the transformers located on the north portion of the Site before a Record of Site Condition (RSC) can be filed for the Site.

3.2 Environmental Source Information

The following new environmental source information records were found for the Site or properties within the Study Area since the completion of the 2022 Phase One ESA:

Table 4: Environmental Source Information

Document	Source	Pertinent Information
The City of Mississauga Official Plan: Schedule 1 – Urban System Schedule 1a – Urban System – Green System Schedule 3 – Natural Systems	City of Mississauga website	Site and Study Area are generally classified as ‘Neighbourhood’. A ‘Green System’ is located to the east and southwest of the Site. No part of the Study Area is considered a ‘Significant Natural Area and Natural Green Space’.
Ministry of Natural Resources (MNR) and Forestry, Ontario, Natural Heritage Areas database	MNR online	A woodland is located approximately 145 m northeast of the Site.
National Pollutant Release Inventory (NPRI) database	NPRI online	No records were found for the Site or Study Area.
Ontario Inventory of Polychlorinated Biphenyl (PCB) Storage Sites (1991 & 1995)	MECP	No records for Site or Study Area.
Environmental Bill of Rights Registry (EBR)	MECP	The following records were identified: <ul style="list-style-type: none"> • 3395 Ponytrail Drive: Environmental Activity and Sector Registry: A permit to discharge to the air was issued July 14, 2020. • 1715 Bloor Street: An Environmental Compliance Approval (ECA) was granted for Shell Canada Products Limited on December 5, 2006 for the construction of an oil and grit separator with a holding capacity of 4,700 Litres (L). • 3375 Ponytrail Drive (unit 407): An alternate waste management system for the handling and storage of wastes not including hazardous material, liquid industrial waste, asbestos waste and biomedical wastes was granted to Junk Bandit February 12, 2024.
Inventory of Coal Gasification Plant Waste Sites in Ontario	MECP	No records for the Site or Study Area.
Inventory of Industrial Sites Producing and Using Coal	MECP	No records for the Site or Study Area.

Document	Source	Pertinent Information
Tar and Related Tars in Ontario		
Freedom of Information (FOI) Request	MECP	<p>A request has been submitted for an FOI search to be conducted. Records were released May 30, 2024. The following information was contained in the records:</p> <ul style="list-style-type: none"> • Cambridge Cleaners, Fieldgate Cleaners, 2464057 Ontario Corp and Extra Care dry cleaners were registered for the generation of perchloroethylene (PCE) in liquid and powder form. • Hawaii Photos and Foto Kingdom had been registered with the MECP as generator of photo processing wastes. • A diesel spill of 250-L had been reported at the Site August 20, 2011. Further correspondence indicated that the spill had occurred on asphalt and had been approximately 50-60-L. The MECP reported that the spill had been dammed and cleaned and that an environmental impact was not anticipated. • A mineral oil spill (not containing PCBs) at the Site was reported to the MECP December 6, 2016. The transformer had caught fire after being struck by a vehicle. The quantity of oil released to the ground was unknown as much of the oil was anticipated to have burned. The transformer had contained between 60-100-L of mineral oil. • A 1-L spill of PCE was reported to the MECP December 6, 2016. The spill was reportedly released during waste removal and reportedly cleaned from the asphalt surface using absorbent material. The asphalt was noted to be power washed and wash water sucked up. • A record from 1996 for illegally disposing of waste dry cleaning power (contains PCE) over a 5 year period. Approximately 10 (45 gallons) of drums containing PCE have been disposed of. The owner did not disclose details of where the waste has been disposed of.
Waste Disposal Site Inventory, June 1991	MECP	No records for the Site or Study Area.
Brownfields Environmental Site Registry	MECP online	No records for the Site or Study Area.

Document	Source	Pertinent Information
Technical Standards and Safety Authority (TSSA)	TSSA via email	<p>The following records for the property located at 1715 Bloor Street (east adjacent) were located:</p> <ul style="list-style-type: none"> • Five records for expired fuel safety (FS) liquid fuel tanks. • Three records for active FS liquid fuel tanks. • One records for active FS cylinder exchange. <p>One record as an active FS gasoline service station.</p>

The FOI records for the Site (drycleaner operations and transformer spill) as well as the TSSA records for 1715 Bloor Street were deemed to represent APECs. The environmental source information is included in Appendix D.

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

A satellite photograph of the Site and Study Area for the year 2022 (included as Drawing 4 in Appendix A) was reviewed on the Mississauga Interactive Maps website. No changes to the physical setting of the Site and Study Area were identified through the aerial photograph. The Site and Study Area appear to be similar to that reported in the 2022 Phase One ESA.

3.3.2 Ontario Base Maps/Topographic and Other Maps

For ease of reference, selected maps are included as Drawings 5 through 8 in Appendix A. The following table summarizes the information.

Table 5: Topographic and Other Maps

Item	Year	Site Description	Study Area Description
Topographic Map	1951	The Site is undeveloped, with no building present.	The Study Area appears largely undeveloped. A wooded area was located to the north and northeast of the Site. Two buildings appeared in the vicinity of Haven Glen and Wavell Crescent. Etobicoke Creek is located 515 m northeast of the Site.
Topographic Map	1964	The ground elevation is between approximately 137 and 145 m above sea level (ASL) and surface elevations decrease to the east and southeast.	
Topographic Map	1979	Building 1 appears to have been developed at the west side of the Site.	The Study Area is developed with commercial and residential properties. Buildings similar to 3320, 3355, 3340, 3360, 3375, 3395, 3400 and 3401 Ponytrail Drive, 1745, 1759, 1785, 1835 Bloor Street, 3575 Fieldgate Drive were developed. A building dissimilar to present was developed at 1715 Bloor Street. Areas to the east across Bloor Street and south of the Site were shaded red indicating

Item	Year	Site Description	Study Area Description
			commercial and residential development.
Topographic Map	1994	An addition has been constructed to the east side of Building 1. Building 2 has also been developed at the southeast portion of the Site.	The Study Area is developed similar to 1979. A church was depicted on present day parkland approximately 145 m east of the Site.
Soil Associations of Southern Ontario	1960	The Site and Study Area is dominantly sandy loam formed on sand and gravel from the Grey-Brown Podzolic group.	
Palaeozoic Geology of Southern Ontario, Map 2254, Ontario Division of Mines	1972	Grey shale with limestone interbeds of the Georgian Bay Formation.	

3.3.3 Hydrology and Hydrogeology

Surface water from the Site is expected to infiltrate through the undeveloped surfaces of the Site or to flow towards catch basins throughout the Site parking lot.

Etobicoke Creek is located 515 m northeast of the Site, flowing east/southeast towards Lake Ontario located approximately 5.6 km southeast. Surface elevations in the area decrease to the east. Based on our observations and review, the expected direction of groundwater flow underlying the Site is southeast.

3.3.4 Fill Materials

No obvious signs of fill material such as berms or stockpiles were observed during the Phase One ESA Update Site visit. Additionally, excluding aggregates used in the development of the buildings and parking lot, no fill materials were encountered during the 2022 Phase Two ESA.

3.3.5 Water Bodies, Areas of Natural Significance and Groundwater Information

No well-head protection areas were identified by the municipality in its official plan and no domestic well records were identified on-Site or within the Study Area.

The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

3.3.6 Well Records

According to the MECP Well Record website, there were eight records for monitoring wells on the Site consistent with the locations of the monitoring wells installed during the 2022 Phase Two ESA; however, no information was contained within the records. A well record was located for the east adjacent property, 1715 Bloor Street, which indicated that the subsurface conditions at the property consisted of sand to a depth of approximately 9.0 m bgs.

3.4 Site Operating Records

Site operating records were requested via a Phase One ESA questionnaire provided by G2S at the time of this Phase One ESA report. The following chart summarizes the records:

Table 6: Site Operating Records

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

4. Interviews

4.1 Site Personnel

Interviews regarding the Site were conducted with employees of the accessible units during Site reconnaissance. A Phase One Questionnaire was provided to the Property Manager, Mr. Barry Kaplan, and returned on May 15, 2024. The completed Phase One Questionnaire is included in Appendix F.

4.2 Third Party Individuals

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

4.3 Government Officials

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

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

5. Site Reconnaissance

Observations of the Site, adjacent and surrounding properties were conducted by walking over the Site and through the accessible areas of the buildings. Adjacent and surrounding properties were observed from within the Site or by other public means. Refer to Drawing 3 (Site Plan) in Appendix A. Photographs of the Site and the Study Area are included in Appendix G.

5.1 General Requirements

Table 7: Site Reconnaissance

Date:	May 13, 2024
Time:	11:00 am
Weather:	Sunny, approximately 16°C
Person who conducted the Site visit:	Cait Worona, B.Sc.
Site Contact/Personnel accompanying G2S during Site visit	Unaccompanied.
Qualified Person supervising the Site visit:	Steve Campbell, P.Geo.
Facility Operating: (Yes/No)	Yes

5.2 Specific Observations at the Phase One Property

General Observations:
<p>The Site was developed with a one storey and partial two storey commercial plaza (Building 1) comprised of 18 units. Building 1 is present on the north portion of the Site. The majority of the units were developed with a retail entrance on the south portion of the building, and a storage area located in the north portion of the building. A basement is present beneath the units with the exception of 3445 Fieldgate Drive. Access to the basement is present in select units.</p> <ul style="list-style-type: none"> • 3407 Fieldgate Drive: Computer and Printing • 3409 Fieldgate Drive Forest Glen Deli and Appetizer • 3411 Fieldgate Drive: Dollarcade • 3415 Fieldgate Drive: Maxwell Physiotherapy and Rehab • 3417 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (LINC English Classes) • 3419 Fieldgate Drive: Coin Laundry, Suya Express • 3421 Fieldgate Drive: The Hairspot, Pizza Wings and More • 3423 Fieldgate Drive: Subway • 3425 Fieldgate Drive: Karachi Grill • 3427 Fieldgate Drive: Fieldgate Pharmacy • 3429 Fieldgate Drive: Vacant (formerly medical offices) • 3431 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (English Classes) • 3433 Fieldgate Drive: The Bun Man • 3435 Fieldgate Drive: Dixie Bloor Neighbourhood Centre (LINC English Classes) • 3437 Fieldgate Drive: Optic Chiasma, Vacant (formerly Fairway Cleaners) • 3439 Fieldgate Drive: Dixie Bloor Neighbourhood Centre • 3441 Fieldgate Drive: Hasty Market and Vape Store • 3443 Fieldgate Drive: Vacant (formerly Balkan Grill)

<ul style="list-style-type: none"> 3445 Fieldgate Drive: IC Food World <p>The west portion of municipal address 3437 Fieldgate Drive was historically occupied by various dry cleaners since 1968. Dry-cleaning equipment including boilers was located within the basement of the unit.</p> <p>Building 2 (3403 Fieldgate Drive) is a single storey slab-on-grade commercial building developed on the southeast portion of the Site. Building 2 is occupied by Fieldgate Dental and consists of a reception area, washrooms, examination rooms, a digital X-Ray and an amalgam separator.</p>	
On-Site Potentially Contaminating Activities	
<p>The following PCAs listed in Table 2 of Schedule D in O. Reg. 153/04, as amended were observed on Site and/or have historically occurred on Site:</p> <p>PCA #37 – Operation of Dry-Cleaning Equipment (where chemicals are used).</p> <p>PCA #55 – Transformer Manufacturing, Processing and Use.</p>	
Interior Observations	
Item	Observations
Building Observations	Building materials throughout the units consisted of drywall, concrete block walls, acoustic ceiling tiles, carpet, vinyl sheet, ceramic tile and concrete flooring. Lighting varied from fluorescent, incandescent and LED lights.
Existing and Former Heating and Cooling Systems	Units were heated and/or cooled using natural gas HVAC units and forced air furnaces. Supplemental heating was provided by electric baseboard heaters. A pad mounted AC unit was located adjacent to Building 2.
Description of Below-Ground Structures	A basement is present beneath the east and central portions of Building 1.
Exit and Entry Points	Each unit has a front and back entrance.
Drains, Pits and Sumps	Drains were observed throughout the basement.
Mechanical Equipment	3407 Fieldgate Drive: Dental amalgam separator, digital X ray. 3433 Fieldgate Drive: Various electric mixers and one hydraulic lift. 3445 Fieldgate Drive: Two hydraulic compactors and electric forklifts.
Stained Materials	None observed.
Noise, Odours, Vibrations	None observed.
Storage Tanks and Bulk Containers	None observed.
Unidentified Substances	None observed.
Hazardous Materials and Special Attention Items:	It is noted that a Designated Substances Survey (DSS) was not within the requested scope of work for this Phase One ESA. Given the age of the buildings (i.e., between 1964 and 1980s); hazardous materials including polychlorinated biphenyls (PCBs), asbestos containing materials (ACMs), lead, mercury, ozone depleting substances (ODSs), or urea formaldehyde foam insulation (UFFI) may be present within the buildings.
Site Limitations	3413 Fieldgate Drive (Dollarcade) and 3419 Fieldgate Drive (Suya City) refused access at the time of Site reconnaissance and vacant units 3429 Fieldgate Drive (formerly Balkan Grill), 3443 Fieldgate Drive (formerly medical offices) were locked at the time of Site reconnaissance. 3421 Fieldgate Drive (Karachi Grill) and 3425 Fieldgate Drive (The Hair spot) were closed at time of Site visit. The majority of the basement units were used for retail, record, furniture

	and/or equipment storage (i.e., disused refrigerators, etc.), as such the walls of the basement were not consistently visible.
Exterior Observations	
Item	Observations
Structure Exteriors	Concrete foundation and brick. An asphalt laneway was located on the north, east and west portions of the Site and parking was located on the south, portion of the Site.
Hazardous Materials	None observed
Storage Tanks and Containers	None observed
Unidentified Substances	None observed
Wells	Five flushmount groundwater monitoring wells were observed on-Site that were installed during the 2022 Phase Two ESA.
Potable Water Supply	Municipal supply (Lake Ontario).
Underground Utility and Service Corridors	The buildings are serviced with hydro and gas.
Sewage Disposal	Municipal sewer system.
Pits and Lagoons	None observed
Stained Materials	None observed
Stressed Vegetation	None observed
Ground Surface	The buildings are surrounded by an asphalt parking lot/laneways, with grassed sections along the Site boundaries.
Watercourses, Ditches and/or Standing Water	None observed on-Site.
Roads, Parking Facilities and Rights of Way	Entrance to the Site is located on Ponytrail Drive, Fieldgate Drive and Bloor Street.
Noises, Odours, Vibrations	None observed
Waste Disposal	Waste management companies servicing the individual units include WM Waste Management. Metal bins for storage of waste are located on the north portion of the Site.
Storage	Basement portions of units are used for storage.
Adjacent Land Uses	
North	3355, 3375, 3395, 3401 Ponytrail Drive: multitenant residential buildings 1745, 1785, 1835 Bloor Street: multi tenant residential buildings 1759 Bloor Street: mixed use multi tenant residential/commercial building
Northeast	1750, 1780 Bloor Street: multi-tenant residential buildings 1860-1914 Kirkwall Crescent: residential buildings 3302 – 3320 Nobleton Drive: residential
East	1715 Bloor Street: Shell gas station 3315 Fieldgate Drive: multi-tenant residential building 3311 Fieldgate Drive: Bethesda Commons
Southeast	3310 Fieldgate Drive: multi-tenant residential buildings 1624, 1625, 1660, 1665 Bloor Street: multi-tenant residential buildings 3346-3372 Cardross Road: residential buildings

South	1595 – 1647 Williamsport Drive: residential 1701 Williamsport Drive and 3450 Fieldgate Drive: multi-tenant residential buildings
Southwest	1589 – 1625 Otterby Road: residential 3468 – 3530 Fieldgate Drive: residential
West	3320 Ponytrail Drive: Multi-tenant residential 3545 Fieldgate Drive: Forest Glen Park
Northwest	3340, 3360 Ponytrail Drive: multi-tenant residential buildings
Current or Former Railway Lines or Spurs	No current or former railways were identified within the Study Area.

5.2.1 Enhanced Investigation Property

An enhanced investigation of the Site is necessary when the property is being used for one of the following uses as described in clause 32 (1) (b) of Ontario Regulation 153/04 of the EPA. Clause 32 (1) (b) identifies properties that are being used in whole or in part for:

- i. For industrial use
- ii. As a garage
- iii. As a bulk liquid dispensing facility including gasoline service station
- iv. For the operation of dry-cleaning equipment.

At the time of the Site visit, no current operations required enhanced investigation; however, the unit with municipal address, 3437 Fieldgate Drive, was formerly occupied by a dry-cleaning operation. Therefore, an enhanced investigation was completed for the Site for the purposes of O.Reg.153/04.

5.2.1.1 Operations of the Property

The Site was developed and operating as a multi-tenant commercial building. Operations included restaurants, a bakery and retail stores.

5.2.1.2 Products Manufactured

No products are currently being manufactured on-Site.

5.2.1.3 By-Products and Wastes

Grease from above ground grease traps are cleaned and disposed of by waste contractors from restaurant units on an as needed basis.

5.2.1.4 Raw Materials Handling and Storage Locations

None observed on-Site.

5.2.1.5 Drums, Totes, and Bins

Drums containing soil generated from the completion of concurrent Phase Two investigation were stored on the south, east and north Site boundaries.

5.2.1.6 Oil Water Separators

None observed on-Site.

5.2.1.7 Vehicle and Equipment Maintenance Areas

None observed on-Site.

5.2.1.8 Spills

None observed on-Site. Historical reports of a transformer spill and 1 L perchloroethylene spill were noted in the FOI records.

5.2.1.9 Liquid Discharge Points

None observed on-Site.

5.2.1.10 Processing and Manufacturing Equipment used in Property Operations

None observed.

5.2.1.11 Hydraulic Lift Equipment

One hydraulic lift installed in 2022 was present within the unit of 3433 Fieldgate Drive. The lift is used by the bakery to transport ingredients and baked goods from the basement to the main floor.

5.3 Written Description of Investigation

The investigation carried out by G2S included inspection and examination of the Site as well as a visual inspection of the Study Area from areas accessible to the public. The investigation included documenting Site and Study Area conditions through notes and photographs and review of reasonably accessible information. The data compiled was reviewed and evaluated for APECs, as presented in this report.

6. Review and Evaluation of Information

6.1 Current and Past Uses

Based on the information gathered from the Site visit, records review and interviews, the following is a summary of the current and past uses of the Site:

Table 7: Summary of Current and Past Site Uses

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
Prior to 1811	Crown	Undeveloped, 1957 aerial photograph shows the Site undeveloped or used for agricultural purposes.	Agricultural or other use	Based on information from the title search.
1811	Absalom Wilcox			
1811 – 1844	Levi Lewis, Daniel Lewis			
1844 - 1861	Daniel Custard			
1861 - 1869	James Custead			
1869 - 1891	Alice Custead			
1891 - 1927	Pearson Wells			Based on information from the title search, a 1951 topographic map and 1957 aerial photograph show the Site undeveloped.
1927 – December 1963	William Winter, Clara Winter			
December 1963	Westmore Land Holdings			
December 1963 - 1964	Rice Construction Co. Limited			The title search indicates Site the owners, The 1964 topographic map shows the Site as undeveloped.
	Forest Glenn (Dixie) Limited as Forest Glenn			
1964 - 1968	Forest Glenn Shopping Centre	A 1966 aerial photograph shows the Site in the early stages of development	Agricultural or other use	The title search indicates the Site owners and 1966 aerial photograph shows the Site in early stages of development.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
1968-1975	Forest Glenn Shopping Centre	A 1975 aerial photograph shows the Site developed with Building 1. City directories list the following occupants: 3405 Fieldgate Drive: Hair salon and retail 3421 Fieldgate Drive: Retail, restaurant and hair salon services. 3423 Fieldgate Drive: Retail 3425 Fieldgate Drive: Retail 3429 Fieldgate Drive: Medical offices 3431 Fieldgate Drive: Retail 3437 Fieldgate Drive: Dry cleaning 3439 Fieldgate Drive: Bank 3441: Variety store 3445 Fieldgate Drive: Grocery Store	Commercial use	The title search indicates the Site owner. Aerial photographs dated 1970 and 1975 show the development of Building 1. Unit operations first listed in the city directories 1968.
1975 – 1981		An addition was added to the east side of Building 1 as shown on a 1980 aerial photograph. Directories list the following occupants: 3405 Fieldgate Drive: Hair salon and retail 3407 Fieldgate Drive: Retail 3411 Fieldgate Drive: Retail 3417 Fieldgate Drive: Retail 3419 Fieldgate Drive: Restaurant and retail 3421 Fieldgate Drive: Retail, restaurant and hair salon services. 3429 Fieldgate Drive: Medical offices and X ray imaging	Commercial use	The title search indicates the Site owner. Aerial photographs dated 1977 and 1981 show an addition to Building 1 giving the present configuration. A topographic map dated 1979 shows the development of the original portion of Building 1. Unit operations found in the city directories dated 1977 – 1978 and 1983. *It is noted that the addition to Building 1 was constructed in the early 1970s and the 1979 topographic map may be utilizing old mapping data.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
		3431 Fieldgate Drive: Retail 3437 Fieldgate Drive: Dry cleaning 3439 Fieldgate Drive: Bank 3441: Variety store 3445 Fieldgate Drive: Grocery Store		
1981 – to present		A 1989 aerial photograph shows the Site developed with Building 1. A 1995 aerial photograph shows Building 2 constructed at the southeast area of the Site. Directories list the following occupants 3403 Fieldgate Drive: Café, retail, photo processing. 3405 Fieldgate Drive: Hair salon and retail 3407 Fieldgate Drive: Retail, computer printing 3411 Fieldgate Drive: Retail and office 3413 Fieldgate Drive: Retail: Retail 3415 Fieldgate Drive: Retail and office 3417 Fieldgate Drive: Retail, classrooms 3419 Fieldgate Drive: Restaurant, retail, coin laundry 3421 Fieldgate Drive: Retail, restaurant and hair salon services. 3423 Fieldgate Drive: Restaurant 3425 Fieldgate Drive: Restaurant 3427 Fieldgate Drive: Pharmacy 3429 Fieldgate Drive: Medical	Commercial use	The title search indicates the Site owner, aerial photographs and satellite imagery dated 1995, 2005, 2006, 2007, 2015, 2019 and 2022 as well as the 1994 topographic map show Building 2 constructed and the Site developed similar to present. Unit operations identified in city directories, 2022 Phase One ESA and Site reconnaissance.

Year	Name of Owner	Description of Property Use	Property Use	Other Observations
		offices and X ray imaging, vacant 3431 Fieldgate Drive: Retail, classrooms. 3437 Fieldgate Drive: Dry cleaning, retail and optical services 3439 Fieldgate Drive: Bank 3441: Variety store 3445 Fieldgate Drive: Grocery Store		

6.2 Potentially Contaminating Activities

The following Potentially Contaminating Activities (PCAs) were identified on-Site and off-Site and have been present since the completion of the 2022 Phase One ESA by others. Refer to Drawing 7 in Appendix A.

Table 8: Potentially Contaminating Activities

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
3437 Fieldgate Drive (Site)	PCA #37 – Operation of Dry- Cleaning Equipment (where chemicals are used)	Unit with municipal address 3437 Fieldgate Drive was occupied by various dry-cleaning operations from approximately 1968 until 2020. Various tenants within the unit were registered on HWIN as generators of halogenated solvents. Additionally, 1 L of tetrachloroethylene was spilled to the asphalt in 2016 and was reportedly cleaned up.	1968 – 2020	APEC 1

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
3445 Fieldgate Drive (Site)	Not Applicable – Diesel Spill	FOI records indicate that up to 250 L of diesel was released to the ground as the result of an auto collision potentially in the vicinity of 3445 Fieldgate Drive from a vehicle. Further details provided indicated the spill was likely between 50-60 L, was dammed and cleaned up.	2011	No – the location of the spill is unknown, FOI records spill was cleaned up and environmental impact was not anticipated.
	Not Applicable – Mineral Oil Spill	60-100 L of mineral oil confirmed not to contain PCBs was released to the ground on the northwest portion of the Site from a transformer due to being struck by a vehicle.	2002	APEC 2
3403 – 3445 Fieldgate Drive (Site)	PCA #55 – Transformer Manufacturing, Processing and Use	Two oil cooled transformers are located on the northwest portion of the Site.	1968 – Present	APECs 3A and 3B
	Not Applicable – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.	Use of de-icing salt on parts of the Site used for parking.	1968 – Present	APEC 4
1715 Bloor Street East adjacent	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Historic use of the property by Fieldgate Shell since at least 1993, current TSSA records for five expired fuel tanks and three active fuel tanks. Information contained within the 2022 Phase I ESA indicated that various USTs had been at this property since 1980.	1980 – 2006	APEC 5
3375 Ponytrail Drive ~80 m north	PCA #58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil containers	Junk Bandit –3375 Ponytrail Drive: An alternate waste management system for the handling and storage of wastes not including hazardous material, liquid industrial waste, asbestos waste and biomedical wastes was granted to Junk Bandit February 12, 2024.	February 2024 – Present	No – Due to transgradient location with respect to expected groundwater flow direction, short tenure.

Address Direction and Distance from Site	Potentially Contaminating Activity (Refer to Table 2, Schedule D O.Reg. 153/04, as amended)	Description	Date(s)	Results in an APEC (Yes/No)
1701 Wavell Crescent ~ 65 m south	PCA #58 – Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosolids as soil containers	Mississauga Hydro PCB was listed as a generator of unspecified wastes.	1990 - 1994	No – Due to down gradient location with respect to expected groundwater flow direction.

Notes: APEC – Area of Potential Environmental Concern TSSA – Technical Standards & Safety Authority
 UST – Underground Storage Tank
 HWIN – Hazardous Waste Information Network

Regarding APEC 4 (de-icing salt use), per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required. Under the Regulations, where a substance has been applied to surfaces for the safety of vehicular or pedestrian traffic under conditions of snow or ice or both, the applicable standard is deemed not to be exceeded. It is further noted that,

- i) continued application of a substance for the safety of vehicular or pedestrian traffic under conditions of snow or ice will occur (parking spaces and proximity to adjacent roadways),
- ii) non-potable standards apply to the Site,
- iii) the Site is not located within 30 metres of a waterbody,
- iv) the Site is not located within 100 metres of a potable water well or area with an intended property use that may require a potable water well; and
- v) the Site is not in a location that will be used for growing crops or pasturing livestock.

6.3 Areas of Potential Environmental Concern

Based on review and evaluation of the PCAs, the following APECs were identified for the Site during the 2022 Phase One ESA. Refer to Drawing 8 in Appendix A.

Table 9: Areas of Potential Environmental Concern

APEC No.	Description of APEC/ Rationale	Location of APEC on Phase One Property	Potentially Contaminating Activity (PCA)	Location of PCA (on-Site or off-Site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
1	3437 Fieldgate Drive was used by various dry-cleaning operations from approximately 1968 until 2020. The tenants located in the unit were registered under HWIN as generators of halogenated solvents. Additionally, 1 L of tetrachloroethylene was spilled to the asphalt in 2016.	West central portion of the Site.	PCA #37 – Operation of Dry-Cleaning Equipment (where chemicals are used)	On-Site	VOCs	Soil Groundwater
2	Historical presence of an oil cooled transformer and mineral oil spill.	Northwest portion of the Site.	Not Applicable – Mineral Oil Spill	On-Site	PHCs	Soil
3A and 3B	Two oil cooled transformers are located at the northwest portion of the Site.	North central portion of the Site	PCA #55 – Transformer Manufacturing, Processing and Use	On-Site	PCBs, PHCs	Soil
4	Use of de-icing salt on parts of the Site used for parking.	Entire Site	Not Applicable – Per Section 49.1 of O. Reg 153/04, assessment of this APEC is not required.	On-Site	EC, SAR	Soil
5	Current and historical presence a gas station	East portion of the Site	PCA #28 - Gasoline and Associated Products Storage in Fixed Tanks	Off-Site 1715 Bloor Street	PHCs, BTEX, metals	Groundwater

Notes: PHCs F1-F4 - Petroleum Hydrocarbons Fractions F1-F4
VOCs - Volatile Organic Compounds
BTEX – Benzene, Toluene, Ethylbenzene, Xylenes
SAR – Sodium Adsorption Ratio

PAHs - Polycyclic Aromatic Hydrocarbons
AST – Above Ground Storage Tank
EC – Electrical Conductivity

7. Phase One Conceptual Site Model

Site Description

The irregular shaped Site is located on the north side of Fieldgate Drive, east of Ponytrail Drive and west of Bloor Street, with approximately 160 metres (m) of frontage on Fieldgate Drive and a depth of approximately 85 m. The Site is located in an area consisting of commercial, residential, parkland and institutional land use. Etobicoke Creek is located approximately 515 m northeast of the Site flowing southeast to Lake Ontario, located approximately 5.6 kilometres (km) southeast of the Site. Forest Glenn Community Garden is located approximately 110 m west of the Site and Forest Glenn Public School is located approximately 130 m north of the Site. The Site location is illustrated on Drawing 1 in Appendix A and photographs of the Site are included in Appendix G.

The Site was vacant undeveloped land or used for agricultural purposes until approximately 1968 when a multi-tenant commercial building (Building 1) was constructed for use by Glenn Forest Shopping Centre. An addition occurred on the east portion of Building 1 between 1977 and 1981. An additional commercial building (Building 2) was constructed on the southeast portion of the Site between 1989 and 1995. The buildings have been used for retail, restaurant, medical, photo processing and offices since their construction as well as one unit (3437 Fieldgate Drive) which operated as a dry-cleaning operation from approximately 1968 until 2020.

Water Bodies/Areas of Natural Significance

No Areas of Natural Significance were identified within the Study Area. Woodlands are present approximately 135 m north-northeast of the Site. The closest water body is Etobicoke Creek, located approximately 515 m northeast of the Site.

Drinking Water Wells

No drinking water well records are located on-Site or within the Study Area. The Site is within a developed urban setting and potable water is provided from a piped municipal supply that is sourced from Lake Ontario.

Geological and Hydrogeological Setting

The Site is located between 135 and 147 m above sea level (ASL). Etobicoke Creek is located 515 m northeast and flows east/southeast towards Lake Ontario located approximately 5.6 km southeast. Topographic maps show surface elevations to be decreasing in an southeasterly direction towards Etobicoke Creek and Lake Ontario. Based on our observations and review, the expected direction of groundwater flow in the immediate area of the Site is southeast following surface topography.

Based on a review of soil and geological mapping for the area, the near surface overburden soils at and in the vicinity of the Site are comprised of clay loam till and gravely sand. The bedrock comprises limestone of the Ordovician, Middle Ordovician Simcoe Group. Previous subsurface investigations for the Site identified the underlying soil to consist of native clayey silt, sand, silty sand, silt and sandy silt to depths between 3.05 and borehole completion at 6.10 m bgs, underlain by weathered shale. Groundwater was encountered in the exterior monitoring wells between 2.45 and 4.73 m bgs during the December 2022 sampling event.

Underground Utilities

The buildings are provided with hydro, gas, water and sewer via underground services.

Surrounding Properties

The Phase One ESA Study Area is developed primarily for residential, parkland, institutional and commercial land use (as shown on Drawing 2 in Appendix A). Residential dwellings surround the Site with the exception of the east adjacent property which is occupied by a gas station. Fieldgate Drive is located south adjacent, Ponytrail Drive is located west adjacent the Site and Bloor Street is located east adjacent the northeast portion of the Site.

Potentially Contaminating Activities (PCAs)

Historical review of the surrounding properties within a 250 m radius of the Site identified on-Site and off-Site PCAs, as defined in the amended O. Reg. 153/04. PCAs identified during the 2022 Phase One ESA are summarized in Section 6.2 of this report. No additional concerns were identified during this Phase One ESA Update since the completion of the 2022 Phase One ESA.

Areas of Potential Environmental Concern (APECs)

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure, expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, APECs related to on-Site and off-Site PCAs were identified, and are summarized in Section 6.3 of this report.

A Phase Two ESA is recommended to investigate the APECs identified.

8. Conclusions and Recommendations

This Phase One ESA was conducted to:

- i) Develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in or under the Phase One ESA property;
- ii) Determine the need for a Phase Two ESA; and
- iii) Provide a basis for carrying out any Phase Two ESA required.

The assessment was performed in accordance with the Phase One ESA protocols outlined in O. Reg. 153/04, as amended, which came into force on July 1, 2011, and meets the requirements of Schedule D of the Regulation.

The PCAs were assessed based on observations of the operations, their location relative to the Site with respect to the inferred groundwater flow direction, their tenure and expected chemical storage amounts, etc. Based on review and evaluation of the information gathered, the following APECs have been identified on-Site.

- APEC 1: West central portion of the Building 1 – Historic use of Building 1 as a dry-cleaning operation.
- APEC 2: Northwest portion of the Site – Historical transformer and mineral oil spill.
- APEC 3: Northwest portion of the Site – Use of oil-cooled transformers.
- APEC 4: Entire Site – Use of de-icing salt for parking.
- APEC 5: Northeast portion of the Site – An Off-Site gas station is located adjacent the Site to the east.

A Phase Two ESA is recommended to investigate the APECs identified.

8.1 Whether Phase Two Environmental Site Assessment Required Before Record of Site Condition Submitted

Further investigation of identified APECs is required before an RSC can be filed for the Site.

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone

It is the opinion of G2S that an RSC cannot be submitted for the Site based on a Phase One ESA alone. A Phase Two ESA is required to investigate the identified APECs.

9. Qualifications of the Assessor

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

This Phase One ESA Update was reviewed by Ms. Whitney Bowden, B.Sc. Ms. Bowden has been trained to conduct Phase One and Two ESAs in accordance with the CSA and O. Reg. 153/04, as amended. Ms. Bowden is a Senior Project Manager with over 10 years of professional experience specializing in environmental investigations (Phase One and Two ESAs), remediation, UST removals and project management. Ms. Bowden has completed numerous projects on behalf of private and public sector clients for industrial, commercial, and residential sites.

This Phase One ESA Update was reviewed by Mr. Steve Campbell, P. Geo. Mr. Campbell has 20 years of environmental consulting experience, including Phase I and II ESAs, hazardous materials management, contaminant hydrogeology, air quality, environmental monitoring, and remediation of contaminated sites. Mr. Campbell is responsible for the overall management of projects, QA/QC, and health and safety, as well as acting as a technical lead on projects. Mr. Campbell is a Qualified Person as defined in Ontario Regulation 153/04 for signing off on Phase I and II ESAs, remediation reports and Records of Site Condition (RSCs). Mr. Campbell has managed numerous asbestos, designated substances and mold assessments, as well as remediation programs.

10. References and Supporting Documentation

- a) Ontario Ministry of the Environment, Conservation and Parks (MECP) Ontario Regulation 153/04 (made under the Environmental Protection Act), May 2004, as amended.
- b) Occupational Health and Safety Act - Ministry of Labour (MOL).
- c) Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
- d) Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
- e) MECP Water Well Records Interactive Mapping, website.
- f) Ontario Base Map, Scale: 1:10,000, 2004, Ontario Basic Maps ArcIMS Service, Environmental Systems Research Institute Canada, website.
- g) Environmental Registry of Ontario, website
- h) Hazardous Waste Information Network (HWIN), 1986 – 2005, website.
- i) MECP Brownfields Environmental Site Registry, website.
- j) National Pollutant Release Inventory, Government of Canada, website.
- k) Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO) Map, Ontario Ministry of Natural Resources (MNR) website.
- l) Paleozoic Geology of Southern Ontario, Ontario Division of Mines, Map 2254. Scale 1:1,013,760. Published 1972.
- m) "Soil Map of Peel Region, Ontario, Soil Survey Report No. 18" Scale 1:63,360. Published by the Soil Survey by the Department of Soils, Ontario Agricultural College, Guelph and the Research Branch, Canada Department of Agriculture, Ottawa. 1953.
- n) City of Mississauga, interactive mapping website.
- o) Brampton (East), Ontario, Topographic Map, 1951. Surveys and Mapping Branch, Department of Energy, Mines and Resources. Scale 1: 50,000.
- p) Brampton (East), Ontario, Topographic Map, 1964. Surveys and Mapping Branch, Department of Energy, Mines and Resources. Scale 1: 50,000.
- q) Brampton, Ontario, Topographic Map, 1979. Surveys and Mapping Branch, Department of Energy, Mines and Resources. Scale 1: 50,000.
- r) Brampton, Ontario, Topographic Map, 1994. Survey and Mapping Branch, Department of Energy, Mines and Resources. Scale 1: 50,000.

- s) Cambridge, Ontario, Topographic Map, 1994. Canada Centre for Mapping, Department of Energy, Mines and Resources. Scale 1: 50,000
- t) “*Phase One Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario,*” dated October 3, 2022.
- u) “*Phase Two Environmental Site Assessment, 3403 – 3445 Fieldgate Drive, Mississauga, Ontario,*” dated December 22, 2022.

11. Limitations

This Phase One Environmental Site Assessment (ESA) Update has been prepared for the sole benefit of Forest Glen Shopping Centre Ltd. (the client) and is intended to provide a Phase One ESA Update for the Site, 3403 – 3445 Fieldgate Drive in Mississauga, Ontario. The Phase One ESA Update may not be relied upon by any other person or entity without the expressed written consent of Forest Glen Shopping Centre Ltd. and G2S Consulting Inc. (G2S). Any use which a third party makes of this Phase One ESA Update, or any reliance on decisions made based on it, is the responsibility of such third parties. G2S accepts no responsibility for any loss, damage, expenses, or penalties suffered by any third parties that may arise or result from the use of any information or recommendations contained in this report.

The report is based solely on the scope of services which are specifically referred to in this report. No physical or intrusive testing has been performed, except as specifically referenced in this report. This report is not a certification of compliance with past or present regulations, codes, guidelines and policies.

The findings in this Phase One ESA Update are limited to the conditions at the Site at the time of this investigation (May 2024) and supplemented by a historical review and data obtained by G2S as described herein as well as information provided by the Site representative as reported herein. Conclusions presented in this Phase One ESA Update should not be construed as legal advice.

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

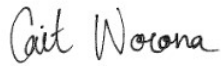
This assessment does not wholly eliminate uncertainty regarding the potential for existing or future costs, hazards or losses in connection with the subject property and must be viewed as a mechanism to reduce risk rather than eliminate the risk of contamination concerns.

12. Signatures and Closing Remarks

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

Yours truly,

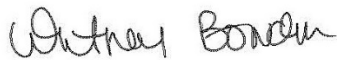
G2S Consulting Inc.



Cait Worona, B.Sc.
Environmental Technician



Steve Campbell, P.Geo.
Principal, Senior Geoscientist



Whitney Bowden, B.Sc.
Senior Project Manager

**Appendix A:
Drawings**



Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

SITE LOCATION PLAN
 3403 - 3445 FIELDGATE DRIVE

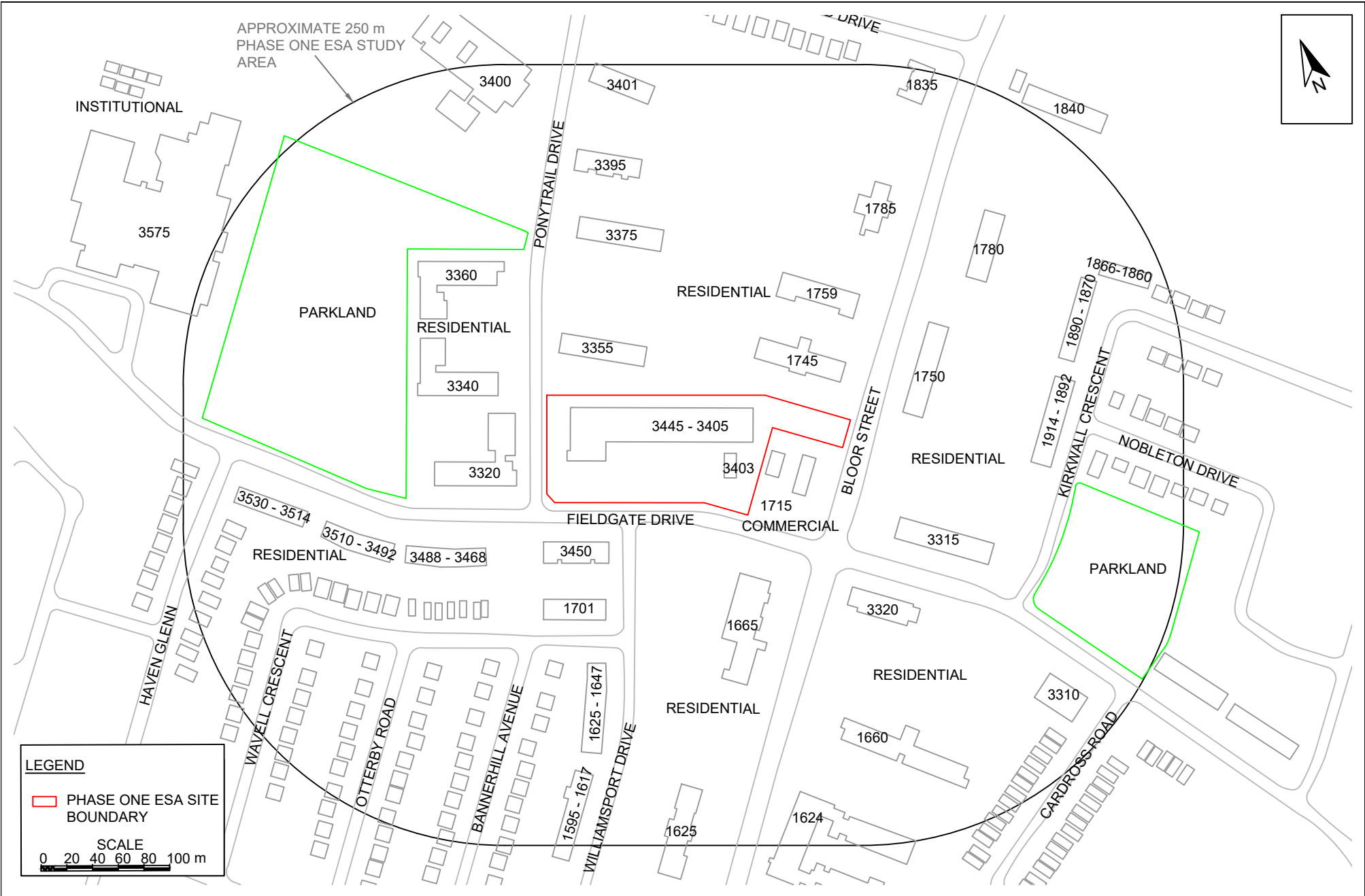
MISSISSAUGA

ONTARIO



Drawing No.

1



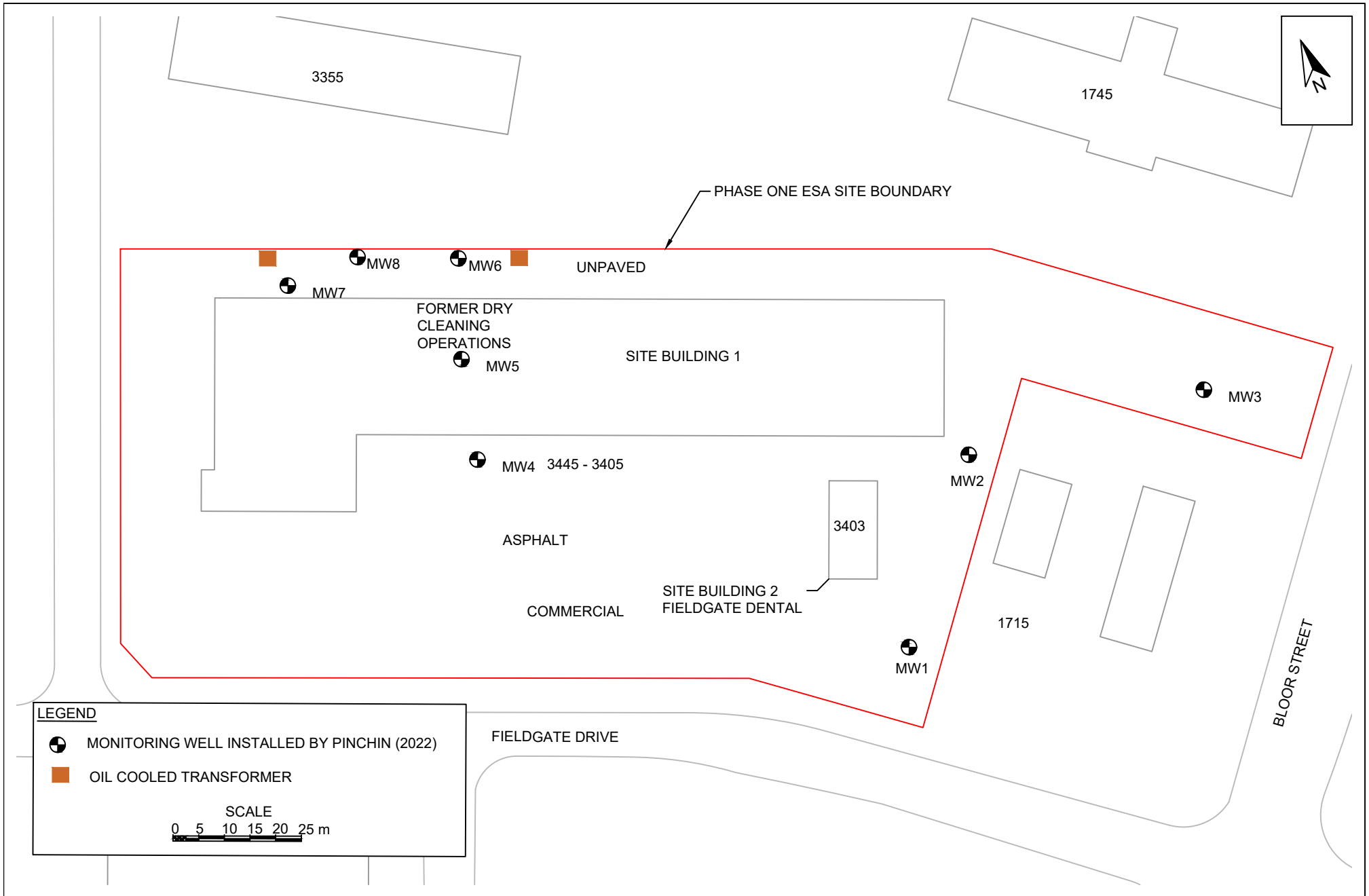
Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

STUDY AREA
3403 - 3445 FIELDGATE DRIVE

MISSISSAUGA ONTARIO



Drawing No. **2**

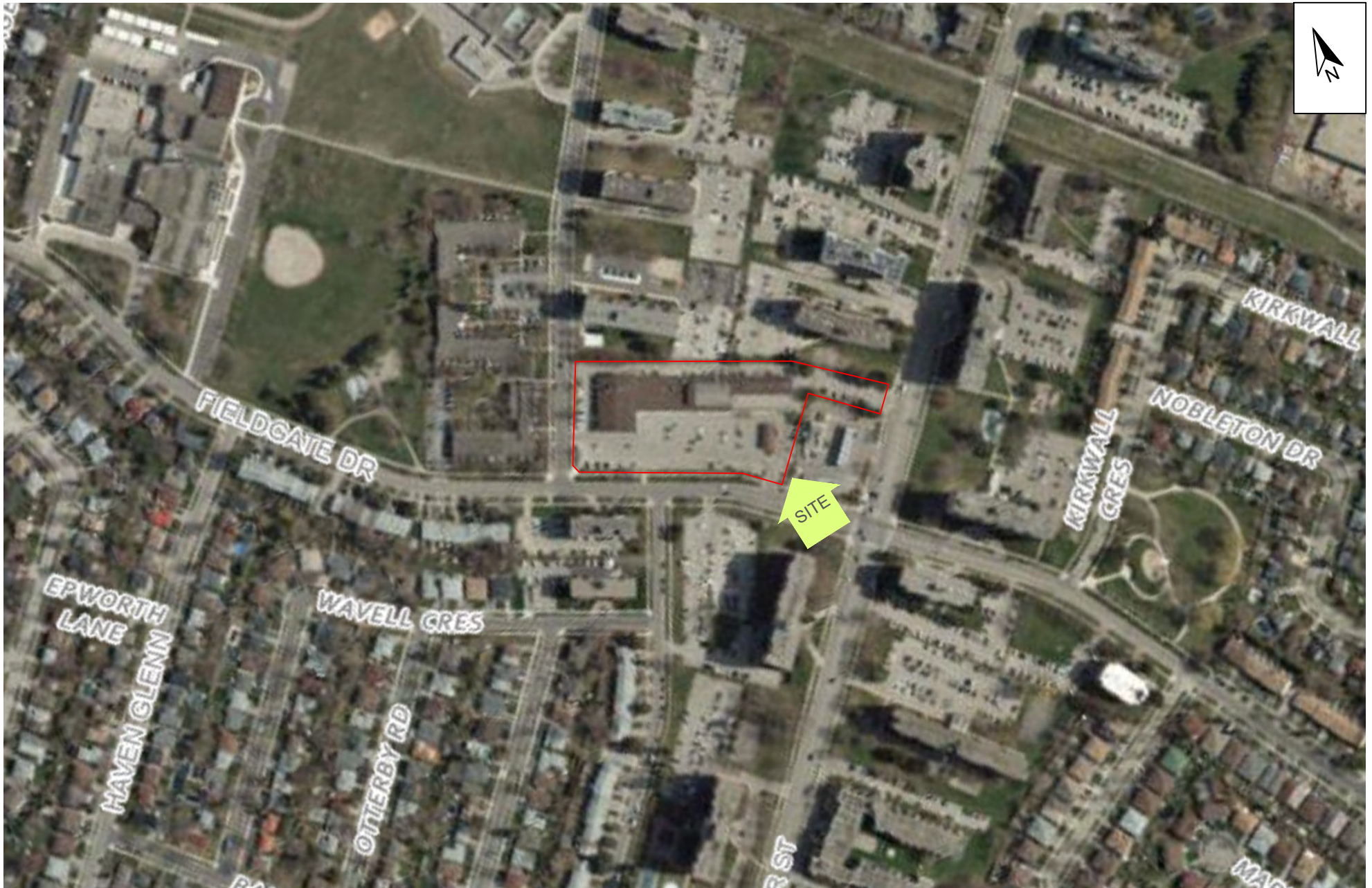


Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

SITE PLAN
3403 - 3445 FIELDGATE DRIVE
 MISSISSAUGA ONTARIO



Drawing No.
3



Scale: AS SHOWN
Project No.: G2S24018A
Date: DECEMBER 2024
Drawn by: HP/CW
File name: G2S24018.dwg

2022 SATELLITE IMAGE
3403 - 3445 FIELDGATE DRIVE

MISSISSAUGA

ONTARIO



Drawing No.

4



Scale: AS SHOWN
Project No.: G2S24018A
Date: DECEMBER 2024
Drawn by: HP/CW
File name: G2S24018.dwg

1951 TOPOGRAPHIC MAP
3403 - 3445 FIELDGATE DRIVE

MISSISSAUGA

ONTARIO



Drawing No.

5



Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

1964 TOPOGRAPHIC MAP
 3403 - 3445 FIELDGATE DRIVE

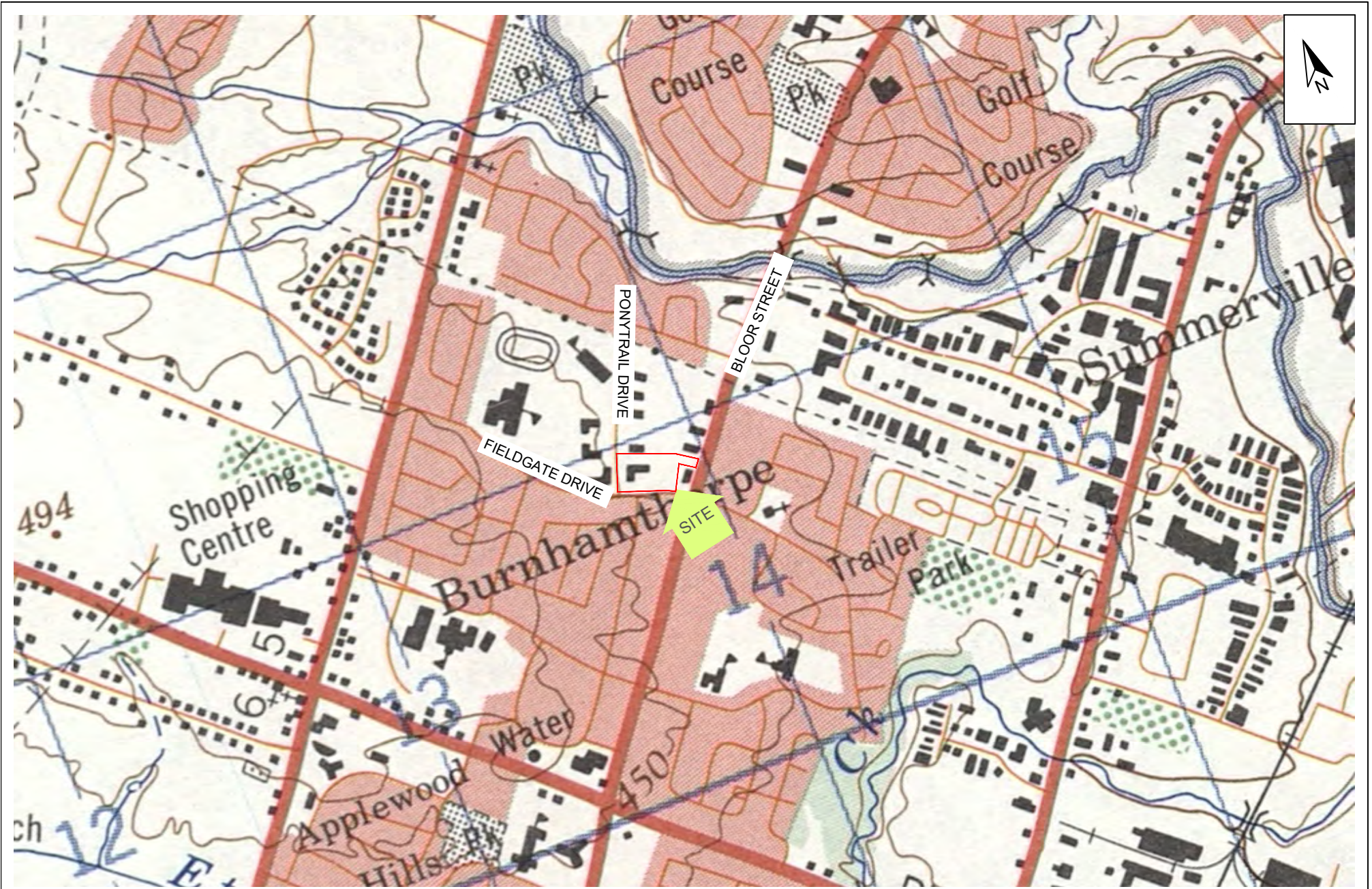
MISSISSAUGA

ONTARIO



Drawing No.

6



Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

1979 TOPOGRAPHIC MAP
 3403 - 3445 FIELDGATE DRIVE

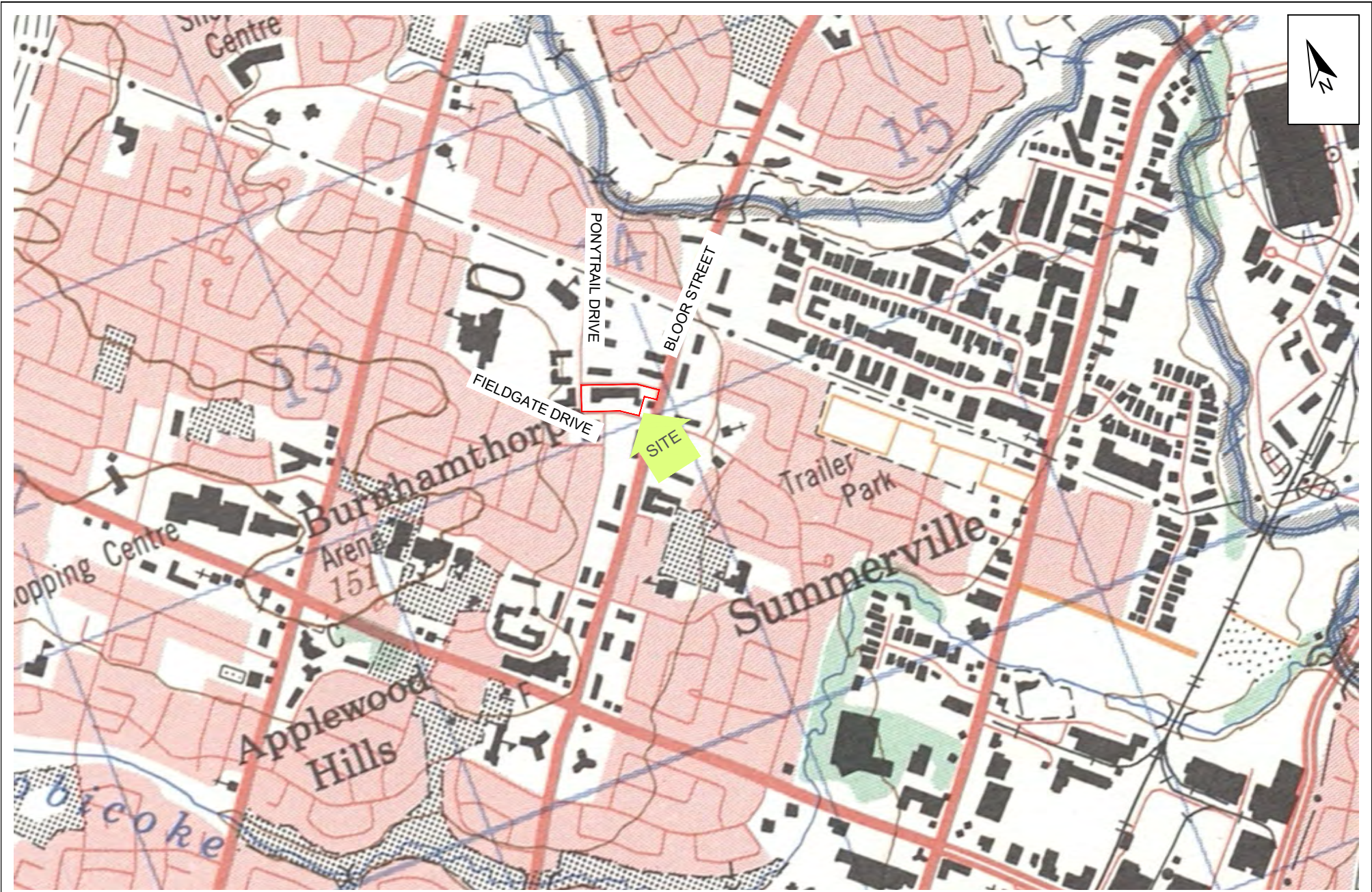
MISSISSAUGA

ONTARIO



Drawing No.

7



Scale: AS SHOWN
Project No.: G2S24018A
Date: DECEMBER 2024
Drawn by: HP/CW
File name: G2S24018.dwg

1994 TOPOGRAPHIC MAP
3403 - 3445 FIELDGATE DRIVE

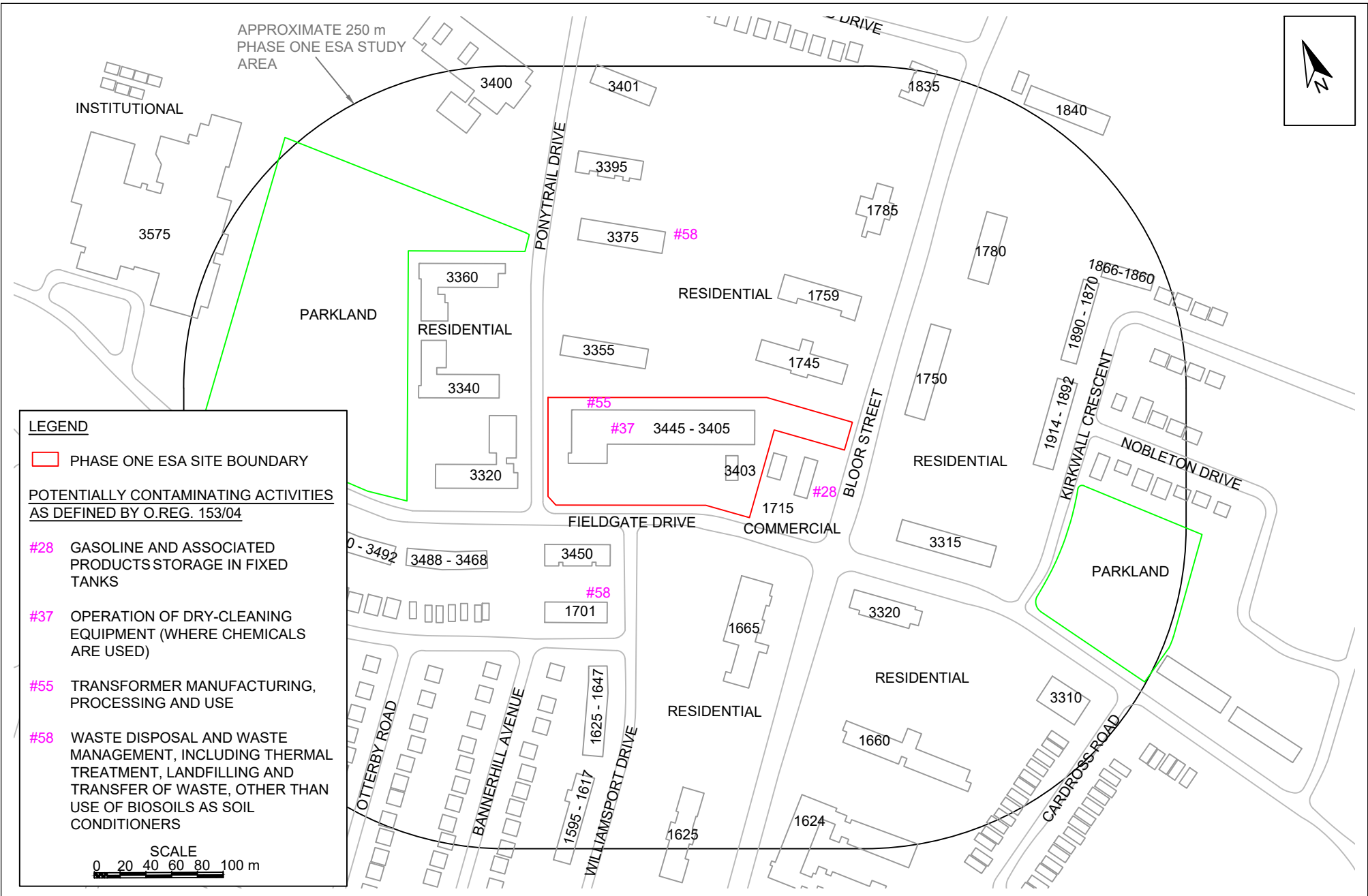
MISSISSAUGA

ONTARIO



Drawing No.

8

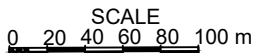


LEGEND

PHASE ONE ESA SITE BOUNDARY

POTENTIALLY CONTAMINATING ACTIVITIES AS DEFINED BY O.REG. 153/04

- #28 GASOLINE AND ASSOCIATED PRODUCTS STORAGE IN FIXED TANKS
- #37 OPERATION OF DRY-CLEANING EQUIPMENT (WHERE CHEMICALS ARE USED)
- #55 TRANSFORMER MANUFACTURING, PROCESSING AND USE
- #58 WASTE DISPOSAL AND WASTE MANAGEMENT, INCLUDING THERMAL TREATMENT, LANDFILLING AND TRANSFER OF WASTE, OTHER THAN USE OF BIOSOILS AS SOIL CONDITIONERS



Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

**POTENTIALLY CONTAMINATING ACTIVITIES
 3403 - 3445 FIELDGATE DRIVE**

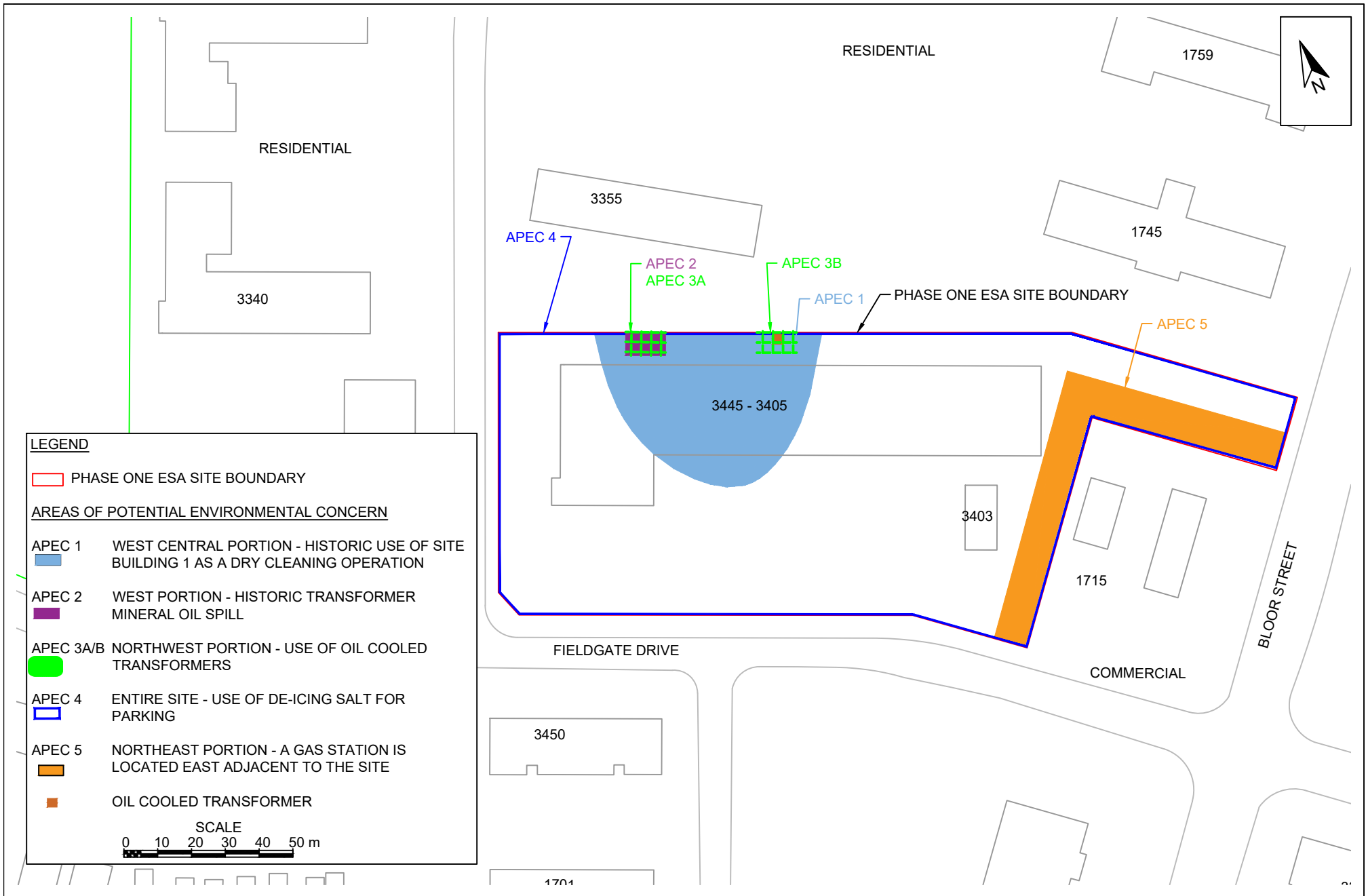
MISSISSAUGA

ONTARIO



Drawing No.

9



Scale: AS SHOWN
 Project No.: G2S24018A
 Date: DECEMBER 2024
 Drawn by: HP/CW
 File name: G2S24018.dwg

AREAS OF POTENTIAL ENVIRONMENTAL CONCERN
3403 - 3445 FIELDGATE DRIVE

MISSISSAUGA

ONTARIO



Drawing No.

10

**Appendix B:
Site Ownership**



PROPERTY DESCRIPTION: BLK J PL 719 TORONTO ; S/T RIGHT IN TT175194 ; S/T TT172757 MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13330-0511

PIN CREATION DATE:
1998/09/21

OWNERS' NAMES
FOREST GLENN SHOPPING CENTRE LIMITED

CAPACITY SHARE
BENO

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1996/11/19 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/09/21**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/09/21 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/09/22 **</p>						
TT170828	1964/08/31	AGREEMENT		*** DELETED AGAINST THIS PROPERTY ***	THE CORPORATION OF THE TOWNSHIP OF TORONTO	
TT172757	1964/10/26	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA HYDRO-ELECTRIC COMMISSION OF THE TOWNSHIP OF TORONTO	C
TT175194	1964/12/31	TRANSFER	\$1		FOREST GLENN SHOPPING CENTRE LIMITED	C
TT175194Z	1964/12/31	REST COV APL ANNEX		*** COMPLETELY DELETED ***		
REMARKS: DELETED BY C. CHAPMAN ON 2024/02/21.						
TT183122	1965/07/20	AGREEMENT		*** COMPLETELY DELETED ***		
TT186257	1965/09/17	RELEASE		*** COMPLETELY DELETED ***		

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

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<i>REMARKS: TT170828 COMPLETELY DELETED BY KELLY COCHRANE-NOTT ON 2009 03 13</i>						
TT189015	1965/11/12	AGREEMENT TO LEASE		*** COMPLETELY DELETED ***		
VS17829	1966/08/16	CHARGE	\$200,000		WEINBERG, BERNARD	C
VS18825	1966/08/29	LEASE		*** COMPLETELY DELETED ***	CANADIAN IMPERIAL BANK OF COMMERCE	
<i>REMARKS: SKETCH ATTACHED.</i>						
VS37921	1967/04/28	LEASE		*** COMPLETELY DELETED ***	LUCA, GUISEPPE	
VS42324	1967/06/16	LEASE		*** COMPLETELY DELETED ***	FIELDGATE PHARMACY	
VS43556	1967/06/28	LEASE		*** COMPLETELY DELETED ***	LOBLAW GROCETERIAS CO., LIMITED	
<i>REMARKS: SKETCH ATTACHED.</i>						
VS43558	1967/06/28	ASSIGNMENT LEASE		*** COMPLETELY DELETED ***	THE HURON & ERIE MORTGAGE CORPORATION	
VS43559	1967/06/28	ASSIGNMENT LEASE		*** COMPLETELY DELETED ***	THE HURON & ERIE MORTGAGE CORPORATION	
VS66565	1968/02/29	LEASE		*** COMPLETELY DELETED ***	SAUERBRUN, EMIL	
VS71034	1968/04/26	LEASE		*** COMPLETELY DELETED ***	MATSKOFSKI, VLADO	
VS87343	1968/10/17	LEASE		*** COMPLETELY DELETED ***	KEYES, ALFRED	
VS88698	1968/10/31	ASSIGNMENT LEASE		*** COMPLETELY DELETED ***	THE HURON & ERIE MORTGAGE CORPORATION	
<i>REMARKS: COMPLETELY DELETED BY KELLY COCHRANE-NOTT ON 2009 03 13</i>						
VS89274	1968/11/05	LEASE		*** COMPLETELY DELETED ***	JAMES GORDON LIMITED	

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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		<i>REMARKS: SKETCH ATTACHED.</i>				
VS404879	1976/09/07	NOTICE OF LEASE		*** COMPLETELY DELETED ***	LEE, JOHN LEE, WILLIAM	
VS404880	1976/09/07	CHARGE		*** COMPLETELY DELETED ***	FEDERAL BUSINESS DEVELOPMENT BANK	
RO493933	1978/10/24	NO ASSG LESSEE INT		*** COMPLETELY DELETED ***	STURINO, JAMES STURINO, MERIBETH	
RO522086	1979/07/20	NO ASSG LESSEE INT		*** COMPLETELY DELETED ***	MACHLIN INVESTMENTS LIMITED SAMCOE, JOHN POWOROZNYK, TOM	
RO524273	1979/08/03	NOTICE OF LEASE		*** COMPLETELY DELETED ***	PIZZA PIZZA LIMITED	
RO538949	1980/01/03	NOTICE OF LEASE		*** COMPLETELY DELETED ***	JERIC, NIKOLA JERIC, STEFICA	
RO538950	1980/01/03	NO ASSG LESSEE INT		*** COMPLETELY DELETED ***	ZITEK, TERESA BERARDICURTI, ROSALIA	
RO603595	1982/03/04	NOTICE		*** COMPLETELY DELETED ***		
		<i>REMARKS: CHARGE OF LEASE</i>				
RO690225	1984/08/14	NOTICE OF LEASE		*** COMPLETELY DELETED ***	PREZIO, CARMEN COB FIELDGATE DAIRY QUEEN PREZIO, FRANCES COB FIELDGATE DAIRY QUEEN	
RO693046	1984/09/11	NOTICE OF LEASE		*** COMPLETELY DELETED ***	FEDERAL BUSINESS DEVELOPMENT 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.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
LT2057426	2000/03/27	NOTICE		HER MAJESTY THE QUEEN IN RIGHT OF THE DEPARTMENT OF TRANSPORT CANADA		C
		<i>REMARKS: PEARSON AIRPORT ZONING REGULATION</i>				
PR1609745	2009/03/02	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	POWOROZNYK, HELEN N.	
		<i>REMARKS: RE: RO603595</i>				
PR1609749	2009/03/02	APL (GENERAL)		*** COMPLETELY DELETED *** FOREST GLENN SHOPPING CENTRE LIMITED		
		<i>REMARKS: DELETES TT189015, VS18825, VS37921, VS66565, VS71034, VS87343, VS89274, VS404879, RO493933, RO522086, RO524273, RO538949, RO538950, RO690225, VS43558, VS43559, VS88698</i>				
PR1630271	2009/04/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		
		<i>REMARKS: RE: VS404880</i>				
PR1630272	2009/04/24	APL (GENERAL)		*** COMPLETELY DELETED *** BUSINESS DEVELOPMENT BANK OF CANADA		
		<i>REMARKS: DELETES RO693046</i>				
PR1959162	2011/02/04	NOTICE OF LEASE		FOREST GLENN SHOPPING CENTRE LIMITED	LOBLAW PROPERTIES LIMITED	C
PR2380246	2013/06/06	NO SEC INTEREST		*** COMPLETELY DELETED *** NAVIGATE CAPITAL CORPORATION		
PR2506792	2014/03/05	DISCHARGE INTEREST		*** COMPLETELY DELETED *** NAVIGATE CAPITAL CORPORATION		
		<i>REMARKS: PR2380246.</i>				
PR3073724	2017/02/01	NOTICE OF LEASE	\$2	FOREST GLENN SHOPPING CENTRE LIMITED	DR. S. WALIA DENTISTRY PROFESSIONAL CORPORATION	C
PR4052508	2022/05/16	CONSTRUCTION LIEN		*** COMPLETELY DELETED *** RAMROCK ELECTRIC		
PR4314291	2024/03/21	CHARGE	\$1,000,000	FOREST GLENN SHOPPING CENTRE LIMITED	ROYAL BANK OF CANADA	C
PR4314296	2024/03/21	NO ASSGN RENT GEN		FOREST GLENN SHOPPING CENTRE LIMITED	ROYAL BANK OF CANADA	C
		<i>REMARKS: PR4314291</i>				
PR4318106	2024/04/03	APL (GENERAL)		*** COMPLETELY DELETED *** FOREST GLENN SHOPPING CENTRE LIMITED		

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.

13330-0239 (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
PR4321597	2024/04/12	APL (GENERAL)		*** COMPLETELY DELETED *** FOREST GLENN SHOPPING CENTRE LIMITED		
<i>REMARKS: TT183122; VSA42324; AND VA43556</i> <i>REMARKS: PR4052508</i>						

**Appendix C:
Street Directories**



Site		
Address	Property Use	Years Occupied
3403 Fieldgate Drive	Blue Sky Cafe	1993
	Not listed	1968 - 1990
3405 Fieldgate Drive	Meleca Fine Jewellery Inc.	1990 - 1993
	Impero Hair Design	1973 - 1990
3407 Fieldgate Drive	Not listed	1968 - 1993
	Crystal and Jewelry Boutique	1977 – 1983
3411 Fieldgate Drive	Fieldgate Video	1993
	National Video	1990
	Galles Designs Men's Shop	1977 – 1983
	Not listed	1968 – 1974
3413 Fieldgate Drive	Paradise East & West Indian Market	1993
	Linstead Market Forest Glen	1983 - 1990
	Not listed	1968 - 1990
3415 Fieldgate Drive	Acts Photo One Hour Service, Discount Kraze	1993
	Reflection Ladies & Children's Fashion Wear	1983 - 1990
	Not listed	1968 - 1978
3417 Fieldgate Drive	M & R Sport & Cycle Centre	1983 - 1993
	Not listed	1968 - 1978
3419 Fieldgate Drive	L Vs Fish & Chip	1990 - 1993
	Dragon's Lair	1990
	Forest Glen Dominion Hardware	1977 – 1983
	Not listed	1968 – 1974
3421 Fieldgate Drive	The Hair Spot	1978 - 1993
	Pizza King	1990 - 1993
	Burn's Television Drive in Service	1977 – 1978
	Forest Glen Barber Shop	1968 – 1974
3423 Fieldgate Drive	Not listed	1977 - 1993
	All Household Electronics, Trutone Vision & Sound	1968 - 1974
3425 Fieldgate Drive	Chicken Land BBQ	1993
	Not listed	1968 - 1990
	Sew'n Tell Shop	1973 – 1974
3427 Fieldgate Drive	Not listed	1973 – 1993
	Fieldgate Pharmacy	1968
3429 Fieldgate Drive	Excel Bestview Medical Laboratories Ltd.	1977 – 1993
	Feelgood Management & X Ray Ltd.	1977 – 1993
	Dr H M Glickman Dent	1968 - 1993
	Mississauga Medical Centre	1973 – 1993
	Fotomat Canada Ltd.	1977 – 1983

	Dr R C M Chow	1977 - 1978
	Dr M Pearlman	1973 – 1978
	Dr Leroy Franklin	1973 – 1974
3431 Fieldgate Drive	Palace Shoes	1973 – 1993
	Not listed	1968
3433 Fieldgate Drive	The Bun Man Bakery	1983 - 1993
	Not listed	1973 – 1978,
3435 Fieldgate Drive	Not listed	1973 –1993
	Impero Hair Design	1968
3437 Fieldgate Drive	Fieldgate Cleaners	1993
	Not listed	1990
	One Hour Martinizing	1968 - 1983
3439 Fieldgate Drive	CIBC	1993
	Not listed	1990
	Canadian Imperial Bank of Commerce	1968 - 1983
3441 Fieldgate Drive	Forest Glen Smoke	1968 - 1993
3445 Fieldgate Drive	Not listed	1698, 1993
	Red & White Food Master	1973 - 1990

North		
Address	Property Use	Years Occupied
1745 Bloor Street	Multi-tenant residential	1968 - 1993
	E & P Confidential Services Unlimited	1977 - 1983
	Ding Ling Carpet Installations	1973 – 1974
1759 Bloor Street	Multi-tenant residential	1993
	Multi-tenant residential, Dixie Southern Baptist Church, Norbrook Investments Limited	1990
	Multi-tenant residential, Coventry Apartments, Promen Consultants Ltd.	1983
	Multi-tenant residential	1968 - 1978
1785 Bloor Street	Multi-tenant residential, K H B Investment Corporation	1983 - 1993
	Multi-tenant residential	1968 - 1978
3375 Ponytrail Drive	Ferrand Construction Ltd., Multi-tenant residential,	1993
	Ravine Apartments, Multi-tenant residential,	1983 - 1990
	Multi-tenant residential	1968 - 1978
3395 Ponytrail Drive	Multi-tenant residential	1968 - 1993
	Ponytrail Terrace	1983 - 1993
	Stain All Flooring	1983
3401 Ponytrail Drive	Multi-tenant Residential	1973 – 1993
	Cenntenial Construction Co.	1968

Northeast		
Address	Property Use	Years Occupied
1750 Bloor Street	Multi-tenant residential	1973 – 1993
	Widerange Construction Ltd.	1977 – 1983
1780 Bloor Street	Multi-tenant residential	1968 - 1993
	Toronto Landscaping and Gardening Services	1973 – 1978
1900 Kirkwall Crescent	Residential	1968 - 1993
	Wright P M Electrical Co.	1968
1914 Kirkwall Crescent	Residential	1968 - 1993
	Achievement Development Institute	1973 – 1974
3302 – 3320 Nobleton Drive	Residential	1968 - 1993

East		
Address	Property Use	Years Occupied
1715 Bloor Street	Fieldgate Shell	1993
	Not listed	1968 - 1990
3315 Fieldgate Drive	Multi-tenant residential,	1973 – 1993
	Fieldgate Nursery and Childcare Centre	1990 - 1993
	Not listed	1968

Southeast		
Address	Property Use	Years Occupied
1624 Bloor Street	Multi-tenant residential	1990 - 1993
	Multi-tenant residential, G W T Industrial Sales and Service Ltd.	1977 - 1983
1625 Bloor Street	Multi-tenant residential	1977 - 1993
	Multi-tenant residential, Garon Engineering & Consulting Co	1983
	Residential	1973 – 1974
1660 Bloor Street	Multi-tenant residential	1973 – 1993
	Lannettown-Bloor Condominium Apartments	1973 – 1974
1665 Bloor Street	Multi-tenant residential	1968 - 1993
	Monarch Real Estate Limited	1990
	Flee Dale Apartments	1973 – 1974
3365 Cardross Road	Residential	1968 - 1993
	Silverstar Stone Specialist & Renovators	1990
3310 Fieldgate Drive	Bethesda United Church, Dixie Bloor Neighbourhood Centre	1993
	Multi-tenant residential	1973 - 1990

Southeast		
Address	Property Use	Years Occupied
	Not listed	1968
3311 Fieldgate Drive	Not listed	1968, 1993
	Bethesda United Church	1973 – 1990
3320 Fieldgate Drive	Multi-tenant residential	1968- 1993

South		
Address	Property Use	Years Occupied
3424 Fieldgate Drive	Not listed	1968 - 1993
	Fling's Fried Chicken	1990
3450 Fieldgate Drive	Multi-tenant residential	1973 – 1993
	Not listed	1968
1605 Williamsport Drive	Carver Bar Systems	1993
	Residential	1968 - 1993
1635 Williamsport Drive	G Edick & Sons Landscape Contractors	1977 – 1993
	Residential	1968 - 1993
1637 - 1645 Williamsport Drive	Residential	1968 - 1993

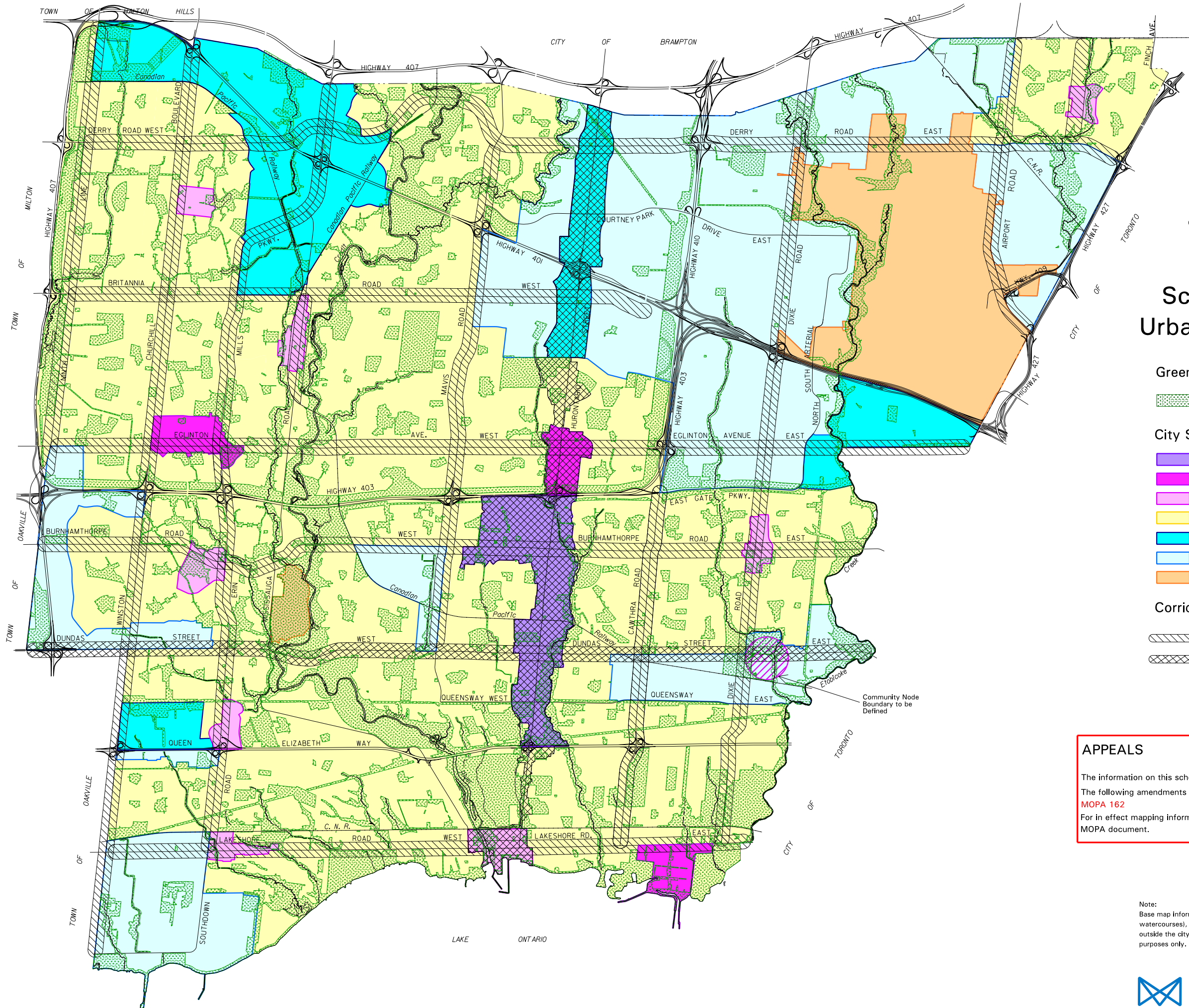
Southwest		
Address	Property Use	Years Occupied
1599 Otterby Drive	Residential	1968 - 1993
	G B Power Ltd.	1977 – 1993
	Paratherm Corporation	1983
	Paxsome Power Ltd.	1973 – 1974
1606 Wavell Crescent	Lakeshore Aluminum Company	1977 – 1993
	Residential	1968 – 1974
1607 Wavell Crescent	Residential	1968 - 1993
	Wright-Way Vending Ltd.	1973 - 1983
	Dixie Vending	1968

West		
Address	Property Use	Years Occupied
3545 Fieldgate Drive	Not listed	1968 – 1974, 1983 - 1993
	Town of Mississauga (Glen Forest Swim Pool)	1977 - 1978
3575 Fieldgate Drive	Beaver Foods Ltd., Board of Education, Glen Forest Secondary School	1990 - 1993
	Board of Education, Glen Forest Secondary School	1983
	Glen Forest Secondary School Pool	1977 - 1978
	Mississauga Police Youth Bureau	1973 – 1974
	Not listed	1968

Northwest		
Address	Property Use	Years Occupied
3360 Ponytrail Drive	Multi-tenant residential	1973 – 1993
	Russet Homes Corporation	1990, 1993
	Commercial Janitorial Services	1973 – 1974
	Not listed	1968
3400 Ponytrail Drive	Board of Education, Forest Glenn Public Schools	1983 -1993
	Not listed	1973 – 1978
	Forest Glenn Public Schools	1968

**Appendix D :
Environmental Source Information**





Schedule 1 Urban System

- Green System**
- Green System
- City Structure**
- Downtown
- Major Node
- Community Node
- Neighbourhood
- Corporate Centre
- Employment Area
- Special Purpose Area
- Corridors**
- Corridor
- Intensification Corridor

APPEALS

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

MOPA 162

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

Note:
Base map information (e.g. roads, highways, railways, watercourses), including any lands or bodies of water outside the city boundaries, is shown for information purposes only.



Make A Map: Natural Heritage Areas

Ministry of Natural Resources and Forestry

3403 fieldgate drive

français

Home

Navigation

Find Data

Markup and Printing



Tool Labels



About



Select Map Layers



Selected Natural Heritage Legend



Topographic Legend



Help

Select Map Layers

Filter Layers...

Filter

- NHIC 1 Km Grid
- Assessment Parcel
- Ecoregion
- Greenbelt Area Boundary
- ORM Boundary
- NEP Boundary
- NEP Parks and Open Space System
- NEP Minor Urban Centres
- Greenbelt Hamlets
- Greenbelt External Connections



About



Select Map Layers



[Canada.ca](#) › [Environment and natural resources](#) › [Pollution and waste management](#)

› [National Pollutant Release Inventory](#) › [Tools and resources](#)

National Pollutant Release Inventory Map

On this page

- [How to navigate the map](#)
- [Map of National Pollutant Release Inventory \(NPRI\) facilities](#)
- [Keyboard shortcuts](#)

How to navigate the map

This map can be navigated using a mouse or a keyboard. Using a mouse, navigate as you would on a regular webpage. For the keyboard there are webpage-specific shortcuts to access all map features. For more information, please consult the [shortcut section](#) at the bottom of this page.

For the fully accessible NPRI dataset, please visit the [NPRI Query Site](#).

Map of National Pollutant Release Inventory

(NPRI) facilities

▶ Keyboard shortcuts in Power BI

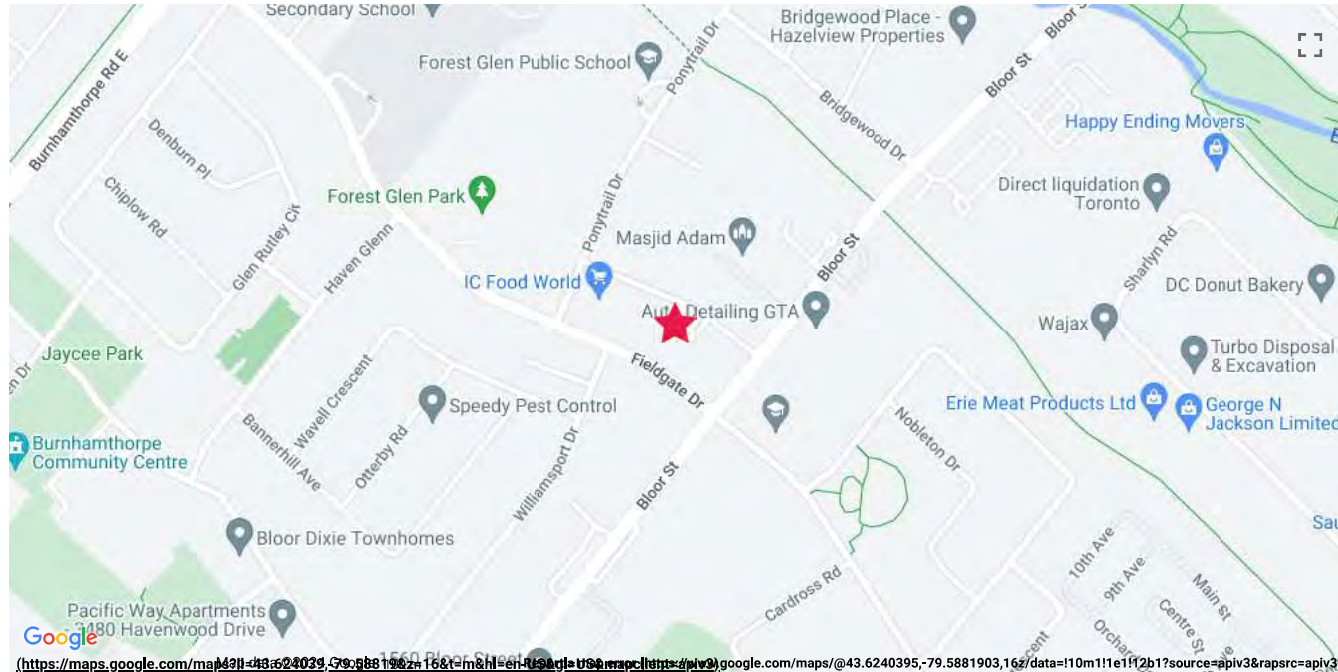
Date modified:

2023-12-07

Map

You can view instrument notices (permits, approvals, etc. (etcetera)) on this map. The location pins reflect the approximate area where environmental activity is taking place.

You can also find notices by entering a keyword, phrase or ERO (Environmental Registry of Ontario) number on our [Search page \(/search\)](#).



Hazardous Waste Information

These are historical waste records from the Hazardous Waste Information Network (HWIN) and System (HWIS), and paper manifests when available, operated by the Ontario Ministry of the Environment. As of January 1, 2023, [Resource Productivity and Recovery Authority's \(RPRA\) Hazardous Waste Program Registry and HazTrack mobile app](#) replace HWIN and the use of paper manifests.

Generator Details (HWIN)

Registration/Notification Number

ON0510900

Legal Company Name

Primary Name:	CAMBRIDGE CLEANERS LIMITED	Division Name:	N/A
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Company Operating Name

Primary Name:	N/A	Division Name:	N/A
---------------	-----	----------------	-----

Mailing Address

Division Building:	N/A	P.O. Box:	N/A
Address Line 1:		Address Line 2:	
Town/City:		Postal/Zip Code:	
County (if in ON):	N/A	Province/State (if in CAN/US):	
County (if outside ON):	N/A	Province/State (if outside CAN/US):	

Site Location

Division Building:	N/A	P.O. Box:	N/A
Address Line 1:	3437 FIELDGATE DRIVE	Address Line 2:	
Town/City:	MISSISSAUGA	Postal/Zip Code:	L4X 2J4
County (if in ON):	N/A	Province/State (if in CAN/US):	
County (if outside ON):	N/A	Province/State (if outside CAN/US):	

Inactive Waste Classes (ON0510900)

No inactive waste listings.

Active Waste Classes (ON0510900)

No active waste listings.

Generator Details (HWIN)

Registration/Notification Number

ON1623001

Legal Company Name

Primary Name: FOTO KINGDOM

Division Name: N/A

Company Operating Name

Primary Name: N/A

Division Name: N/A

Mailing Address

Division Building: N/A

P.O. Box: N/A

Address Line 1:

Address Line 2:

Town/City:

Postal/Zip Code:

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Site Location

Division Building: N/A

P.O. Box: N/A

Address Line 1: 3407 FIELDGATE DRIVE

Address Line 2:

Town/City: MISSISSAUGA

Postal/Zip Code: L4X 2J4

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Inactive Waste Classes (ON1623001)

No inactive waste listings.

Active Waste Classes (ON1623001)

No active waste listings.

Generator Details (HWIN)

Registration/Notification Number

ON2028900

Legal Company Name

Primary Name: HAWAII PHOTO

Division Name: N/A

Company Operating Name

Primary Name: N/A

Division Name: N/A

Mailing Address

Division Building: N/A

P.O. Box: N/A

Address Line 1: 1116525 ONTARIO LTD.

Address Line 2: 3407 FIELDGATE DRIVE

Town/City: MISSISSAUGA

Postal/Zip Code: L4X 2J4

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Site Location

Division Building: N/A

P.O. Box: N/A

Address Line 1: 3407 FIELDGATE DRIVE

Address Line 2:

Town/City: MISSISSAUGA

Postal/Zip Code: L4X 2J4

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Inactive Waste Classes (ON2028900)

No inactive waste listings.

Active Waste Classes (ON2028900)

No active waste listings.

Generator Details (HWIN)

Registration/Notification Number

ON2090200

Legal Company Name

Primary Name: FIELDGATE CLEANERS

Division Name: N/A

Company Operating Name

Primary Name: N/A

Division Name: N/A

Mailing Address

Division Building: N/A

P.O. Box: N/A

Address Line 1:

Address Line 2:

Town/City:

Postal/Zip Code:

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Site Location

Division Building: N/A

P.O. Box: N/A

Address Line 1: 3437 FIELDGATE DRIVE

Address Line 2:

Town/City: MISSISSAUGA

Postal/Zip Code: L4X 2J4

County (if in ON): N/A

Province/State (if in CAN/US):

County (if outside ON): N/A

Province/State (if outside

CAN/US):

Inactive Waste Classes (ON2090200)

No inactive waste listings.

Active Waste Classes (ON2090200)

No active waste listings.

Generator Details (HWIN)

Registration/Notification Number

ON2366900

Legal Company Name

Primary Name: EXTRA CARE DRY CLEANERS Division Name: N/A

Company Operating Name

Primary Name: EXTRA CARE DRY CLEANERS Division Name: N/A

Mailing Address

Division Building: N/A P.O. Box: N/A
 Address Line 1: 3437 FIELDGATE DRIVE Address Line 2: N/A
 Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
 County (if in ON): PEEL (R. M.) Province/State (if in CAN/US): ONTARIO
 County (if outside ON): N/A Province/State (if outside CAN/US): N/A

Site Location

Division Building: N/A P.O. Box: N/A
 Address Line 1: 3437 FIELDGATE DRIVE Address Line 2: N/A
 Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
 County (if in ON): PEEL (R. M.) Province/State (if in CAN/US): ONTARIO
 County (if outside ON): N/A Province/State (if outside CAN/US): N/A

Inactive Waste Classes (ON2366900)

Waste Class	Physical State	Site Type	Status
213 - L	Liquid	Off-Site	Inactive
213 - L	Liquid	Off-Site	Inactive

Active Waste Classes (ON2366900)

Active Off-Site Waste Classes

Waste Class	Hazardous Waste Number (per waste stream)	Reg.347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
241 - H	F002	1	Small Quantity Generator Exemption	N		Liquid	Off-Site	Active
241 - H	F002	1	Small Quantity Generator Exemption	N		Liquid	Off-Site	Active
241 - H	F002	1	Small Quantity Generator Exemption	N		Solid	Off-Site	Active
241 - H	F002	1				Liquid	Off-Site	Active

Generator Details (HWIN)

Registration/Notification Number

ON3877554

Legal Company Name

Primary Name: 2464057 Ontario Corp

Division Name: N/A

Company Operating Name

Primary Name: 2464057 Ontario Corp

Division Name: N/A

Mailing Address

Division Building: N/A
Address Line 1: 7 Townsgate Dr
Town/City: Vaughan
County (if in ON): YORK (R. M.)
County (if outside ON): N/A

P.O. Box: N/A
Address Line 2: Suite 314
Postal/Zip Code: L4J 7Z9
Province/State (if in CAN/US): ONTARIO
Province/State (if outside CAN/US): N/A

Site Location

Division Building: N/A
Address Line 1: 3437 Fieldgate Dr
Town/City: Mississauga
County (if in ON): PEEL (R. M.)
County (if outside ON): N/A

P.O. Box: N/A
Address Line 2: N/A
Postal/Zip Code: L4X2J4
Province/State (if in CAN/US): ONTARIO
Province/State (if outside CAN/US): N/A

Inactive Waste Classes (ON3877554)

No inactive waste listings.

Active Waste Classes (ON3877554)

Active Off-Site Waste Classes

Waste Class	Hazardous Waste Number (per waste stream)	Reg.347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
241 - H	F002	1	Out of Ontario - Potential Land Disposal	Y	Y	Liquid	Off-Site	Active

Generator Details (HWIN)

Registration/Notification Number

ON5614998

Legal Company Name

Primary Name: Extra Care Dry Cleaners Inc. Division Name: N/A

Company Operating Name

Primary Name: Extra Care Dry Cleaners Inc. Division Name: N/A

Mailing Address

Division Building: N/A P.O. Box: N/A
 Address Line 1: 3437 Fieldgate Drive Address Line 2: N/A
 Town/City: Mississauga Postal/Zip Code: L4X 2J4
 County (if in ON): PEEL (R. M.) Province/State (if in CAN/US): ONTARIO
 County (if outside ON): N/A Province/State (if outside CAN/US): N/A

Site Location

Division Building: N/A P.O. Box: N/A
 Address Line 1: 3437 Fieldgate Drive Address Line 2: N/A
 Town/City: Mississauga Postal/Zip Code: L4X 2J4
 County (if in ON): PEEL (R. M.) Province/State (if in CAN/US): ONTARIO
 County (if outside ON): N/A Province/State (if outside CAN/US): N/A

Inactive Waste Classes (ON5614998)

No inactive waste listings.

Active Waste Classes (ON5614998)

Active Off-Site Waste Classes

Waste Class	Hazardous Waste Number (per waste stream)	Reg.347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
241 - H	F002	1	Small Quantity Generator Exemption	N		Liquid	Off-Site	Active



DEC 19 1989

Cambridge Cleaners Ltd.
3437 Fieldgate Dr.
Mississauga, Ontario
L4X 2J4

Attn: Mr. R. Harvey
Owner

Dear Mr. Harvey:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(4) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) dated September 8, 1986 and further correspondence as outlined in Schedule "B" for the following site:

3437 Fieldgate Dr.
Mississauga, Ontario

The Generator Registration Number assigned to your company at this site is:

ON0510900

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

This acknowledgement letter supersedes the previous acknowledgement letter dated November 18, 1986 for this site.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".

For off-site disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For on-site disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any registerable solid wastes shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits.


It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.


If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5157.

Yours truly,


Director
Regulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:


E. Norman Hogan

EAS/lvc

Enclosure

ADDITIONAL COMMENTS:

Based on the information you have submitted in your Generator Registration Report and/or through telephone discussion, we have selected the waste class 241H for your waste powder from perchloroethylene.

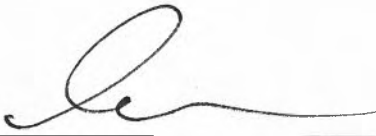
It is your responsibility to evaluate this waste class and re-register within fifteen (15) days if it is found to be inappropriate for your particular waste.

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number ON0510900, dated at Toronto, **DEC 19 1909**

Waste Stream	Waste Class
1. Spent filter media contaminated with perchloroethylene	241H
2. Waste powder from perchloroethylene	241H

Waste Management Branch Reviewer:


E. Norman Hogan

Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5

May 28, 1993

Foto Kingdom
3407 Fieldgate Drive
Mississauga, Ontario
L4X 2J4

Attn: Ms. M. Kalra
Director

Dear Ms. Kalra:

RE: Acknowledgement of Subject Waste Registration

As prescribed by Section 15(3) of Ontario Regulation 309, this letter acknowledges receipt of your Generator Registration Report(s) **dated May 3, 1993** for the following site:

3407 Fieldgate Drive
Mississauga, Ontario

The Generator Registration Number assigned to your company at this site is:

ON1623001

Please note that this Generator Registration Number must be used only in conjunction with the site for which it was issued.

Please ensure that the company name shown in this letter is complete and accurate. This would be the corporate name or, if a partnership or proprietorship, the name of the principal(s). If you intend to carry on business under a separate name or style, this should also be entered. If there is a discrepancy, it is your responsibility to re-register providing us with your complete and accurate company name.

A list of the waste stream(s) covered by this acknowledgement is attached to this letter as Schedule "A".



Under the Environmental Protection Act of Ontario, off-site and on-site disposal of subject wastes is only permissible if the property receiving the waste has been approved as a waste disposal site. The disposal of waste materials in an uncertified site is unlawful.

For **off-site** disposal of subject wastes, the waste number(s) describing the waste stream(s) in Schedule "A" and the Generator Registration Number must be entered on manifest forms for each waste transaction after you have received this generator registration document. A copy of an example manifest form is attached for your information.

For **on-site** disposal of subject wastes covered by this acknowledgement, including on-site incineration, landfilling and discharges to sanitary sewers, every generator shall retain records for a period of at least two years. These records shall include the generator registration number, waste name(s), waste number(s), quantity and disposition of the waste(s).

For off-site disposal of any **registerable solid wastes** shown in Schedule "A" (waste classes ending in the letter "N"), manifesting is not required at this time. These wastes can be disposed of at most approved municipal landfilling sites.

The selection of accurate waste classes is the responsibility of each waste generator. This acknowledgement must not be considered as a confirmation of the accuracy of information submitted by you. Based on the information you have provided, the waste class(es) that has (have) been selected appear(s) to be correct. If, due to new information or re-assessment of information submitted, you feel your waste is inappropriately classified, you should apply for a revision to your registration using the Generator Registration Report, Form 2. Should the waste class(es) that you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 309.

Your Generator Registration Report has now been forwarded to the District Office of this Ministry that is closest to your generating site. The District Office will be conducting a post-registration audit and may be contacting you for additional information or may be conducting site visits.


It is important to note that under Section 15(4) of Ontario Regulation 309, a new Generator Registration Report must be submitted to the Ministry within fifteen (15) days for any of the following reasons:

1. If the name, address or telephone number of your company or waste generating site changes.
2. If the description, the waste class or physical or chemical characteristics of your registered wastes change(s).
3. If you generate a hazardous or liquid industrial waste that has not been registered with the Ministry.

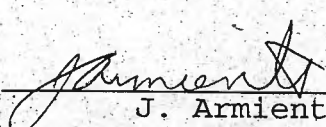
If the quantity of registered wastes or your carrier or receiver changes, automatic re-registration is not required. However, in order to update our file, we may periodically request additional information when we observe or suspect a significant change as compared to the most recent information submitted by you for registration purposes.

Should you have any questions concerning generator registration or manifesting requirements, please contact the Waste Management Branch Reviewer identified below at 323-5056.

Yours truly,


Director
Régulation 309, R.R.O., 1980
Environmental Protection Act

Waste Management Branch Reviewer:


J. Armiento

WT/ic

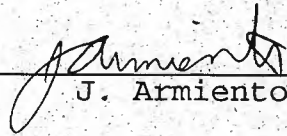
Enclosure

SCHEDULE "A"

This attached Schedule forms part of the acknowledgement of generator registration for the facility and site identified by Generator Registration Number **ON1623001**, dated at Toronto, May 28, 1993.

	Waste Stream	Waste Class
1.	Photographic fixer and bleach fixer	264T
2.	Photographic developer	264L

Waste Management Branch Reviewer:



J. Armiento

Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5

September 21, 1995

HAWAII PHOTO/1116525 ONTARIO LTD.
3407 FIELDGATE DRIVE
MISSISSAUGA, ONT
L4X 2J4

Attention: MR. HIEN NGUYEN

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration Report dated **September 13, 1995**. The Generator Registration Number assigned to your company is:

ON2028900

for the site located at:

**3407 FIELDGATE DRIVE
MISSISSAUGA, ONT**

A list of acknowledged waste number(s) is attached as Schedule "A". The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule "A", and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must **not** be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) **you have selected** be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.



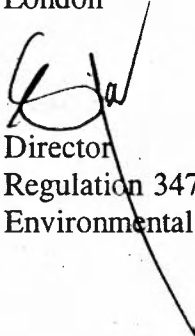
It is important to note that under Subsection 18(4) of Regulation 347, a supplementary Generator Registration Report must be submitted to the Ministry within 15 days for any of the following reasons:

1. if the name, address or telephone number of your company or generating site changes, or
2. if there is a significant change in the description, the waste number, or the physical or chemical characteristics of your registered waste(s), or
3. **if you generate a hazardous or liquid industrial waste that has not been registered with the Ministry, even if its waste number is already listed on Schedule "A".**

Your Generator Registration Report has been forwarded to the District Office of this Ministry that is closest to your generating site. Staff of the District Office conduct post-registration audits and may contact you for additional information or may visit your site.

Should you have any questions concerning generator registration or manifesting requirements, please contact the appropriate District Office of the Ministry.

Toronto	(416)326-6700	Owen Sound	(519)371-2901
Oakville	(905)815-5920	Sarnia	(519)336-4030
York-Durham	(905)427-5600	Windsor	(519)254-2546
Hamilton	(905)521-7650	Sudbury	(705)675-4501
Cambridge	(519)622-8121	North Bay	(705)476-1001
Welland	(905)732-0816	Gravenhurst	(705)687-6647
Kingston	(613)549-4000	Barrie	(705)726-1730
Cornwall	(613)933-7402	Thunder Bay	(807)475-1315
Ottawa	(613)521-3450	Kenora	(807)468-2718
Peterborough	(705)743-2972	Sault Ste. Marie	(705)949-4640
London	(519)661-2200	Timmins	(705)268-3222


Director
Regulation 347, R.R.O., 1990
Environmental Protection Act

SCHEDULE "A"

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration for the following site:

HAWAII PHOTO/1116525 ONTARIO LTD.

3407 FIELDGATE DRIVE
MISSISSAUGA, ONT

identified by Generator Registration Number ON2028900, dated in Toronto, September 21, 1995.

WASTE STREAM

WASTE NUMBER

1. PHOTOPROCESSING WASTES	264C
2. PHOTOPROCESSING WASTES	264L
3. PHOTOPROCESSING WASTES	264T

---- End of List ----



Ontario

Ministry of
Environment
and Energy

Ministère de
l'Environnement
et de l'Énergie

135 St. Clair Avenue West
Suite 100
Toronto ON M4V 1P5

135, avenue St. Clair ouest
Bureau 100
Toronto ON M4V 1P5

March 14, 1996

FIELDGATE CLEANERS
3437 FIELDGATE DRIVE
MISSISSAUGA, ONT
L4X 2J4

Attention: MR. STEVE CHA

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration Report dated **February 20, 1996**. The Generator Registration Number assigned to your company is:

ON2090200

for the site located at:

**3437 FIELDGATE DRIVE
MISSISSAUGA, ONT**

A list of acknowledged waste number(s) is attached as Schedule "A". The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule "A", and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must **not** be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) **you have selected** be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.



It is important to note that under Subsection 18(4) of Regulation 347, a supplementary Generator Registration Report must be submitted to the Ministry within 15 days for any of the following reasons:

1. if the name, address or telephone number of your company or generating site changes, or
2. if there is a significant change in the description, the waste number, or the physical or chemical characteristics of your registered waste(s), or
3. if you generate a hazardous or liquid industrial waste that has not been registered with the Ministry, even if its waste number is already listed on Schedule "A".

Your Generator Registration Report has been forwarded to the District Office of this Ministry that is closest to your generating site. Staff of the District Office conduct post-registration audits and may contact you for additional information or may visit your site.

Should you have any questions concerning generator registration or manifesting requirements, please contact the appropriate District Office of the Ministry.

Toronto	(416)326-6700	Owen Sound	(519)371-2901
Oakville	(905)815-5920	Sarnia	(519)336-4030
York-Durham	(905)427-5600	Windsor	(519)254-2546
Hamilton	(905)521-7650	Sudbury	(705)675-4501
Cambridge	(519)622-8121	North Bay	(705)476-1001
Welland	(905)732-0816	Gravenhurst	(705)687-6647
Kingston	(613)549-4000	Barrie	(705)726-1730
Cornwall	(613)933-7402	Thunder Bay	(807)475-1315
Ottawa	(613)521-3450	Kenora	(807)468-2718
Peterborough	(705)743-2972	Sault Ste. Marie	(705)949-4640
London	(519)661-2200	Timmins	(705)268-3222



Director
Regulation 347, R.R.O., 1990
Environmental Protection Act

SCHEDULE "A"

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration for the following site:

FIELDGATE CLEANERS

3437 FIELDGATE DRIVE
MISSISSAUGA, ONT

identified by Generator Registration Number ON2090200, dated in Toronto, March 14, 1996.

WASTE STREAM

WASTE NUMBER

1. HALOGENATED SOLVENTS

241H

---- End of List ----

Generator Details (HWIS)

Registration Number

ON0510900

Company Name

Name: CAMBRIDGE CLEANERS LIMITED

Site Address

Address Line 1: 3437 FIELDGATE DRIVE Address Line 2: N/A
Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
Province: ON

Mailing Address

Address Line 1: N/A Address Line 2: N/A
Town/City: N/A Postal/Zip Code: N/A
Province: N/A

Other Location Details

Municipality: MISSISSAUGA, MALTON (03220101) County: PEEL (R. M.) (22)
District: HALTON-PEEL DISTRICT OFFICE (305) Region: CENTRAL REGION (03)

Waste Registration (ON0510900)

Major Waste Class	Minor Waste Class	Waste Status	Physical State	Specific Gravity	Est. Quantity (Annual)	Record Date
HALOGENATED SOLVENTS	HP	REACTIVE	SOLID	1.0	3686.0	

Generator Details (HWIS)

Registration Number

ON1623001

Company Name

Name: FOTO KINGDOM

Site Address

Address Line 1: 3407 FIELDGATE DRIVE Address Line 2: N/A
Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
Province: ON

Mailing Address

Address Line 1: N/A Address Line 2: N/A
Town/City: N/A Postal/Zip Code: N/A
Province: N/A

Other Location Details

Municipality: MISSISSAUGA, MALTON (03220101) County: PEEL (R. M.) (22)
District: HALTON-PEEL DISTRICT OFFICE (305) Region: CENTRAL REGION (03)

Waste Registration (ON1623001)

Major Waste Class	Minor Waste Class	Waste Status	Physical State	Specific Gravity	Est. Quantity (Annual)	Record Date
PHOTOPROCESSING WASTES	TP	REACTIVE	LIQUID	1.0	240.0	1993-06-07
PHOTOPROCESSING WASTES	LP	REACTIVE	LIQUID	1.0	240.0	1993-06-07
PHOTOPROCESSING WASTES	** FOR MANIFEST SPEC. GRAV.	REACTIVE	LIQUID	1.0	0.0	1993-06-07

Generator Details (HWIS)

Registration Number

ON2028900

Company Name

Name: HAWAII PHOTO

Site AddressAddress Line 1: 3407 FIELDGATE DRIVE
Town/City: MISSISSAUGA
Province: ONAddress Line 2: N/A
Postal/Zip Code: L4X 2J4**Mailing Address**Address Line 1: 1116525 ONTARIO LTD.
Town/City: MISSISSAUGA
Province: ONAddress Line 2: 3407 FIELDGATE DRIVE
Postal/Zip Code: L4X 2J4**Other Location Details**Municipality: MISSISSAUGA, MALTON (03220101)
District: HALTON-PEEL DISTRICT OFFICE (305)County: PEEL (R. M.) (22)
Region: CENTRAL REGION (03)

Waste Registration (ON2028900)

Major Waste Class	Minor Waste Class	Waste Status	Physical State	Specific Gravity	Est. Quantity (Annual)	Record Date
PHOTOPROCESSING WASTES	TP	REACTIVE	LIQUID	1.08	5400.0	1995-09-21
PHOTOPROCESSING WASTES	LP	REACTIVE	LIQUID	1.04	2400.0	1995-09-21
PHOTOPROCESSING WASTES	CP	REACTIVE	LIQUID	1.16	900.0	1995-09-21

Generator Details (HWIS)

Registration Number

ON2090200

Company Name

Name: FIELDGATE CLEANERS

Site Address

Address Line 1: 3437 FIELDGATE DRIVE Address Line 2: N/A
Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
Province: ON

Mailing Address

Address Line 1: N/A Address Line 2: N/A
Town/City: N/A Postal/Zip Code: N/A
Province: N/A

Other Location Details

Municipality: MISSISSAUGA, MALTON (03220101) County: PEEL (R. M.) (22)
District: HALTON-PEEL DISTRICT OFFICE (305) Region: CENTRAL REGION (03)

Waste Registration (ON2090200)

Major Waste Class	Minor Waste Class	Waste Status	Physical State	Specific Gravity	Est. Quantity (Annual)	Record Date
HALOGENATED SOLVENTS	HP	REACTIVE	SOLID	1.0	50.0	1996-03-14

Generator Details (HWIS)

Registration Number

ON2366900

Company Name

Name: EXTRA CARE DRY CLEANERS

Site Address

Address Line 1: 3437 FIELDGATE DRIVE Address Line 2: N/A
Town/City: MISSISSAUGA Postal/Zip Code: L4X 2J4
Province: ON

Mailing Address

Address Line 1: N/A Address Line 2: N/A
Town/City: N/A Postal/Zip Code: N/A
Province: N/A

Other Location Details

Municipality: MISSISSAUGA, MALTON (03220101) County: PEEL (R. M.) (22)
District: HALTON-PEEL DISTRICT OFFICE (305) Region: CENTRAL REGION (03)

Waste Registration (ON2366900)

Major Waste Class	Minor Waste Class	Waste Status	Physical State	Specific Gravity	Est. Quantity (Annual)	Record Date
HALOGENATED SOLVENTS	HP	N/A	LIQUID	1.0	50.0	1998-11-03

File Copy for ON2366900 SCHEDULE 'A' - FILE COPY

November 3, 1998

**EXTRA CARE DRY CLEANERS
3437 FIELDGATE DRIVE**

**MISSISSAUGA, ONT
L4X 2J4**

Attention: MR. MOHAMED NATHOO

Re: Acknowledgement of Subject Waste Registration

In accordance with Subsection 18(3) of Ontario Regulation 347, this letter acknowledges receipt of your Generator Registration report dated October 28, 1998. The Generator Registration Number assigned to your company is:

ON2366900

for the site located at: 3437 FIELDGATE DRIVE

MISSISSAUGA
ONT

A list of acknowledged waste number(s) is attached as Schedule 'A'. The format of this schedule has been modified since July 1993. A waste number now appears only once, regardless of the number of different waste streams which may have identical waste numbers. The waste description is also generic. However, you are still required to register all waste streams, even if they have identical waste numbers.

For off-site disposal of subject waste, the appropriate waste number(s) acknowledged in Schedule 'A', and the Generator Registration Number, must be entered in Part A of each manifest form after receipt of this generator registration document. Under Ontario's Environmental Protection Act, the property receiving the waste must be approved as a disposal site for the waste it is receiving. The disposal of waste at an uncertified site is illegal.

The selection of accurate waste numbers is your responsibility. This acknowledgement must not be considered a confirmation of the accuracy of the information submitted by you. Should the waste number(s) you have selected be deemed incorrect by the Ministry, or improper waste disposal occurs at any time, you may be subject to legal action as provided by the Environmental Protection Act and Regulation 347.

SCHEDULE 'A'

In accordance with information submitted with your generator registration report(s), the site indicated below is registered for the waste number(s) shown on this schedule, which may represent more than one waste stream. This attached Schedule forms part of the acknowledgement of generator registration report dated October 28, 1998 for the following site:

EXTRA CARE DRY CLEANERS
3437 FIELDGATE DRIVE

MISSISSAUGA
ONT



identified by Generator Registration Number ON2366900, dated in Toronto, November 3, 1998.

WASTE STREAM
HALOGENATED SOLVENTS

WASTE NUMBER
241H

----- *End of List* -----

INCIDENT REPORT

Reference Number:	3776-8KWNZ2	File Storage Number:	SI:HP:MS:FI:100
Module:	Incident Reporting	Module Type:	Spill
Cross Reference:	(doc link)	Task Link:	5268-8KWP8Z 
Originating Document:		Created by:	John Tirone
Incident Report Reference Number:	3776-8KWNZ2 		
Date Created:	2011/08/20	Date Completed:	2012/02/08
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Water - Ground & Surface	Activity:	Spills

Is this an **air emission** (measured or modelled) or **wastewater** (sewage) **discharge exceedance** that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

Yes
 No
 To be determined

[Click here for Guidance](#)

Caller or PO Information

Reported By:		Name of Company:	
First Name	Last Name	Region of Peel	
Tony	Dichristofaro		
Contact Mailing Address			
Civic Address:			Unit Identifier:
Delivery Designator:			Delivery Identifier:
Municipality:	Postal Station:	Province/State:	Postal Code:
Mississauga		Ontario	
Telephone Number:	Extension:	Other Number:	Email Address:
(416)315-1004			

Reported By:	
--------------	--

MOE Information

Date & Time Reported to MOE:	2011/08/20 13:53		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	John Tirone		
MOE Response:	No Field Response	Site Region:	Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			

SAC Action Class:	Land Spills		
Non-Standard Procedure:	No		
ERP Call-out Initiated:	No		

Client(s)

Client Details
Canada Cartage Systems Limited Mailing Address: 1151 Cardiff Blvd. Mississauga, Ontario, Canada, L5S 1L8 Physical Address: 1151 Cardiff Blvd, Mississauga, City, Regional Municipality of Peel, Ontario, Canada, L5S 1L8 Telephone: (905)564-2115 Client #: 5808-7L5M93, Client Type: Corporation

Site(s)

Site Details
Bloor and Dixie<UNOFFICIAL> Address: Lot: , Part: , 3445 Fieldgate Dr, Mississauga, City, Regional Municipality of Peel District Office: Halton-Peel

Incident Information

Incident Summary:	Canada Cartage: 250L Diesel to grd cng <i>cannot be longer than 60 characters</i>
Incident Description:	<p>Caller reports a spill of diesel 250L from a transport refrigeration truck tank (Reefer tank). No CB or waterways were impacted. The spill was contained by FD. At Your Disposal has been hired to do the clean up ETA 14:15. An area 100 meters has been impacted. SAC will be updated when the clean up is complete.</p> <p>14:50 Tony to SAC(JT) reports At your Disposal is onsite doing the clean up with a Vac truck. SAC will be updated when the clean up is complete.</p> <p>18:40 - SAC (DS) to Region of Peel (Tony). Reports that around 16:30 or 17:00 they were still conducting clean up. They were using a 4" hose to do clean up on his own. There was still a large area left to clean up. Region of Peel believes clean up should be complete by now. Health and Safety Officer, Steve Duffy 416-580-5875 said he would take a look at the spill and determine is clean up was complete or needed more work.</p> <p>18:51 - SAC (DS) to Canada Cartage (Steve Duffy). Mississauga FD was on scene. FD said looked like 40-50 L diesel spilled from the tank. No impact to c/b. Driver and employee were able to dam the area and FD covered the area. At your disposal conducted clean up and was said to be completed around 18:15. Caller is heading to the site to have a look at the site to determine if clean up is complete and will update SAC.</p> <p>20:53- Steve Duffy(Canada Cartage) to SAC(io)- Caller reports he just got back from the site. Reports the spill has been 100% cleaned up. Caller states At your Disposal did the cleanup and had the work done around 17:30.</p> <p>2012/02/01: CN: Noted and filed. NFA</p>

Links & Comments:	
Attachments Names:	

Date & Time of Incident	Incident Date Confirmation? Actual
	2011/08/20 12:40

Source Type:	Motor Vehicle	Sector Type:					
Nearest Watercourse:		Watershed Category Code:					
Environmental Impact:	Not Anticipated						
Nature of Impact:	Soil Contamination						
Incident Cause:	Other Transport Accident	Incident Reason:	Other - Reason not otherwise defined				
Damaged Party:	No						
Contaminants Table							
	Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]
	DIESEL FUEL	13	1202		250	L	
Controller of Material:	Canada Cartage	Owner of Material:	Canada Cartage				
Estimated Clean Up Cost:		Who Cleaned Up:	Controller, Owner				
% Clean Up:	99 %	Agencies Involved:	Fire Department				

Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	<input type="radio"/> To be determined
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Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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Offence(s)

Suspected Violation(s)/Offence(s):	
Act - Regulation - Section, Description {General Offence}	

Provincial Officer:

Name: Cristina Novac
 Badge No: 1132
 Work Unit:
 District/Area Office: Halton-Peel District Office
 Date: 2012/02/01
 Signature:

Senior Environmental Officer:


Name: Ken Simmons

Work Unit:

District/Area Office: Halton-Peel District Office

Date: 2012/02/08

Signature:

A handwritten signature in black ink, appearing to read 'Ken Simmons', written in a cursive style.



INCIDENT REPORT

Reference Number:	3386-AGDLER	Module Type:	Spill
Status:	Closed	File Storage Number:	SI HP MS FI 100
Program:	Water - Ground & Surface	Activity:	Spills

Caller or PO Reporting/Receiving Information

First Name:	Last Name:
Kathy	Coupland
Name of Company:	
GFL Environmental	

MAILING ADDRESS			
Civic Address:		Unit Identifier:	
Delivery Designator:		Delivery Identifier:	
Municipality/ Unorganized Twp:	County/District:	Province/State:	Postal Code:
		Ontario	
Postal Station:		Country:	Canada
Telephone Number:	Extension:	Other Number:	Email Address:
(226)208-7172		Fax	
Date Reported to MOE:	2016/12/06	Time Reported to MOE:	10:41
Date of Incident:	2016/12/06	Time of Incident:	
Incident Date Confirmation:	Actual		

Client(s)

Client Details
GFL Environmental Inc. Mailing Address: Suite B - 125 Villarboit Cres, Vaughan, Ontario, Canada, L4K 4K2 Physical Address: Suite B - 125 Villarboit Cres, Vaughan, City, Regional Municipality of York, Ontario, Canada, L4K 4K2 Telephone: (905)681-9999, FAX: (289)695-2553, email: jgrahek@gflenv.com

Client #: 8558-8G2PDE, Client Type: Corporation, NAICS: 562210

Site(s)

Site Details

Extra Care Cleaners<UNOFFICIAL>
Address: Lot: , Part: , 3437 Fieldgate Drive, Mississauga, City, Regional Municipality of Peel
District Office: Halton-Peel
GeoReference: Map Datum: , Zone: 17, Method: , UTM Easting: 613863, UTM Northing: 4831078, UTM
Location Description: ,

Incident Summary:

GFL: 1 L Spill of Tetrachloroethylene to Asphalt- Cont/CIng

Initial Incident Description (as reported):

Created: Neil Hamilton (Spills Action Centre) - 2016/12/06 10:41:56 AM

Caller reports to SACnh that:

- GFL was delivering Tetrachloroethylene to Extra Care Cleaners when a failure of a back flow valve in an on system collection system caused a spill of about 1L or less which impacted asphalt.
- Caller reports that they have cleaned up the free standing liquid using absorbent material.
- Caller reports that they will send in another truck to power wash the asphalt and suck up the wash water.
- Caller reports that any liquids in this on system collection system has been pumped back into the holding drums that the product is contained in.
- IR# provided.
- Caller will update once the clean up is finalized.

SAC Action Class:

Land Spills

Non-Standard Procedure:

No

Incident Description:

Last update: David M Keene (Halton-Peel District Office) - 2017/01/06 03:53 PM

Latitude: 43.623981 Longitude: -79.588694
UTM Zone: 17 Easting: 613863 Northing: 4831078
Upper Tier Municipality Name: REGIONAL MUNICIPALITY OF PEEL
Single and/or Lower Tier Municipality Name: CITY OF MISSISSAUGA
Township, Concession and Lot: TORONTO CON 1 NORTH OF DUNDAS STREET, LOT 3
Assessment Roll Number: 21050300720900000000
MPAC Street Address: 3403 FIELDGATE DR, CITY OF MISSISSAUGA

Source Protection Area: Toronto
Intake Protection Zone: No
Wellhead Protection Area: No
WHPA E (GUDI): No

Issue Contributing Area: No
 Significant Groundwater Recharge Area: No
 Highly Vulnerable Aquifer: No
 Event Based Area: No
 To see if any land activities are restricted, check the policies in the source protection plan (links to external web page).
 Information is current as of: 09-08-2016
 Source Water Protection Details for Location

2017/01/05 @ 1413 - DK - Attend site with K. Potter to confirm clean-up. No evidence of any spilled material or staining in front of, or behind the Extra Care Dry Cleaning unit. No further action required at this time. Recommend close.

Incident Description Continuation:

Incident Update:

Jonathan Kowba (Spills Action Centre) - 2016/12/06 created; 2016/12/06 last update :
 15:10: GFL (Kathy Coupland) to SAC(JK). Caller reported the clean up has been completed.

Was there an MOE field response?	No
Were there samples collected / analyzed at any time?	No
Known or Suspected Health / Environmental Consequence at the Time of Incident	
Health / Environmental Consequence:	2 - Minor Environment

Has a Water Body been impacted?	No
Receiving Environment:	Land
Incident Event:	Leak/Break
Incident Reason:	Equipment Failure
Source Type:	Truck - Transport/Hauling
Sector Type:	Other
Specify Other:	Organic Chemicals
MOE/Other Agencies Involved:	Province - MOE-District Office
Was there a discharge / emission / spill of a contaminant to the environment?	
Yes	

Contaminants Table

Contaminant Name	Description	Code	UN#	Limit	Quantity	[units]	[freq]
TETRACHLOROETHYLENE (PERC) 0.030		51	n/a		1	L	

Environmental Compliance Reporting (ECR)

Is this an air emission (measured or modelled) or wastewater (sewage) discharge exceedance that will become part of the Environmental Compliance Report?

(legislation, certificate of approval, order, or guideline)

No

Voluntary / Mandatory Abatement

Was there Non-Compliance/Non-Conformance Identified?

Yes No


Voluntary / Mandatory Compliance Items

Type	Parent RefNo	Work Summary (may be truncated)	Date	AttainList
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Waste / EGR Information


Waste / EGR Information entries:

Document Related Information


Cross Reference:	(doc link)	Task Link:	3552-AGDLRP 
Originating Document:		Created by:	Neil Hamilton
Date Created:	2016/12/06	Date Completed:	2017/01/09
Office Receiving Incident Report:	Spills Action Centre	Incident Info Received By:	Neil Hamilton
Bring Forward Date:		Bring Forward Reason:	

Signatures

Provincial Officer:

Name:	David M Keene
Badge No:	1622
Work Unit:	
District/Area Office:	Halton-Peel District Office
Date:	2017/01/06
Signature:	

Senior Environmental Officer:

Name:	Leah Noordhof
Work Unit:	
District/Area Office:	Halton-Peel District Office
Date:	2017/01/09
Signature:	



OCCURENCE REPORT

Location of Occurrence: MISSISSAUGA CITY 3437 FIELDGATE DRIVE Reg: 3 Dist: HP Municipality: 21102		Source: FIELDGATE DRY CLEANING 3437 FIELDGATE DRIVE, MISSISSAUGA Sector: SI Source: OP SIC: UTM: N: [] E: [] Zone: []	
Entered: 1996/07/05 10:05	ORIS No. 9630001565	Abstracts: 0	Diaries: 0
Received By: TODD PAYLOR		Batch: 2186	I. E. B. No.
Occurrence Type: C	Subtype: 05	Occurrence Date:	1996/07/05
Work Plan:	18	Occurrence Time:	00:00
Reported By: TODD PAYLOR HALTON-PEEL DISTRICT OFFICE		Report to MOE : 1996/07/05 00:00 MOE at Scene:	
Telephone No. 905-637-4153 x	Alternate No. x	Assigned To:	TODD PAYLOR
Address: 1182 NORTH SHORE BOULEVARD EAST BURLINGTON Postal Code: L7R 3Z9		ERP Contacted: Callout: [] NSP: []	ERP Name:
Syn: ILLEGAL WASTE DISPOSAL, OBSTRUCTION OF A PROVINCIAL OFFICER			
Brief Summary: COMPANY HAS ADMITTED VERBALLY, TO ILLEGALLY DISPOSING OF WASTE DRY CLEANING POWDER (CONTAINS PERCHLOROETHYLENE) OVER A 5 YEAR PERIOD. APPROX. (10) 45 GALLON DRUMS OF PERC. WASTE HAVE BEEN DISPOSED OF. COMPANY HAS BEEN ASKED TWICE IN WRITING BY THE MINISTRY TO DISCLOSE WHERE THE WASTE WAS DISPOSED OF. SEVERAL VERBAL COMMUNICATIONS HAVE ALSO BEEN RECORDED. TO DATE THE OWNER WILL NOT PROVIDE ANY DETAILS TO THE MINISTRY. SEE ATTACHED CORRESPONDENCE AND VERBAL TRANSACTIONS. IN ADDITION, PLEASE REFER TO OR 9630000141 WHERE TICKET HAS BEEN ISSUED AND CONVICTION REGISTERED BY THE COURT.			
If there are related reports, record initial/master ORIS No. here >>			
Followup Action: X Abatement IEB Other			
BF Date: RECOMMEND FOLLOW-UP BY IEB.			
File Closed: X Abatement: IEB Other			
Suspected Violation: 15			
Report Prepared By: TODD PAYLOR	Date: 07/05/96	IEB Investigator:	IEB BF Date
Approving Officer JOHN BUDZ	Date: 07/05/96	Reviewing Officer:	Date
Specify number(s) for routing Original [] [] [] [] []		Continued [] Yes	
Specify number(s) for copy distribution [] [] [] [] [] []			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
SAC Action Class: 1: 2:			

Material 1:	Code :
Amount :	UN No.:
Material 2:	Code :

Amount :		UN No.:
Material 3:		Code :
Amount :		UN No.:
Cause. :		Code. . :
Reason. :		Code. . :
Person in Control:		Waste GenNum :
Owner :		Waste GenNum :
Agencies Involved :		
Clean up and Restoration Carried out by:		
<input checked="" type="checkbox"/> Controller	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Other
% Cleaned up:	Estimated Cost:	
Were Directions or Approval Given Under		
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.
Waste Class :		Code . . :
Hauler :		Code . . :
Disposal Site :		Code . . :
Environmental Impact:	Nature of Impact:	
		Code . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . :

OCCURENCE REPORT

Location of Occurrence: MISSISSAUGA CITY 3437 FIELDGATE DRIVE Reg: 3 Dist: HP Municipality: 21102		Source: FIELDGATE DRY CLEANING 3437 FIELDGATE DRIVE, MISSISSAUGA Sector: SI Source: OP SIC: UTM: N: [] E: [] Zone: []	
Entered: 1996/01/16 16:13	ORIS No. 9630000141	Abstracts: 0	Diaries: 2
Received By: MARIA BARROS		Batch: 2032	I. E. B. No.
Occurrence Type: O	Subtype: 01	Occurrence Date:	1996/01/11
Work Plan:	18	Occurrence Time:	00:00
Reported By: TODD PAYLOR HALTON-PEEL DISTRICT OFFICE		Report to MOE : 1996/01/11 00:00 MOE at Scene:	
Telephone No. 905-815-5924 x	Alternate No. x	Assigned To:	TODD PAYLOR
Address: #401-1235 TRAFALGAR ROAD OAKVILLE Postal Code: L6H 3P1		ERP Contacted: Callout: []	NSP: []
ERP Name:			
Syn: FAIL TO COMPLY WITH O.REG. 347			
Brief Summary: DURING A PROACTIVE INSPECTION AT THE ABOVE LOCATION, THE GENERATOR OF WASTE DRY CLEANING POWDER (CONTAINS PERCHLOROETHYLENE) WAS NOT REGISTERED NOR COULD THEY PROVE TRANSFER OF SUBJECT WAS WAS TO A LICENSED HAULER, AS REQUIRED BY O.REG. 347. NOTE COMPANY HAD BEEN ADVISED OF THESE REQUIREMENTS IN A 1992 LETTER FROM MOEE. COMPANY ADVISED OF VIOLATION IN WRITING. 96/JAN/18 : P.O.A. TICKET #17197521 WAS ISSUED.			
If there are related reports, record initial/master ORIS No. here >>			
Followup Action: X Abatement IEB Other BF Date: ABATEMENT TO ENSURE ACCEPTABLE RESPONSE RECEIVED FROM COMPANY. I.E.B. RE: P.O.A. TICKET - UPON RESPONSE FURTHER ACTION MAY BE WARRANTED.			
File Closed: X Abatement: IEB Other Suspected Violation: 43			
Report Prepared By: TODD PAYLOR	Date: 01/16/96	IEB Investigator:	IEB BF Date
Approving Officer JOHN BUDZ	Date: 01/22/96	Reviewing Officer:	Date
Specify number(s) for routing Original [] [] [] [] []		Continued [] Yes	
Specify number(s) for copy distribution [] [] [] [] [] []			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
SAC Action Class: 1: 2:			

Material 1: Amount : Material 2:	Code : UN No.: Code :
---	--

Amount :		UN No.:
Material 3:		Code :
Amount :		UN No.:
Cause. :		Code. . . :
Reason. :		Code. . . :
Person in Control:		Waste GenNum :
Owner :		Waste GenNum :
Agencies Involved :		
Clean up and Restoration Carried out by:		
<input checked="" type="checkbox"/> Controller	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Other
% Cleaned up:		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.
Waste Class :		Code . . . :
Hauler :		Code . . . :
Disposal Site :		Code . . . :
Environmental Impact:	Nature of Impact:	
		Code . . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . . :

OCCURENCE REPORT

Location of Occurrence: MISSISSAUGA CITY ETOBICOKE CREEK -3445 FIELDGATE DRIVE, BEHIND NO FRILLS Reg: 3 Dist: HP Municipality: 21102		Source: ENERSOURCE HYDRO MISSISSAUGA TRANSFORMER Sector: RT Source: OT SIC: 4910 UTM: N: [0] E: [0] Zone: []	
Entered: 2002/06/27 13:50	ORIS No. 9900065092	Abstracts: 1	Diaries: 0
Received By: TODD BARRANGER		Batch: 4300	I. E. B. No.
Occurrence Type: S	Subtype: LW	Occurrence Date:	2002/06/27
Work Plan:	WS	Occurrence Time:	12:30
Reported By: CLARENCE WELLS ENERSOURCE HYDRO MISSISSAUGA		Report to MOE : 2002/06/27 12:49 MOE at Scene:	
Telephone No. 905-270-0224 x	Alternate No. x	Assigned To:	ANNA SALEMI
Address: MISSISSAUGA Postal Code:		ERP Contacted: Callout: <input type="checkbox"/> NSP: <input type="checkbox"/> ERP Name:	
Syn: ENSOURCE: SPILL OF 1135 L OF NON PCB MINERAL OIL TO CREEK & GROUND			
Brief Summary: 12:49 - CALL FROM 2R SERVICES (705-733-2573) THAT ONE OF HIS DRIVERS HAD JUST HIT A TRANSFORMER IN MISSISSAUGA AND THAT IT WAS ON FIRE, POLICE AND FIRE HAD JUST RESPONDED, AND THAT THE FIRE DPT. WAS PUTTING OUT THE FIRE. NO MATERIAL FROM HIS WASTE TRUCK HAD SPILLED OR LEAKED. @13:17 - CALL FROM ENSOURCE (CLARENCE WELLS) THAT THE TRANSFORMER WAS FULLY DESTROYED AND THAT IT HAD CONTAINED 60-100 L OF MINERAL OIL, NON PCB. HE WAS UNSURE AS TO HOW MUCH HAD SPILLED TO GROUND AS THE MAJORITY OF THE OIL HAD BURNT OFF. SPILL HAS BEEN CONTAINED TO THE SURROUNDING GROUND, IS GOING TO BE CLEANED UP. @13:21 - SAC (TB) TO LOCAL MOE (D.O. DENIS) BRIEFED. SEE ABSTRACT>>>>@			
If there are related reports, record initial/master ORIS No. here >>			
Followup Action: Abatement IEB Other BF Date: HANDLED BY SAC & REGION - SPOKE TO ERP OFFICER AT THE HALTON-PEEL DISTRI CT NO ERP CALL OUT			
File Closed: Y Abatement: IEB Other Suspected Violation: 17			
Report Prepared By: ANNA SALEMI	Date: 07/17/2002	IEB Investigator:	IEB BF Date
Approving Officer ROBERT ADCOCK	Date: 07/22/2002	Reviewing Officer:	Date
Specify number(s) for routing Original [] [] [] [] []		Continued [] Yes	
Specify number(s) for copy distribution [] [] [] [] [] []			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
SAC Action Class: 1:03 2: 10			

Material 1: TRANSFORMER OIL (N.O.S.)
Amount : 1135 LIT
Code : 15
UN No.:

Material 2: Amount :	Code : UN No.:
Material 3: Amount :	Code : UN No.:
Cause.....:	Code...: 08
Reason.....:	Code...: 06
Person in Control: ENESOURCE HYDRO MISSISSAUGA Owner.....: ENESOURCE HYDRO MISSISSAUGA Agencies Involved....: FIRE DEPT, PEEL REGION	Waste GenNum : Waste GenNum :
Clean up and Restoration Carried out by:	
<input checked="" type="checkbox"/> Controller Y	<input checked="" type="checkbox"/> Owner Y
	<input type="checkbox"/> Other [N]
% Cleaned up: 75	Estimated Cost:
Were Directions or Approval Given Under	
EPA Part X <input type="checkbox"/> [v] N	Regulation 362 <input type="checkbox"/> [v] N
	Manifest No.
Waste Class :	Code...: 001
Hauler :	Code...:
Disposal Site :	Code...:
Environmental Impact: C	Nature of Impact: Water course or lake Code...: 06
People/Business Damaged	
(Other than to Owner/Controller) : PEEL REGION	
Nature of Damage: Cleanup/RESTORATION costs	Code...: 03

RE: TSSA Record Search

Public Information Services <publicinformationsservices@tssa.org>

Fri 5/10/2024 12:36 PM

To:Cait Worona <caitw@g2sconsulting.com>

RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

- We confirm that there are records in our current database of any fuel storage tanks at the subject address(es).

Inventory Number	Address	City	Province	Postal Code	Reason Code	Asset Type / Inventory Item
10851993	1715 BLOOR ST E AT FIELDGATE	MISSISSAUGA	ON	L4X 1S5	EXPIRED	FS LIQUID FUEL TANK
11478990	1715 BLOOR ST E AT FIELDGATE	MISSISSAUGA	ON	L4X 1S5	EXPIRED	FS LIQUID FUEL TANK
11479008	1715 BLOOR ST E AT FIELDGATE	MISSISSAUGA	ON	L4X 1S5	EXPIRED	FS LIQUID FUEL TANK
11479018	1715 BLOOR ST E AT FIELDGATE	MISSISSAUGA	ON	L4X 1S5	EXPIRED	FS LIQUID FUEL TANK
11479032	1715 BLOOR ST E AT FIELDGATE	MISSISSAUGA	ON	L4X 1S5	EXPIRED	FS LIQUID FUEL TANK
44057480	1715 BLOOR ST	MISSISSAUGA	ON	L4X 1S5	Active	FS LIQUID FUEL TANK
44057481	1715 BLOOR ST	MISSISSAUGA	ON	L4X 1S5	Active	FS LIQUID FUEL TANK
64689468	1715 BLOOR ST	MISSISSAUGA	ON	L4X 1S5	Active	FS CYLINDER EXCHANGE
9469286	1715 BLOOR ST	MISSISSAUGA	ON	L4X 1S5	Active	FS GASOLINE STATION - SELF SERVE

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,

Kimberly Gage | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org

www.tssa.org





Winner of 2024 5-Star Safety Cultures Award

From: Cait Worona <caitw@g2sconsulting.com>

Sent: Friday, May 10, 2024 10:58 AM

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

Subject: TSSA Record Search

[CAUTION]: This email originated outside the organisation.

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

Good morning,

Can I please have the following addresses, located in Mississauga, Ontario, searched for TSSA records?

3403, 3405, 3409, 3417, 3421, 3425, 3431, 3441 Fieldgate Drive.

1715 and 1745 Bloor Street.

Thank you

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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RE: TSDSA Record Search

Public Information Services <publicinformationsservices@tssa.org>

Tue 5/14/2024 10:05 AM

To:Cait Worona <caitw@g2sconsulting.com>

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationsservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org

www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Cait Worona <caitw@g2sconsulting.com>

Sent: Tuesday, May 14, 2024 9:51 AM

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

Subject: TSDSA Record Search

[CAUTION]: This email originated outside the organisation.

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Good morning,

Can I please have the following addresses, located in Mississauga, Ontario, searched for TSSA records?

3407, 3411, 3413, 3415, 3419, 3423, 3425, 3427, 3429, and 3433 Fieldgate Drive.

Thank you

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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

RE: TSSA Record Search

Public Information Services <publicinformationservices@tssa.org>

Wed 5/15/2024 12:05 PM

To:Cait Worona <caitw@g2sconsulting.com>

NO RECORD FOUND IN CURRENT DATABASE

Hello,

Thank you for your request for confirmation of public information. TSSA has performed a preliminary search of TSSA's current database.

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please go to the [TSSA Client Portal](#) to complete an Application for Release of Public Information.

Please refer to [How to Submit a Public Information Request \(tssa.org\)](#) for instructions.

The associated fee must be paid via credit card (Visa or MasterCard).

Once all steps have been successfully completed you will receive your payment receipt via email.

TSSA does not make any representations or warranties with respect to the accuracy or completeness of any records released. The requestor assumes all risk in using or relying on the information provided.

If you have any questions or concerns, please do not hesitate to contact our Public Information Release team at publicinformationservices@tssa.org.

Kind regards,



Kimberly Gage | Public Information & Records Agent

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3348 | Fax: +1 416-734-3568 | E-Mail: kgage@tssa.org

www.tssa.org



Winner of 2024 5-Star Safety Cultures Award

From: Cait Worona <caitw@g2sconsulting.com>

Sent: Wednesday, May 15, 2024 9:30 AM

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

Subject: TSSA Record Search

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Good morning,

Can I please have the following addresses, located in Mississauga, Ontario, searched for TSSA records?

3435, 3437, 3439, 3434, 3443 Fieldgate Drive.

3320, 3340, 3355 Ponytrail Drive.

1665 Bloor Street.

Thank you,

Cait Worona, B.Sc.

Environmental Scientist

G2S Consulting Inc.



4361 Harvester Road, Unit 12

Burlington, Ontario

L7L 5M4

caitw@g2sconsulting.com

www.g2sconsulting.com

Offices in Burlington and Stouffville

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**Appendix E:
Well Records**



Well Tag # (Place sticker and print number below)
A 036840
A 036840

Instructions for Completing Form

- For use in the Province of Ontario only. This document is a permanent legal document. Please retain for future reference.
- All information must be completed in full to avoid delays in processing. Further instructions and explanations are available on the back of this form.
- Questions regarding this application can be directed to the Water Well Management Coordinator at 416-235-6203.
- All measurements shall be reported to 1/10th of a metre.
- Please use black ink only.

Well Owner's Information and Location of Well Information

Ministry Use Only

MUN	CON	LOT
-----	-----	-----

PEEL REGION MISSISSAUGA
 RR#/Street Number/Name: 1715 BLOOR ST.
 City/Town/Village: MISSISSAUGA
 Site/Compartment/Block/Tract etc.:
 GPS Reading: NAD 83 Zone 17 Easting 613920 Northing 4831020
 Unit Make/Model: Mode of Operation: Undifferentiated Averaged
 Differentiated, specify

Log of Overburden and Bedrock Materials (see instructions)

General Colour	Most common material	Other Materials	General Description	Depth Metres	
				From	To
Brown	SAND		BROWN FINE SAND	0	6.0
Grey	SAND		GREY FINE SAND	6.0	9.0

Hole Diameter

Depth	Metres	Diameter
From	To	Centimetres
0	9.0	21

Water Record

Water found at: 3.6 m
 Kind of Water: Fresh Sulphur Gas Salty Minerals Other:

After test of well yield, water was Clear and sediment free Other, specify

Chlorinated Yes No

Construction Record

Inside diam centimetres	Material	Wall thickness centimetres	Depth From	Depth To
5.1	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	0.65	0	6.0

Screen

Outside diam	Material	Slot No.	Depth From	Depth To
6.4	<input checked="" type="checkbox"/> Steel <input type="checkbox"/> Fibreglass <input type="checkbox"/> Plastic <input type="checkbox"/> Concrete <input type="checkbox"/> Galvanized	10	6.0	9.0

No Casing or Screen Open hole

Test of Well Yield

Pumping test method	Draw Down		Recovery	
	Time min	Water Level Metres	Time min	Water Level Metres
Pump intake set at - (metres)	Static Level			
Pumping rate (litres/min)	1		1	
Duration of pumping (hrs + min)	2		2	
Final water level end of pumping (metres)	3		3	
Recommended pump type: <input type="checkbox"/> Shallow <input type="checkbox"/> Deep	4		4	
Recommended pump depth (metres)	5		5	
Recommended pump rate (litres/min)	10		10	
If flowing give rate (litres/min)	15		15	
	20		20	
	25		25	
If pumping discontinued, give reason.	30		30	
	40		40	
	50		50	
	60		60	

Plugging and Sealing Record Annular space Abandonment

Depth set at - Metres	Material and type (bentonite slurry, neat cement slurry) etc.	Volume Placed (cubic metres)
From To		
0 5.7	BENTONITE CHIPS	

Method of Construction

Cable Tool Rotary (air) Diamond Digging
 Rotary (conventional) Air percussion Jetting Other
 Rotary (reverse) Boring Driving

Water Use

Domestic Industrial Public Supply Other
 Stock Commercial Not used
 Irrigation Municipal Cooling & air conditioning

Final Status of Well

Water Supply Recharge well Unfinished Abandoned, (Other)
 Observation well Abandoned, insufficient supply Dewatering
 Test Hole Abandoned, poor quality Replacement well

Location of Well

In diagram below show distances of well from road, lot line, and building. Indicate north by arrow.
 SEE ATTACHED MAP.

Audit No. **z 42187** Date Well Completed **2005 12 19**

Was the well owner's information package delivered? Yes No

Well Contractor/Technician Information

Name of Well Contractor: **GEO-ENVIRONMENTAL DRILLING INC.** Well Contractor's Licence No. **6607**
 Business Address (street name, number, city etc.): **340 MARKET DR. MILTON ON**
 Name of Well Technician (last name, first name): **BARTLEY ANDREWS** Well Technician's Licence No. **T-3110**
 Signature of Technician/Contractor: *[Signature]* Date Submitted **2005 12 14**

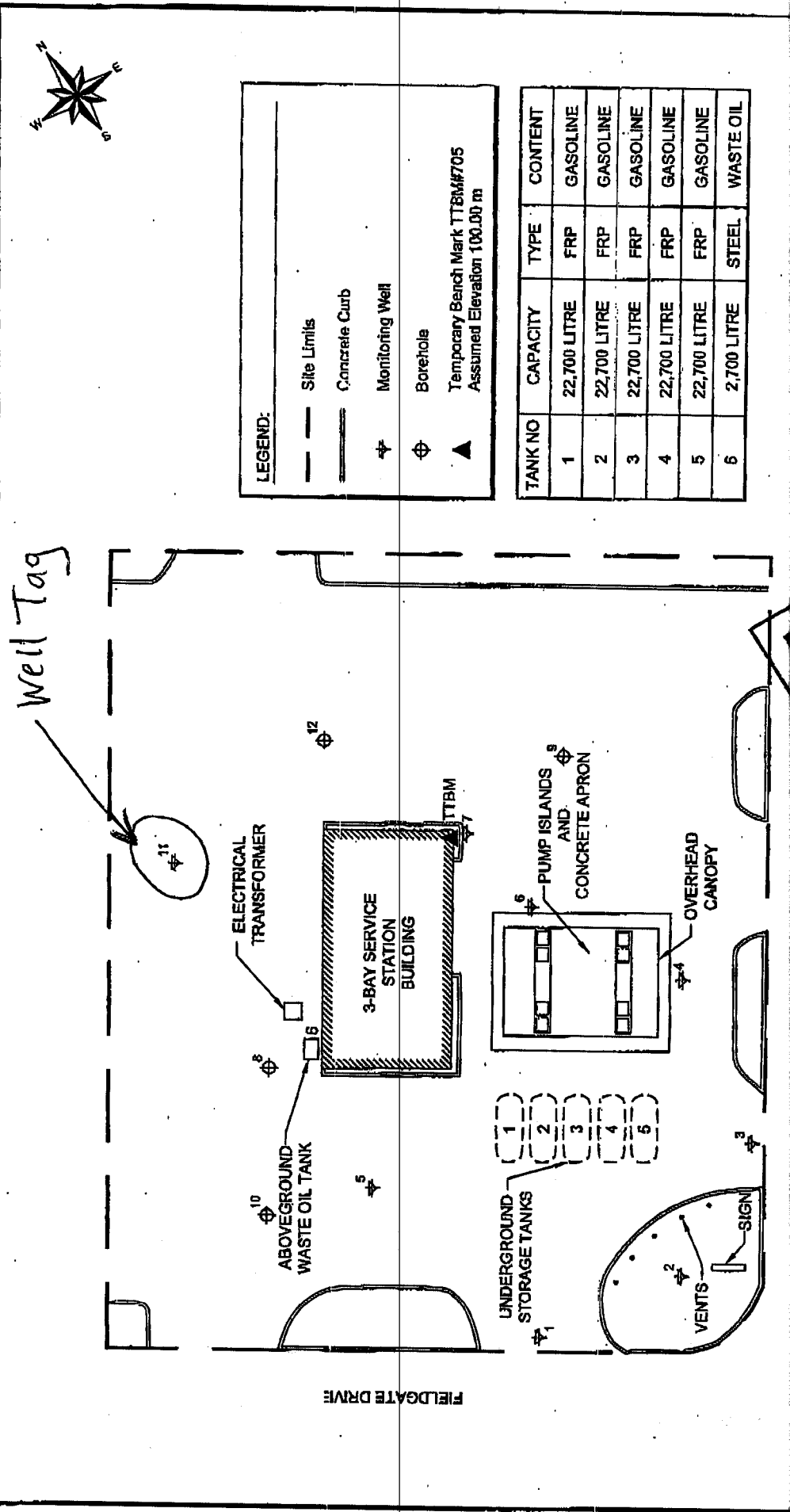
Ministry Use Only

Data Source: Contractor **8607**

Date Received **FEB 13 2006** Date of Inspection

Remarks: Well Record Number

PLOT DATE: January 05, 2006
FILENAME: T:\Projects\2005\05-1113-037 (SHELL, Toronto)\BA-Phase II ESA\05113437BA002.dwg



LEGEND:

- Site Limits
- Concrete Curb
- ⊕ Monitoring Well
- ⊕ Borehole
- ▲ Temporary Bench Mark TTBM#705 Assumed Elevation 100.00 m

TANK NO	CAPACITY	TYPE	CONTENT
1	22,700 LITRE	FRP	GASOLINE
2	22,700 LITRE	FRP	GASOLINE
3	22,700 LITRE	FRP	GASOLINE
4	22,700 LITRE	FRP	GASOLINE
5	22,700 LITRE	FRP	GASOLINE
6	2,700 LITRE	STEEL	WASTE OIL



DRAFT

SITE PLAN
SHELL RETAIL OUTLET
1715 BLOOR STREET
MISSISSAUGA, ONTARIO

SHELL / PHASE II ESA / BLOOR - FIELDGATE

FIGURE 2

BLOOR STREET

FIELDGATE DRIVE

REFERENCES:

1. BASE PLAN PROVIDED IN DIGITAL FORMAT BY SHELL CANADA, FILE NAME 2005-10-18 (P-200 REV-04).PDF. SCALE 1:200, DATED 16 AUG. '04.

SCALE	AS SHOWN	TITLE
DATE	DEC. 28, 2005	
DESIGNER		
CAD	DD	
CHECK	IM	



FILE No. 05113437BA002.dwg

8807

Z42187

FEB 13 2006

**Appendix F:
Phase One Questionnaire**



PHASE ONE ESA QUESTIONNAIRE

Site Address:	
Project #:	
Owner:	Occupant:
Interviewee:	Relation to Site:
Property and Building Description and Size:	

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

5. Has the property or any of the adjacent properties been used for the any of the following industries/activities/storage/related activities, either currently or historically (please mark where applicable):

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

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

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

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

19. Are you aware of any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials that have been dumped above grade, buried and/or burned on the property? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

20. Is there, or has there been in the past, a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs? If yes, please specify.

Interviewee			Observed During Site Visit	
Yes	No	Unknown	Yes	No

NOTES:

21. Are there currently any site operating records available for the property? (please provide documents if obtainable):

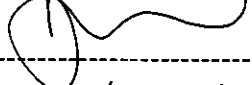
SITE OPERATING RECORD	YES	NO	N/A
Regulatory Permits and Records			
Material Safety Data Sheets			
Underground Utility Drawings			
Chemical Inventory and Storage			
Storage Tanks			
Environmental Monitoring Data			
Waste Management Records			
Process, Production and Maintenance Documents			
Spills and Discharges			
Emergency Response and Contingency Plans			
Environmental Audit Reports			
Facility Site Plans			

Phase One ESA Questionnaire

Date: 2024/05/21

Signature of Assessor: Cait Worona
Digitally signed by Cait Worona
Date: 2024.05.21 10:37:09
+04'00'







Name of Assessor: Cait Worona

Signature of Interviewee: 

Name of Interviewee: Barry Kaplan

**Appendix G:
Site Photographs**



Picture and Description	
	
<p>Photo #1: A partial view of the south portion of Building 1.</p>	<p>Photo #2: A partial view of the north wall of Building 1.</p>
	
<p>Photo #3: The west wall of Building 1.</p>	<p>Photo #4: The east wall of Building 1.</p>
	
<p>Photo #5: The west and south walls of Building 2.</p>	<p>Photo #6: The north and east walls of Building 2.</p>

Picture and Description	
 A photograph showing a hydraulic lift mechanism installed in a small, enclosed space, likely a unit. The lift is blue and has various hoses and electrical connections.	 A photograph of an outdoor oil-cooled transformer. The transformer is a large, dark green metal cabinet with two prominent yellow cylindrical safety bollards in front of it. It is situated on a concrete pad next to a tree.
<p>Photo #7: The hydraulic lift located in the unit with municipal address 3433 Fieldgate Drive.</p>	<p>Photo #8: An oil cooled transformer located on the northwest portion of the Site.</p>
 A photograph of a large, black hydraulic trash compactor. It is located outdoors, adjacent to a light-colored wooden building. There are blue pallets and other items nearby.	 A photograph of disused boiler equipment located in a basement. The equipment includes a large, dark cylindrical tank and various pipes and valves.
<p>Photo #9: A hydraulic trash compactor located adjacent to Building 1 on the northwest portion.</p>	<p>Photo #10: Disused boiler equipment located in the basement of the former dry-cleaner with municipal address 3437 Fieldgate Drive.</p>
 A photograph showing a representative view of tenant spaces. The space is a well-lit room with a wooden floor, featuring a large display case filled with baked goods and shelves stocked with more products.	 A photograph of a dental amalgam separator. The equipment is a complex of various components, including a motor, a tank, and various pipes, located in a utility area.
<p>Photo #11: A representative view of tenant spaces.</p>	<p>Photo #12: The dental amalgam separator located within Building 2.</p>