

Azure Group

**PHASE ONE  
ENVIRONMENTAL SITE ASSESSMENT**

**1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church Road  
6126 Old Church Road  
6122 & 6124 & 6120 Old Church Road  
6110 & 6112 & 6114 Old Church Road  
6098 Old Church Road**

**CALEDON, ONTARIO**

**PREPARED FOR: STYLUX CALEDON INC.  
PROJECT NO: 2005-001  
DATE: MAY 15, 2020**



## **LEGAL STATEMENT**

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## **EXECUTIVE SUMMARY**

Azure Group (Azure) was retained by Stylux Caledon Inc. to conduct a Phase One Environmental Site Assessment (ESA) on multiple residential properties located along Old Church road and Russell Mason Court in Caledon, Ontario (hereinafter referred to as the 'Phase One Properties').

During the site inspection, Azure identified that the sites are developed with multiple residential buildings and have been developed as residential since their initial development in approximately the 1960s.

This Phase One ESA report has been conducted for the Client as a requirement for a planned redevelopment of the subject properties as a residential subdivision. According to the plan for the site, all current buildings are to be demolished and multiple residences are to be erected as part of the redevelopment, the portions of the property will be conveyed to the Town of Caledon and the Region of Peel. Therefore as recommended by the Clients' retained planner (KLM Planning); Azure was instructed to file an RSC on all of the Phase One properties, including the future conveyed lands.

Based on information gathered and observations made, the Phase One ESA has revealed multiple contributing (PCAs) corresponding to seven (7) Areas of Potential Environmental Concern (APECs) on site. Refer to the tables below for a summary of the PCAs and APECs identified.

Jul 25, 2020



**Contributing Potentially Contaminating Activities:**  
**Pertaining to the Phase One Property**

PCA #	Historical or Current Source(Address, distance from Phase One Property)	Activity Description	Date	PCA's	Rationale
1	On-Site – On going	Heating Oil AST – 1 Russell Mason Court (Residence)	2002 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2002. Records indicate the AST is periodically inspected by the fuel delivery company. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
2	On-Site – On going	Heating Oil AST/Empty Fuel AST – 1 Russell Mason Court (Workshop)	2002 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2002 and was empty upon inspection. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
3	On-Site	Commercial Workshop – 1 Russell mason Court	1961 - Present	Other – Vehicle Storage, Tool Storage	<p>The shed/barn had been utilized for various purposes since 1961. The barn The building was mainly used as parking and or storage of equipment for businesses owned by the owner of 1 Russell Mason Court. The nature of the businesses was storage of PVC pipe and tools for a septic tank business, as well as snow-plow truck parking. The building was described to Azure by the owner of the property as a “shed or barn”.</p> <p>The building has a concrete floor and was empty upon investigation. No drains, pits or subsurface infrastructure was identified within the building. No automotive maintenance was reported to be conducted within the workshop however due to its use for parking and equipment storage (as mentioned above) Azure concludes the following:</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this relatively low risk PCA to represent an APEC on-site and the vicinity of the structure should be the subject of a soil and groundwater investigation.</p>
4	On-Site – On going	Heating Oil AST – 2 Russell mason Court (Residence)	2004 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2004. Records indicate the AST is periodically inspected by the fuel delivery company. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p>





					Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.
5	On-Site	Heating Oil AST – 6110 Old Church Road (northern residence)	~2000 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil ASTs which serviced the residential building were likely installed in the 2000s. This information and location of ASTs were provided by the interview with the owner of the site. This AST was not inspected during the 2020 Phase One Site Investigation by Azure personnel as it was removed in 2018.</p> <p>The heating oil ASTs were removed during the 2018 demolition program on site.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
6	On-Site	Heating Oil AST – 6110 Old Church Road (southern residence)	~2000 – Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST serviced the residential buildings and were likely installed in the 2000s. This information and location of ASTs were provided by the interview with the owner of the site. This AST was not inspected during the 2020 Phase One Site Investigation by Azure personnel as it was removed in 2018.</p> <p>The heating oil ASTs were removed during the 2018 demolition program on site.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
7	On-site	Fill Material located within the Phase One properties	Circa 1961 - Present	30. Importation of Fill Material of Unknown Quality	<p>Upon review of a 2020 Hydrogeological and Geotechnical report fill material was identified in 3 out of 5 boreholes located throughout the study area. Maximum depth of fill was found from surface to a maximum depth of 0.61 mbgl and a minimum depth of 0.15 mbgl.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>

Jul 25, 2020



**Non-Contributing Potentially Contaminating Activities:**  
**Pertaining to the Phase One Property**

PCA #	Historic or Current Source(Address, distance from Phase One Property)	Activity Description	Date	PCA's	Rationale
8	Off-Site	Retail Fuel outlet – 15977 Airport Road	~1960s	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>A retail fuel outlet is located south of the subject property at 15977 Airport Road. The RFO is located approximately 250m south of the Phase One property.</p> <p>Based on proximity to the Phase One property, Azure does not consider this PCA to represent a significant APEC to the property.</p>
9	Off-Site	Motor Oil Spill	2000	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>One spill was noted in the ERIS report at the corner of Marilyn Street and Old Church Road. The spill was low in quantity (5 – 10L), was located off-site, and was reported to have ended up in the catch basin.</p> <p>Therefore based on quantity, proximity to the site and potential contaminant fate; the PCA does not represent an APEC on the subject property.</p>
10	On-site	De-icing	1960 - present	Other – Salt Application for vehicular safety	<p>Since the private road referred to as Russell Mason Court is utilized as a roadway it will have likely been “salted” for the purpose of de-icing to help ensure public safety during the winter months.</p> <p>Due to the fact that such activities are exempt as per O.Reg 153/04, Azure does not consider this PCA to represent an APEC on-site.</p>

Jul 25, 2020

APEC Table

Area of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-site or off-site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (Ground water, soil and/or sediment)
1	Southern edge of the residence located at 1 Russell Mason Court.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
2	Eastern edge of workshop located at 1 Russell Mason Court	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
3	Area surrounding the shed/barn located on the northern portion of 1 Russell Mason Court	Other – Vehicle Storage, Tool Storage	On-site	VOCs BTEX PHCs	Soil Groundwater
4	Northern edge of the residence located at 2 Russell Mason Court.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
5	Northern edge of northern residence located at 6110 Old Church Road.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
6	Southern edge of Southern residence located at 6110 Old Church Road.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
7	Fill identified within Golder Geotech/HydroGbor hole: BH19-1, BH19-3, BH19-4 to depths of a maximum of 0.61 mbgl. Horizontal extent of fill not fully identified	30. Importation of Fill Material of Unknown Quality	On-site	VOCs BTEX PHCs PAHs Metals CN- Cr (VI) Hg B-HWS EC SAR	Soil

The executive summary is a brief caption of the report and should not be read in lieu of reading the report in its entirety. Limitations are listed in Section 10.0, and are to be read in conjunction with the remainder of this report.



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## **1.0 INTRODUCTION**

Azure Group Inc. (Azure) was retained by Stylux Caledon Inc. (The Client) to conduct a Phase One Environmental Site Assessment (ESA) on seven (7) residential properties located in Caledon / ON (hereinafter referred to as the 'Phase One Properties').

The Phase One Properties are located on the northern edge of Old Church Road approximately 250 m east of Airport Road, Town of Caledon, in the Regional of Peel, located in Southern Ontario. It is understood that the Phase One Properties are to be redeveloped as a residential subdivision.

According to the redevelopment plan for the site, all current buildings are to be demolished and multiple residences are to be erected as part of the redevelopment, the portions of the property will be expropriated to the Town of Caledon and the Region of Peel. Therefore as recommended by the Clients' retained planner (KLM Planning); Azure was instructed to file an RSC on all of the Phase One properties, including the future conveyed lands. Therefore the current investigation was conducted in anticipation of filing an RSC with The Ministry of The Environment, Conservation and Parks (MECP).

The objective of this Phase One ESA is to identify any potentially contaminating activities (PCAs) that are occurring, or have occurred, at the Phase One Property and at properties within 250 m from the Phase One Property (Phase One Study Area). The Phase One ESA also evaluates each individual Potentially Contaminating Activity (PCA), and determines whether it would contribute as an Area of Potential Environmental Concern (APEC) at the Phase One Property.

### **1.1 PHASE ONE PROPERTY INFORMATION**

Municipal Addresses of the Phase One Properties are as follows, note land use has been included within each property.

- 1) 6120, 6122, 6124 Old Church Road: Currently and Historically Residential
- 2) 6110, 6112, 6114 Old Church Road: Currently and Historically Residential
- 3) 6126 Old Church Road: Currently and Historically Residential
- 4) 6142 Old Church Road: Currently and Historically Residential
- 5) 6098 Old Church Road: Currently and Historically Residential
- 6) 1 Russell Mason Court: Currently and Historically Residential
- 7) 2 Russell Mason Court: Currently and Historically Residential



The Phase One Site is located on the north, northwest edge of Old Church Road bounded to the southwest by Marilyn Street and the properties located at 1 Marilyn Street, and 3 Marilyn Street. The Phase One Site is bounded West, North and Northeast by the residential properties along Miles Drive and Marilyn Street. Legal Descriptions of the properties are as follows:

**6098 Old Church Road:**

LT 6 PL 519 ALBION; CALEDON (PIN: 14336-0171)

**6142 Old Church Road:**

PT LT 21 CON 1 ALBION PT 7, 43R19033; CALEDON (PIN: 14336-0189)

**1 Russell Mason Court:**

PT LT 21 CON 1 ALBION PTS 1, 2 & 4, 43R19033; S/T RO998815; CALEDON  
(PIN: 14336-0190)

**2 Russell Mason Court:**

PT LT 21 CON 1 ALBION PTS 3 & 5, 43R19033; T/W VS69845, RO998814 ; CALEDON  
(PIN: 14336-0191)

**6126 Old Church Road:**

PT LT 21 CON 1 ALBION PT 6, 43R19033; CALEDON (PIN: 14336-0192)

**6120, 6122, 6124 Old Church Road:**

PT LT 21 CON 1 ALBION as in RO585800; CALEDON  
(PIN: 14336-0193)

**6110, 6112 & 6114 Old Church Road:**

PT LT 21 CON 1 ALBION AS IN RO549336; CALEDON  
(PIN: 14336-0194)

The RSC Site is approximately rectangular (regular) in-shape, composed of mostly rectangular properties with the exception of the irregularly shaped 1 Russell Mason Court. Please refer to Figure 1 for site location and Figures 2 & 3 for a site plan.

The Phase One Properties have a cumulative total area of 17, 805 square meters (1.7805 ha). With a total perimeter of approximately 600m. A survey can be found in Appendix B of the current report.

At the time of the Phase One ESA, all of the Phase One properties were owned by Stylux Caledon Inc. The client is and has been the owner of each property since 2017/2018; the contact information of the client is as follows:

Table 1 – The Client Information

Company Name	Stylux Caledon Inc. (owner of all properties)
Company Address	40 Vogell Road Richmond Hill / ON (Suite 51)
Company Contact Name	Mr. Muhammad Ussman, Mr. Anas Khattani
Contact Telephone Number	905-237-5091





### **1.1.1 PHASE ONE PROPERTY AND THE INVESTIGATED AREA**

The Phase One Properties are located on the northern edge of Old Church Road, approximately 250 m east of Airport Road in Caledon / ON.

The properties are a group of adjacent residential properties bounded to the east by Marilyn Street, to the west by Marilyn Street, to the North by Miles Drive and to the South by Old Church Road. Please refer to the attached survey for an outline of the Phase One Properties.

The Phase One Study Area consists of neighbouring properties located totally or partially within 250 m from the Phase One Property boundary. For this assessment, all properties within 250 m of the Phase One Property Boundary are included in the study, to determine whether PCA is occurring, or has occurred, which may contribute as an APEC. Properties more than 250 m from the Phase One Property boundary are considered to be too far to pose as an environmental concern to the Phase One Property, given the permeability of the subsurface soils at the Phase One Property. The Phase One Property and 250 m Study Area is enclosed in Figure 1, Figure 2 and Figure 4.



## **2.0 SCOPE OF INVESTIGATION**

The Scope of the Phase One ESA consisted of the following:

- Review available city directories, topographic and geological maps, aerial photographs, and previous environmental reports;
- Contact provincial and/or municipal bureaus to obtain any related records pertaining to non-compliance environmental items, and review such records where available;
- An environmental database review completed by Environmental Risk Information Services Ltd. (ERIS) covering the Phase One Properties and the Phase One Study Area;
- Conduct a land title search with records pertaining to the Phase One Properties, dating back to the Crown;
- Review Natural Heritage Areas and other environmental maps provided by the Ontario Ministry of Natural Resources and Forestry (MNRF) and local municipality;
- Contact selected regulatory agencies, including MECP Freedom of Information (FOI) office and Technical Standards & Safety Authority (TSSA), pertaining to environmental records associated with the Phase One Properties;
- Conduct interview(s) with person(s) knowledgeable about the current and past activities at the Phase One Properties;
- Conduct Site Reconnaissance;
- Review the current and historical land uses associated with the Phase One Properties and properties within the Phase One Study Area; and
- Prepare a report documenting the findings.

It should be noted that the Phase One ESA scope of work does not include any subsurface investigation, such as sampling or monitoring tasks. The Phase One ESA also considers the general house-keeping and environmental management practices associated with the Phase One Properties, but this assessment does not include any environmental compliance reviews.

The qualification of the assessor is provided in Section 8 of this report.



### **3.0 RECORDS REVIEW**

#### **3.1 GENERAL**

##### **3.1.1 PHASE ONE STUDY AREA**

As previously discussed, the Phase One Properties are located on the northern edge of Old Church Road approximately 250 m east of Airport Road in the Town of Caledon, Ontario. The Phase One Study Area consists of the neighbouring properties located totally or partially within 250 m from the Phase One Properties' boundaries.

The Phase One properties are all currently developed with single-storey (bungalow) site buildings some of which are occupied by residential tenants and some are vacant. The Phase One study Area (a 250 m buffer surrounding the Phase One Property) consists of residential properties to the north and west; community/parkland properties to the south, east and commercial along Airport Road (250 m west).

Refer to Figures 2, 3 & 4 for all current land-use information pertaining to the Phase One Properties and Phase One Study Area.

##### **3.1.2 FIRST DEVELOPED USE**

Based on a review of aerial photographs, the first developed use of the property was between 1946 – 1964 when the sites were developed as residential upon acquisition by Russell and Patricia Mason (See Section 3.1.4).

##### **3.1.3 FIRE INSURANCE PLANS**

A search of Fire Insurance Plan (FIP) records was conducted as part of the Phase One Investigations. No FIPs were found as part of the current investigation.

Based off of aerial photographs, the site was undeveloped prior to the 1950s and therefore the lack fire insurance plans, specifically ones produced between 1900 – 1960 should not have an impact on the conclusions of the current investigation.

FIPS were therefore not obtained by Azure as part of the current investigation. A review of a previous investigation concluded the following:

“The Toronto Reference Library was visited as part of the investigation. The library did not contain Fire Insurance Plans for the Phase One property.”



### **3.1.4 CHAIN OF TITLE**

A land title search was conducted at the Land Registry Office #43, Peel, Ontario. According to the land title records obtained, Stylux Caledon Inc is the owner of all Phase One Properties.

The chain of title search is conducted to determine the history of ownership and occupants of the Phase One Property, dating back to crown ownership.

Please refer to Appendix D for the Current and Past Uses of the Phase One Property, providing a detailed list of all the land owners of the Phase One Property, and their associated dates of ownership, from crown ownership to present.



### 3.1.5 AERIAL PHOTOGRAPHS

Selected aerial photographs were obtained from Google Earth and the Caledon GIS interactive map. A brief description of the history of the Phase One Property and the surrounding neighbouring properties are listed in Table 3 below:

**Table 3 – History of Phase One Property and Neighbouring Properties**

Aerial Photograph	Details
2018	<ul style="list-style-type: none"> <li>The aerial shows the properties and surrounding area developed as present, The photograph was taken on May 7, 2018 and predates the demolition of the properties located at 6110 Old Church Road and 6120, 6122, 6124 Old Church Road.</li> </ul>
2015	<ul style="list-style-type: none"> <li>The aerial shows the properties to have been developed as present with five buildings. The surrounding lands are residential with a park area to the south west.</li> </ul>
1985	<ul style="list-style-type: none"> <li>The aerial shows the properties to have been developed as present with five buildings. The surrounding lands are residential with some undeveloped area to the south west.</li> </ul>
1964	<ul style="list-style-type: none"> <li>The aerial shows the properties to have been developed with one building at the north end and a road way to Old Church Road. The surrounding lands were undeveloped.</li> </ul>
1946	<ul style="list-style-type: none"> <li>The aerial photograph shows the subject properties and the surrounding lands to be undeveloped.</li> </ul>



### **3.1.6 CITY DIRECTORIES**

City directories were not obtained by Azure as part of the current investigation. A review of a previous investigation concluded the following:

“The Toronto Reference Library was visited as part of the investigation. The library did not contain City Directories for the Phase One property.”



### 3.1.7 ENVIRONMENTAL REPORTS

Two (2) Environmental Reports were reviewed as part of the current investigation. A summary of the reports are listed below:

- 1) Phase One Environmental Site Assessment – 6122/6124, 6110, 6126, 6142 Old Church Road and 1, 2 Russell Mason Court, Caledon / ON. Author: Rubicon Environmental (2008) Inc. Dated: March 29, 2019. A summary of the report findings can be found below:

*Rubicon Environmental (2008) Inc. was retained by Stylux Caledon Inc. to undertake a Phase One Environmental Site Assessment (ESA) at the commercial/residential properties located at 6122/6124, 6110, 6126, 6142 Old church road and 1, 2 Russell Mason court. Hereby referred to as the “Phase One Properties”*

*The current land parcels are developed under the following land use:*

*6122/6124 Old Church Road: Currently and Historically Residential*

*6110 (6120, 6112 & 6114) Old Church Road: Currently and Historically Residential*

*6126 Old Church Road: Currently and Historically Residential*

*6142 Old Church Road: Currently and Historically Residential*

*1 Russell Mason Court: Historically Residential, Currently Residential*

*2 Russell Mason Court: Currently and Historically Residential*

*The Phase One ESA investigation was completed on-site and off-site to identify any Potentially Contaminating Activities (PCA) that may have occurred in the past or present on the Phase One Property or adjacent properties and to identify any Areas of Potential Environmental Concerns (APECS) on the Phase One Property. The Phase One Environmental Site Assessment was completed in accordance with Ontario Regulation 153/04, as amended by Ontario Regulation 511/09. At this time, the filing of a record of site condition is not scheduled to be completed; however this Phase One ESA can be used to assist in any future filing.*

*The Phase One properties are owned by Stylux Caledon Inc. All of the properties are currently utilized as residential. The properties at 6122/6124 Old Church Road and 6110 Old Church Road were demolished in late 2018. All demolition was conducted under the supervision of Stylux Caledon Inc.*

*The ERIS search identified no records associated with the subject property. The ERIS search on the surrounding lands (0.25 km radius) showed the properties surrounding the subject site had the following nine (9) records: One (1) Borehole, one (1) TSSA pipeline incident, one (1) Ontario Spill and six (6) water well records.*

*The spill record was reviewed and it appeared that 5 – 10 L of motor oil had been spilled at the corner of Old Church Road and Marilyn Street in the year 2000 (Located Northeast of the Phase One properties). This spill record was located more than 30 m from the subject property and the*



*quantity of motor oil spilled is not a large enough for this event to be considered an APEC on the subject property.*

*Based on the remaining records, no further PCAs and therefore APECs were determined on the subject property based on the ERIS report.*

*At the time of this investigation, the Phase One property was occupied by residential tenants. Solid waste was not generated on-site at the time of this investigation. Historical solid waste generation on-site consisted of demolition debris during the demolition of 6122/6124 and 6110 Old Church Road. No liquid waste was produced on site at the time of this investigation. Light liquid waste storage was historically contained within the commercial site building at 1 Russell Mason Court.*

*No chemical storage facilities were on-site at the time of this investigation. Light chemical storage was historically contained within the commercial site building at 1 Russell Mason Court. There is no documentation indicating any history of spills on the Phase One properties. A visual inspection was conducted throughout the entire property and no significant staining or spillage was observed on site or the immediate surrounding areas. One spill was identified in the ERIS records. The spill was a low quantity of motor oil and due to proximity, quantity and fate; does not represent an APEC to the subject property.*

*There is no evidence of historic or current UST's on site. Two (2) operational ASTs existed on site at the residential properties located at 1 Russell Mason Court (Residential) and 2 Russell Mason Court. Empty ASTs were located on the commercial portion of 1 Russell Mason Court. Furnace oil ASTs were also formerly located on the demolished properties at 6110 Old Church Road and 6122/6124 Old Church Road, but had been removed during the demolition.*

*No bulk gases were located on site at the time of this investigation.*

*The property was inspected for the presence of electrical equipment (transformers, capacitors, and fluorescent light ballasts) containing polychlorinated biphenyls (PCBs). Transformers: No large scale transformer(s) were observed on the property. Capacitors: No large-scale electrical capacitors were observed on the property. Fluorescent lamp ballasts: No fluorescent light fixtures were observed on site. Due to the age of the building, the possibility for these could exist and a DSS (Designated Substance Survey) should be completed at the time of any demolition work.*

*During the site inspection, no visual evidence of friable or non-friable asbestos-containing materials (ACMs) or sprayed urethane foam insulation or urea formaldehyde foam insulation (UFFI) were observed in on site. Due to the age of the building, the possibility for these could exist and a DSS (Designated Substance Survey) should be completed at the time of any demolition work.*

*Based on the findings of a Phase One Environmental Site Assessment (ESA) completed at the subject site, seven (7) PCAs (Potentially Contaminating Activities) were identified on the subject property and study area resulting in Zero (0) APECs on the subject property.*





*Based on the findings of the Phase One ESA none of the PCAs identified on the Phase One properties and within the study are represent any APECs on the Phase One Properties. Rubicon recommends that at the time of any future demolition work, the residential furnace oil ASTs be disposed of as per the appropriate TSSA protocol.*

*In the event that the current or any future site owner submits a Record of Site Condition on the subject property (RSC) with the MECP Brownfields Registry; Rubicon recommends an investigation in the vicinity of the former commercial building located on the eastern portion of 1 Russell Mason Court for due-diligence purposes. This can be completed during any future site demolition or property development and is not of immediate concern as the commercial portion of the property is currently vacant.*

*Based on the Phase One ESA completed by Rubicon Environmental (2008) Inc. no immediate environmental concern is noted to exist on site or within the study area to warrant immediate environmental investigation at this time.*

- 2) Preliminary Geotechnical and Hydrogeological Investigation Report: Proposed Residential Development at Old Church Road; Caledon East / ON. Author: Golder Associates Ltd. Dated: February 25, 2020. A summary of the report findings can be found below:

*Golder Associates Ltd. drilled 5 boreholes including 3 wells on the subject property in order to conduct a Geotech/hydroG investigation. These boreholes can be found on figure 3 – Site Plan.*

- *Silty Sand fill was identified in BH19-1, BH19-3, BH19-4. Thickness of the fill ranged from 0.15 – 0.6 m.*
- *Silty Sand to sandy silt was identified below the till material until depth in all boreholes with the exception of BH19-5. This material represents the native material within the study area*
- *Gravelley sand was identified in BH19-5 at a depth of approximately 7.0 mbgl.*

*Please review the table below (taken directly from the Golder report outlining their groundwater table findings.*

Jul 21 2019

*Phase One Environmental Site Assessment  
Old Church Road, Russell Mason Court Caledon / ON*

Borehole No.	Measurements Upon Completion of Drilling		Measurements in Monitoring Wells			
	Approximate Groundwater Depth (mbgs)	Date	Approximate Groundwater Depth (mbgs)	Date	Approximate Groundwater Depth (mbgs)	Date
BH19-1	7.2	March 26, 2019	7.2	April 3, 2019	7.3	April 17, 2019
BH19-2	6.1	March 25, 2019	6.6	April 3, 2019	6.8	April 17, 2019
BH19-3	Dry (>4.4)	March 25, 2019	No monitoring well installed			
BH19-4	7.0	March 25, 2019	7.3	April 3, 2019	7.3	April 17, 2019
BH19-5	Dry (>8.2)	March 26, 2019	No monitoring well installed			

**Note:**  
mbgs = meters below ground surface.



### **3.1.8 Regulatory Requests - TSSA**

A device search with the TSSA was requested on May 8, 2020. The results of the search indicated that no records for devices (fuel tanks) were found on any of the Phase One properties.

Additionally (and slightly contradictory), inspection reports of the on-site furnace oil AST's were provided to Azure Group by the owner of the site for 1 Russell Mason Court and 2 Russell Mason Court.

The inspection reports indicate that the AST's are in good condition and are recommended to be inspected yearly.

All records and reports pertaining to TSSA can be found in Appendix E

### **3.1.9 Regulatory Requests - MECP**

A MECP Freedom of Information Request (FOI) was sent on May 14, 2020. MECP FOI requests can take between 30 to 90 days for retrieval.

Azure does not expect to receive any significant records pertaining to the site, however if the MECP request does provide further evidence which may alter the conclusions of the current investigation a separate supplementary letter will be provided outlining the findings.

Please refer to Appendix E for the MECP FOI request documents.



## 3.2 Environmental Source Information

### 3.2.1 Environmental Risk Information Service (ERIS) Report

The Environmental Risk Information Services (ERIS) is a private organization that maintains various risk and historical databases pertaining to properties throughout Canada. An ERIS report provided in the 2019 Rubicon Phase One ESA was reviewed as part of the current investigation. The ERIS report is dated March 14, 2016. The ERIS report is dated greater than 18 months prior to the current investigation however, the site has been utilized as residential since and therefore the based on the opinions of Azure Group Inc does not require an update.

The ERIS search identified zero (0) records associated with the subject property. The ERIS search on the surrounding lands (0.25 km radius) showed the properties surrounding the subject site had the following nine (9) records: One (1) Borehole, one (1) TSSA pipeline incident, one (1) Ontario Spill and six (6) water well records.

#### Summary – Phase One Property

No records were identified pertaining to the Phase One Properties.

#### Summary – Phase One Study Area

The majority of the records do not represent any PCAs and therefore APECs on the subject property

The **spill record** was reviewed and it appeared that 5 – 10 L of motor oil had been spilled at the corner of Old Church Road and Marilyn Street in the year 2000 (Located Northeast of the Phase One properties). This spill record is located at least 30 m from the subject property, as well; the quantity of motor oil spilled is not a large enough for this event to be considered an APEC on the subject property.

Based on the remaining records, no further PCAs and therefore APECs were determined on the subject property based on the ERIS report.

Noteworthy environmental items pertaining to the Properties within the Phase One Study Area have been presented in Table 5 below:



**Table 5 – Summary of the ERIS Report findings**

<b>Location and Proximity Relative to the Phase One Property</b>	<b>Summary</b>	<b>Database(s)</b>	<b>Potential Environmental Concern (Yes/No)</b>
<b>Surrounding Properties</b>			
Old Church Road and Marilyn Street	5 – 10 L motor oil spill into a catch basin locate down gradient of the site.	SPL	No, quantity of oil spilled is insignificant and proximity to the site is greater than 30m and is down gradient.
9 Miles Drive – Adjacent, northwest of the subject property.	Pipeline strike, Enbridge	PINC	No. Proximity to site, not much information provided in report to indicate significant environmental impact. Greater than 60 m proximity to the Phase One Properties. Enbridge Gas.

SPL – Ontario Spills

PINC – TSSA Pipeline Incident

On May 11, 2020, Azure searched and reviewed database records such as the National Pollutant Release Inventory (NPRI), Ontario Hazardous Waste Information Network (HWIN) Generators, Environmental Compliance Approvals (ECA), Renewable Energy Approvals (REA), Environmental Activity and Sector Registry (EASR) registrations and Pesticide licenses for the Phase One Property and select adjacent properties within the Phase One Study Area. No additional noteworthy records from 2016 to present were identified for the Phase One Property and Phase One Study Area.



### **3.3 Physical Setting Sources**

#### **3.3.1 Topography, Hydrology & Geology**

The Natural Resource Canada Topographic Map was reviewed. The map indicates that the Phase One Property is relatively flat, (approx elevation 295 masl) with the grade descending slightly to the northeast as the land dips towards the nearest watercourse.

The Phase One Property is located within the Physiographic Region of Southern Ontario, known as the (Chapman and Putnam, 2007). According to the Physiography of the Southern Ontario, the Subject Property is located within the Physiography region of Kame Moraines, developed due to the deposition of sand and gravels, as well as till from the retreating glacier.

Map 2544 "Bedrock Geology of Ontario – Southern Sheet identifies the bedrock formations underlying the subject property to be Upper Ordovician aged, Shale, limestone, dolostone and siltstone of the Queenston Formation.

Map 2556 Quaternary Geology of Ontario – Southern Sheet identifies the sediment below the property to be classified as Glacio Fluvial Ice-contact deposits; gravel and sand, minor till, includes esker, kame, end moraine, ice marginal delta and sub-aqueous fan deposits.

Well ID: 4907554 indicated that bedrock was not identified at 73.5 mbgl (241 feet).

Well ID: 4903815 also did not encounter bedrock at 75.6 mbgl (248 feet)

Well ID: 4900223 did not encounter bedrock at 100.3 mbgl (329 feet)

Well ID: 4905008 did not encounter bedrock at 111.3 mbgl (365 feet). This is the deepest well located in the vicinity of the site.

The OGS bedrock topography and overburden thickness map was reviewed in order to determine the approximate depth to bedrock. Based on the approximate overburden thickness provided in the map; Azure estimates that the depth to bedrock is approximately 150 – 175 mbgl.

#### **3.3.2 Water Bodies & Areas of Natural Significance**

Based on a review of the Ministry of Natural Resources public maps; The Phase Properties are not within an Areas of Natural and Scientific Interest (ANSI) or Environmental Protection Area.

A watercourse is located northeast of the subject property within outer limits of the study area. The watercourse runs northwest to southeast.

On May 13, 2020 Source Water Protection Atlas website was reviewed. The map indicates that the Phase One Property and the Phase One Study Area are within a well head protection area and that a municipal well is likely located to the south of the property (approximately 150 – 250 m). This well will likely have influence on the local groundwater conditions and will draw groundwater flow in the southern direction.



The Ministry of Natural Resource and Forestry website was visited on May 13, 2020. The Natural Heritage Areas map reveals that no Provincially Significant Wetland (PSW) is located at the Phase One Property. The nearest significant area on the map is a woodland located 400 m east and 400 m west of the subject property.

### **3.3.3 Well Records**

Based on the review of the ERIS report, potable water wells were identified at the Phase One Property or within the Phase One Study Area. Please refer to section 3.3.1 for an outline of the desktop well survey conducted.



## **4.0 INTERVIEWS**

A verbal interview was conducted with Mr. Usman Khan a representative of Stylux Caledon Inc., the client, in April of 2020. He mentioned that no activities of environmental concern were occurred on the Phase One Properties.

## **5.0 SITE RECONNAISSANCE**

The Phase One ESA site reconnaissance was conducted on April 17, 2020 by Mr. Andrew Topp P.Geo, an employee of Azure Group Inc. The weather was sunny with some clouds and the ambient temperature was approximately 9°C. The length of time spent doing site and study area reconnaissance was approximately 2.0 hours.

Azure was permitted to access and assess the entire area of the Phase One Properties, with the exception of the interior of the residences which were occupied by tenants. All measures to conduct work while following the applicable, precautionary “social distancing measures” due to Covid-19 were taken.

All exterior areas of the associated immediately adjacent properties to the Phase One Properties were also inspected during the site reconnaissance.

The Phase One Properties and readily visible and publicly accessible portions of the adjacent properties were examined for the presence and identification of PCAs and/or APECs associated with the Phase One Properties during the site inspection.

Selected photographs of the Phase One Properties are included in Appendix I. Azure has also included photographs from the reviewed (2019) Phase One ESA.

As previously mentioned the site is bordered by residential developments to the north and west, and community/parkland to the east and south. For a plan of the study area showing land use, please refer to Figure 4.

## **5.1 THE PHASE ONE PROPERTY**

### **5.1.1 SITE DESCRIPTION**

The Phase One Properties are located in a residential area within the Town of Caledon (Caledon East specifically), Ontario. The Town of Caledon Zoning By-Law map 36B map indicates that the Phase One is designed as RR (Rural Residential) zone. The Zoning By-Law map is enclosed in Appendix C.





## 5.1.2 SITE STRUCTURE

A summary of pertinent information on the Phase One Properties is presented below in Table 6.

**Table 6 - Summary of Property Information**

**Table 6a**

**1 Russell Mason Court**

**Pin #14336 0190**

Total Property Size	1.5 acres
Number of Buildings	1 x workshop (shed/barn) 1 x residential building
Utilities	Hydro below and aboveground ground Telephone below ground
Date of Construction	1961 shop Mid 1970's residence
Number of Stories	Shop one storey Residence 1 storey with basement
Roof	Steel-shop Sloped asphalt - residence
Structure	Cement block -shop Wood framed - residence
Interior Construction	Shop cement block, wood Cement floor Fluorescent lights Residence 3 bedroom 2 bath Single car garage
Exterior Construction	Cement block- shop Brick-residence
HVAC	Furnace oil -shop Furnace oil - residence
	Septic system-residence Town water both
Notes:	900 L steel furnace oil tank identified at residence  2 x 900 L furnace oil tanks located at shop.  Russell Mason Court is a private road which according to the survey is part of 1 Russell Mason Court.



**Table 6b**  
**2 Russell Mason Court**  
**Pin #14336 0191**

Total Property Size	0.325 acres
Number of Buildings	1 x residential building
Utilities	Hydro below ground Telephone below ground
Date of Construction	1968
Number of Stories	1 storey with basement
Roof	Sloped asphalt
Structure	Wood framed
Interior Construction	3 bedroom 2 bath Single car garage
Exterior Construction	Brick
HVAC	Furnace oil Wood
	Septic system Town water
Notes:	Storage sheds for old automobiles and automotive parts  900 L steel furnace oil tank identified at residence

**Table 6c**  
**6126 Old Church Road**  
**Pin #14336 0192**

Total Property Size	0.343 acres
Number of Buildings	One residential building
Utilities	Hydro below ground Telephone below ground
Date of Construction	1974
Number of Stories	5 level split
Roof	Sloped asphalt
Structure	Wood framed
Interior Construction	5 bedroom 2 bath Two car garage
Exterior Construction	Brick
HVAC	Natural gas
	Town water and sewers
Notes:	Two wood sheds



**Table 6d**  
**6142 Old Church Road**  
**Pin #14336 0189**

Total Property Size	0.37 acres
Number of Buildings	One residential building
Utilities	Hydro below ground Telephone below ground
Date of Construction	1967
Number of Stories	1 storey with basement
Roof	Sloped asphalt
Structure	Wood framed
Interior Construction	3 bedroom 2 bath Two car garage
Exterior Construction	Brick
HVAC	Natural gas
	Town water and sewers
	One tin shed
Notes:	

**Table 6e**  
**6120, 6122, 6124 Old Church Road & 6110, 6112, 6114 Old Church Road**  
**PIN #14336-0193 & # 14336-0194 respectively**

Total Property Size	1.48 acres
Number of Buildings	Five former Residential Buildings
Utilities	Hydro below ground Telephone below ground
Date of Construction	~ 1967
Number of Stories	1 storey with basement
Roof	Sloped asphalt
Structure	Wood framed
Interior Construction	3 bedroom 2 bath Two car garage
Exterior Construction	Brick
HVAC	Natural gas Furnace oil (2 ASTs located on Figure 7)
	Town water and sewers
Notes:	All structures demolished in late 2018  2 x former furnace oil tanks as indicated by interview with the site owner removed in 2018.



**Table 6f**  
**6098 Old Church Road**  
**Pin #14336 0171**

Total Property Size	0.42 acres
Number of Buildings	1 present residential dwelling
Utilities	Hydro below ground Telephone below ground
Date of Construction	~ 1967
Number of Stories	1 storey with basement
Roof	Sloped asphalt
Structure	Wood framed
Interior Construction	3 bedroom 2 bath Two car garage
Exterior Construction	Brick
HVAC	Natural gas
	Town water and sewers
Notes:	N/A Pool in backyard

A site location maps, neighbouring land uses, a site plan and associated Phase One Conceptual Site Model (CSM) with the potential contaminating activities in the 250 m Study Area drawing are included in this report as Figures 1 – 7.



### 5.1.3 UNDERGROUND STORAGE TANK

No underground storage tank or evidence suggesting any historical underground storage tank was observed on the Phase One Property.

### 5.1.4 ABOVEGROUND STORAGE TANK

Six (6) Present Furnace oil ASTs were found to exist within the Phase One Properties.

ID	Construction	Capacity	Date Installed	Notes
Furnace Oil AST 1 Russell Mason court - residence	Steel – single- walled	900 L	2002	In use – TSSA inspection reports reviewed
Furnace Oil AST 1 Russell Mason court – shed/barn	Steel – single- walled	1800 L	2002	Empty – not in use
Furnace Oil AST 1 Russell Mason court – shed/barn	Steel – single- walled	900 L	2002	Empty – not in use
Furnace Oil AST 2 Russell Mason court - residence	Steel – single- walled	900 L	2004	In use – TSSA inspection reports reviewed
Historical Furnace Oil AST 6122/6124 Old Church Road  North site building	Steel – single- walled	900 L	~2002	Removed in 2018 when residences were demolished
Historical Furnace Oil AST 6122/6124 Old Church Road  South site building	Steel – single- walled	900 L	~2002	Removed in 2018 when residences were demolished



### **5.1.5 FILL MATERIAL**

Based on a review of the Golder HydroG, Geotech report; fill from surface to a maximum depth of 0.61 mbgl was identified on-site in 3/5 boreholes. Due to the unknown nature of these materials they should be investigated during a Phase Two ESA. Please refer to Figure 6 for the location of the fill materials on-site.

### **5.1.6 STRESSED VEGETATION**

No stressed vegetation was observed at the Phase One Property during the site visit.

### **5.1.7 WATER BODIES AND WATER WELLS**

No water bodies and water wells were observed on the Phase One Property the nearest watercourse was identified to be 200m east, northeast of the property.

### **5.1.8 AIR DISCHARGES**

No air discharges were observed on the Phase One Properties or within the Phase One Study Area.

### **5.1.9 POLYCHLORINATED BIPHENYLS (PCBs)**

PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. The regulations in 1977 and 1980 prohibited new equipment and transformer were established.

No transformer was identified on the subject property during the Phase One site investigation.

### **5.1.10 ASBESTOS-CONTAINING MATERIALS (ACMs)**

ACMs are friable and non-friable silicates that were commonly used in building materials. Friable asbestos generally present in pipe and boiler insulation, while non-friable asbestos generally present in roofing material, floor and ceiling tiles, and cement as insulator. ACMs were used in building materials until early 1980s.

ACMs are defined as a designated substance under the Ontario Occupational Health and Safety Act (OHSA), and any worker must be notified of the present of ACMs if such material is present in their workplace.

It is possible that ACMs are present within the site buildings (due to age). In the event that demolition should occur a DSS (designated substance survey should be conducted in order to identify the presence of ACMs.



#### **5.1.11 UREA FORMALDEHYDE FOAM INSULATION (UFFI)**

UFFI was used as thermal insulation between 1970 and 1980. The use of UFFI ceased in 1980 when the use of it was banned under the federal Hazardous Products Act. UFFI is considered to be a special attention substance due to their ability of releasing formaldehyde gas when it is exposed to water or moisture.

It is possible that UFFI are present within the site buildings (due to age).

In the event that demolition should occur a DSS (designated substance survey should be conducted in order to identify the presence of UFFI.

#### **5.1.12 LEAD**

Lead was commonly used to build plumbing solder and pipes and a common particle found in paint. Paint that was produced prior to 1950 might contain a higher level of lead. Once it deteriorated, it could become airborne and enter a human body via ingestion or inhalation.

No significant peeling paint was identified during the site inspection of the interior of the site building.

In the event that demolition should occur a DSS (designated substance survey should be conducted in order to identify the presence of lead in paint.

#### **5.1.13 OZONE DEPLETING SUBSTANCES (ODSs)**

ODSs were commonly used as coolant prior to 1997 due to an effort to eliminate greenhouse gas emission. The use of certain existing machinery or device containing ODSs could still be used, but must be serviced by a contractor licensed to handle ODSs in order to prevent release to the atmosphere.

No ODSs containing equipment or device was observed at the Phase One Property.

#### **5.1.14 RADON GAS**

Radon gas is a decay by-product from uranium and thorium. It is a radioactive, colourless, odourless, and tasteless noble gas. Radon gas can migrate into buildings through soil vapour and accumulate in poorly ventilated area.

Radon gas was not assessed as part of this assessment. The concentration of radon gas could be determined by an indoor air sampling program, which is beyond the scope of this investigation.

#### **5.1.15 MOULD**

Mould is a fungus that grows naturally in the atmosphere. However, when it is accumulated in high concentration, it could become toxic to human.



No mould was observed at the Phase One Property.

#### **5.1.16 WASTE MATERIALS**

There was no visual evidence of waste materials on the visible areas of the Phase One Property at the time of the site reconnaissance.

#### **5.1.17 SPILL AND STAIN AREAS**

At the time of the site reconnaissance, no obvious visual evidence of staining or spills was observed (where visible) on the Phase One Property.

#### **5.1.18 WASTEWATER DISCHARGES**

Process wastewater was not produced at the Phase One Property. With the exception of sanitary wastes which are discharged through via the on-site municipal sanitary sewer system.

#### **5.1.19 AIR DISCHARGES**

No sources of air emissions that are suspected to result in significant residual contamination to the property were identified to be present on the Phase One Property.

#### **5.1.20 NEIGHBOURING PROPERTIES**

Refer to figure 4 for neighboring land-uses.





## 6.0 SUMMARY OF FINDINGS

The Phase One ESA reviews a number of environmental databases, historical records, and information gathered from interview and site reconnaissance. This assessment has identified the following potential environmental concerns pertaining to the Sites:

The below mentioned **Contributing and Non-Contributing PCAs** are shown in Figures 5 & 6

### Contributing Potentially Contaminating Activities: Pertaining to the Phase One Property

PCA #	Historical or Current Source(Address, distance from Phase One Property)	Activity Description	Date	PCA's	Rationale
1	On-Site – On going	Heating Oil AST – 1 Russell Mason Court (Residence)	2002 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2002. Records indicate the AST is periodically inspected by the fuel delivery company. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
2	On-Site – On going	Heating Oil AST/Empty Fuel AST – 1 Russell Mason Court (Workshop)	2002 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2002 and was empty upon inspection. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
3	On-Site	Commercial Workshop – 1 Russell mason Court	1961 - Present	Other – Vehicle Storage, Tool Storage	<p>The shed/barn had been utilized for various purposes since 1961. The barn The building was mainly used as parking and or storage of equipment for businesses owned by the owner of 1 Russell Mason Court. The nature of the businesses was storage of PVC pipe and tools for a septic tank business, as well as snow-plow truck parking. The building was described to Azure by the owner of the property as a “shed or barn”.</p> <p>The building has a concrete floor and was empty upon investigation. No drains, pits or subsurface infrastructure was identified within the building. No automotive maintenance was reported to be conducted within the workshop however due to its use for parking and equipment storage (as mentioned above) Azure concludes the following:</p> <p>Based on the objective of the current investigation and proposed RSC filing for</p>

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					the site; Azure considers this relatively low risk PCA to represent an APEC on-site and the vicinity of the structure should be the subject of a soil and groundwater investigation.
4	On-Site – On going	Heating Oil AST – 2 Russell mason Court (Residence)	2004 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST was installed in 2004. Records indicate the AST is periodically inspected by the fuel delivery company. This AST was inspected during the 2020 Phase One Site Investigation by Azure personnel.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
5	On-Site	Heating Oil AST – 6110 Old Church Road (northern residence)	~2000 - Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil ASTs which serviced the residential building were likely installed in the 2000s. This information and location of ASTs were provided by the interview with the owner of the site. This AST was not inspected during the 2020 Phase One Site Investigation by Azure personnel as it was removed in 2018.</p> <p>The heating oil ASTs were removed during the 2018 demolition program on site.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
6	On-Site	Heating Oil AST – 6110 Old Church Road (southern residence)	~2000 – Present	(28) Gasoline and Associated Products Storage in Fixed Tanks	<p>The heating oil AST serviced the residential buildings and were likely installed in the 2000s. This information and location of ASTs were provided by the interview with the owner of the site. This AST was not inspected during the 2020 Phase One Site Investigation by Azure personnel as it was removed in 2018.</p> <p>The heating oil ASTs were removed during the 2018 demolition program on site.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater investigation.</p>
7	On-site	Fill Material located within the Phase One properties	Circa 1961 - Present	30. Importation of Fill Material of Unknown Quality	<p>Upon review of a 2020 Hydrogeological and Geotechnical report fill material was identified in 3 out of 5 boreholes located throughout the study area. Maximum depth of fill was found from surface to a maximum depth of 0.61 mbgl and a minimum depth of 0.15 mbgl.</p> <p>Based on the objective of the current investigation and proposed RSC filing for the site; Azure considers this PCA to represent an APEC on-site and should be the subject of a soil and groundwater</p>



					investigation.
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**Non-Contributing Potentially Contaminating Activities:  
Pertaining to the Phase One Property**

PCA #	Historic or Current Source(Address, distance from Phase One Property)	Activity Description	Date	PCA's	Rationale
8	Off-Site	Retail Fuel outlet – 15977 Airport Road	~1960s	(28) Gasoline and Associated Products Storage in Fixed Tanks	A retail fuel outlet is located south of the subject property at 15977 Airport Road. The RFO is located approximately 250m south of the Phase One property.  Based on proximity to the Phase One property, Azure does not consider this PCA to represent a significant APEC to the property.
9	Off-Site	Motor Oil Spill	2000	(28) Gasoline and Associated Products Storage in Fixed Tanks	One spill was noted in the ERIS report at the corner of Marilyn Street and Old Church Road. The spill was low in quantity (5 – 10L), was located off-site, and was reported to have ended up in the catch basin.  Therefore based on quantity, proximity to the site and potential contaminant fate; the PCA does not represent an APEC on the subject property.
10	On-site	De-icing	1960 - present	Other – Salt Application for vehicular safety	Since the private road referred to as Russell Mason Court is utilized as a roadway it will have likely been “salted” for the purpose of de-icing to help ensure public safety during the winter months.  Due to the fact that such activities are exempt as per O.Reg 153/04, Azure does not consider this PCA to represent an APEC on-site.

The Table of Areas of Potential Environmental Concerns (APECs) are shown as below and in Drawing No. 6 in Appendix A.



### APEC Table

Area of Potential Environmental Concern (APECs)	Location of Area of Potential Environmental Concern on Phase One Property	Potentially Contaminating Activity <sup>2</sup>	Location of PCA (on-site or off-site)	Contaminants of Potential Concern <sup>3</sup>	Media Potentially Impacted (Ground water, soil and/or sediment)
1	Southern edge of the residence located at 1 Russell Mason Court.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
2	Eastern edge of workshop located at 1 Russell Mason Court	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
3	Area surrounding the shed/barn located on the northern portion of 1 Russell Mason Court	Other – Vehicle Storage, Tool Storage	On-site	VOCs BTEX PHCs	Soil Groundwater
4	Northern edge of the residence located at 2 Russell Mason Court.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
5	Northern edge of northern residence located at 6110 Old Church Road.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
6	Southern edge of Southern residence located at 6110 Old Church Road.	28. Gasoline and Associated Products Storage in Fixed Tanks	On-site	BTEX PHCs	Soil Groundwater
7	Fill identified within Golder Geotech/HydroGbor heole: BH19-1, BH19-3, BH19-4 to depths of a maximum of 0.61 mbgl. Horizontal extent of fill not fully identified	30. Importation of Fill Material of Unknown Quality	On-site	VOCs BTEX PHCs PAHs Metals CN- Cr (VI) Hg B-HWS EC SAR	Soil

PHCs – Petroleum Hydrocarbons  
 BTEX – Benzene, Toluene, Ethylbenzene, Xylenes  
 VOCs – Volatile Organic Compounds  
 PAHs – Polycyclic Aromatic Hydrocarbons  
 PCBs – Polychlorinated biphenyls  
 CN- – Cyanide  
 Hg – Mercury  
 CR (VI) – Hexavalent Chromium  
 EC – Electrical Conductivity  
 SAR – Sodium Absorption Ratio  
 B-HWS – Boron Hot Water Extractable



## **7.0 RECOMMENDATIONS**

Given that potential environmental concerns are identified at the Site and within the Phase One Study Area, a Phase Two Environmental Site Assessment is recommended to further investigate the soils and groundwater quality at the Phase One Property within the APECs identified in the Phase One ESA.

Following the completion of a Phase Two ESA, options as for the filing of a Record of Site Condition can be assessed.

Additionally, in the event that demolition occurs (as is scheduled as part of the proposed development) a DSS (Designated substance survey) should be conducted in order to delineate any potentially hazardous materials within the site buildings and assess applicable disposal options.



## 8.0 QUALIFICATIONS OF ASSESSOR

The Phase One ESA was reviewed by Mr. Ahmed Al-Temimi, M.Sc., P.Eng. Mr. Al-Temimi is a professional engineer licensed to practice in Ontario. Mr. Al-Temimi also registered as a qualified person (QP) under the Ministry of Environment Conservation and Parks (MECP). Mr. Al-Temimi has conducted thousands of site assessments including Phase One and Two ESAs, soil and groundwater remediation projects in consulting and contracting environment at commercial, industrial, and residential sites for various governmental, financial, industrial, commercial, real estate, and legal clients (i.e., City of Mississauga, City of Brampton, Regional Municipality of York, Real Estate Limited, Loblaw's, CIBC, 20VIC Management Inc., and Morguard Investments Limited).

Below is a short list of Mr. Al-Temimi completed projects:

- Conducted hundreds of Phase One ESAs for a variety of residential, commercial, industrial, farmlands properties and Government facilities (i.e. Municipal, Provincial and Federal facilities).
- Managed the day-to-day operations for numerous Phase Two ESAs including a two-year contract with the Regional Municipality of York which include drilling hundreds of boreholes and monitoring wells that included managing concurrent field teams, driller coordination, and management of laboratory submissions. The work plan included drilling on the right-of-way and coordinating the use of traffic control and police services. The field program involved collecting soil and groundwater samples for PHCs, BTEX or VOCs, PAHs and metals and/or inorganic parameters;
- Lead Manager on a large industrial development project in Caledon, involving more than 50 boreholes drilled and 30 monitoring wells installed for groundwater study and contamination abatement. Additionally, 12 domestic water wells were installed to supply water at this development. The project was successfully completed in less than 2 months and was under the original budget by nearly 20%;
- Group Manager, Phase III Environmental Site Remediation (soil and groundwater) at more than 50 petroleum and tetrachloroethylene contaminated sites including excavation and disposal, bio-venting, vapour extraction, bio-slurping, bioremediation (in-situ/ex-situ), and soil management, for private, governmental and industrial/financial institutions;
- Manager and lead field assessor on more than 30 underground storage tank removal activities from many sites in the Greater Toronto Area, including Volkswagen at Dixie and 401 in Mississauga, a commercial building in Toronto and a proposed residential development in Georgetown;
- Conducted Hydrogeological Assessment and Groundwater Studies during the installation of underground services to ensure that the excavation would not affect the potable groundwater table for the surrounding properties. In addition, performed Single Well



Response Tests (Slug tests) at monitoring wells in order to estimate the hydraulic conductivity (K) of the aquifer (water bearing strata);

- Managed numerous Indoor Air Quality Assessments (IAQ) for retail and commercial office buildings. The IAQ assessments were predominately conducted for due diligence purposes and also to determine the source of building occupants complaints;
- Supervised Asbestos Containing Material (ACM) assessments and abatement for most of the under developments residential, commercial and industrial projects located in Ontario, in which we were requested to assess and abate on-site ACM, where we utilized other consulting firm's database/information to update all required information and applied improvements for easement of understanding/responsive procedures etc;
- Project Manager/Site Supervisor for many projects to conduct the destructive and non-destructive mould assessments;
- Conducted detailed designated substance survey's (DSS) for land developers in order to facilitate the renovation / demolition and rebuild commercial buildings and plazas activities;

The conclusions as presented represent the best judgment of the inspector based on the visual observations of the accessible property elements of the Site and adjacent properties observed during the Phase One ESA investigation program. Should additional information become available, Azure Group Inc. requests that this information be brought to our attention so that we may reassess the conclusions presented herein.

Respectfully Submitted,

**AZURE GROUP**

Andrew Topp  
M.Env.Sc., P.Geo. QP<sub>ESA</sub>  
Senior Project Manager  
[atopp@azuregroup.ca](mailto:atopp@azuregroup.ca)

Ahmed Al-Temimi,  
M.Sc., P.Eng. QP<sub>ESA</sub>  
Senior Environmental Engineer  
[aaltemimi@azuregroup.ca](mailto:aaltemimi@azuregroup.ca)



## 9.0 REFERENCES

1. Environmental Protection Act (EPA). Part VII of Ontario Regulation 511/09. The Ontario Ministry of the Environment Conservation and Parks (MECP) (2009).
2. Service Ontario, Peel Registry Office;.
3. Environmental Risk Information Service (ERIS).
4. Toronto Reference Library.
5. The Natural Resources Canada, Topographic Maps.
6. The Official Zoning Plan of Caledon.
7. Core Natural Heritage Maps; Regional Municipality of Peel
8. Archives Canada.
9. University of Waterloo Aerial Photographs.
10. Google Earth.





## **10.0 LIMITATIONS**

This report was prepared by Azure Group Inc. for the account of Stylux Caledon Inc (The Client). and for review by its designated agents and financial institutions and government agencies. The material in it reflects the judgment of Mr. Ahmed Al-Temimi, M.Sc., P.Eng. QP<sub>(ESA)</sub>, in light of the information available to it at the time of preparation.

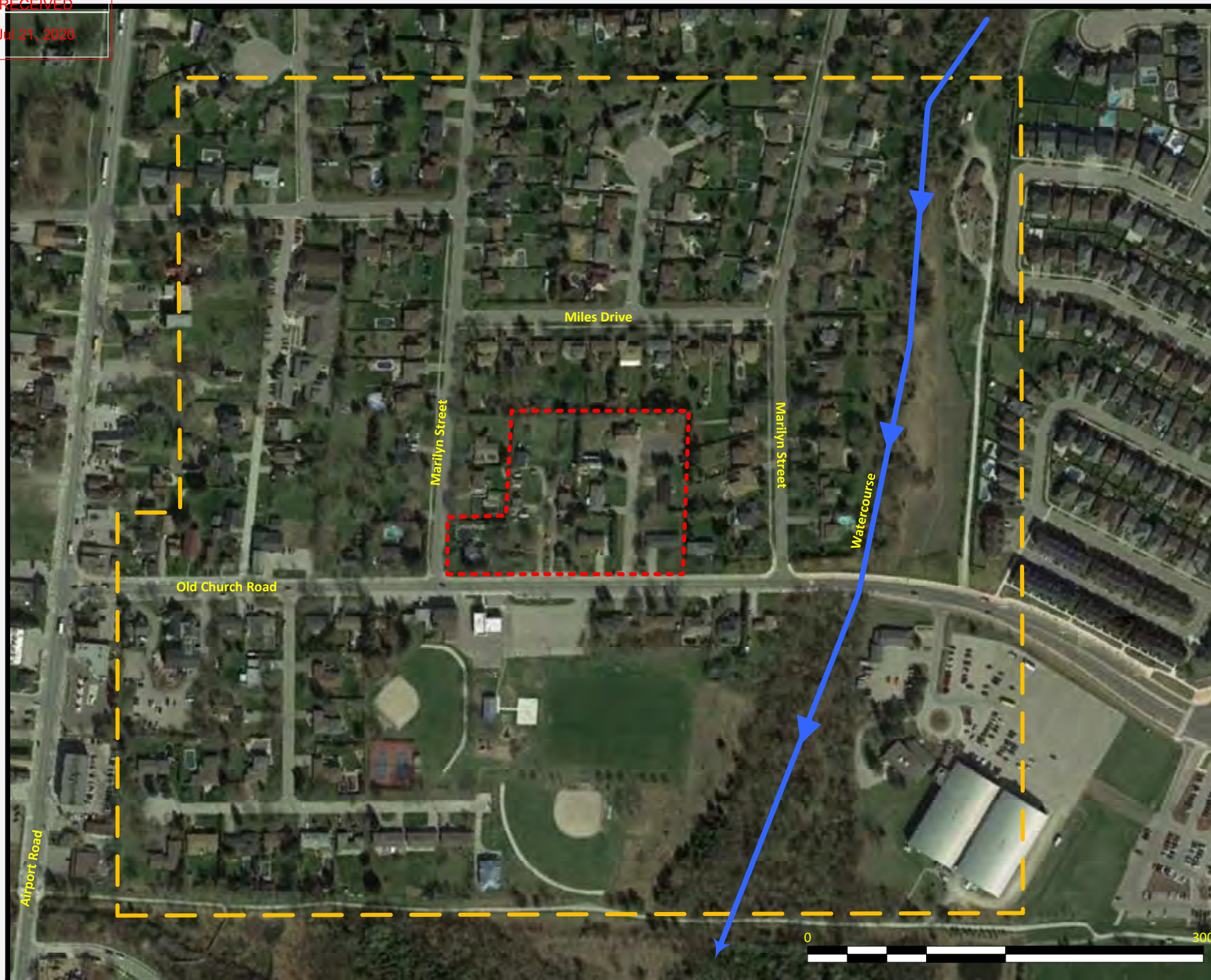
The report may not be relied upon by any other person or entity without the express written consent of Azure Group Inc. and the Client. Any use that a third party makes of this report, or any reliance on decisions made based on it, is the responsibility of such third parties. Azure Group Inc. accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

One must understand that the mandate of Azure Group Inc. is to obtain readily available past and present information pertinent to the subject site for a Phase One Environmental Site Assessment only. No other warranty or representation, expressed or implied, as to the accuracy of the information is included or intended by this assessment. Site conditions, environmental or otherwise, are not static and this report documents site conditions observed at the time of the site reconnaissance. Azure Group Inc. makes no other representation whatsoever, including those concerning the legal significance of its findings or as to the other legal matters addressed incidentally in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time; thus the Client should review such issues with appropriate legal counsel.

It should be noted that the information supplied in this report is not be sufficient to obtain approval for disposal of excess soil or materials generated during construction. An environmental site characterization is a limited sampling of a site. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, Azure Group Inc. in certain instances has been required to assume that this information provided is accurate. Due to the nature of the investigation and the limited data available, Azure Group Inc. cannot warrant against undiscovered environmental liabilities. No other warranty or representation, either expressed or implied, is included or intended in this report.



## Figures



Azure Group

### Legend

- Phase One Properties
- Phase Study Area

FIGURE 1:  
Site Location &  
Study Area



Source: Google Earth

**SITE ADDRESS:**  
1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church Road  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church  
Road  
6098 Old Church Road  
CALEDON, ONTARIO

Drawn by: **ADT**

Reviewer: **AAT**

Project #: **2005-001**

Date: **MAY 2020**





**Legend**

 Phase One Property

**FIGURE 2:**  
Site Plan: Addresses



Source: Google Earth

**SITE ADDRESS:**  
1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church Road  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church Road  
6098 Old Church Road  
CALEDON, ONTARIO

Drawn by: **ADT**

Reviewer: **AAT**

Project #: **2005-001**

Date: **MAY 2020**









### Legend








-  Phase One Properties
-  Phase Study Area
-  Residential
-  Parkland
-  Commercial
-  Watercourse
-  Watercourse (30m buffer)

FIGURE 4:  
Study Area: Land  
Uses



Source: Google Earth

**SITE ADDRESS:**  
1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church Road  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church  
Road  
6098 Old Church Road  
CALEDON, ONTARIO

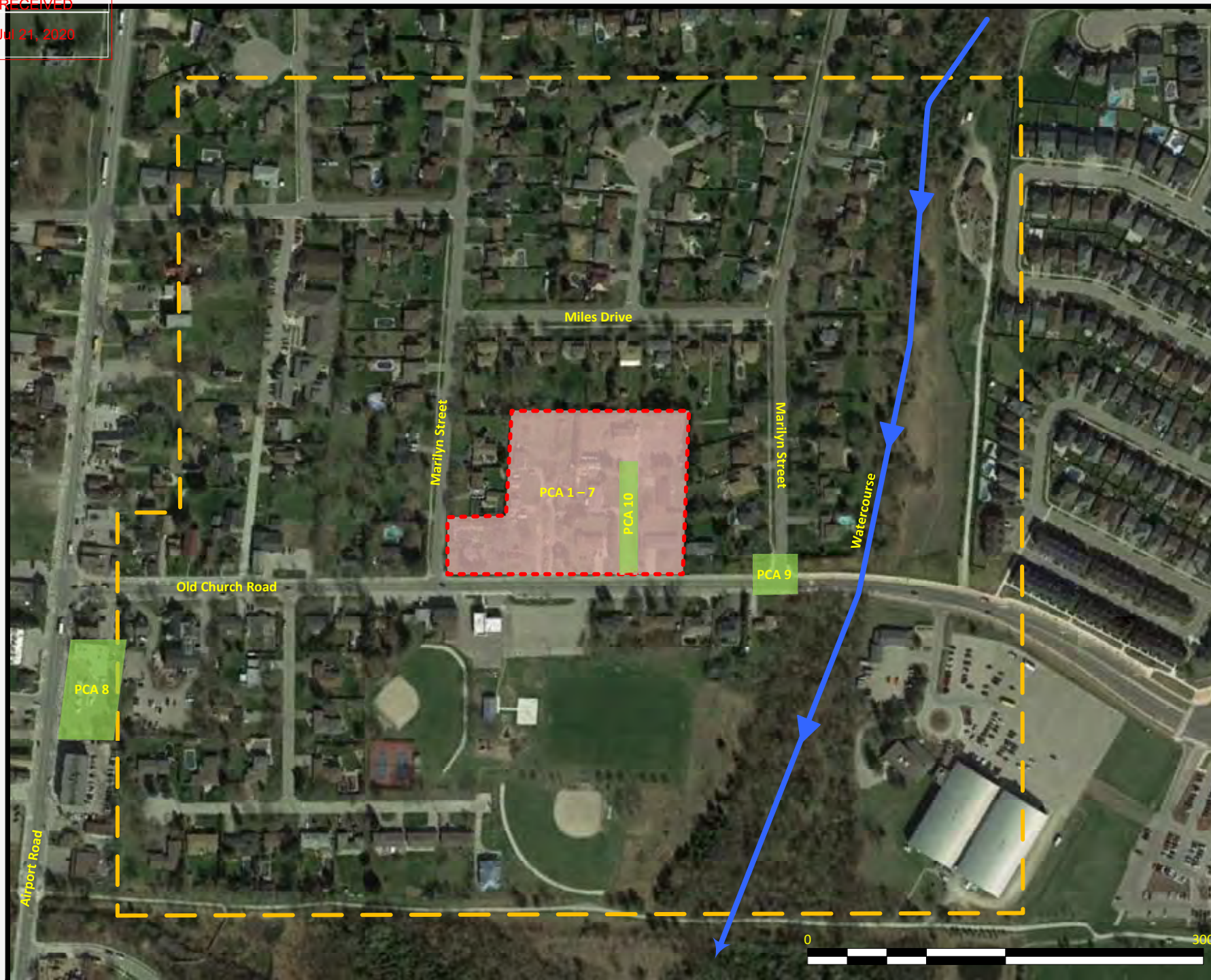
Drawn by: **ADT**

Reviewer: **AAT**

Project #: **2005-001**

Date: **MAY 2020**





Azure Group

### Legend

- Phase One Properties
- Phase Study Area
- Contributing PCA
- Non-contributing PCA

FIGURE 5:  
Study Area: PCAs



Source: Google Earth

#### SITE ADDRESS:

1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church Road  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church  
Road  
6098 Old Church Road  
CALEDON, ONTARIO

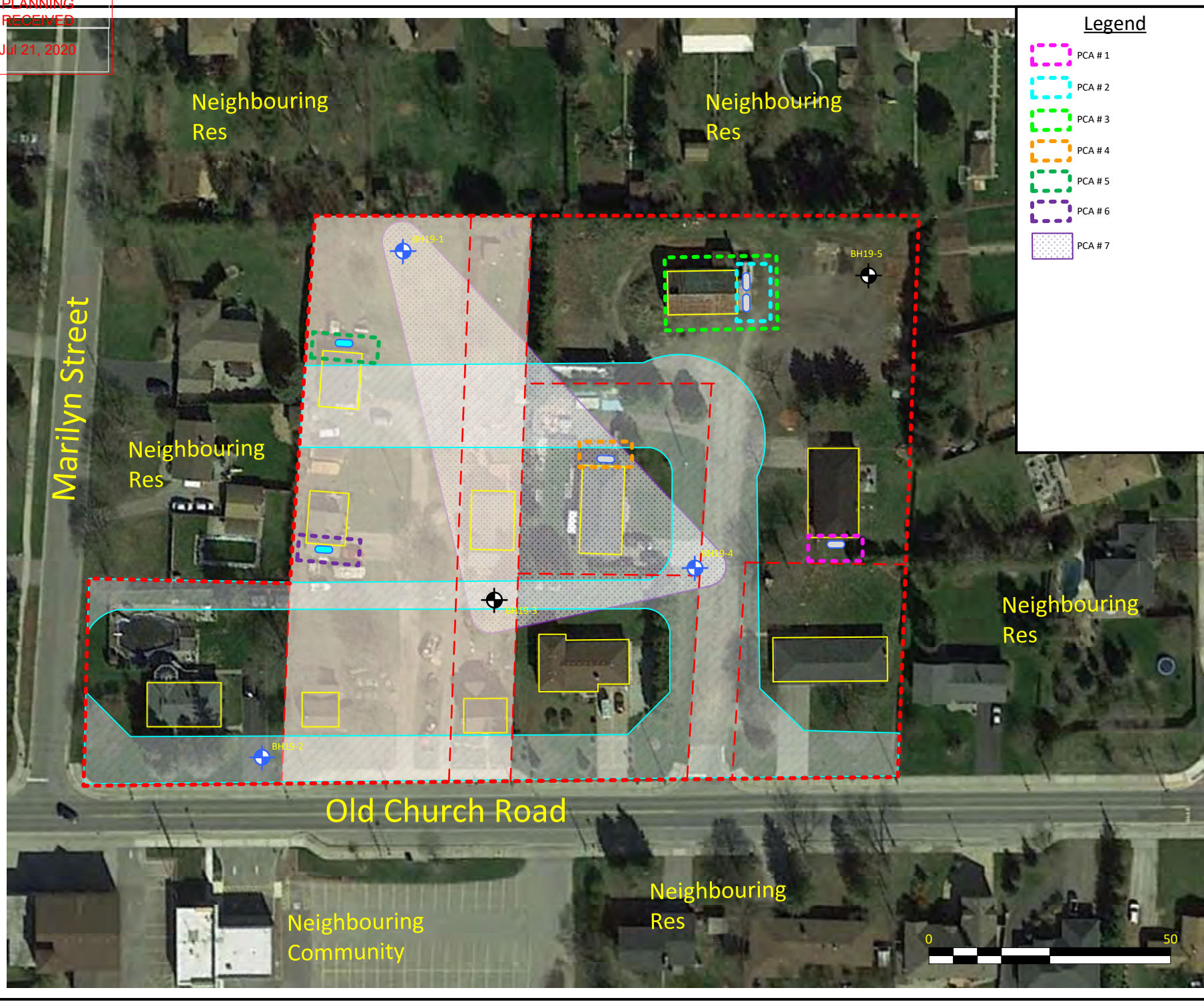
Drawn by: **ADT**

Reviewer: **AAT**

Project #: **2005-001**

Date: **MAY 2020**





**Legend**

- PCA # 1
- PCA # 2
- PCA # 3
- PCA # 4
- PCA # 5
- PCA # 6
- PCA # 7

**Legend**

- Phase One, Two, RSC Property
- Structure / former structure
- AST – Steel Single Walled
- Proposed Conveyance Lands
- Golder Geotech, HydroG Borehole (2020)
- Golder Geotech, HydroG Well (2020)

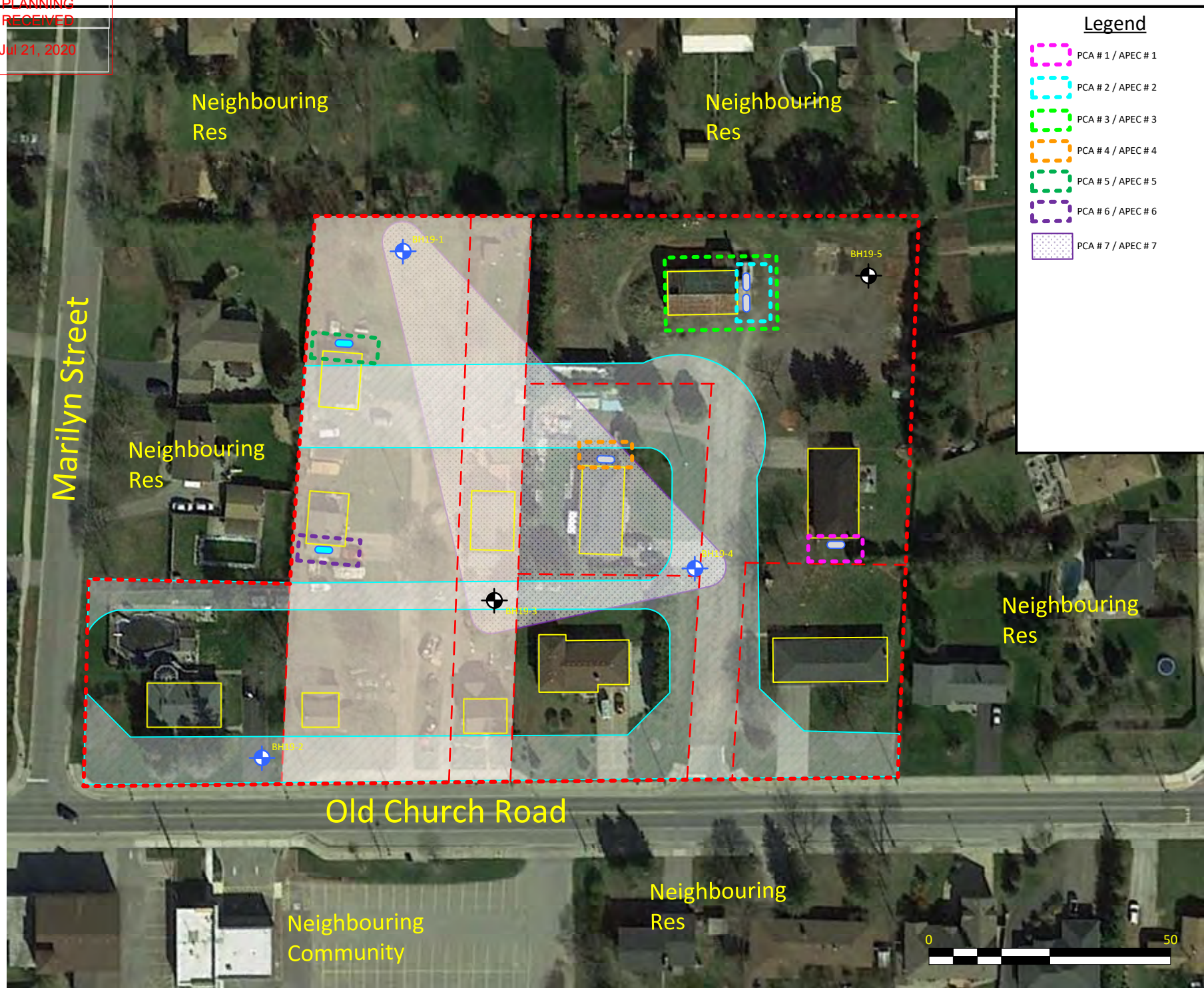
FIGURE 6:  
Site Plan:  
PCAs

  
Source: Google Earth

**SITE ADDRESS:**  
1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church RoadProject  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church  
Road  
6098 Old Church Road  
CALEDON, ONTARIO

Drawn by: **ADT**  
Reviewer: **AAT**  
Project #: **2005-001**  
Date: **MAY 2020**





**Legend**

- PCA # 1 / APEC # 1
- PCA # 2 / APEC # 2
- PCA # 3 / APEC # 3
- PCA # 4 / APEC # 4
- PCA # 5 / APEC # 5
- PCA # 6 / APEC # 6
- PCA # 7 / APEC # 7

**Legend**

- Phase One, Two, RSC Property
- Structure / former structure
- AST – Steel Single Walled
- Proposed Conveyance Lands
- Golder Geotech, HydroG Borehole (2020)
- Golder Geotech, HydroG Well (2020)
- Azure Env Borehole (2020)
- Azure Env Well (2020)

**FIGURE 7:**  
**Site Plan:**  
**APECs**

  
Source: Google Earth

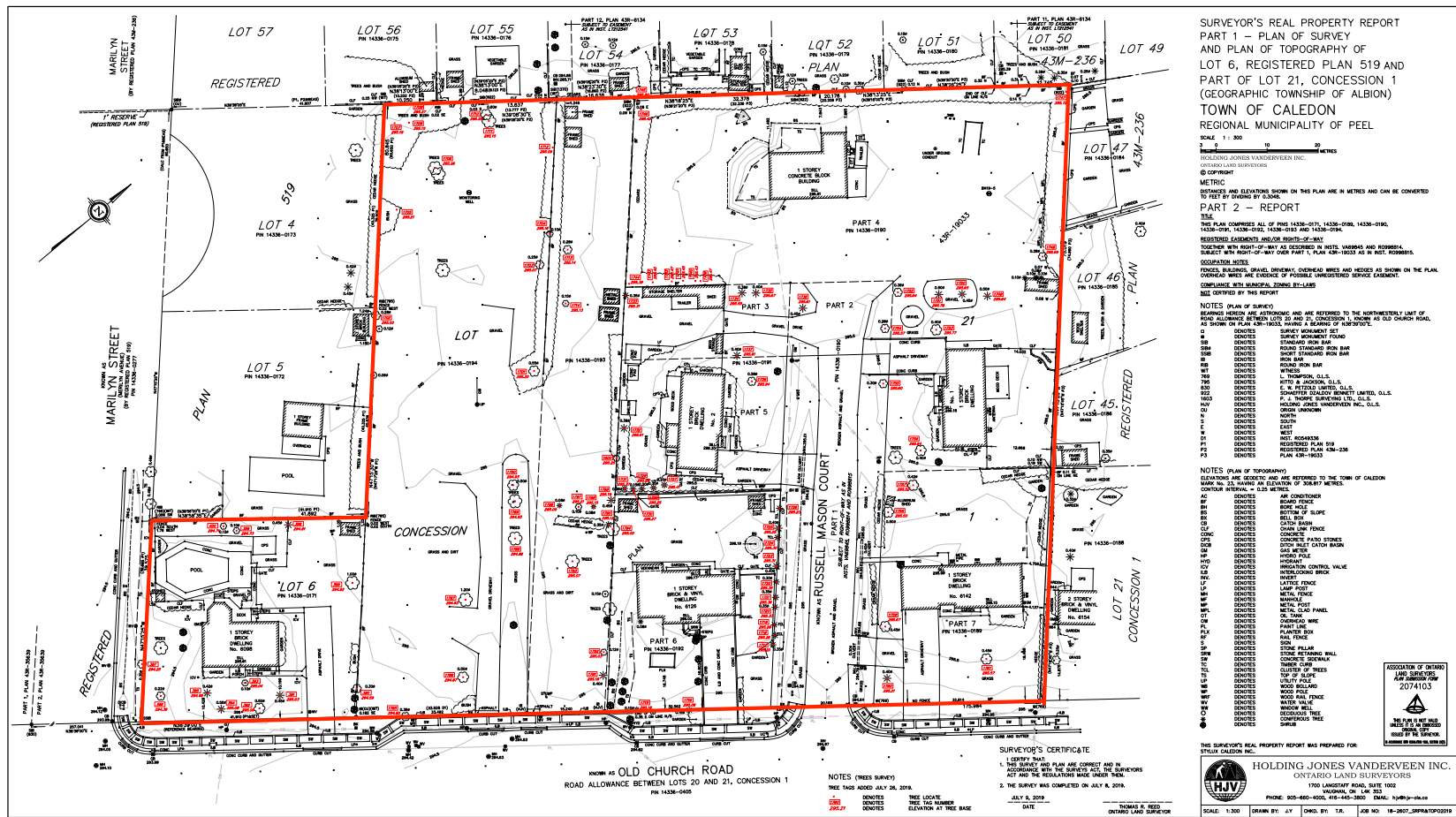
**SITE ADDRESS:**  
1 RUSSELL MASON COURT  
2 Russell Mason court  
6142 Old Church RoadProject  
6126 Old Church Road  
6122/6124 Old Church Road  
6110 (6120, 6112 & 6114) Old Church  
Road  
6098 Old Church Road  
CALEDON, ONTARIO

Drawn by: **ADT**  
Reviewer: **AAT**  
Project #: **2005-001**  
Date: **MAY 2020**



## **APPENDIX A**

### **Survey Plan**

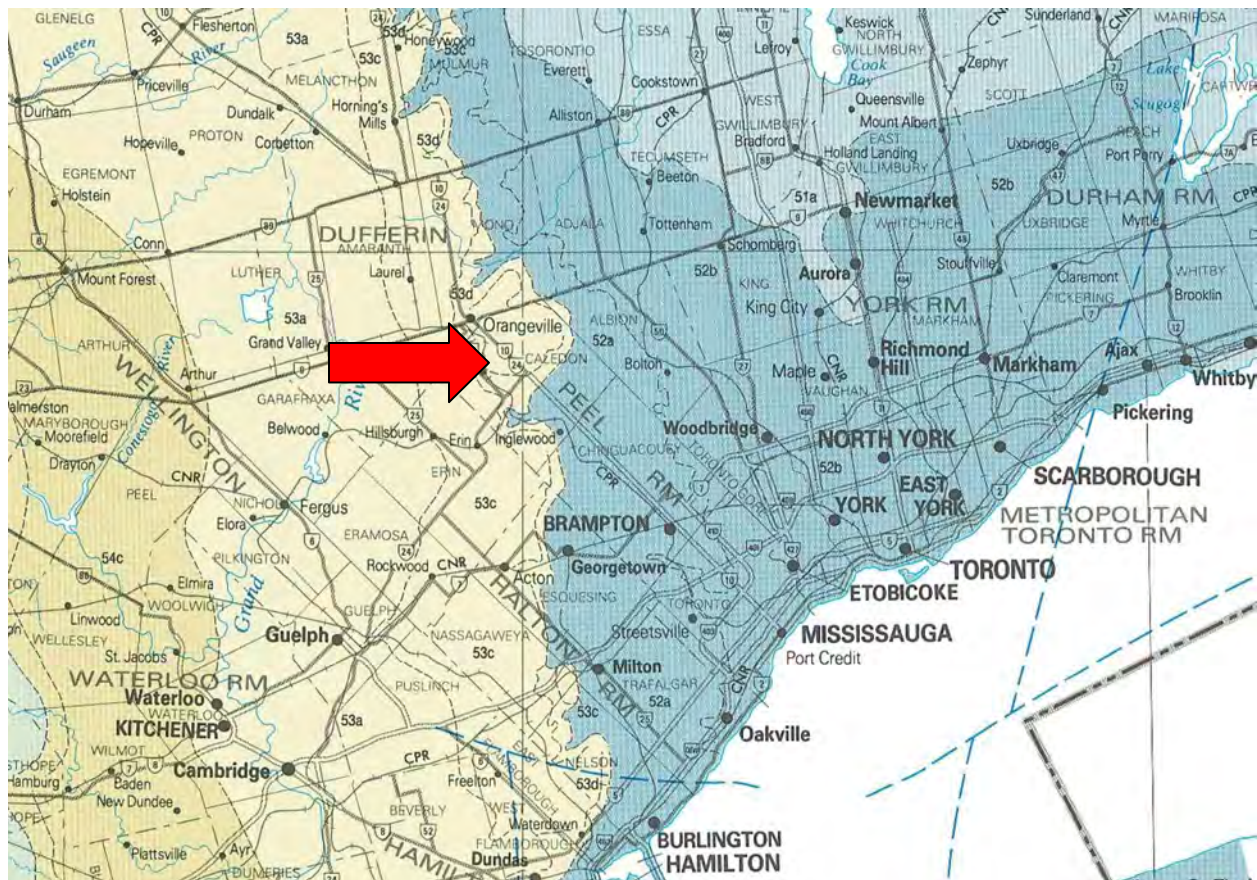




## **APPENDIX B**

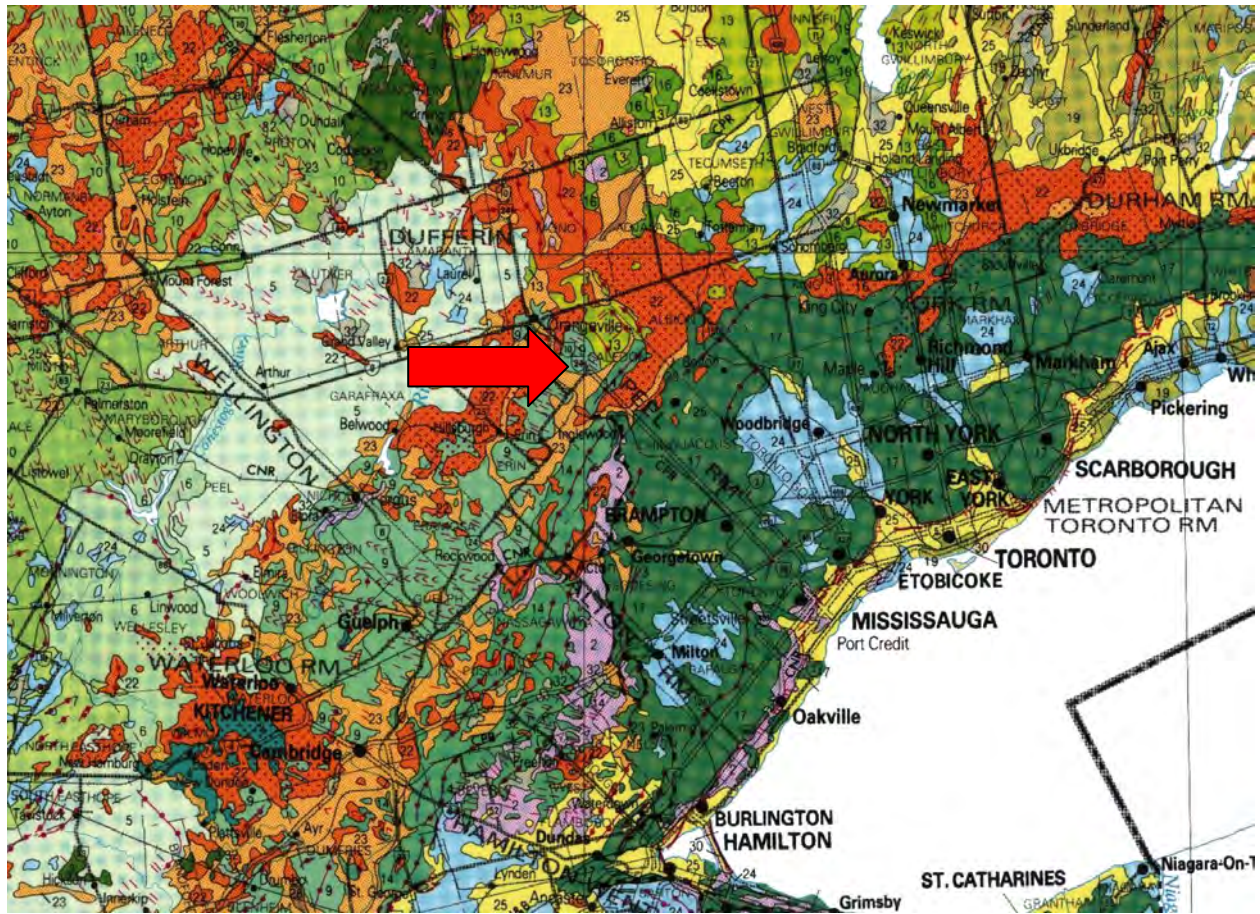
### **Zoning, Topographic, ANSI, Geological Maps Etc.**





Bedrock Geology of Ontario

Be



Quaternary Geology of Ontario



36b



User identified location  
Jul 21, 2020

Water Quality Policy Search by SPA Water Quantity

# Location Information

Zoom in to confirm your location and results.

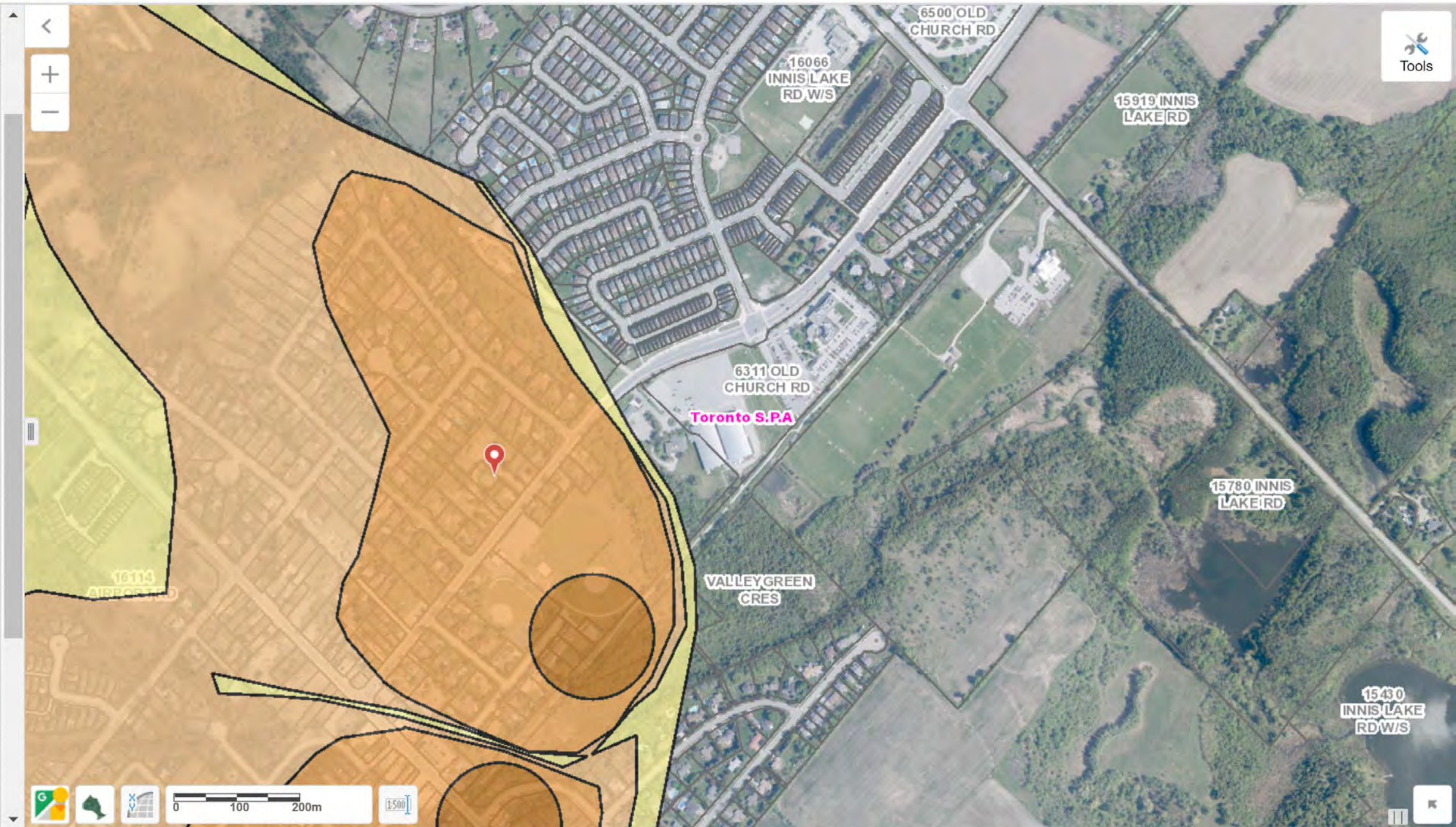
Latitude: 43.87332 Longitude: -79.86437  
UTM Zone: 17 Easting: 591241.69  
Northing: 4858429.42  
Upper Tier Municipality: REGIONAL MUNICIPALITY OF PEEL  
Lower/Single Tier Municipality: TOWN OF CALEDON  
Township Concession and Lot: ALBION CON 1, LOT 21  
Assessment Parcel Address: 2 RUSSEL MASON CRT  
Assessment Roll #: 21240500011540000000  
MECP District: Halton-Peel  
MECP Region: Central

## Source Protection Details for Location

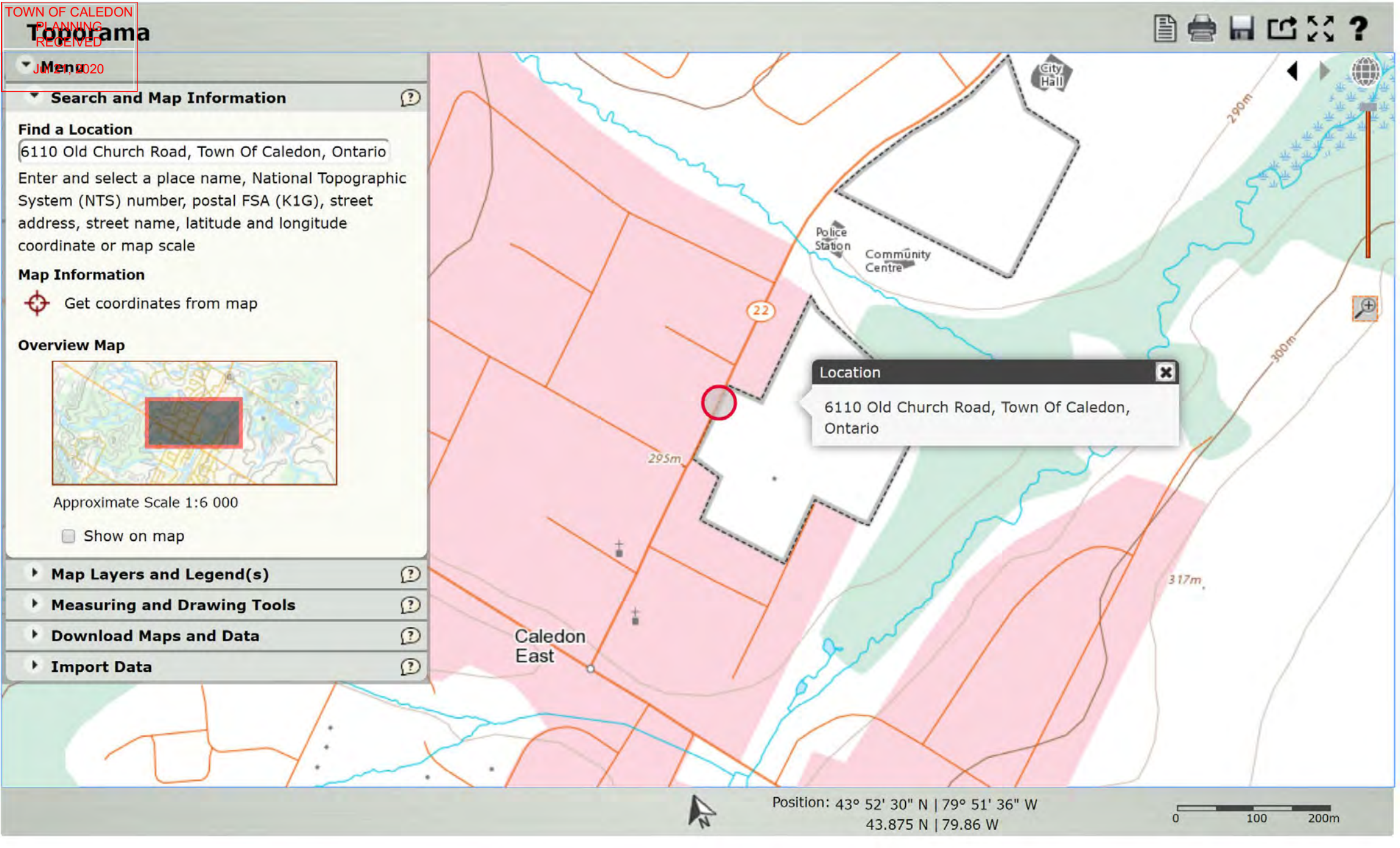
Source Protection Area: Toronto  
Wellhead Protection Area: B ; score is 10  
Wellhead Protection Area E (GUDI): No  
Intake Protection Zone: No  
Issue Contributing Area: No  
Significant Groundwater Recharge Area: No  
Highly Vulnerable Aquifer: Yes ; score is 6  
Event Based Area: No  
Wellhead Protection Area Q1: No  
Wellhead Protection Area Q2: No  
Intake Protection Zone Q: No

The Significant threats for the vulnerable areas at this location can be found at this [link](#).

Use the Policy search tab to see if any policies apply – for more details see the [source protection plan](#)









## **APPENDIX C**

### **CHAIN OF TITLE SEARCH**

PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION PTS 1, 2 & 4, 43R19033; S/T R0998815 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0551

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/06/21**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1999/06/22 **</div></div>						
43R19033	1992/02/07	PLAN REFERENCE				C
PR3213685	2017/10/04	TRANS PERSONAL REP	\$1,700,000	MASON, JASON	STYLUX CALEDON INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
PR3346847	2018/07/06	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346848	2018/07/06	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
REMARKS: PR3346847.						
PR3378237	2018/09/11	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
REMARKS: PR3378237.						

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.

PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION AS IN R0549336 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0555

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/06/21**					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 1999/06/21 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/06/22 **					
R0549336	1980/05/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	HUNTER, ORVIS STANLEY HUNTER, LILY MAE	
R01175842	1998/08/26	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** HUNTER, ORVIS STANLEY	HUNTER, ORVIS STANLEY	
LT2003713	1999/10/21	APL (GENERAL)		*** COMPLETELY DELETED *** HUNTER, LILY MAE, BY HER STATUTORY GUARDIAN OF PROPERTY, THE PUBLIC GUARDIAN AND TRUSTEE, BY HER COUNSEL		
				REMARKS: TO PREVENT THE REGISTRATION OF ANY DEALING WITH THE SAID PROPERTY UNLESS SUCH DEALING IS MADE BY THE PUBLIC LILY MAE HUNTER, OR WITH THE PUBLIC GUARDIAN AND TRUSTEE'S CONSENT .	GUARDIAN AND TRUSTEE ON BEHALF OF	
LT2051126	2000/03/02	APL (GENERAL)		*** COMPLETELY DELETED *** HUNTER, LILY MAE BY HER FORMER STATUTORY GUARDIAN OF		

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
		REMARKS: DELETES LT2003713		PROPERTY, THE PUBLIC GUARDIAN AND TRUSTEE		
LT2084089	2000/06/12	LIEN		*** COMPLETELY DELETED *** THE PUBLIC GUARDIAN AND TRUSTEE BY HER COUNSEL OF HUNTER, LILY MAE		
PR171333	2001/11/27	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE		
		REMARKS: RO549336 DEL 2018/08/29 PER PR178554 JG				
PR178554	2001/12/11	TRANSFER		*** COMPLETELY DELETED *** HUNTER, LILY MAE HUNTER, ORVIS STANLEY	BRYAN, ARTHUR	
PR178555	2001/12/11	CHARGE		*** COMPLETELY DELETED *** BRYAN, ARTHUR	CITIZENS BANK OF CANADA	
PR188526	2002/01/10	DISCHARGE INTEREST		*** COMPLETELY DELETED ***	PUBLIC GUARDIAN AND TRUSTEE	
		REMARKS: RE: LT2084089				
PR1000796	2006/01/19	CHARGE		*** COMPLETELY DELETED *** BRYAN, ARTHUR	CITIZENS BANK OF CANADA	
PR1098946	2006/07/17	DISCH OF CHARGE		*** COMPLETELY DELETED *** CITIZENS BANK OF CANADA		
		REMARKS: RE: PR178555				
PR1807828	2010/04/21	CHARGE	\$238,800	BRYAN, ARTHUR	BANK OF MONTREAL	C
PR1816660	2010/05/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** CITIZENS BANK OF CANADA		
		REMARKS: PR1000796.				
PR3378236	2018/09/11	TRANSFER	\$1,300,000	BRYAN, ARTHUR	STYLUX CALEDON INC.	C
PR3378237	2018/09/11	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
		REMARKS: PR3378237.				

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.

PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION AS IN R0585800 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0554

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/06/21**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1999/06/22 **</div></div>						
PR3213688	2017/10/04	TRANSFER	\$740,000	DENNENY, LORENZO DENNENY, TRACY GEDGE, PAUL	STYLUX CALEDON INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
PR3346847	2018/07/06	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346848	2018/07/06	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
REMARKS: PR3346847.						
PR3378237	2018/09/11	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
REMARKS: PR3378237.						

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.



PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION PT 6, 43R19033 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0553

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/06/21**					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 1999/06/21 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/06/22 **					
VS140598Z	1970/05/25	REST COV APL ANNEX				C
VS305967	1974/03/20	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SIMPSON, HENRY WRIGHT	
43R19033	1992/02/07	PLAN REFERENCE				C
PR1228130	2007/03/19	TRANSMISSION-LAND		*** COMPLETELY DELETED *** SIMPSON, HENRY WRIGHT	SIMPSON, BRADLEY SIMPSON, NEIL SIMPSON, HENRY WRIGHT-ESTATE	
PR1228137	2007/03/19	TRANS PERSONAL REP		*** COMPLETELY DELETED *** SIMPSON, BRADLEY SIMPSON, NEIL	SIMPSON, BRADLEY	

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
PR1278548	2007/06/21	CHARGE	\$740,000	*** COMPLETELY DELETED *** SIMPSON, BRADLEY	CIBC MORTGAGES INC.	C
PR1489712	2008/07/03	CHARGE		*** COMPLETELY DELETED *** SIMPSON, BRADLEY	CANADIAN IMPERIAL BANK OF COMMERCE	
PR2520636	2014/04/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC.		
REMARKS: PR1278548.						
PR2539191	2014/05/27	CHARGE		*** COMPLETELY DELETED *** SIMPSON, BRADLEY	CANADIAN IMPERIAL BANK OF COMMERCE	
PR3213684	2017/10/04	TRANSFER		SIMPSON, BRADLEY	STYLUX CALEDON INC.	
REMARKS: PLANNING ACT STATEMENTS.						
PR3213690	2017/10/04	CHARGE		*** COMPLETELY DELETED *** STYLUX CALEDON INC.	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	
PR3213691	2017/10/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** STYLUX CALEDON INC.	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	
REMARKS: PR3213690.						
PR3230154	2017/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED 1623075 ONTARIO INC.	
REMARKS: PR3213690.						
PR3230425	2017/11/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
REMARKS: PR2539191.						

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



LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14336-0192 (LT)

PAGE 3 OF 3  
PREPARED FOR OWNER  
ON 2019/03/05 AT 09:39:40

\* 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
PR3346847	2018/07/06	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346848	2018/07/06	NO ASSGN RENT GEN REMARKS: PR3346847.		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346868	2018/07/06	DISCH OF CHARGE  REMARKS: PR3213690.		*** COMPLETELY DELETED *** AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED 1623075 ONTARIO INC.		
PR3376950	2018/09/07	DISCH OF CHARGE REMARKS: PR1489712.	\$6,000,000	*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
PR3378237	2018/09/11	CHARGE		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN REMARKS: PR3378237.		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C

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.

PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION PT 7, 43R19033 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0550

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**</div><div>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/06/21**</div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/06/21 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 1999/06/22 **</div></div>						
VS53733	1967/10/05	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	MASON, PATRICIA ELIZABETH	
43R19033	1992/02/07	PLAN REFERENCE				C
PR3213687	2017/10/04	TRANSFER	\$740,000	MASON, PATRICIA ELIZABETH	STYLUX CALEDON INC.	C
REMARKS: PLANNING ACT STATEMENTS.						
PR3213690	2017/10/04	CHARGE		*** COMPLETELY DELETED *** STYLUX CALEDON INC.	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	
PR3213691	2017/10/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED ***		

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

PROPERTY DESCRIPTION: LT 6 PL 519 ALBION ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0546

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**			
**WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1999/06/21**				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1999/06/21 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE	LAND TITLES ACT, TO:				
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/06/22 **					
VS49921	1967/08/30	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	BOT, JOHN	
RO1057905	1994/02/04	CHARGE		*** COMPLETELY DELETED ***	JET POWER CREDIT UNION LIMITED	
PR637029	2004/05/11	CHARGE		*** COMPLETELY DELETED *** BOT, JOHN	CANADIAN IMPERIAL BANK OF COMMERCE	
PR654316	2004/06/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** METRO CREDIT UNION LIMITED		
REMARKS: RE: RO1057905						
PR1859070	2010/07/15	TRANSMISSION-LAND		*** COMPLETELY DELETED *** BOT, JOHN - ESTATE	FARROW, DARLENE ANN	

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.

TOWN OF CALEDON  
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Jul 21, 2020



LAND  
REGISTRY  
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

14336-0171 (LT)

PAGE 2 OF 2  
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ON 2020/05/14 AT 13:41:00



\* 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
PR1859102	2010/07/15	TRANS PERSONAL REP		*** COMPLETELY DELETED *** FARROW, DARLENE ANN	BOT, KAREN LEE	
PR3346846	2018/07/06	TRANSFER	\$900,000	BOT, KAREN LEE	STYLUX CALEDON INC.	C
PR3346847	2018/07/06	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346848	2018/07/06	NO ASSGN RENT GEN REMARKS: PR3346847.		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3358842	2018/08/01	DISCH OF CHARGE REMARKS: PR637029.		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
PR3378237	2018/09/11	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN REMARKS: PR3378237.		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C

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

PROPERTY DESCRIPTION: PT LT 21 CON 1 ALBION PTS 3 & 5, 43R19033; T/W VS69845, RO998814 ; CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 14336-0552

PIN CREATION DATE:

1999/06/21

OWNERS' NAMES

STYLUX CALEDON INC.

CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE" OF 1999/06/21**					
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS	SINCE 1999/06/21 **			
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES	*				
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1999/06/22 **					
VS69845	1968/04/09	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ROWLEY, CANDICE PATRICIA	
	REMARKS: SKETCH ATTACHED					
43R19033	1992/02/07	PLAN REFERENCE				C
RO998814	1992/02/28	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	ROWLEY, CANDICE PATRICIA	
PR228859	2002/04/11	CHARGE		*** COMPLETELY DELETED *** ROWLEY, CANDICE PATRICIA	THE TORONTO-DOMINION BANK	
PR1225604	2007/03/13	CHARGE		*** COMPLETELY DELETED *** ROWLEY, CANDICE PATRICIA	CANADIAN IMPERIAL BANK OF COMMERCE	
PR1231232	2007/03/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
		REMARKS: RE: PR228859		THE TORONTO-DOMINION BANK		
PR3213686	2017/10/04	TRANSFER	\$740,000	ROWLEY, CANDICE PATRICIA	STYLUX CALEDON INC.	C
		REMARKS: PLANNING ACT STATEMENTS.				
PR3213690	2017/10/04	CHARGE		*** COMPLETELY DELETED *** STYLUX CALEDON INC.	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	
PR3213691	2017/10/04	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** STYLUX CALEDON INC.	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	
		REMARKS: PR3213690.				
PR3230154	2017/11/02	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED TEDESCO, TONY	AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED 1623075 ONTARIO INC.	
		REMARKS: PR3213690.				
PR3284679	2018/02/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: PR1225604.				
PR3346847	2018/07/06	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3346848	2018/07/06	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
		REMARKS: PR3346847.				
PR3346868	2018/07/06	DISCH OF CHARGE		*** COMPLETELY DELETED *** AMOND MANAGEMENT INC. G.A.P. FARMS INC. MAPLE TERRAZZO MARBLE & TILE PARTNERSHIP 2205633 ONTARIO LIMITED		

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

LAND  
REGISTRY  
OFFICE #43

14336-0191 (LT)

PAGE 3 OF 3  
PREPARED FOR OWNER  
ON 2020/05/14 AT 13:40:15



\* 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
		REMARKS: PR3213690.		1623075 ONTARIO INC.		
PR3378237	2018/09/11	CHARGE	\$6,000,000	STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
PR3378238	2018/09/11	NO ASSGN RENT GEN		STYLUX CALEDON INC.	HABIB CANADIAN BANK	C
		REMARKS: PR3378237.				

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
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**“Table of Current and Past uses of the Phase One Property” (Refer to clause 16(2) (b), Schedule D, O.Reg.153/04)**

**6120, 6122, 6124 Old Church Road:**

Part Lot 21 Concession 1 ALBION as in RO585800; CALEDON (PIN: 14336-0193)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
-				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 to 1865	Rebecca Greer			No records from specific time period
1865 to 1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1949	William J Atchison			No records from specific time period
1949 to 1951	Richard McNamara			No records from specific time period
1951 To 1955	Annie Naiman			No records from specific time period
1955 to 1965	Henry Riba			1964 Aerial shows site as vacant/undeveloped
1965 to 1981	Douglas Grant Shawn Sinkeldham Olga Grant	Residential Dwellings	Residential Use	1974 show properties developed
1981 to 1995 (charge)	Joseph Shrei Carole Lapham			1985 Aerial Photographs show site and study area developed relatively as present
To 2017	Lorenzo & Tracey Denneny and Paul Gedge			2004, 2006, 2009, 2015, 2017 Aerial Photographs show site developed as present
2017 to Present	Stylux Caledon Inc.			2018 Aerial Photographs show site developed as present

**6110, 6112, 6114 Old Church Road**

Part Lot 21 Concession 1 ALBION AS IN RO549336; CALEDON (PIN: 14336-0194)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
-				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1949	William J Atchison			No records from specific time period
1949 to 1951	Richard McNamara			No records from specific time period
1951 To 1955	Anie Naiman			No records from specific time period
1955 to 1965	Henry Riba			1964 Aerial shows site as vacant/undeveloped
1965 to 1978	James Snyder & Gertrude Snyder	Residential Dwellings	Residential Use	1974 show properties developed as residential
1978 to 1980	Gertrude Synder			No records from specific time period
1980 to 2001	Lilly & Orvis Hunter			1985 Aerial Photographs show site and study area developed relatively as present
2001 to 2018	Bryan Arthur			2004, 2006, 2009, 2015, 2017 Aerial Photographs show site developed as present
2018 to present	Stylux Caledon Inc.			2018 Aerial Photographs show site developed as present

**6126 Old Church Road:**

Part Lot 21 Concession 1 ALBION Part 6, 43R19033; CALEDON (PIN: 14336-0192)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Part 6				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to 1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas Cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1948	William J Atchison			No records from specific time period
1948 to 1954	Charles A Kenny			No records from specific time period
1954 to 1955	Oscar siliro			No records from specific time period
1955 to 1968	Patricia Mason Russell Mason			1964 Aerial shows site as vacant/undeveloped
1968 to 1974	Henry Simpson & Isabel Simpson	Residential Dwellings	Residential Use	1974 show properties developed as residential
1974 to 2007	Henry Simpson			1985 Aerial Photographs show site and study area developed relatively as present
2007 to 2017	Bradley Simpson			2004, 2006, 2009, 2015 Aerial Photographs show site developed as present
2017 to Present	Stylux Caledon Inc.			2017, 2018 Aerial Photographs show site developed as present

**6142 Old Church Road:**

Part lot 21 Concession 1 ALBION Part 7, 43R19033; CALEDON (PIN: 14336-0189)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Part 7				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1948	William J Atichison			No records from specific time period
1948 to 1954	Charles A Kenny			No records from specific time period
1954 to 1955	Oscar Siliro			No records from specific time period
1955 to 1967	Patricia Mason & Russell Mason			1964 Aerial shows site as vacant/undeveloped
1967 to 2017	Patricia Mason	Residential Dwellings	Residential Use	1974 show properties developed as residential  1985 Aerial Photographs show site and study area developed relatively as present  2004, 2006, 2009, 2015 Aerial Photographs show site developed as present
2017 to Present	Stylux Caledon Inc.			2017, 2018 Aerial Photographs show site developed as present

**6098 Old Church Road:**

LT 6 PL 519 ALBION; CALEDON (PIN: 14336-0171)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1948	William J Atichison			No records from specific time period
1948 to 1954	Charles A Kenny			No records from specific time period
1954 to 1956	Oscar Siliro			No records from specific time period
1956 to 1963	Beatrice Bile			1964 Aerial shows site as vacant/undeveloped
1963 to 1966	Thomas Byrne			No records from specific time period
1966 to 1967	William J Stephens			No records from specific time period
1967 to 2010	John Bot	Residential Dwellings	Residential Dwellings	1974 show properties developed as residential  1985 Aerial Photographs show site and study area developed relatively as present
2010 to 2018	Karen lee Bot			2004, 2006, 2009, 2015, 2017 Aerial Photographs show site developed as present
2018 to present	Stylux Caledon Inc.			2018 Aerial Photograph show site developed as present

**1 Russell Mason Court:**

Part Lot 21 Concession 1 ALBION Parts 1, 2 & 4, 43R19033; S/T RO998815; CALEDON

(PIN: 14336-0190)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Parts 1, 2, 4				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1949	William J Atchison			No records from specific time period
1949 to 1956	Richard McNamara			No records from specific time period
1956 to 1992	Russell Mason & Patricia Mason	Residential Dwellings	Residential Use	1964 Aerial shows site as vacant/undeveloped  1974 show properties developed as residential  1985 Aerial Photographs show site and study area developed relatively as present
1992 to 2017	Robert Carl Mason			2004, 2006, 2009, 2015 Aerial Photographs show site developed as present
2017 to 2017	Jason Mason (son of Robert Carl Mason)			
2017 to present	Stylux Caledon Inc.			2017, 2018 Aerial Photographs show site developed as present

**2 Russell Mason Court:**

Part Lot 21 Concession 1 ALBION Parts 3 & 5, 43R19033; T/W VS69845, RO998814 ; CALEDON

(PIN: 14336-0191)

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Part 3				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period
1865 to1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1949	William J Atchison			No records from specific time period
1949 to 1956	Richard McNamara			No records from specific time period
1956 to 1992	Russel Mason & Patricia Mason	Residential Dwellings	Residential Use	1964 Aerial shows site as vacant/undeveloped
				1974 show properties developed as residential
				1985 Aerial Photographs show site and study area developed relatively as present
1992 to 2017	Rowley Candice Patrick			2004, 2006, 2009, 2015 Aerial Photographs show site developed as present
2017 to Present	Stylux Caledon Inc.			2017, 2018 Aerial Photographs show site developed as present

Year	Name of owner	Description of property use	Property use	Other observations from aerial photographs, fire insurance plans, etc
Part 5				
Prior to 1838	Crown	Agricultural use and/or vacant	Agricultural or Other Use	No records from specific time period
1838 to 1863	Kings College			No records from specific time period
1863 t 1865	Rebecca Greer			No records from specific time period

1865 to 1871	John Bracken			No records from specific time period
1871 to 1877	W.M Bracken			No records from specific time period
1877 to 1878	W.M Judge			No records from specific time period
1878 to 1947	Edith Cranston, Thomas cranston			1946 Aerial Photograph shows the site and study area as vacant and/or agricultural land
1947 to 1949	William J Atchison			No records from specific time period
1949 to 1956	Richard McNamara			No records from specific time period
1956 to 1968	Russel Mason & Patricia Mason	Residential Dwellings	Residential Use	1964 Aerial shows site as vacant/undeveloped
1968 - 2017	Candice P.Rowley			1974 show properties developed as residential  1985 Aerial Photographs show site and study area developed relatively as present  2004, 2006, 2009, 2015 Aerial Photographs show site developed as present
2017 to Present	Stylux Caledon Inc.			2017, 2018 Aerial Photographs show site developed as present





## **APPENDIX D**

### **AERIAL PHOTOGRAPHS**



1946 Aerial Photograph



1964 Aerial Photograph





1974 Aerial Photograph



**1985 Aerial Photograph**





2015 Aerial Photograph



## **APPENDIX E**

### **REGULATORY DOCUMENTS**



Andrew Topp &lt;atopp@azuregroup.ca&gt;

## Furnace Oil Tanks Old Church Road Caledon

2 messages

**Andrew Topp** <atopp@azuregroup.ca>

Fri, May 8, 2020 at 9:25 AM

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

Cc: "Azure Group Inc." <aaltemimi@azuregroup.ca>

Hello TSSA,

I would like to search current and historical devices (specifically fuel tanks) at the following properties, if you require legal descriptions of the properties please notify me and I will provide.



1 Russell Mason Court Caledon / ON  
 2 Russell Mason Court / ON  
 6142 Old Church Road Caledon / ON  
 6126 Old Church Road Caledon / ON  
 6122/6124 Old Church Road Caledon / ON  
 6110 Old Church Road Caledon / ON  
 6098 Old Church Road

The owners of the properties and therefore the devices should be Stylux Caldeon Inc.

**Public Information Services** <publicinformationsservices@tssa.org>

Fri, May 8, 2020 at 10:56 AM

To: Andrew Topp <atopp@azuregroup.ca>

### No Records Found

Thank you for your request for confirmation of public information.

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

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

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

Kind regards,

**Connie Hill | Public Information Agent**

Facilities

[345 Carlingview Drive](#)[Toronto, Ontario M9W 6N9](#)Tel: +1-416-734-3383 | Fax: +1-416-231-6183 | E-Mail: [publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)[www.tssa.org](http://www.tssa.org)

---

**From:** Andrew Topp <[atopp@azuregroup.ca](mailto:atopp@azuregroup.ca)>  
**Sent:** May 8, 2020 9:26 AM  
**To:** Public Information Services <[publicinformationservices@tssa.org](mailto:publicinformationservices@tssa.org)>  
**Cc:** Azure Group Inc. <[aaltemimi@azuregroup.ca](mailto:aaltemimi@azuregroup.ca)>  
**Subject:** Furnace Oil Tanks Old Church Road Caledon

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

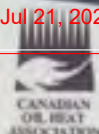
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

[Quoted text hidden]

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Jul 21, 2020



ENERGY INC.

FUEL OIL DISTRIBUTOR INSPECTIONS  
APPLIANCES-COMPREHENSIVE

OWNER/OPERATOR \_\_\_\_\_

LOCATION: 1 Russell Wilsons CRT Caledon TELEPHONE NO. \_\_\_\_\_

OWNERS ADDRESS (if different from above): \_\_\_\_\_

This comprehensive inspection is an external visual inspection of the fuel storage tank only internal problems may be present.

	1st APPLIANCE	2nd APPLIANCE
Type of Appliance	<u>Forced Air</u>	
Manufacturer	<u>OLSEN</u>	
Model	<u>CW08-140</u>	
Date of Manufacture or Age in Years	<u>35+</u>	
Size (BTU/Hr)	<u>120000</u>	
Serial No.	<u>M2492395</u>	
1. Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the appliance venting installed in accordance with fuel code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the venting system free of defects, debris or corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is proper combustion and ventilation air opening installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory, pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Is the appliance installed with appropriate clearance from combustibles?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. If required, is there proper chimney cleanout?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
13. Is the chimney properly lined?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
14. Is the vent liner fitted with proper flashing, cap and base TPI?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
15. If there is a sidewall vent attached to the appliance is it according to code and manufacturers instructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

NOTES: (any "NO" answers must be explained in this section or the affected equipment repaired, replaced or tagged)

COMMENTS: Fireplace & oil tank both are old, should be inspected yearly, comp only good/valid for one year due to age of equipment.Technician Signature: B. CunniffCertificate No. 0029218

Valid this date only

Mar 26/2018



Jul 21, 2020



ENERGY INC.



## FUEL OIL DISTRIBUTOR INSPECTIONS

ABOVE GROUND TANKS ☐ INSIDE ☒ OUTSIDE ☒ SINGLE WALL ☐ DOUBLE WALL

Note: Inspections are limited to external observations of tanks and components in their operating position.

	1st TANK	2nd TANK
Type of Tank (i.e. ULC-S602)	ULC-S602	
Manufacturer	Parsboro	
Date of Manufacture or Age in Years	2002	
Serial No.	135294	
1. Is the tank Approved for it's pressure use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overfill protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
9. If two tanks are bottom connected are they connected with 2 inch pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
10. Is the system free of leaks or any sign of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed to code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tanks only)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
20. If required is the tank (over 2500 L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
NOTES: (Any "No" answers must be explained in this section or the affected equipment repaired, replaced or tagged)		
COMMENTS:		

Technician Signature

B. Cresswell

Certificate No.

00129218

Valid this date only

Mar/26/2018

Jul 21, 2020

CANADIAN  
OIL BURNER  
ASSOCIATION

ENERGY INC.

FUEL OIL DISTRIBUTOR INSPECTIONS  
APPLIANCES-COMPREHENSIVE

OWNER/OPERATOR \_\_\_\_\_

LOCATION 2 Russell Mason Crt TELEPHONE NO. \_\_\_\_\_

OWNER'S ADDRESS (if different from above) \_\_\_\_\_

This comprehensive inspection is an external visual inspection of the fuel storage tank only internal problems may be present.

	1st APPLIANCE	2nd APPLIANCE
Type of Appliance	Furnace	
Manufacturer	Keeprite	
Model	QR-105	
Date of Manufacture or Age in Years	2015	
Size (BTU/hr)	87000 Btu	
Serial No.	D071535697	
1. Is the appliance approved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Is the appliance installed in accordance with the fuel oil code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Is the appliance being used in accordance with its approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the appliance venting installed in accordance with fuel code?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the venting system free of defects, debris or corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the vent sized properly?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is proper combustion and ventilation air opening installed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
8. Is the installation free of indications of heat exchanger cracks, defects in the refractory pot and/or heat shields?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Are all limits and safety controls properly installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
10. Is the appliance installed with appropriate clearances from combustibles?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Are the results of combustion analysis acceptable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. If required, is there proper chimney cleanout?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
13. Is the chimney properly lined?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
14. Is the vent liner fitted with proper flashing, cap and base TTY?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
15. If there is a sidewall vent attached to the appliance is it according to code and manufacturers instructions?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
NOTES (any "NO" answers must be explained in this section or the affected equipment repaired, replaced or tagged)		
COMMENTS Rec Furnace & oil tank get inspections yearly because of age oil tank. Inspection good for one year only.		

Technician Signature

B. Cresswell

Certificate No.

00129216

Valid this date only

Mar/26/2018

Jul 21, 2020

ENERGY INC.



## FUEL OIL DISTRIBUTOR INSPECTIONS

 ABOVE GROUND TANKS ☐ INSIDE ☒ OUTSIDE ☒ SINGLE WALL ☐ DOUBLE WALL

This inspection is limited to external observations of tanks and components in their operating position.

	1st TANK	2nd TANK
Type of Tank (ie. ULC-3000)	ULC-3602	
Manufacturer	Groenb-1	
Date of Manufacture or Age in Years	2004	
Serial No.	995636	
1. Is the tank Approved for its present use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the tank appear to have been installed in accordance with the fuel oil code, the certification document and the manufacturer's instructions?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Are the tank vent and fill pipes properly installed and terminated?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Is the tank equipped with a proper fill cap?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. Is the tank equipped with a proper gauge and overflow protection device (whistle)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Is the tank properly supported on a firm base?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. Is the tank support system in good condition, non combustible and stable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. If two tanks are joined, are they installed on a common slab?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
9. If two tanks are bottom connected are they connected with 2 inch pipe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
10. Is the system free of leaks or any sign of weepage?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the tank and piping painted or coated to prevent external corrosion?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
12. Are burner supply/return lines free of compression fittings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
13. Are burner supply/return lines installed above grade and protected or underground and chased?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
14. Are burner supply/return lines installed in duct?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
15. Is an approved shut-off valve installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
16. Is an approved filter installed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
17. Is the fill/vent pipe steel or galvanized construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
18. Is the tank located at least 2 feet from the appliance or is the tank protected from the appliance by a fire rated wall. (for inside tanks only)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
19. If required is the tank protected from vehicle damage?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA
20. If required is the tank (over 2500 L) protected with appropriate secondary containment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> NA

NOTES: (Any "No" answers must be explained in this section or the affected equipment repaired, replaced or tagged)

COMMENTS:

Technician Signature: *B. Creswell*Certificate No. *0024218*Valid this date only *Mar/26/2018*





## **APPENDIX F**

### **ERIS REPORT**



# DATABASE REPORT

**Project Property:** R58018  
1 Russell Mason Ct.  
Caledon East ON L7C 1G6

**Project No:**

**Report Type:** Standard Report

**Order No:** 20160307091

**Requested by:** Rubicon Environmental (2008) Inc.

**Date Completed:** March 14, 2016

**Ecolog ERIS Ltd.**  
Environmental Risk Information  
Service Ltd. (ERIS)  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com  
[www.erisinfo.com](http://www.erisinfo.com)



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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

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## Executive Summary

### Property Information:

**Project Property:** *R58018  
1 Russell Mason Ct. Caledon East ON L7C 1G6*

**Project No:**

**Coordinates:**

**Latitude:** *43.8739*  
**Longitude:** *-79.864719*  
**UTM Northing:** *4,858,493.70*  
**UTM Easting:** *591,212.98*  
**UTM Zone:** *UTM Zone 17T*

**Elevation:** *949 FT  
289.28 M*

### Order Information:

**Order No:** *20160307091*  
**Date Requested:** *March 7, 2016*  
**Requested by:** *Rubicon Environmental (2008) Inc.*  
**Report Type:** *Standard Report*

### Additional Products:

**Aerial Photographs** *National Collection - Digital (PDF)*

## Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.25 km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	1	1
CA	Certificates of Approval	Y	0	0	0
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0

**Database**

	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.25 km</b>	<b>Total</b>
NDSP	<i>National Defence &amp; Canadian Forces Spills</i>	Y	0	0	0
NDWD	<i>National Defence &amp; Canadian Forces Waste Disposal Sites</i>	Y	0	0	0
NEES	<i>National Environmental Emergencies System (NEES)</i>	Y	0	0	0
NPCB	<i>National PCB Inventory</i>	Y	0	0	0
NPRI	<i>National Pollutant Release Inventory</i>	Y	0	0	0
OGW	<i>Oil and Gas Wells</i>	Y	0	0	0
OOGW	<i>Ontario Oil and Gas Wells</i>	Y	0	0	0
OPCB	<i>Inventory of PCB Storage Sites</i>	Y	0	0	0
ORD	<i>Orders</i>	Y	0	0	0
PAP	<i>Canadian Pulp and Paper</i>	Y	0	0	0
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	Y	0	0	0
PES	<i>Pesticide Register</i>	Y	0	0	0
PINC	<i>TSSA Pipeline Incidents</i>	Y	0	1	1
PRT	<i>Private and Retail Fuel Storage Tanks</i>	Y	0	0	0
PTTW	<i>Permit to Take Water</i>	Y	0	0	0
REC	<i>Ontario Regulation 347 Waste Receivers Summary</i>	Y	0	0	0
RSC	<i>Record of Site Condition</i>	Y	0	0	0
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	Y	0	0	0
SPL	<i>Ontario Spills</i>	Y	0	1	1
SRDS	<i>Wastewater Discharger Registration Database</i>	Y	0	0	0
TANK	<i>Anderson's Storage Tanks</i>	Y	0	0	0
TCFT	<i>Transport Canada Fuel Storage Tanks</i>	Y	0	0	0
VAR	<i>TSSA Variances for Abandonment of Underground Storage Tanks</i>	Y	0	0	0
WDS	<i>Waste Disposal Sites - MOE CA Inventory</i>	Y	0	0	0
WDSH	<i>Waste Disposal Sites - MOE 1991 Historical Approval Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	Y	0	6	6
<b>Total:</b>			0	9	9

# Executive Summary: Site Report Summary - Project Property

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



## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
<a href="#">1</a>	PINC		9 Miles Drive, Caledon ON	W/66.7	0.96	<a href="#">12</a>
<a href="#">2</a>	WWIS		lot 21 con 1 ON	E/80.5	-0.44	<a href="#">12</a>
<a href="#">3</a>	WWIS		lot 21 con 1 ON	ENE/113.3	-0.42	<a href="#">13</a>
<a href="#">4</a>	BORE		ON	ENE/145.2	-0.42	<a href="#">14</a>
<a href="#">5</a>	WWIS		CALEDON ON	E/147.4	-0.44	<a href="#">14</a>
<a href="#">6</a>	SPL	UNKNOWN	OLD CHURCH RD & MARILYN ST CALEDON ON	E/151.0	-0.44	<a href="#">15</a>
<a href="#">7</a>	WWIS		lot 21 con 1 ON	E/183.6	-0.41	<a href="#">15</a>
<a href="#">8</a>	WWIS		lot 20 con 1 CALEDON EAST ON	NE/193.0	0.46	<a href="#">16</a>
<a href="#">9</a>	WWIS		lot 21 con 1 ON	ENE/239.3	0.61	<a href="#">16</a>

# Executive Summary: Summary By Data Source

## **BORE - Borehole**

A search of the BORE database, dated 1875-Jul 2014 has found that there are 1 BORE site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	ENE	145.22	<a href="#">4</a>

## **PINC - TSSA Pipeline Incidents**

A search of the PINC database, dated June 2009-2014 has found that there are 1 PINC site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	9 Miles Drive, Caledon ON	W	66.71	<a href="#">1</a>

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
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## **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Jun 2015 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
UNKNOWN	OLD CHURCH RD && MARILYN ST CALEDON ON	E	150.96	<a href="#">6</a>

## **WWIS - Water Well Information System**

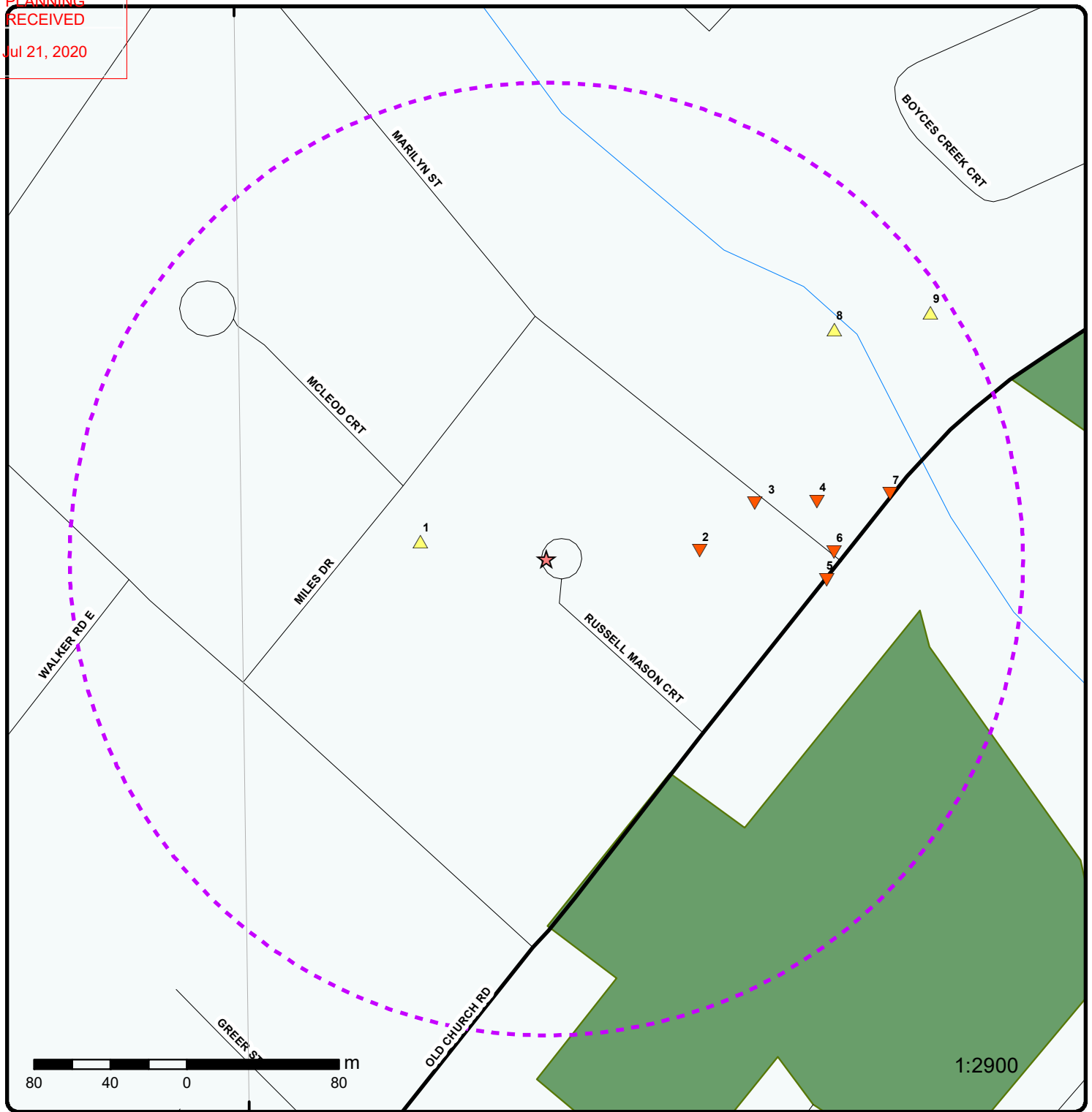
A search of the WWIS database, dated 1955-Mar 2014 has found that there are 6 WWIS site(s) within approximately 0.25 kilometers of the project property.

**Equal/Higher Elevation**

<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
lot 20 con 1 CALEDON EAST ON	NE	193.04	<a href="#"><u>8</u></a>
lot 21 con 1 ON	ENE	239.35	<a href="#"><u>9</u></a>

**Lower Elevation**

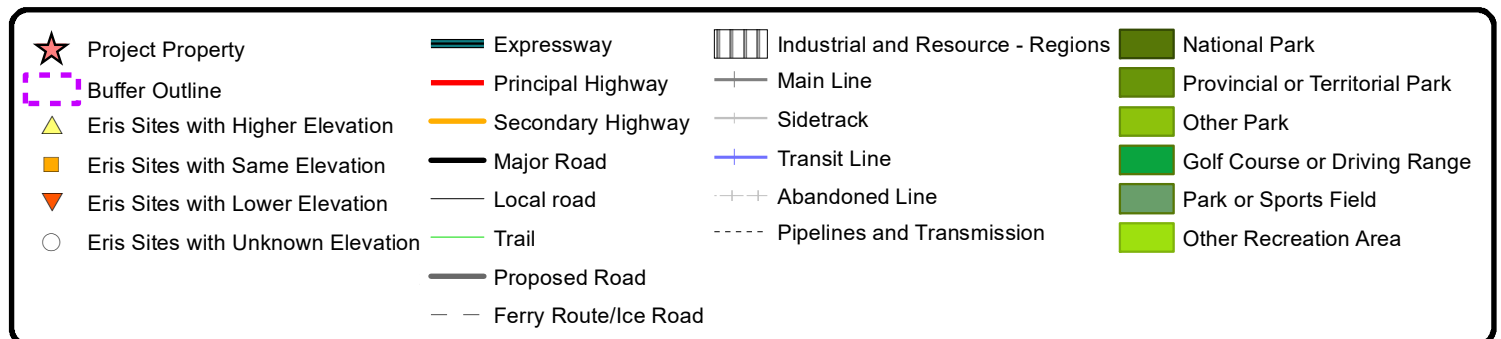
<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
lot 21 con 1 ON	E	80.54	<a href="#"><u>2</u></a>
lot 21 con 1 ON	ENE	113.27	<a href="#"><u>3</u></a>
CALEDON ON	E	147.40	<a href="#"><u>5</u></a>
lot 21 con 1 ON	E	183.61	<a href="#"><u>7</u></a>



## Map

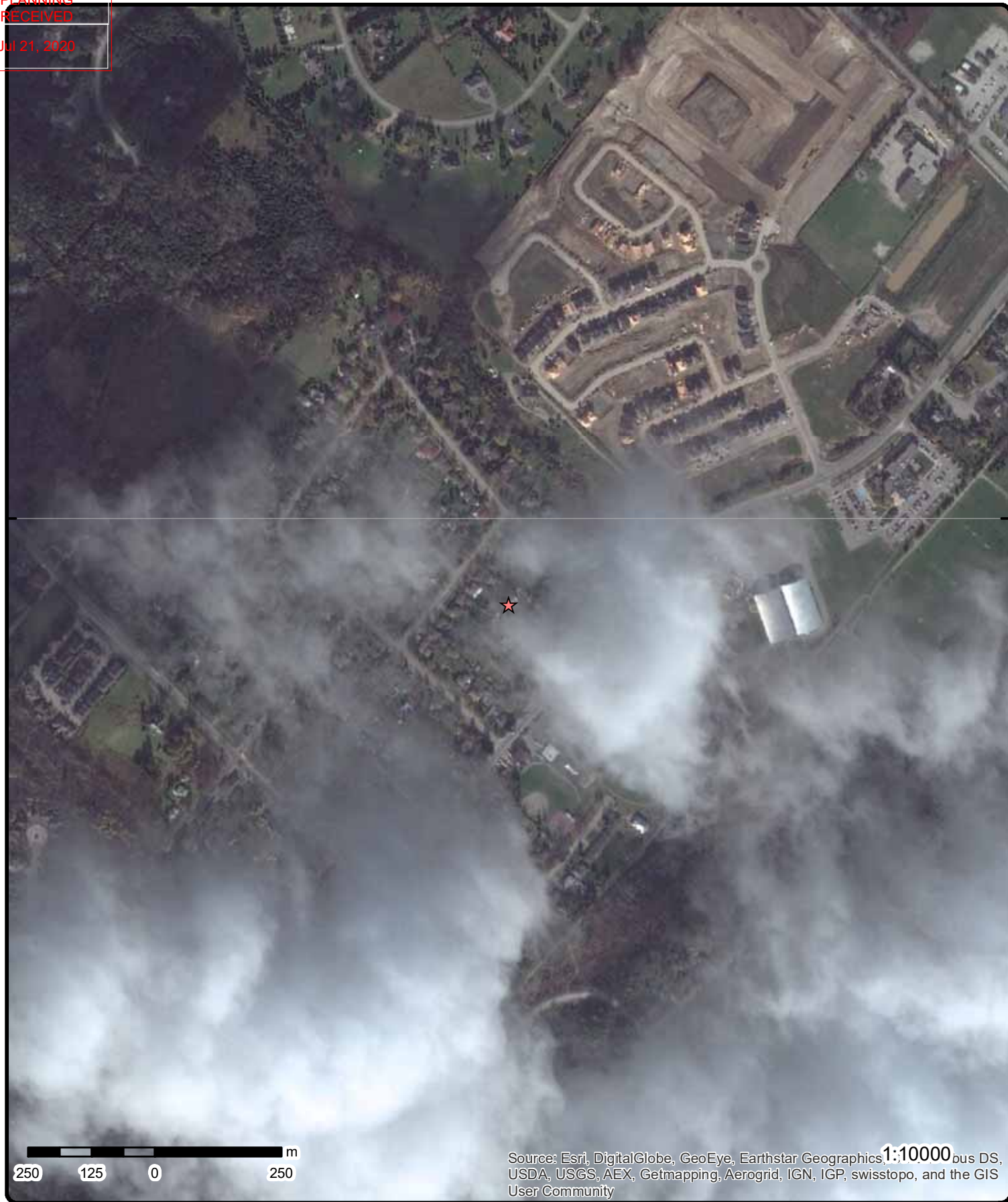
Order No: 20160307091

Address: 1 Russell Mason Ct., Caledon East, ON, L7C 1G6



43°52'30"N

43°52'30"N



## Aerial

Order No: 20160307091

**Address: 1 Russell Mason Ct., Caledon East, ON, L7C 1G6**



# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<a href="#">1</a>	1 of 1	W/66.7	290.2	9 Miles Drive, Caledon ON	PINC
<div> <div> <div>Incident ID:</div> <div>Tank Status:</div> <div>Attribute Category:</div> <div>Task Number:</div> <div>SR Type:</div> <div>Incident Number:</div> <div>Status Code:</div> <div>Summary:</div> <div>Spills Action Centre:</div> <div>Reported By:</div> <div>Affiliation:</div> <div>Method Details:</div> <div>Fuel Category:</div> <div>Fuel Occurrence Type:</div> <div>Date of Occurrence:</div> <div>Occurrence Start Date:</div> <div>Health Impact:</div> <div>Occurrence Desc:</div> <div>Environment Impact:</div> <div>Property Damage:</div> <div>Service Interrupt:</div> <div>Fuel Type:</div> <div>Enforce Policy:</div> <div>Operation Type:</div> <div>Damage Reason:</div> <div>Public Relation:</div> <div>Pipeline System:</div> <div>Pipeline Type:</div> <div>Depth:</div> <div>Pipe Material:</div> <div>Regualtor Location:</div> <div>PSIG:</div> <div>Regulator Type:</div> <div>Notes:</div> </div> <div> <div>2642762</div> <div>FS-Pipeline Incident</div> <div>486466</div> <div>Home Owner Pipeline Strike</div> <div>9 Miles Drive, Caledon - 1/2" Pipeline Hit</div> <div>Jorgensen, Eric - Enbridge</div> <div>Industry Stakeholder (Licensee/Registration/Certificate Holder, Facility Owner, etc.)</div> <div>utility damage</div> <div>Heating Fuel</div> </div> </div>					
<a href="#">2</a>	1 of 1	E/80.5	288.8	lot 21 con 1 ON	WWIS
<div> <div> <div>Well ID:</div> <div>Concession:</div> <div>County:</div> <div>Easting Nad83:</div> <div>Zone:</div> <div>Primary Water Use:</div> <div>Sec. Water Use:</div> </div> <div> <div>4900041</div> <div>01</div> <div>PEEL</div> <div>591293.4</div> <div>17</div> <div>Not Used</div> </div> <div> <div>Lot:</div> <div>Concession Name:</div> <div>Municipality:</div> <div>Northing Nad83:</div> <div>Utm Reliability:</div> <div>Construction Date:</div> <div>Well Depth:</div> </div> <div> <div>021</div> <div>CON</div> <div>CALEDON TOWN (ALBION)</div> <div>4858498</div> <div>margin of error : 100 m - 300 m</div> <div>26-NOV-59</div> <div>83 ft</div> </div> </div>					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Pump Rate:</b>	30 GPM			<b>Static Water Level:</b>	8 ft
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	CLEAR
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	Test Hole
<b>Construction Method:</b>	Rotary (Convent.)			<b>Flowing (y/n):</b>	N
<b>Elevation (m):</b>	296.02			<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedrock:</b>	Overburden
<b>Water Type:</b>	FRESH			<b>Casing Material:</b>	FRESH
--- Details ---					
<b>Thickness:</b>	1 ft			<b>Original Depth:</b>	1 ft
<b>Material Colour:</b>				<b>Material:</b>	TOPSOIL
+					
<b>Thickness:</b>	43 ft			<b>Original Depth:</b>	44 ft
<b>Material Colour:</b>				<b>Material:</b>	MEDIUM SAND, GRAVEL, BOULDERS
+					
<b>Thickness:</b>	17 ft			<b>Original Depth:</b>	61 ft
<b>Material Colour:</b>				<b>Material:</b>	FINE SAND
+					
<b>Thickness:</b>	22 ft			<b>Original Depth:</b>	83 ft
<b>Material Colour:</b>				<b>Material:</b>	FINE SAND, SILT, CLAY

<u>3</u>	1 of 1	ENE/113.3	288.9	lot 21 con 1 ON	WWIS
<b>Well ID:</b>	4900040			<b>Lot:</b>	021
<b>Concession:</b>	01			<b>Concession Name:</b>	CON
<b>County:</b>	PEEL			<b>Municipality:</b>	CALEDON TOWN (ALBION)
<b>Easting Nad83:</b>	591322.4			<b>Northing Nad83:</b>	4858523
<b>Zone:</b>	17			<b>Utm Reliability:</b>	margin of error : 100 m - 300 m
<b>Primary Water Use:</b>	Not Used			<b>Construction Date:</b>	13-NOV-59
<b>Sec. Water Use:</b>				<b>Well Depth:</b>	61 ft
<b>Pump Rate:</b>	16 GPM			<b>Static Water Level:</b>	8 ft
<b>Flow Rate:</b>				<b>Clear/Cloudy:</b>	CLEAR
<b>Specific Capacity:</b>				<b>Final Well Status:</b>	Test Hole
<b>Construction Method:</b>	Rotary (Convent.)			<b>Flowing (y/n):</b>	N
<b>Elevation (m):</b>	295.48			<b>Elevation Reliability:</b>	
<b>Depth to Bedrock:</b>				<b>Overburden/Bedrock:</b>	Overburden
<b>Water Type:</b>	SALTY			<b>Casing Material:</b>	FRESH
--- Details ---					
<b>Thickness:</b>	1 ft			<b>Original Depth:</b>	1 ft
<b>Material Colour:</b>				<b>Material:</b>	TOPSOIL
+					
<b>Thickness:</b>	3 ft			<b>Original Depth:</b>	4 ft
<b>Material Colour:</b>				<b>Material:</b>	FINE SAND, CLAY
+					

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<b>Thickness:</b> 11 ft <b>Material Colour:</b> + <b>Thickness:</b> 16 ft <b>Material Colour:</b> + <b>Thickness:</b> 6 ft <b>Material Colour:</b> + <b>Thickness:</b> 5 ft <b>Material Colour:</b> + <b>Thickness:</b> 13 ft <b>Material Colour:</b> + <b>Thickness:</b> 6 ft <b>Material Colour:</b>				<b>Original Depth:</b> 15 ft <b>Material:</b> MEDIUM SAND, GRAVEL  <b>Original Depth:</b> 31 ft <b>Material:</b> MEDIUM SAND, GRAVEL, BOULDERS  <b>Original Depth:</b> 37 ft <b>Material:</b> COARSE SAND, GRAVEL  <b>Original Depth:</b> 42 ft <b>Material:</b> MEDIUM SAND, GRAVEL, BOULDERS  <b>Original Depth:</b> 55 ft <b>Material:</b> COARSE SAND, GRAVEL  <b>Original Depth:</b> 61 ft <b>Material:</b> MEDIUM SAND, CLAY, GRAVEL	
<u>4</u>	1 of 1	ENE/145.2	288.9	ON	BORE
<b>Borehole ID:</b> 591033 <b>Use:</b> <b>Drill Method:</b> <b>Easting:</b> 591355 <b>Location Accuracy:</b>  <b>Elev. Reliability Note:</b> <b>Total Depth m:</b> 1.2 <b>Township:</b> <b>Lot:</b> <b>Completion Date:</b> <b>Primary Water Use:</b>  --- Details --- <b>Stratum ID:</b> 218339352 <b>Bottom Depth(m):</b> 1.2				<b>Type:</b> Outcrop <b>Status:</b> Unknown <b>UTM Zone:</b> 17 <b>Northing:</b> 4858524 <b>Orig. Ground Elev m:</b> 295 <b>DEM Ground Elev m:</b> 295 <b>Primary Name:</b> OGS-OLW-62-1628 <b>Concession:</b> <b>Municipality:</b> <b>Static Water Level:</b> -999.9 <b>Sec. Water Use:</b>  <b>Top Depth(m):</b> 0.0 <b>Stratum Desc:</b> fsa msa	
<u>5</u>	1 of 1	E/147.4	288.8	CALEDON ON	WWIS
<b>Well ID:</b> 7185158 <b>Concession:</b> <b>County:</b> PEEL <b>Easting Nad83:</b> 591360 <b>Zone:</b> 17 <b>Primary Water Use:</b> <b>Sec. Water Use:</b> <b>Pump Rate:</b> <b>Flow Rate:</b>				<b>Lot:</b> <b>Concession Name:</b> <b>Municipality:</b> CALEDON TOWN (ALBION) <b>Northing Nad83:</b> 4858483 <b>Utm Reliability:</b> margin of error : 30 m - 100 m <b>Construction Date:</b> 13-JUL-12 <b>Well Depth:</b> ft <b>Static Water Level:</b> <b>Clear/Cloudy:</b>	

	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<div> <div>Specific Capacity:</div> <div>Construction Method:</div> <div>Elevation (m):</div> <div>Depth to Bedrock:</div> <div>Water Type:</div> <div>--- Details ---</div> <div>Thickness:</div> <div>Material Colour:</div> </div>				<div> <div>Final Well Status:</div> <div>Flowing (y/n):</div> <div>Elevation</div> <div>Reliability:</div> <div>Overburden/Bedrock:</div> <div>k:</div> <div>Casing Material:</div> <div>Original Depth:</div> <div>Material:</div> </div>	
<div> <div>6</div> <div>1 of 1</div> <div>E/151.0</div> <div>288.8</div> <div>UNKNOWN OLD CHURCH RD &amp; MARILYN ST CALEDON ON</div> </div>				SPL	
<div> <div>Ref NO:</div> <div>Contaminant Code:</div> <div>Contaminant Name:</div> <div>Contaminant Quantity:</div> <div>Incident Cause:</div> <div>Incident Dt:</div> <div>Incident Reason:</div> <div>Incident Summary:</div> <div>MOE Reported Dt:</div> <div>Environmental Impact:</div> <div>Nature of Impact:</div> <div>Receiving Medium:</div> <div>SAC Action Class:</div> <div>Sector Source Type:</div> <div>Site Municipality:</div> </div>		<div> <div>191542</div> <div>UNKNOWN</div> <div>12/4/2000</div> <div>UNKNOWN</div> <div>SPILL OF 5-10L MOTOR OIL AT STORM SEWER OUTFALL DEAD ANIMAL FOUND.</div> <div>12/4/2000</div> <div>POSSIBLE</div> <div>Water course or lake</div> <div>WATER</div> <div>21401</div> </div>			
<div> <div>7</div> <div>1 of 1</div> <div>E/183.6</div> <div>288.9</div> <div>lot 21 con 1 ON</div> </div>				WWIS	
<div> <div>Well ID:</div> <div>Concession:</div> <div>County:</div> <div>Easting Nad83:</div> <div>Zone:</div> <div>Primary Water Use:</div> <div>Sec. Water Use:</div> <div>Pump Rate:</div> <div>Flow Rate:</div> <div>Specific Capacity:</div> <div>Construction Method:</div> <div>Elevation (m):</div> <div>Depth to Bedrock:</div> <div>Water Type:</div> <div>--- Details ---</div> </div>	<div> <div>4900042</div> <div>01</div> <div>PEEL</div> <div>591393.4</div> <div>17</div> <div>Not Used</div> <div></div> <div>30 GPM</div> <div></div> <div>Rotary (Convent.)</div> <div>294.69</div> <div></div> <div>FRESH</div> </div>	<div> <div>Lot:</div> <div>Concession Name:</div> <div>Municipality:</div> <div>Northing Nad83:</div> <div>Utm Reliability:</div> <div>Construction Date:</div> <div>Well Depth:</div> <div>Static Water Level:</div> <div>Clear/Cloudy:</div> <div>Final Well Status:</div> <div>Flowing (y/n):</div> <div>Elevation</div> <div>Reliability:</div> <div>Overburden/Bedrock:</div> <div>k:</div> <div>Casing Material:</div> </div>	<div> <div>021</div> <div>CON</div> <div>CALEDON TOWN (ALBION)</div> <div>4858528</div> <div>margin of error : 100 m - 300 m</div> <div>03-DEC-59</div> <div>61 ft</div> <div>8 ft</div> <div>CLEAR</div> <div>Test Hole</div> <div>N</div> <div>Overburden</div> <div>FRESH</div> </div>		

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Thickness: 1 ft				Original Depth: 1 ft	
Material Colour:				Material: TOPSOIL	
+					
Thickness: 7 ft				Original Depth: 8 ft	
Material Colour:				Material: FINE SAND, BOULDERS	
+					
Thickness: 22 ft				Original Depth: 30 ft	
Material Colour:				Material: MEDIUM SAND, GRAVEL, BOULDERS	
+					
Thickness: 11 ft				Original Depth: 41 ft	
Material Colour:				Material: MEDIUM SAND, GRAVEL	
+					
Thickness: 10 ft				Original Depth: 51 ft	
Material Colour:				Material: MEDIUM SAND, CLAY	
+					
Thickness: 10 ft				Original Depth: 61 ft	
Material Colour:				Material: FINE SAND, CLAY	

<u>8</u>	1 of 1	NE/193.0	289.7	lot 20 con 1 CALEDON EAST ON	WWIS
Well ID: 4910305				Lot: 020	
Concession: 01				Concession Name: CON	
County: PEEL				Municipality: CALEDON TOWN (ALBION)	
Easting Nad83: 591364				Northing Nad83: 4858614	
Zone: 17				Utm Reliability: margin of error : 10 - 30 m	
Primary Water Use: Not Used				Construction Date: 06-SEP-06	
Sec. Water Use:				Well Depth: 3.2 m	
Pump Rate:				Static Water Level:	
Flow Rate:				Clear/Cloudy:	
Specific Capacity:				Final Well Status: Observation Wells	
Construction Method: Other Method				Flowing (y/n):	
Elevation (m): 294.39				Elevation	
Depth to Bedrock:				Reliability:	
Water Type:				Overburden/Bedrock: Overburden	
---				k:	
Details ---				Casing Material: Not stated	
Thickness: .2 m				Original Depth: .2 m	
Material Colour: BLACK				Material: TOPSOIL	
+					
Thickness: 3 m				Original Depth: 3.2 m	
Material Colour: BROWN				Material: SAND	

<u>9</u>	1 of 1	ENE/239.3	289.9	lot 21 con 1 ON	WWIS
Well ID: 4900034				Lot: 021	
Concession: 01				Concession Name: CON	



Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
County:	PEEL			Municipality:	CALEDON TOWN (ALBION)
Easting Nad83:	591414.4			Northing Nad83:	4858623
Zone:	17			Utm Reliability:	margin of error : 100 m - 300 m
Primary Water Use:				Construction Date:	08-MAR-59
Sec. Water Use:				Well Depth:	55 ft
Pump Rate:	80 GPM			Static Water Level:	9 ft
Flow Rate:				Clear/Cloudy:	CLEAR
Specific Capacity:				Final Well Status:	Test Hole
Construction Method:	Cable Tool			Flowing (y/n):	N
Elevation (m):	295.11			Elevation Reliability:	
Depth to Bedrock:				Overburden/Bedrock:	Overburden
Water Type:	FRESH			Casing Material:	FRESH
--- Details ---					
Thickness:	2 ft			Original Depth:	2 ft
Material Colour:				Material:	TOPSOIL
+					
Thickness:	14 ft			Original Depth:	16 ft
Material Colour:				Material:	SAND, GRAVEL, CLAY
+					
Thickness:	2 ft			Original Depth:	18 ft
Material Colour:				Material:	SAND, GRAVEL
+					
Thickness:	1 ft			Original Depth:	19 ft
Material Colour:				Material:	BOULDERS, SAND
+					
Thickness:	5 ft			Original Depth:	24 ft
Material Colour:				Material:	SAND, GRAVEL
+					
Thickness:	3 ft			Original Depth:	27 ft
Material Colour:				Material:	SAND, STONES, BOULDERS
+					
Thickness:	8 ft			Original Depth:	35 ft
Material Colour:				Material:	SAND, GRAVEL
+					
Thickness:	5 ft			Original Depth:	40 ft
Material Colour:				Material:	COARSE SAND, GRAVEL
+					
Thickness:	1 ft			Original Depth:	41 ft
Material Colour:				Material:	FINE SAND
+					
Thickness:	3 ft			Original Depth:	44 ft
Material Colour:				Material:	GRAVEL, SAND
+					
Thickness:	11 ft			Original Depth:	55 ft
Material Colour:				Material:	FINE SAND

# Unplottable Summary

Total: **16** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 21 Con 1	Caledon ON	
AAGR		Lot 20 Con 1	Peel ON	
CA		pt. of East half of lot 20 Conc. 1	CALEDON ON	
CA		Part of Lot 20, Concession 1	Caledon ON	
CA	797820 ONTARIO LIMITED	PT.LOT 20/CON.1, SNELGROVE,SWM	CALEDON TOWN ON	
CA		pt. of East half of lot 20 Conc. 1	CALEDON ON	
ECA	Caledon Villas Corp.	Old Church Road and Bartley	Caledon ON	
GEN	MARTIN AGRI DRAINAGE LTD.	LOT 20, CONC 1,	PEEL TWP. ON	N0B 2S0
PRT	MARTIN AGRI DRAINAGE LTD	LOT 20 CON 1	PEEL TWP ON	
SPL	MMM Group Limited	Old Church Road, East of Gore Road, Caledon,	Caledon ON	
SPL	MMM Group Limited; The Regional Municipality of Peel	Old Church Road, East of Gore Road	Caledon ON	
SPL		Old Church Road, Between Gore Rd and Centreville Crk Rd	Caledon ON	
SPL	MMM Group Limited; The Regional Municipality of Peel	Old Church Road East of Gore Road	Caledon ON	
SPL	MMM Group Limited	Old Church Rd., East of The Gore Rd.,	Caledon ON	
SPL	HOLLY PARK MEAT PACKERS	OLD CHURCH ROAD CALEDON PLANT OLD CHURCH RD	CALEDON TOWN ON	
SPL	TANK TRUCK	OLD CHURCH RD,E OF HUMBERSTATION RD. TANK TRUCK (CARGO)	CALEDON TOWN ON	

# Unplottable Report

---

**Site:**

**Lot 21 Con 1 Caledon ON**

**Database:**

**AAGR**

**Type:** Pit  
**Region/County:** Peel  
**Township:** Caledon  
**Concession:** 1  
**Lot:** 21  
**Size (ha):**  
**Landuse:**  
**Comments:** Oak Ridges Moraine, rehabilitated

---

**Site:**

**Lot 20 Con 1 Peel ON**

**Database:**

**AAGR**

**Type:**  
**Region/County:** Wellington  
**Township:** Peel  
**Concession:** 1  
**Lot:** 20  
**Size (ha):**  
**Landuse:**  
**Comments:** naturally rehabilitated

---

**Site:**

**pt. of East half of lot 20 Conc. 1 CALEDON ON**

**Database:**

**CA**

**Certificate #:** 8667-4FELRU  
**Application Year:** 00  
**Issue Date:** 1/10/00  
**Approval Type:** Municipal & Private water  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name:** 969904 Ontario Inc.  
**Client Address:** 6409 Old Church Rd  
**Client City:** CALEDON  
**Client Postal Code:**  
**Project Description:** watermains and appurtenances.  
**Contaminants:**  
**Emission Control:**

---

**Site:**

**Part of Lot 20, Concession 1 Caledon ON**

**Database:**

**CA**

**Certificate #:** 1649-53YTNP  
**Application Year:** 01  
**Issue Date:** 10/30/01

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**Approval Type:** Industrial air  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name:** The Corporation of the Regional Municipality of Peel  
**Client Address:** 10 Peel Centre Drive, Fourth Floor  
**Client City:** Brampton  
**Client Postal Code:** L6T 4B9  
**Project Description:** Installation of a diesel Generator  
**Contaminants:**  
**Emission Control:**

---

**Site:** 797820 ONTARIO LIMITED  
PT.LOT 20/CON.1, SNELGROVE,SWM CALEDON TOWN ON

**Database:**  
CA

**Certificate #:** 3-1152-96-  
**Application Year:** 96  
**Issue Date:** 10/10/1996  
**Approval Type:** Municipal sewage  
**Status:** Approved  
**Application Type:**  
**Client Name:**  
**Client Address:**  
**Client City:**  
**Client Postal Code:**  
**Project Description:**  
**Contaminants:**  
**Emission Control:**

---

**Site:** pt. of East half of lot 20 Conc. 1 CALEDON ON

**Database:**  
CA

**Certificate #:** 0270-4FB254  
**Application Year:** 00  
**Issue Date:** 1/10/00  
**Approval Type:** Municipal & Private sewage  
**Status:** Approved  
**Application Type:** New Certificate of Approval  
**Client Name:** 969904 Ontario Inc.  
**Client Address:** 6409 Old Church Rd  
**Client City:** CALEDON  
**Client Postal Code:**  
**Project Description:** sanitary sewers, watermain and appurtenances.  
**Contaminants:**  
**Emission Control:**

---

**Site:** Caledon Villas Corp.  
Old Church Road and Bartley Caledon ON

**Database:**  
ECA

**CofA Number:** 3902-99UNVX  
**Date:** 23-JUL-13  
**Status:** Approved  
**Project Type:** Municipal and Private Sewage

---

**Site:** MARTIN AGRI DRAINAGE LTD.

**Database:**  
GEN

Jul 21, 2020 LOT 20, CONC 1, PEEL TWP. ON N0B 2S0

**Generator #:** ON1432600  
**Approval Yrs:** 92,93,97,98  
**SIC Code:** 4213  
**SIC Description:** SEPTIC TANK INSTAL.

## --- Details ---

**Waste Code:** 212  
**Waste Description:** ALIPHATIC SOLVENTS  
+  
**Waste Code:** 252  
**Waste Description:** WASTE OILS & LUBRICANTS

**Site:** MARTIN AGRI DRAINAGE LTD  
LOT 20 CON 1 PEEL TWP ON

**Database:**  
PRT

**Location ID:** 11409  
**Type:** private  
**Expiry Date:**  
**Capacity (L):** 9092.00  
**Licence #:** 0001023784

**Site:** MMM Group Limited  
Old Church Road, East of Gore Road, Caledon, Caledon ON

**Database:**  
SPL

**Ref NO:** 3328-84LKTG  
**Contaminant Code:** 41  
**Contaminant Name:** BENTONITE SLURRY  
**Contaminant Quantity:** 400 L  
**Incident Cause:** Other Discharges  
**Incident Dt:**  
**Incident Reason:**  
**Incident Summary:** MMM Group: 400 L bentonite slurry to ground  
**MOE Reported Dt:** 4/17/2010  
**Environmental Impact:** Not Anticipated  
**Nature of Impact:** Soil Contamination  
**Receiving Medium:**  
**SAC Action Class:** Land Spills  
**Sector Source Type:**  
**Site Municipality:**

**Site:** MMM Group Limited; The Regional Municipality of Peel  
Old Church Road, East of Gore Road Caledon ON

**Database:**  
SPL

**Ref NO:** 0224-84KQ28  
**Contaminant Code:** 41  
**Contaminant Name:** BENTONITE SLURRY  
**Contaminant Quantity:** 100 L  
**Incident Cause:** Other Discharges  
**Incident Dt:**  
**Incident Reason:**  
**Incident Summary:** MMM Group: 100 L bentonite slurry to ground  
**MOE Reported Dt:** 4/16/2010  
**Environmental Impact:** Confirmed  
**Nature of Impact:** Soil Contamination  
**Receiving Medium:**



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**SAC Action Class:** Land Spills  
**Sector Source Type:** Other  
**Site Municipality:**

**Site:** *Old Church Road, Between Gore Rd and Centreville Crk Rd Caledon ON*

**Database:**  
**SPL**

**Ref NO:** 3387-856LWF  
**Contaminant Code:** 41  
**Contaminant Name:** BENTONITE SLURRY  
**Contaminant Quantity:** 0 other - see incident description  
**Incident Cause:** Other Discharges  
**Incident Dt:**  
**Incident Reason:** Other - Reason not otherwise defined  
**Incident Summary:** MMM Group: Bentonite Slurry Spill  
**MOE Reported Dt:** 5/5/2010  
**Environmental Impact:** Possible  
**Nature of Impact:** Other Impact(s)  
**Receiving Medium:**  
**SAC Action Class:** Land Spills  
**Sector Source Type:** Other  
**Site Municipality:**

**Site:** *MMM Group Limited; The Regional Municipality of Peel  
Old Church Road East of Gore Road Caledon ON*

**Database:**  
**SPL**

**Ref NO:** 7063-84QUTH  
**Contaminant Code:** 41  
**Contaminant Name:** BENTONITE SLURRY  
**Contaminant Quantity:** 50 L  
**Incident Cause:** Discharge Or Bypass To A Watercourse  
**Incident Dt:**  
**Incident Reason:**  
**Incident Summary:** MMM Group: 50 L bentonite slurry to Centreville Creek  
**MOE Reported Dt:** 4/21/2010  
**Environmental Impact:** Confirmed  
**Nature of Impact:** Surface Water Pollution  
**Receiving Medium:**  
**SAC Action Class:** Watercourse Spills  
**Sector Source Type:**  
**Site Municipality:**

**Site:** *MMM Group Limited  
Old Church Rd., East of The Gore Rd., Caledon ON*

**Database:**  
**SPL**

**Ref NO:** 5426-84LMB6  
**Contaminant Code:** 41  
**Contaminant Name:** BENTONITE SLURRY  
**Contaminant Quantity:**  
**Incident Cause:** Other Discharges  
**Incident Dt:**  
**Incident Reason:** Other - Reason not otherwise defined  
**Incident Summary:** Centreville Creek - bentonite slurry to creek  
**MOE Reported Dt:** 4/17/2010  
**Environmental Impact:** Confirmed  
**Nature of Impact:** Soil Contamination; Surface Water Pollution; Vegetation Damage

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**Receiving Medium:**  
**SAC Action Class:** Watercourse Spills  
**Sector Source Type:** Unknown  
**Site Municipality:**

**Site:** HOLLY PARK MEAT PACKERS  
OLD CHURCH ROAD CALEDON PLANT

OLD CHURCH RD CALEDON TOWN ON

**Database:**  
**SPL**

**Ref NO:** 159144  
**Contaminant Code:**  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Cause:** UNKNOWN  
**Incident Dt:** 8/18/1998  
**Incident Reason:** UNKNOWN  
**Incident Summary:** HOLLY PARK- 400-1200L RAW SEWAGE TO GROUND FROM SEPTIC SYSTEM.  
**MOE Reported Dt:** 8/18/1998  
**Environmental Impact:** CONFIRMED  
**Nature of Impact:** Soil contamination  
**Receiving Medium:** LAND  
**SAC Action Class:**  
**Sector Source Type:**  
**Site Municipality:** 21401

**Site:** TANK TRUCK  
OLD CHURCH RD,E OF HUMBERSTATION RD. TANK TRUCK (CARGO) CALEDON TOWN ON

**Database:**  
**SPL**

**Ref NO:** 103087  
**Contaminant Code:**  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Cause:** CONTAINER OVERFLOW  
**Incident Dt:** 7/22/1994  
**Incident Reason:** ERROR  
**Incident Summary:** BLEAMAR LTD->450 LITERS BLOOD/WATER MIX TO GROUND& DITCH AND POND,FD,PEEL.  
**MOE Reported Dt:** 7/22/1994  
**Environmental Impact:** POSSIBLE  
**Nature of Impact:** Water course or lake  
**Receiving Medium:** LAND / WATER  
**SAC Action Class:**  
**Sector Source Type:**  
**Site Municipality:** 21401

## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial [AAGR](#)

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

**Government Publication Date:** Sept 2002\*

### **Aggregate Inventory:**

Provincial [AGR](#)

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

**Government Publication Date:** Up to Mar 2015

### **Abandoned Mine Information System:**

Provincial [AMIS](#)

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

**Government Publication Date:** 1800-Oct 2014

### **Anderson's Waste Disposal Sites:**

Private [ANDR](#)

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

**Government Publication Date:** 1860s-Present

### **Automobile Wrecking & Supplies:**

Private [AUWR](#)

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

**Government Publication Date:** 2001-Jul 2014

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**Borehole:**

Provincial BORE

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

*Government Publication Date: 1875-Jul 2014*

**Certificates of Approval:**

Provincial CA

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

*Government Publication Date: 1985-Oct 30, 2011\**

**Commercial Fuel Oil Tanks:**

Provincial CFOT

Since May 2002, Ontario developed a new act where it became mandatory for fuel oil tanks to be registered with Technical Standards & Safety Authority (TSSA). This data would include all commercial underground fuel oil tanks in Ontario with fields such as location, registration number, tank material, age of tank and tank size.

*Government Publication Date: 1948-Dec 2015*

**Chemical Register:**

Private CHEM

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

*Government Publication Date: 1992, 1999-Jul 2014*

**Inventory of Coal Gasification Plants and Coal Tar Sites:**

Provincial COAL

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

*Government Publication Date: Apr 1987 and Nov 1988\**

**Compliance and Convictions:**

Provincial CONV

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

*Government Publication Date: 1989-Feb 2014*

**Certificates of Property Use:**

Provincial CPU

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

*Government Publication Date: 1994-Jan 2016*

Jul 21 2010

**Drill Hole Database:**Provincial [DRL](#)

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

*Government Publication Date: 1886-Jun 2014*

**Environmental Activity and Sector Registry:**Provincial [EASR](#)

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

*Government Publication Date: Oct 31 2011-Oct 2015*

**Environmental Registry:**Provincial [EBR](#)

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

*Government Publication Date: 1994-Jan 2016*

**Environmental Compliance Approval:**Provincial [ECA](#)

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

*Government Publication Date: Oct 31, 2011-Jun 2015*

**Environmental Effects Monitoring:**Federal [EEM](#)

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

*Government Publication Date: 1992-2007\**

**ERIS Historical Searches:**Private [EHS](#)

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

*Government Publication Date: 1999-Aug 2014*



Jul 21 2014

**Environmental Issues Inventory System:**

Federal EIIS

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

*Government Publication Date: 1992-2001\**

**Emergency Management Historical Event:**

Provincial EMHE

The Emergency Management Historical Event data class will store the locations of historical occurrences of emergency events. Events captured will include those assigned to the Ministry of Natural Resources by Order-In-Council (OIC) under the Emergency Management and Civil Protection Act as well as events where MNR provided requested emergency response assistance. Many of these events will have involved community evacuations, significant structural loss, and/or involvement of MNR emergency response staff. These events fall into one of ten (10) type categories: Dam Failure; Drought / Low Water; Erosion; Flood; Forest Fire; Soil and Bedrock Instability; Petroleum Resource Center Event, EMO Requested Assistance, Continuity of Operations Event, Other Requested Assistance.

*Government Publication Date: May 31, 2014*

**List of TSSA Expired Facilities:**

Provincial EXP

This is a list of all expired facilities that fall under the TSSA (TSSA Act & Safety Regulations), including the six regulations that exist under the Fuels Safety Division. It will include facilities such as private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. These tanks have been removed and automatically fall under the expired facilities inventory held by TSSA.

*Government Publication Date: Current to Nov 2015*

**Federal Convictions:**

Federal FCON

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

*Government Publication Date: 1988-Jun 2007\**

**Contaminated Sites on Federal Land:**

Federal FCS

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

*Government Publication Date: June 2000-Oct 2015*

**Fisheries & Oceans Fuel Tanks:**

Federal FOFT

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

*Government Publication Date: 1964-Sept 2003*

**Fuel Storage Tank:**

Provincial FST

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

*Government Publication Date: 2010-Nov 2015*

Jul 21 2020

**Fuel Storage Tank - Historic:**

Provincial FSTH

The Technical Standards & Safety Authority (TSSA), under the Technical Standards & Safety Act of 2000 maintains a database of registered private and retail fuel storage tanks in Ontario with fields such as location, tank status, license date, tank type, tank capacity, fuel type, installation year and facility type.

*Government Publication Date: Pre-Jan 2010\**

**Ontario Regulation 347 Waste Generators Summary:**

Provincial GEN

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

*Government Publication Date: 1986-May 2015*

**TSSA Historic Incidents:**

Provincial HINC

This database will cover all incidences recorded by TSSA with their older system, before they moved to their new management system. TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. The TSSA works to protect the public, the environment and property from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from pipelines, diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: 2006-June 2009\**

**Indian & Northern Affairs Fuel Tanks:**

Federal IAFT

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

*Government Publication Date: 1950-Aug 2003\**

**TSSA Incidents:**

Provincial INC

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. Includes incidents from fuel-related hazards such as spills, fires and explosions. This database will include spills and leaks from diesel, fuel oil, gasoline, natural gas, propane and hydrogen recorded by the TSSA.

*Government Publication Date: June 2009 - Nov 2015*

Jul 21 2000

**Landfill Inventory Management Ontario:**

Provincial LIMO

The Landfill Inventory Management Ontario (LIMO) database is updated every year, as the ministry compiles new and updated information. The inventory will include small and large landfills. Additionally, each year the ministry will request operators of the larger landfills complete a landfill data collection form that will be used to update LIMO and will include the following information from the previous operating year. This will include additional information such as estimated amount of total waste received, landfill capacity, estimated total remaining landfill capacity, fill rates, engineering designs, reporting and monitoring details, size of location, service area, approved waste types, leachate of site treatment, contaminant attenuation zone and more. The small landfills will include information such as site owner, site location and certificate of approval # and status.

*Government Publication Date: 2012***Canadian Mine Locations:**

Private MINE

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

*Government Publication Date: 1998-2009\****Mineral Occurrences:**

Provincial MNR

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

*Government Publication Date: 1846-Apr 2013***National Analysis of Trends in Emergencies System (NATES):**

Federal NATE

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

*Government Publication Date: 1974-1994\****Non-Compliance Reports:**

Provincial NCPL

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

*Government Publication Date: 1994-2013***National Defence & Canadian Forces Fuel Tanks:**

Federal NDFT

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

*Government Publication Date: Up to May 2001\**

Jul 21 2010

**National Defence & Canadian Forces Spills:**

Federal

NDSP

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

*Government Publication Date: Mar 1999-Aug 2010*

**National Defence & Canadian Forces Waste Disposal Sites:**

Federal

NDWD

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

*Government Publication Date: 2001-Apr 2007\**

**National Environmental Emergencies System (NEES):**

Federal

NEES

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

*Government Publication Date: 1974-2003\**

**National PCB Inventory:**

Federal

NPCB

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

*Government Publication Date: 1988-2008\**

**National Pollutant Release Inventory:**

Federal

NPRI

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

*Government Publication Date: 1993-2013*

**Oil and Gas Wells:**

Private

OGW

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

*Government Publication Date: 1988-2015*

**Ontario Oil and Gas Wells:**

Provincial

OOGW

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

*Government Publication Date: 1800-Aug 2015*

**Inventory of PCB Storage Sites:**

Provincial [OPCB](#)

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

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

**Orders:**

Provincial [ORD](#)

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

*Government Publication Date: 1994-Jan 2016*

**Canadian Pulp and Paper:**

Private [PAP](#)

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

*Government Publication Date: 1999, 2002, 2004, 2005, 2009*

**Parks Canada Fuel Storage Tanks:**

Federal [PCFT](#)

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

*Government Publication Date: 1920-Jan 2005\**

**Pesticide Register:**

Provincial [PES](#)

The Ontario Ministry of Environment maintains a database of all manufacturers and vendors of registered pesticides.

*Government Publication Date: 1988-Jun 2013*

**TSSA Pipeline Incidents:**

Provincial [PINC](#)

TSSA's Fuels Safety Program administers the Technical Standards & Safety Act 2000, providing fuel-related safety services associated with the safe transportation, storage, handling and use of fuels such as gasoline, diesel, propane, natural gas and hydrogen. Under this Act, TSSA regulates fuel suppliers, storage facilities, transport trucks, pipelines, contractors and equipment or appliances that use fuels. This database will include spills, strike and leaks from recorded by the TSSA.

*Government Publication Date: June 2009-2014*

**Private and Retail Fuel Storage Tanks:**

Provincial [PRT](#)

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

*Government Publication Date: 1989-1996\**

**Permit to Take Water:**

Provincial [PTTW](#)

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

*Government Publication Date: 1994-Jan 2016*



Jul 21 2012

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial REC

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

*Government Publication Date: 1986-2013*

**Record of Site Condition:**

Provincial RSC

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

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

*Government Publication Date: 1997-Sept 2001, Oct 2004-Jan 2016*

**Retail Fuel Storage Tanks:**

Private RST

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

*Government Publication Date: 1999-Jul 2014*

**Scott's Manufacturing Directory:**

Private SCT

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

*Government Publication Date: 1992-Mar 2011\**

**Ontario Spills:**

Provincial SPL

This database identifies information such as location (approximate), type and quantity of contaminant, date of spill, environmental impact, cause, nature of impact, etc. Information from 1988-2002 was part of the ORIS (Occurrence Reporting Information System). The SAC (Spills Action Centre) handles all spills reported in Ontario. Regulations for spills in Ontario are part of the MOE's Environmental Protection Act, Part X.

*Government Publication Date: 1988-Jun 2015*

**Wastewater Discharger Registration Database:**

Provincial SRDS

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

*Government Publication Date: 1990-2013*

**Anderson's Storage Tanks:**

Private TANK

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

*Government Publication Date: 1915-1953\**

**Transport Canada Fuel Storage Tanks:**

Federal TCFT

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

*Government Publication Date: 1970-Mar 2007*

**TSSA Variances for Abandonment of Underground Storage Tanks:**

Provincial VAR

The TSSA, under the Liquid Fuels Handling Code and the Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, you may apply to seek a variance from this code requirement. This is a list of all variances granted for abandoned tanks.

*Government Publication Date: Current to Nov 2015*

**Waste Disposal Sites - MOE CA Inventory:**

Provincial WDS

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

*Government Publication Date: 1970-Jun 2015*

**Waste Disposal Sites - MOE 1991 Historical Approval Inventory:**

Provincial WDSH

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

*Government Publication Date: Up to Oct 1990\**

**Water Well Information System:**

Provincial WWIS

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

*Government Publication Date: 1955-Mar 2014*

## Definitions

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

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

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

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

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

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

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

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

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

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

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

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



## **APPENDIX G**

### **SITE PHOTOGRAPHS**



Photograph 1: The Fire station located directly adjacent to the Phase One Properties





Photograph 2: The Fire station located directly adjacent to the Phase One Properties



Photograph 3: The community center located directly adjacent to the Phase One Properties



Photograph 4: Residential properties located directly adjacent to the Phase One Properties





Photograph 5: The watercourse within the study area



Photograph 6: A residential townhouse complex located within the study area





Photograph 7: A front facing view of 1 Russell Mason Court



Photograph 8: The AST on 1 Russell Mason Court



Photograph 9: The AST tag on the AST at 1 Russell Mason Court





Photograph 10: The exterior of the building at 1 Russell Mason Court



Photograph 11: The exterior of the building at 1 Russell Mason Court





Photograph 12: The interior of the building at 1 Russell Mason Court



Photograph 13: The interior of the building at 1 Russell Mason Court





Photograph 14: The interior of the building at 1 Russell Mason Court



Photograph 15: The interior of the building at 1 Russell Mason Court, welding equipment





Photograph 16: The interior of the building at 1 Russell Mason Court





Photograph 17: The interior of the building at 1 Russell Mason Court, concrete flooring



Photograph 18: The interior of the building at 1 Russell Mason Court, HVAC





Photograph 19: The interior of the building at 1 Russell Mason Court, gas line on interior of building



Photograph 20: The interior of the building at 1 Russell Mason Court, well pump





Photograph 21: AST at 1 Russell mason court (res.)





Photograph 22: ATS tag on 1 Russell Mason Court



Photograph 23: ATS tag on 2 Russell Mason Court



Photograph 24: House at 2 Russell Mason Court





Photograph 25: Commercial Building at 1 Russell Mason Court



Photograph 26: Empty AST outside of 1 Russell Mason Court Commercial Building





Photograph 27: Community center, fire station and public works adjacent to Phase One properties



Photograph 28: Community Park adjacent to Phase One properties



Photograph 29: Demolished properties at 6122/6124 Old Church Road 6110 Old Church Road.



































































## **APPENDIX H**

### **PROPOSED SUBDIVISION**

Jul 21, 2020

