



12197 Hurontario Street, Brampton, Ontario  
and 12211, 12213, 12231, and 12233  
Hurontario Street, Caledon, Ontario  
Phase One Environment Site Assessment Update

**Client:**

*Argo Summer Valley Limited*

**Type of Document:**

Final

**Project Name:**

Phase One Environmental Site Assessment Update, 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 1233 Hurontario Street, Caledon, Ontario

**Project Number:**

GTR-00257876-A0

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## 1 Legal Notification

This report was prepared by EXP Services Inc. for the account of **Argo Summer Valley Limited**.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. EXP Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

## 2 Executive Summary

The executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety. EXP Services Inc. (EXP) was retained by Argo Summer Valley Limited to conduct a Phase One Environmental Site Assessment (ESA) Update at 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 1233 Hurontario Street, Caledon, Ontario, the “site” or “Phase One property”.

The objective of the investigation was to support the filing of a Record of Site Condition (RSC) under Ontario Regulation (O. Reg.) 153/04 and determine if any changes have been made to the site or surrounding area since the previous Phase One ESA (EXP, 2020). The Phase One ESA involved a review of records pertaining to the site, an inspection of the property, interviews with personnel familiar with the site, and a walk-by inspection of the surrounding properties.

The site was first developed for residential and commercial use (trailer sales and service, and livestock auctions) in the 1950s. The on-site structures were demolished between 2013 and 2014. At the time of the Phase One investigation, the site was vacant.

Potentially contaminating activities (PCAs) were identified based on a review of the inspection reports (Section 5.1.3), previous report (Section 5.1.5), Environmental Risk Information Services Ltd (ERIS) report (Section 5.2.1), street directory search (Section 5.2.2), Ontario Ministry of Environment, Conservation and Parks (MECP) records (Section 5.2.3), aerial photographs (Section 5.3.1), and on the site reconnaissance (Section 7). Fourteen PCAs were identified on-site based on current and past operations at the Phase One property, that may contribute to an APEC.

Three PCAs were identified at properties located within 250 metres of the Phase One property. The potential for each off-site PCA to result in an APEC was evaluated based on proximity to the site and on its location relative to the inferred southeasterly groundwater flow direction. A total of two PCAs were identified off-site that may contribute to an APEC on-site.

Based on the previous Phase Two investigations (EXP, 2019, EXP 2021a) the APECs identified in this Phase One ESA have been adequately assessed. However, it is understood that two RSCs are required for the site; one at the portion of the Phase One property located within Brampton (Parcel 1) and another for the portion of the Phase One property located within Caledon (Parcel 2). As such, additional sampling, including soil sampling and groundwater monitoring, is required in order to meet the minimum requirements at each parcel. In accordance with O. Reg. 153/04, a Phase Two ESA must be completed to evaluate soil and groundwater quality within the APECs before an RSC can be filed for the respective sites. It is noted that Parcel 2 is has undergone a remediation program and a risk assessment (RA) is currently underway.

A Phase Two ESA Update, including further testing, dated with 18 months of the intended RSC filing, will be required to support the RSC filings.

### 3 Introduction

EXP was retained by Argo Summer Valley Limited to conduct a Phase One ESA Update at 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario. For the purpose of this report, the terms “site” and “Phase One property” refer to the property with the municipal addresses of 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario.

The objective of the investigation was to support the filing of a RSC under O. Reg. 153/04 and determine if any changes have been made to the site or surrounding area since the previous Phase One ESA (EXP, 2020).

A Phase One ESA Update is a systematic qualitative process to assess the environmental condition of a site based on its historical and current uses. The Phase One ESA Update for the site was conducted in accordance with O. Reg. 153/04 and in accordance with generally accepted professional practices. Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. EXP’s limitations are outlined in Appendix A.

Tables and Figures referenced throughout the report are provided at the beginning of the Appendices.

#### 3.1 Phase One Property Information

Details of the site are as follows:

Municipal Address	12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario.
Current Land Use	Commercial (presently vacant)
Proposed Land Use	Commercial
Legal Description	PART LOT 18 CON 1 EHS (CHING) DESIG. PARTS 1 & 2 43R33945; PART LOT 19 CON 1 EHS (CHING) PARTS 3 & 4 PLAN 43R32579; PART LOT 19 CON 1 EHS (CHING) DESIG. PART 5 PLAN 43R3579; AND, PART LOT 19 CON 1 EHS (CHING) DESIG. PARTS 1 & 2 PLAN 43R32579
Property Identification Number (PIN)	14235-0001 (LT); 14235-0025 (LT); 14235-1665 (LT); and, 14235-1693 (LT)
Approximate Universal Transverse Mercator (UTM) coordinates	NAD83 17-4857021N 0633808E
Accuracy Estimate of UTM	10-15 m
Measurement Method	Google Earth
Site Area	3.6 hectares (8.9 acres)
Property Owners, Owner Contact and Address	Argo Summer Valley Limited, 4900 Palladium Way Unit 105, Burlington, Ontario, L7M 0W7

*Project Number: GTR-00257876-A0*  
*Date: January 5, 2022*

At the time of the investigation, the site was vacant with no structures. A survey plan of the subject property was completed by David B. Searles Surveying Ltd., on August 24, 2021. The survey plan is provided in Appendix B. An Ontario Base Map is provided in Appendix J.

## 4 Scope of Investigation

The scope of work for the Phase One ESA consisted of the following activities:

- Reviewing the historical occupancy of the site through the use of available archived and relevant municipal and business directories, topographical maps, and aerial photographs;
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Obtaining an ERIS report for the site and surrounding properties within a 250 metre radius of the site;
- Reviewing available geological maps, well records and utility maps for the vicinity of the site;
- Obtaining and reviewing a chain of title and assessment rolls for the site;
- Reviewing available reports previously completed at the site;
- Conducting interviews with designated site representative(s) as a resource for current and historical site information, as well as to provide EXP staff with unrestricted access to all areas of the Site and Site buildings (as required by O. Reg. 153/04, as amended);
- Conducting a site reconnaissance in order to identify any land use practices that may have impacted the environmental condition of the site;
- Conducting a reconnaissance of the surrounding properties from the site and publicly accessible areas in order to identify any land use practices that may have impacted the environmental condition of the site; and,
- Preparing a report to document the findings.

In completing the scope of work, EXP did not conduct any intrusive investigations, including sampling, analyses, or monitoring.

EXP has confirmed neither the completeness nor the accuracy of any of the records that were obtained or any of the statements made by others.

EXP personnel who conducted assessment work for this project included Ms. Amanda Catenaro (QP<sub>ESA</sub>), Ms. Sarah DiBattista and Mr. Mike Luong. An outline of their qualifications is provided in Appendix C.

## 5 Record Review

### 5.1 Phase One Study Area Determination

The Phase One Study Area included the surrounding land extending a distance of 250 metres from the site boundaries. The 250 metre buffer distance was used to comply with the requirements of O. Reg. 153/04. At the time of the site reconnaissance, land usage within 250 metres of the site included vacant land to the northwest, mixed commercial and residential use to the southwest and residential use to the northeast and southeast. Properties partially included in the 250 metre buffer distance from the site boundaries were included in the Phase One Study Area.

Properties located greater than 250 metres from the site boundaries were not included in the Phase One Study Area given that the underlying native soil is predominantly silty clay to clayey silt with a low hydraulic conductivity ( $10^{-6}$  cm/s). Thus, it is unlikely for any impacted groundwater at properties located greater than 250 metres from the subject property to migrate on-site. The Phase One Study Area and a surrounding land uses are shown on Figure 3A.

#### 5.1.2 First Developed Use Determination

The site was first developed for residential and commercial use (trailer sales and service, and livestock auctions) in the late 1950s. The on-site structures were demolished between 2013 and 2014. At the time of the Phase One investigation, the site was vacant.

A more detailed discussion of the documents that were reviewed follows.

#### 5.1.3 Fire Insurance Plans

A search of the Catalogue of Canadian Fire Insurance Plans 1875 – 1975 (Catalogue) was conducted by Opta Information Intelligence (Opta) to determine if fire insurance plans (FIPs) for the site existed. Based on a review of the Catalogue, no FIPs were available. However, one “All Risk Report” from 2007 was available and was obtained from Opta. The report pertained to Brampton Live Stock Exchange Inc. at 12231 Hurontario Street. Based on a review of the report, four buildings were located at this municipal address. One building was occupied by a tenant (Jim Drummon & Son), and the remaining buildings were used for a trailer sales and servicing company, including an office, parts storage, and maintenance equipment storage and repair areas. The main building described in this report was wood framed with a metal roof, constructed in approximately 1955. The building was slab-on-grade construction with a partial second storey and a footprint of 867 m<sup>2</sup>. An office addition was constructed in the 1980s. Two aboveground storage tanks (ASTs) containing fuel oil, each with a 909 litre capacity, were installed in 2004, inside the office building.

Based on the review of the inspection report, on-site PCAs identified that may result in APECs include the following:

- Two ASTs located within the previous office building; and,
- Trailer repair and servicing.'

A copy of the inspection report is provided in Appendix D.

#### 5.1.4 Chain of Title

EXP retained Mr. Dominic Bertrucci, an independent title searcher, to provide chain of title information documenting the ownership of the site. The chain of title search was conducted back to the crown for the municipal addresses of 12197, 12211, 12213, 12231 and 12233 Hurontario Street.

Further discussion of the chain of title and the PCAs and APECs identified are provided in Section 8.1.

The complete chain of title is provided in Appendix E.

### 5.1.5 Environmental Reports

The following report was available for review at the time of this Phase One ESA.

**Table 5.1.5: Previous Report Summary**

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
June 11, 2019	Subsurface Environmental Investigation, 12197 Hurontario Street, City of Brampton, 12211, 12213, 12231, 12233 Hurontario Street, Town of Caledon	Vistaview Management Inc.	Simon Lan, P.Eng., EXP Services Inc.	<p>Based on a review of the report, the site was previously used for a combination of residential and commercial use including offices, truck/trailer parking, and repair and servicing of vehicles and/or trailers.</p> <p>EXP completed a subsurface environmental investigation in accordance with CSA Standard Z769-00 to assess the subsurface environmental conditions related to the APECs listed below:</p> <p>Northern portion of the site:</p> <ul style="list-style-type: none"> <li>• Five former on-site ASTs;</li> <li>• Repair and servicing of trailers within former buildings;</li> <li>• Dedicated salt storage area;</li> <li>• Garage operations;</li> <li>• Backfilled basements of two former residential dwellings with fill of unknown quality; and,</li> <li>• Former underground storage tanks (UST) on the north adjacent property.</li> </ul> <p>Southern portion of the site:</p> <ul style="list-style-type: none"> <li>• A remediated area associated with a former UST and garage operations at the southeastern portion of the site; and,</li> <li>• A backfilled basement of former residential dwellings.</li> </ul> <p>The work was conducted as follows:</p> <ul style="list-style-type: none"> <li>• A total of twenty-eight boreholes and four hand dug test pits were advanced for soil and/or groundwater sample collection to depths ranging from 0.6 to 8.2 metres below ground surface (mbgs);</li> <li>• Additional boreholes and test pits were advanced in the vicinity of borehole N7 for delineation of PHC impacts identified in soil, and N3 for</li> </ul>

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
				<p>delineation of electrical conductivity (EC) and sodium adsorption ratio (SAR) impacts identified in soil;</p> <ul style="list-style-type: none"> <li>Monitoring wells were installed in Boreholes S3 (nested well cluster), N2, N3, N6, N7 and N11 for groundwater sample collection;</li> <li>The stratigraphy of the site, based on the borehole logs, is generally comprised of surficial granular material followed by fill (generally reworked material with the exception of imported fill within the northeast portion of the southern parcel) followed by native deposits of clayey silt till and sandy silt till;</li> <li>Potable water supply wells formerly servicing the on-site building were present at the time of the investigation, and therefore MECP Table 2 Standards for residential/parkland/institutional property use were applied;</li> <li>Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, xylene (BTEX), PHC fractions F1 to F4, metals and inorganic parameters.</li> <li>All concentrations of VOCs, BTEX and PHC parameters in the analyzed soil samples were below the Table 2 Standards with the exception of PHC fraction F2 in borehole N7, at a depth of 1.5 to 2.1 mbgs. Lateral and vertical delineation was achieved for the PHC impacted soil at borehole N7. The depth of the PHC impact at this borehole was found to have extended to a depth of 2.3 mbgs;</li> <li>All concentrations of metals and general inorganic parameters in the analyzed soil samples were below the applicable Table 2 Standards, with the exception of EC and SAR in borehole N3, at a depth of 0.3 to 0.6 mbgs. Additional testing for EC and SAR delineation was undertaken, however the lateral and vertical extents of EC and SAR were not fully delineated;</li> <li>Groundwater samples retrieved from the monitoring wells were analyzed for VOCs, BTEX and PHCs. The reported concentrations of all VOCs, BTEX and PHC parameters were below the Table 2 Standards;</li> </ul>



Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
				<ul style="list-style-type: none"> <li>Groundwater samples retrieved from the monitoring wells were analyzed for metals and inorganics. With the exception of elevated chloride levels in the groundwater samples from monitoring wells N2 and N3, the remaining recorded concentrations of all metals and general inorganic parameters in the tested groundwater samples were within the Table 2 Standards; and,</li> <li>To confirm the concentrations of chloride in groundwater from monitoring wells N2 and N3, two additional rounds of sampling and testing were undertaken at these locations. The sodium and chloride concentrations in all subsequent rounds of testing at monitoring well N2 and chloride concentrations in all subsequent rounds of testing at N3 were reported to be above the Table 2 Standards.</li> </ul> <p>Based on the findings of the subsurface environmental investigation, EXP made the following recommendations:</p> <ul style="list-style-type: none"> <li>Decommissioning of the existing not-in-use water supply wells on-site, as the proposed residential development will be serviced by municipal water systems;</li> <li>The soil and groundwater impacts must be remediated or addressed by a Risk Assessment (RA) in order to file a RSC.</li> </ul>
January 20, 2020a	Phase One Environmental Site Assessment: 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario	Sobeys Capital Incorporated	Amanda Catenaro, M.E.Sc, P.Geo EXP Services Inc	<p>The objective of the investigation was to support the filing of a RSC.</p> <p>The site was first developed for residential and commercial use (trailer sales and service, and livestock auctions) in the 1950s. The on-site structures were demolished between 2013 and 2014. At the time of the Phase One investigation, the site was vacant.</p> <p>Fourteen PCAs were identified on-site based on current and past operations at the Phase One property, that may contribute to an APEC.</p> <p>Three PCAs were identified at properties located within 250 metres of the Phase One property. The potential for each off-site PCA to result in an APEC was evaluated based on proximity to the site and on its location relative to the inferred southeasterly groundwater flow direction. A total of two PCAs were identified off-site that may contribute to an APEC on-site.</p>

Date	Report Title	Prepared For	Prepared By	Findings of Areas of Potential Environmental Concern
				<p>In accordance with O. Reg. 153/04, a Phase Two ESA must be completed to evaluate soil and groundwater quality within the APECs before an RSC can be filed for the site. A review of the recent subsurface investigation completed by EXP (2019) indicates that soil and groundwater quality at the site meet the Table 2 Site Condition Standards (Standards; SCS), with the exception of petroleum hydrocarbon (PHC) impacted soils in the northwestern portion of the site, and salt-related impacts in soil and groundwater at the location of the former salt storage.</p> <p>A Phase Two ESA Update, including remediation and further testing, was recommended.</p>
May 22, 2020b	Phase Two Environmental Site Assessment: 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario	Sobeys Capital Incorporated	Amanda Catenaro, M.E.Sc, P.Geo EXP Services Inc	<p>The objective of the Phase Two ESA was to evaluate subsurface conditions at the site in support of a RSC filing with the Ontario MECP. The Phase Two ESA involved the advancement of sixteen boreholes (BH101 to BH111 and BH201 to BH205), five of which were completed as groundwater monitors (BH102, BH103, BH201, BH202, and BH203) on February 27 and 28, April 30, and May 1, 2020.</p> <p>A soil and groundwater sampling program was completed, including sampling of select existing groundwater monitors. Parameters chosen for analysis were based upon the results of the Phase One ESA (EXP, dated January 20, 2020). Groundwater sampling was completed on March 5 and May 7, 2020.</p> <p>Soil samples were analyzed for polycyclic aromatic hydrocarbons (PAHs), electrical conductivity (EC) and sodium adsorption ratio (SAR). Groundwater samples were analyzed for PHC fractions F1 to F4, PAHs, volatile organic compounds (VOCs), sodium and chloride. The Ontario Regulation (O. Reg.) 153/04, Table 2 Standards for a residential/parkland/institutional property use and medium to fine textured soils, "Table 2 Standards; Table 2 SCS", were deemed appropriate for evaluating conditions at the site.</p> <p>The soil samples collected from boreholes BH101 to BH111 and BH201 to BH205 were within the O. Reg. 153/04 Table 2 Standards for all of the parameters analyzed with the following exceptions:</p> <ul style="list-style-type: none"> <li>Five soil samples, BH102 (and field duplicate BH1020), BH111, TH202 SS1, TH204 SS1, and TH204 SS5, at depths ranging from 0 to 0.61 mbgs exhibited concentrations of EC and SAR exceeding the O. Reg. 153/04 Table 2 Standards; and,</li> </ul>

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				<ul style="list-style-type: none"> <li>Two soil samples, TH202 SS5 and TH205 SS1 at a depth of grade to 3.7 mbgs, exhibited concentrations of EC exceeding the O. Reg.</li> </ul> <p>The groundwater samples collected from pre-existing monitors N6, N7, N11, and S3-S and newly installed monitors BH102, BH103, BH201, BH202, and BH203 were within the O. Reg. 153/04 Table 2 Standards for all of the parameters analyzed with the following exceptions:</p> <ul style="list-style-type: none"> <li>Six groundwater samples from BH102 (and field duplicate BH1020), BH103, BH201 and BH202, with screened intervals of 1.1 to 3.6 mbgs, 6.1 to 9.1 mbgs, 1.3 to 4.3 mbgs and 1.3 to 4.3 mbgs, respectively, exhibited concentrations of sodium and/or chloride exceeding the O. Reg. 153/04 Table 2 Standards.</li> </ul> <p>As per Section 2 of Ontario Regulation 339 of the Revised Regulations of Ontario, 1990 (Classes of Contaminants – Exceptions) and section 48 (3) of Ontario Regulation 153/04, it is the QP's opinion that the applicable Table 2 SCS for EC, SAR, sodium, and chloride at the site, outside of the salt storage area identified, were exceeded solely because salt was used for the purpose of keeping the site safe for traffic under conditions of snow or ice or both. Therefore, these parameters are not considered contaminants of concern (COCs) and are deemed to not be an exceedance of the Standards, as long as they are located outside the former salt storage area identified.</p> <p>Soil previously identified as being in exceedance of the Standards for PHC fraction F2 and salt-impacted soil and groundwater in the vicinity of the former salt dome, must be remediated and/or risk assessed before an RSC can be filed.</p>
July 29, 2021	Remediation Report: 12197 Hurontario Street, Brampton, Ontario and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario	Sobeys Capital Incorporated	Amanda Catenaro, M.E.Sc, P.Geo EXP Services Inc	<p>The scope of the Remedial Excavation includes the removal of PHCs on the central portion of the Site and EC and SAR impacted soil at the northern portion of the Site. Remaining EC and SAR impacted soil following remedial activities and sodium and chloride impacts in groundwater that were identified on-site will be addressed through the Risk Assessment (RA) being conducted at the Site.</p> <p>The objective of the remedial program was to remove impacted soil and to conduct confirmatory soil sampling at the limits of the excavations.</p> <p>The sampling work for the remediation program was conducted per O.Reg 153/04. The data collected will be</p>

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				<p>used to support the ongoing RA and subsequent RSC filing.</p> <p>It was noted that the EC and SAR impacts at the site were remediated to the Property Specific Standards (PSS) being implemented during the ongoing RA.</p> <p>A total of 7,820 tonnes (approximately 3,910 m<sup>3</sup>) of PHC, EC, and SAR impacted soil was removed from the Site as part of the remedial excavation by Claybar, under the supervision of EXP, between August 28 to September 3, 2020 and May 17 to May 28, 2021. PHC impacted soil was disposed off-Site at an MECP licensed facility, GFL at Fenmar Drive, and EC/SAR impacted soil was disposed off-Site at Brock Aggregates in Caledon. The remedial excavation was divided into two Areas; a) Area 1 (PHC remediation) and B) Area 2 (EC/SAR remediation). The final size of the Area 1 Excavation was square in shape and measured approximately 6 metres at its maximum length and 6 metres at its maximum width, with a total area of approximately 36 m<sup>2</sup>. The depth of excavation within Area 1 was 2.3 metres below ground surface (mbgs).</p> <p>A total of three (3) floor samples, two (2) wall samples, and one (1) field duplicate sample were used to verify the extent of the PHCs remediation in Area 1. All six (6) confirmatory floor samples for PHCs within the Area 1 Excavation met the MECP Table 4 SCS for residential/parkland/institutional land use with coarse textured soil. It is to be noted that the floor samples were collected from the bottom of the excavation at 2.3 mbgs, below the location where PHC exceedances were identified pre-remediation.</p> <p>The final size of the Area 2 Excavation was rectangular in shape and measured approximately 98 metres at its maximum length and 37 metres at its maximum width, with a total area of approximately 2,550 m<sup>2</sup>. The depth of excavation within Area 2 ranged from approximately 1.5 to 2.0 metres in depth.</p> <p>A total of seventeen (17) floor samples, thirty-four (34) wall samples, and six (6) field duplicate samples were collected as part of the remedial activities. In the case where a sample was found to be in exceedance of the PSS, the excavation was further extended until a 'clean' boundary was found. The Area 2 excavation was advanced to the northern site boundary and as such, the wall samples from this portion of the Site were subsequently removed. A total of fourteen (14) floor samples and twenty-one (21) wall samples were collected from the final extent of the excavation, along the floor and the east, south and west walls to verify the extent of the remediation. The floor samples were</p>

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				<p>collected from the bottom of the excavation between 1.5 to 2.0 mbgs and the wall samples were collected at 1.0 mbgs.</p> <p>All confirmatory soil samples collected from the final extents of the Area 1 Excavation and Area 2 Excavation had concentrations within the MECP Table 4 SCS (PHCs) or the PSS (EC and SAR). Therefore, the PHCs, EC and SAR impacts in soil were remediated to within Table 4 and/or PSS Standards.</p> <p>All soil remaining on-Site is within the Table 4 Standards with the exception of EC and SAR. Remaining EC and SAR impacted soils are being addressed through the RA being conducted.</p> <p>No further environmental work was recommended, at this time.</p>

On-site PCAs identified based on the previous reports include:

- Five former ASTs located in the northern portion of the site; (28) – Gasoline and Associated Products Storage in Fixed Tanks;
- Fuel oil leak at 12231 Hurontario Street; (other) – fuel leak;
- Historic trailer repair and servicing activities located in the northern portion of the site; (52) – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems;
- Salt storage in the northern portion of the site: (other) – salt storage;
- Historic garage operations in the northern portion of the site; (other) – garage operations;
- Fill material of unknown quality in the location of former on-site residential structures; and, (30) – Importation of Fill Material of Unknown Quality;
- A former UST in the southeast portion of the site; (28) – Gasoline and Associated Products Storage in Fixed Tanks;
- Former garage operations in the southeast portion of the site; (other) – garage operations;

Two off-site PCAs were identified based on the previous reports including an UST and school bus maintenance activities located immediately northwest of the site.

The site was found to be in exceedance of PHCs on the central portion of the Site and EC and SAR impacted soil at the northern portion of the Site. These impacts were remediated to the Table 2 Standards or the PSS derived for the site.

## 5.2 Environmental Source Information

### 5.2.1 Federal and Provincial Database Search

A search of provincial and federal databases for records pertaining to the site and properties within 250 metres of the site was conducted by ERIS. ERIS searches over 50 databases (federal, provincial, and private) including, but not limited to, the Certificates of Approval, Coal Gasification Plants, Environmental Registry, Non-Compliance Reports, Inventory of PCB Storage Sites, Orders, Private and Retail Storage Tanks, Record of Site Condition and Ontario Spills databases.

EXP has confirmed neither the completeness nor the accuracy of the records that were provided.

Listings pertaining to the site and surrounding properties within the Phase One Study Area were reviewed for the purposes of identifying PCAs. PCAs identified within the Phase One Study Area are listed in Table 5.2.1, below. PCAs were evaluated for their potential to result in an APEC at the site.

**Table 5.2.1: ERIS Report – Potentially Contaminating Activities**

Address	Description of PCA	PCA	APEC or De Minimis
<b>Site</b>			
12197 Hurontario Street	On September 23, 2010, an RSC was filed for 2205302 Ontario Limited at 12197 Hurontario Street, based on Phase One and Two ESAs. No CPU was associated with this RSC.	(28) – Gasoline and Associated Products Storage in Fixed Tanks	APEC
	2205302 Ontario Limited (Real Estate Property Managers) was listed as a waste generator of light fuels in 2010.	(Other) – fuel leak	
12231 Hurontario Street	In 2007, a fuel oil leak occurred at a commercial business located at 12231 Hurontario Street.		
<b>Surrounding Properties</b>			
12267 Hurontario Street (immediately northwest of the site)	<p>Laidlaw Transit Ltd was listed as a private fuel outlet with a capacity of 68,190 litres and as an expired propane vehicle conversion centre.</p> <p>Travelways Ltd was listed as a retail fuel outlet with a capacity of 2,000 litres, and as an expired propane refill centre with an expired propane tank.</p> <p>Travelways School Transit Ltd/Laidlaw Transit Ltd. (school bus operator) was listed as a waste generator of oil skimmings &amp; sludges, petroleum distillates, light fuels, aliphatic solvents, and waste oils &amp; lubricants from 1986 to 1990 and 1992 to 2004.</p> <p>The Ministry of Transportation (real estate property managers) was listed as a waste generator of inorganic laboratory chemicals, inert inorganic wastes, light fuels, PCBs, oil skimmings &amp; sludges and waste oils &amp; lubricants from 2007 to 2008.</p>	<p>(28) – Gasoline and Associated Products Storage in Fixed Tanks</p> <p>(52) – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems</p>	APEC
Hutchinson Farm Lane (immediately west of the site)	In 2018, contaminated soil was illegally dumped on Hutchinson Farm Lane.	(30) – Importation of Fill Material of Unknown Quality	Given that this PCA is anticipated to impact soil only, any potential contamination is unlikely to migrate on to

Address	Description of PCA	PCA	APEC or De Minimis
			the site. As such, this PCA is considered to be of <i>de minimis</i> concern.

The ERIS report is provided in Appendix F.

## 5.2.2 Municipal Records

### 5.2.2.1 Municipal Directories

LGI Copy Services Canada was retained to conduct a search of city directories from 1958, 1966, 1973, 1978, 1984, 1989, 1994 and 2000. The search results were reviewed by EXP in order to identify the historical occupancy of the site and neighbouring properties to determine potential environmental concerns, if any.

Based on the directories searched, residential and commercial tenants were present at the site from 1989 to 1999. No listings of concern were identified at the neighbouring properties. Listings for the site are provided in Table 5.2.2., below.

**Table 5.2.2: Street Directory Search Summary**

Address	Tenant	Years of occupancy
12197 Hurontario Street	Residential (1 tenant) Address Not Listed	1958, 1989, 1994, 2000 1966, 1973, 1978, 1984
12211 Hurontario Street	Address Not Listed	1958, 1973, 1978, 1984, 1989, 1994, 2000
12213 Hurontario Street	Priced-Right Residential (2 tenants) Address Not Listed	1989, 1994, 2000 1994, 2000 1958, 1966, 1973, 1978, 1984
12231 Hurontario Street	Featherlite Trailers Residential (2 tenants) K G Electronics Snelgrove Stock Yards Address Not Listed	2000 2000 1994 1994 1958, 1966, 1973, 1978, 1984, 1989
12233 Hurontario Street	Residential (1 tenant) Address Not Listed	2000 1958, 1966, 1973, 1978, 1984, 1989, 1994

Based on a review of the site listings, Featherlite Trailers is considered to be an on-site PCA; (52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.

The full street directory search is provided in Appendix G.

## 5.2.3 Ontario Ministry of the Environment Records

### 5.2.3.1 Ministry of the Environment, Conservation and Parks (MECP)

Records pertaining to the site were requested from the MECP through the *Freedom of Information (FOI) and Protection of Privacy Act* on December 20, 2021. No records have been received to date. FOI requests can take several months to obtain. When received, EXP will forward any significant findings.

On December 20, 2021, the Government of Ontario Environmental Registry website was searched for postings in the vicinity of the site; the website was searched for records associated with the streets located within the Phase One Study Area. No records were found for the site or the Phase One Study Area.

On December 20, 2021, the MECP Access Environment interactive map was used to search for registrations on the Environmental Activity and Sector Registry (EASR), Renewable Energy Approvals, and Environmental Compliance Approvals issued from December 1999 onward. No records were found for the site or the Phase One Study Area.

On December 20, 2021, the MECP Hazardous Waste Information Network (HWIN) website was searched for registered waste generators in the vicinity of the site. The search did not identify any waste generators with the exception of those listed in the ERIS Report.

On December 20, 2021, the MECP Brownfields Environmental Site Registry website was searched for postings of RSCs within the Phase One Study Area. One RSC was found for the site and one was found for a property within the Phase One Study Area, as follows:

- An RSC (No. 88314) was filed for 12197 Hurontario Street (southeastern portion of the site), based on Phase One and Two ESAs. No certificate of property use or remediation was associated with the RSC.
- An RSC (No. 224574) was filed for 34 Highwood Road, located approximately 20 metres southeast of the site, based on Phase One and Two ESAs. No certificate of property use or remediation was associated with the RSC.

According to the ERIS Reports (Section 5.2.1), no PCB storage sites, coal gasification, plant waste sites, or active waste disposal sites were present on-site or within the Phase One Study Area.

Documents pertaining to MECP records are provided in Appendix H.

## 5.2.4 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) was contacted for records of underground storage tanks (USTs) at the subject property and adjacent properties. The TSSA Public Information Coordinator was contacted via email on December 20, 2019 and updated on December 20, 2021. On the same date, the TSSA informed us that no records were found for the site. However, the following records were found for a property within the Phase One Study Area:

- An active self-serve private fuel outlet is located at 12267 Hurontario Street (immediately north of the site), and an expired propane vehicle conversion centre was located at this property.
- Records were found for 12011 Hurontario Street; however, this property is located outside of the Phase One Study Area and is not considered to be an environmental concern.

It is noted that the Fuels Safety Division did not register private USTs or ASTs prior to January of 1990, or furnace oil tanks prior to May 1, 2002. The Fuels Safety Division also does not register waste oil tanks in apartments, office buildings, residences etc., or aboveground gas or diesel tanks.

A copy of the TSSA communications is provided in Appendix H.



## 5.3 Physical Setting Sources

### 5.3.1 Aerial Photographs

Aerial photographs taken in 1946 (earliest available), 1954, 1965, 1974 and 1985, were obtained from the Natural Resources of Canada National Air Photo Library in Ottawa. Satellite images taken in 2000, 2010, 2013, 2014 and 2019, were reviewed from the Brampton Mapping website. An attempt was made, based on the photographs available, to obtain a photograph representative of every ten-year period from the earliest available photograph to present day to assist in the determination of the first developed use of the site.

Aerial Photography Year	Description of Structures on Phase One Property	Description of Surrounding Properties
1946	The site appears to be agricultural land. No structures are present on the site.	The surrounding properties appear to be used for agricultural purposes.  A roadway is adjacent to the southwest of the site.
1954	Structures have been developed on the southeastern portion of the site.	The surrounding properties appear to be used for agricultural or rural residential purposes.
1965	The site has been graded, and a large structure is located in the northern corner. Small structures are located in the central portion of the site.	As above.
1974	As above.	As above.
1985	Additional structures are located in the northwestern and central portions of the site.	A commercial/industrial property has been developed to the northwest of the site.
2000	Two large L-shaped structures are located in the northwestern portion of the site. Two smaller structures are located in the central portion and eastern portion of the site. Residential structures are located in the western, central and southern portions of the site.  Parked vehicles are located in the vicinity of the structures.	A residential subdivision is under construction to the east of the site, with a new roadway immediately to the southeast.
2010	As above.	The structure to the immediate northwest has been demolished, and the property appears to be under construction.  Residential structures have been constructed to the northeast of the site.
2013	One of the residential structures formerly located in the southeastern portion of the site has been demolished. No vehicles are parked on-site.	The property to the immediate northwest has been graded.
2014	The remaining structures have been demolished.	As above.
2019	As above.	As above.

The following sources of potential environmental concern were identified based on the review of the aerial photographs and satellite images:

- Fill material of unknown quality may be located in the vicinities of the former on-site residential buildings; (30) – Importation of fill material of unknown quality

The aerial photographs and satellite images are included in Appendix I.

### 5.3.2 Topography, Hydrology and Geology

The site is located in the physiographic region known as the South Slope, characterized by sandy tills in the east and clayey tills in the west (Physiography of Southern Ontario, Chapman and Putnam, 1984). Overburden at the site is anticipated to consist of clay to silt-textured till (Sharpe, 1980).

According to the Geological Survey of Canada map of the area (Southern Ontario, 1:1,000,000 Scale, Sheet SSS, Map 2544), the underlying geology comprises the Queenston Formation. Bedrock at the site consists of shale, limestone, siltstone, and dolostone (Bedrock Geology of Ontario – Southern Sheet, Map 2544, Ministry of Northern Development and Mines).

The topography in the vicinity of the subject property is relatively flat. Regionally, the land slopes to the southeast, towards the Etobicoke Creek.

Table 1 summarizes the environmental setting and site characteristics; Darcy's Law Calculations are provided in Table 2. Based on the assumed hydraulic gradient of 0.001 m/m, a hydraulic conductivity of  $1.0 \times 10^{-6}$  cm/s and a porosity of 20%, Darcy's Law was used to calculate a groundwater flow velocity through the native clayey silt to sandy silt, at a rate of approximately 0.001 metres (1 millimetres) per year.

### 5.3.3 Fill Materials

Granular fill material is typically brought to a site as a base for buildings and pavement. Other areas where fill is likely present are where USTs or other infrastructure were previously located. During previous investigations conducted between 2019 and 2021, EXP identified fill throughout the site, to a maximum depth of 2.5 metres. It is also anticipated that fill is present within the footprints of the previous residential buildings located at the site.

### 5.3.4 Water Bodies and Areas of Natural Significance

There are no water bodies on the site. The nearest surface water body to the site is the Etobicoke Creek, located approximately 180 metres to the east of the site.

Based on the Ministry of Natural Resources and Forestry's "Make a Map: Natural Heritage Areas" the site is not located within 30 metres of any of the following:

- An area reserved or set apart as a provincial park or conservation reserve under the Provincial Parks and Conservation Reserves Act, 2006;
- An area of natural and scientific interest (life science or earth science) identified by the Ministry of Natural Resources and Forestry as having provincial significance;
- A wetland identified by the Ministry of Natural Resources and Forestry as having provincial significance;
- An area designated as an escarpment natural area or an escarpment protection area by the Niagara Escarpment Plan under the Niagara Escarpment Planning and Development Act;
- An area identified by the Ministry of Natural Resources and Forestry as significant habitat of a threatened or endangered species;
- An area which is habitat of a species that is classified under section 9 of the Endangered Species Act, 2007 as a threatened or endangered species;
- Property within an area designated as a natural core area or natural linkage area within the area to which the Oak Ridges Moraine Conservation Plan under the Oak Ridges Moraine Conservation Act, 2001 applies; and,

- An area set apart as a wilderness area under the Wilderness Areas Act.

The site is not located within a “natural heritage system”, the “Greenbelt Plan Area”, “Niagara Escarpment Plan Area”, or “Oak Ridges Moraine Conservation Plan Area” according to Schedules A1 and S, of the *Town of Caledon Official Plan (2018)*.

The site is not located within 30 metres of an “environmentally sensitive/significant area”, “provincially significant wetland”, “special policy area”, “provincial greenbelt/protected countryside”, “areas of natural and scientific interest – life science and earth science” according to “Schedule D” of the *City of Brampton Official Plan (2015)*.

### 5.3.5 Well Records

#### 5.3.5.1 Water Wells

The MECP Interactive Map “Well Records” was searched for water well records within the Phase One Study Area. There are six water well records on-site; one domestic well record four monitoring well records, and one well decommissioning record for the decommissioning of four wells on-site. Sixteen well records are located within the Phase One Study Area; six domestic well records, one abandonment records, one decommissioning record, and eight monitoring well records.

There are two wells located on-site and thirteen wells located within the Phase One Study Area.

#### 5.3.5.2 Oil, Gas, and Salt Wells

According to the ERIS Report (Section 5.2.1), no oil, gas, or salt wells were present on-site or within the Phase One Study Area.

### 5.4 Site Operating Records

A request was made to Mr. Aaron Wisson, of Argo Summer Valley Limited for site operating records. The client has indicated that no operating records are available for the site.

## 6 Interviews

Interviews were conducted by EXP staff with the individuals identified to be the most knowledgeable with respect to both the current and historical site uses. Mr. Aaron Wisson, Manager for Argo Summer Valley Limited., was interviewed by e-mail on January 4, 2022, in order to obtain information to assist in identifying details of PCAs, potential contaminant pathways in, on, or below the site, and APECs. Mr. Wisson has stated that he has been familiar with the site for the past six months. Previous environmental assessments identified by Mr. Wisson include a Phase One ESA report completed in 2020, two Phase Two ESA reports completed in 2019 and 2020, and a Remediation Report completed in 2021 (Section 5.1.5).

Mr. Wisson stated that he has no knowledge of any former/current USTs on the site, and reported granular fill was placed on site during the remediation program. He was unaware of any fires, spills, chemical releases, or of any fines issued to the site owner by any municipal, provincial or federal agencies. Mr. Wisson stated that all historic industrial buildings on-site have been demolished, and the site is now vacant. According to Mr. Wisson, applications are being submitted for the conversion of the site from Industrial (most recent use) to Residential land use.

All the answers obtained in the interview process were confirmed through visual observations during the site reconnaissance and do not contradict any of the historical information obtained through other sources. These findings are illustrated in the remainder of this report.

## 7 Site Reconnaissance

### 7.1 General Requirements

The Phase One site reconnaissance was conducted on December 14, 2021, between 2:00 pm and 3:00 pm by Mr. Mike Luong, under the supervision of Ms. Amanda Catenaro, P.Geo., QP<sub>ESA</sub>, a Qualified Person as defined by O. Reg. 153/04, as amended. Their qualifications are provided in Appendix C.

On the day of the site reconnaissance, the weather was partly cloudy and approximately 6°C.

At the time of the site reconnaissance, the site was a vacant lot covered in grass, with small areas containing asphalt, gravel and concrete pads. EXP was unaccompanied during the site visit.

Photographs documenting the site reconnaissance are included in Appendix K.

### 7.2 Specific Observations at Phase One ESA Property

#### 7.2.1 Site Description and Buildings

The site is irregular in shape. The site consists of a vacant lot covered in grass, with small areas containing asphalt, gravel and concrete pads. There is some construction debris left on-site from demolition of the previous site structures. The site is accessed via a driveway off Hurontario Street.

Based on the records review, several buildings were formerly located on-site. The buildings were used for residential, commercial and light industrial purposes, including trailer repair and garage operations.

No stained soil or pavement was observed. No areas of stressed vegetation were observed.

No unidentified substances were identified during the site reconnaissance.

Fourteen monitoring wells were observed at the site. No potable water wells were observed.

#### 7.2.2 Heating and Cooling Systems

At the time of the site visit, the site was vacant and did not contain any heating or cooling systems.

#### 7.2.3 Site Utilities and Services

No utilities or services were identified at the site. However, the following services are available within the Phase One Study Area:

**Table 7.2.5: Site Utilities and Services**

Utility	Source	Location
Natural Gas	Enbridge	Unknown
Sanitary Sewer	Municipality – Region of Peel	Running along Hurontario Street and Highwood Road.
Storm Sewer	Municipality – Region of Peel	Running along Hurontario Street and Highwood Road.

Utility	Source	Location
Water	Municipality – Region of Peel	Enters approximately 10 m into the south corner of the site from Hurontario street, running along Highwood Road.
Electricity	Hydro One	Overhead hydro wires run along Hurontario Street to the southwest of the site.

#### 7.2.4 Site Production and Manufacturing

There were no on-site production or manufacturing activities at the time of the investigation. There is no suspected historical on-site production or manufacturing activities.

#### 7.2.5 Drains, Pits and Sumps

There were no drains, pits or sumps at the time of the site visit.

#### 7.2.6 Storage Tanks

##### 7.2.6.1 Underground Storage Tanks

No USTs were observed at the time of the site reconnaissance. Based on the previous reports, there was one UST previously located in the southeastern portion of the site at 12197 Hurontario Street.

##### 7.2.6.2 Above Ground Storage Tanks

No ASTs were observed at the time of the site reconnaissance. Based on the previous reports, there were five ASTs previously located on-site; three at 12231 Hurontario Street and two at 12211 Hurontario Street.

#### 7.2.7 Site Housekeeping

The site was well maintained, with no evidence of misplaced/excessive waste or spills being observed at the time of the site visit. There was a small amount of construction debris observed.

#### 7.2.8 Chemical Storage and Handling and Floor Condition

There was no chemical storage at the time of the site reconnaissance.

#### 7.2.9 Areas of Stained Soil and Pavement

There was no stained soil or pavement at the time of the site reconnaissance.

#### 7.2.10 Areas of Stressed Vegetation

No stressed vegetation was observed at the time of the site reconnaissance.

#### 7.2.11 Fill and Debris

Granular fill material is typically brought to a site as a base for buildings and pavement. Other areas where fill is likely present are where USTs or other infrastructure were previously located. During the previous investigations conducted between 2019 and 2021, EXP identified fill throughout the site, including the footprints of the three former residential structures.

#### 7.2.12 Air Emissions

Regulatory control of air emissions in Ontario is the responsibility of the MECP. According to the Environmental Protection Act (EPA), a Certificate of Approval (CoFA) or Environmental Compliance Approval (ECA) for air is required for the ongoing operation of any equipment that may discharge a contaminant into the natural environment if the equipment was installed, modified or altered after June 29th, 1988. Retroactive approval should be sought for equipment installed and unchanged

between 1972 and June 29th, 1988 when the requirement for a CofA was added to the EPA. Unless explicitly exempted, most industrial processes or modifications to industrial processes and equipment require a CofA. The EPA provides a list of specific equipment and conditions, which are exempt from CofA (Air) requirements (i.e. fuel burning equipment for comfort heating in a building using natural gas or number 2 fuel oil at a rate of less than 1.5 million British Thermal Units per hour [BTU/hour]).

Based on the observations made at the time of the site visit, a CofA is likely not required for the site.

### 7.2.13 Odours

No strong odours were detected during the site reconnaissance.

### 7.2.14 Noise

No excessive noise was detected during the site reconnaissance; therefore, noise level measurements were not conducted.

## 7.2.15 Hazardous Building Materials and Designated Substances

### 7.2.15.1 Asbestos

Asbestos-containing materials (ACMs) are fibrous hydrated silicates, and can be found in building materials as either "unbound" or "bound" asbestos. Friable asbestos refers to materials where the asbestos fibres can be separated from the material with which it is associated. Non-friable asbestos refers to asbestos which is associated with a binding agent (such as tar or cement). Friable asbestos is commonly found in boiler and pipe insulation. Non-friable asbestos is typically found in roofing tars, floor and ceiling tiles, and asbestos-containing cement.

ACMs in the workplace are defined as a Designated Substance under the Ontario Occupational Health and Safety Act (OHSA). Under OHSA, persons in the workplace are required to be notified of the presence of ACMs once they are suspected to be present, and if there is a potential for workers to be exposed. The use of ACMs was discontinued in Canada in the late 1970s/early 1980s, although non-friable asbestos can still be found in recently constructed buildings.

It is not anticipated that ACMs are present at the site.

### 7.2.15.2 Lead

Lead has frequently been used in oil-based paints, roofing materials, cornices, tank linings, electrical conduits, and soft solders for tinsplate and plumbing. The use of lead-based paints (LPBs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Coloured paint that was produced or used prior to 1950 may contain higher levels of lead. The main concern regarding lead-containing paint is its potential to become lead dust or chips, either through deterioration and/or mechanical means (i.e., sanding, abrasion, etc.). Exposure to lead dust or chips occurs by ingestion or inhalation.

It is not anticipated that lead is present at the site.

### 7.2.15.3 Mercury

Mercury could be found in some batteries, light bulbs, paints, thermostats, or mirrors, etc. Based on an investigation by Consumer and Corporate Affairs Canada, and an assessment of potential health risks by Health and Welfare Canada, in 1991, the decision was made to eliminate the use of mercury compounds in indoor latex paints. The Canadian Paint and Coatings Association (CPCA) supported the withdrawal and all Canadian manufacturers and formulators of the preservative voluntarily agreed to remove "interior uses" from their product labels.

It is not anticipated that mercury is present at the site.

### 7.2.15.4 Polychlorinated Biphenyls

The manufacture of polychlorinated biphenyls (PCBs) in North America was prohibited under the Toxic Substances Control Act (1977). Their use as a constituent of new products manufactured in or imported into Canada was prohibited by regulations in

1977 and 1980. As such, sites developed or significantly renovated after 1980 are unlikely to have PCBs-containing equipment. Potential equipment, which could contain PCBs, includes fluorescent mercury and sodium vapour light ballasts, and oil-filled capacitors and transformers. Any electrical equipment containing PCBs must be disposed in accordance with O. Reg. 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

It is not anticipated that PCBs are present at the site.

#### 7.2.15.5 Urea Formaldehyde Foam Insulation

Formaldehyde is a pungent, colourless gas commonly used in water solution as a preservative and disinfectant. It is also a basis for major plastics, including durable adhesives. It occurs naturally in the human body and in the outdoor environment. Formaldehyde is used to bond plywood, particleboard, carpets, and fabrics, and it contributes to "that new house smell".

Formaldehyde is also a by-product of combustion; it is found in tobacco smoke, vehicle exhaust and the fumes from furnaces, fireplaces, and wood stoves. While small amounts of formaldehyde are harmless, it is an irritating and toxic gas in significant concentrations. Symptoms of overexposure to formaldehyde include irritation to eyes, nose and throat; persistent cough and respiratory distress; skin irritation; nausea; headache; and dizziness.

Urea-formaldehyde foam insulation (UFFI) was developed in Europe in the 1950s as an improved means of insulating difficult-to-reach cavities in the walls of buildings. It was typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture is injected into the wall, urea and formaldehyde unite and "cure" into an insulating foam plastic.

During the 1970s, when concerns about energy efficiency led to efforts to improve building insulation in Canada, UFFI became an important insulation product for existing buildings. Most installations occurred between 1977 and 1980, when the further use of UFFI was banned in Canada.

UFFI is not anticipated to be present at the site.

#### 7.2.16 Radon

Radon is a colourless, odourless, and radioactive gas that occurs naturally in the environment. It comes from the natural breakdown of uranium in soils and rocks. Exposure to high levels of radon increases the risk of developing lung cancer. This relationship has prompted concern that radon levels in some Canadian buildings may pose a health risk. Radon gas can move through small spaces in the soil and rock and seep into a building through cracks in concrete, sumps, joints, and basement drains. Concrete-block walls are particularly porous to radon and radon trapped in water from wells can be released into the air when the water is used.

Due to the potential health concerns associated with radon, Health Canada released a guideline in June 2007, for a maximum acceptable level of radon gas of 200 Becquerels per cubic metre (Bq/m<sup>3</sup>). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m<sup>3</sup> in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

Radon is not anticipated to be present at the site.

#### 7.2.17 Mould

Mould is found in the natural environment and is required for the breakdown of plant debris such as leaves and wood. Mould spores are found in the air in both the indoor and outdoor environments. In order for mould to grow within a building, it requires a food source (i.e. gypsum wallboard, car pets, wallpaper, wood, etc.) and moist conditions. Mould can have an impact on human health depending on the species and concentration of the mould. Health effects can include allergies and mucous membrane irritation.



Currently there are no regulations governing mould; however, there are several guidelines addressing mould assessments and abatement. At the moment the industry standards include the Canadian Construction Association (CCA) document 82-2004 titled “Mould Guidelines for the Canadian Construction Industry” and the Environmental Abatement Council of Ontario (EACO) guidelines titled “EACO Mould Abatement Guidelines, Edition 2 (2010)”.

It is important to note that the Ministry of Labour (MOL) governs protecting workers under the Occupational Health and Safety Act, which states that employers are required to take every precaution reasonable to protect their workers. This includes protecting workers from mould within workplace buildings.

No signs of mould were observed during the site reconnaissance.

### 7.3 Enhanced Investigation Property Observations

Part VI of O. Reg. 153/04 defines an Enhanced Investigation Property as (i) a property used, or has ever been used, in whole or part, for an industrial purpose, or (ii) a commercial property used as a garage, a bulk liquid dispensing facility, including a gasoline outlet or for the operation of dry-cleaning equipment.

The northern portion of the site was historically used for trailer repair (12231 Hurontario Street) and garage operations (12211 Hurontario Street). Garage operations also occurred in the southeast portion of the site (12197 Hurontario Street).

The historical operations indicate the site as an Enhanced Investigation Property.

#### 7.3.1 Processing and Manufacturing Operations

There are no current processing or manufacturing operations at the site. Further, there are no suspected historical processing or manufacturing operations.

#### 7.3.2 Hazardous Materials Use and Storage

There were no hazardous materials identified at the site during the reconnaissance. It is not anticipated that bulk hazardous materials were historically present at the site.

#### 7.3.3 Generated Wastes

Based on the ERIS report (Section 5.2.1), the following historical waste generator was identified at the site:

- 2205302 Ontario Limited, on-site (12197 Hurontario Street), was listed as a waste generator (Generator #ON8754994) of light fuels in 2010.

This waste generator is likely associated with the historical garage operations on-site.

#### 7.3.4 Vehicle and Equipment Maintenance Areas

The site has historically been used for trailer repair and garage operations. These are considered to be PCAs.

#### 7.3.5 Oil/Water Separators

Oil/water separators were not observed during the site visit; nor were any identified in the previous reports (EXP, 2019; EXP, 2020a).

#### 7.3.6 Spills History

The Ontario Spills database, searched as part of the ERIS report (Section 5.2.1), identified one spill at the site:

- In 2007, a fuel oil leak occurred at a commercial business located at 12231 Hurontario Street.

### 7.3.7 Hydraulic Lift Equipment

Based on previous reports (EXP, 2019; EXP, 2020a), historically there was no hydraulic lift equipment identified at the site. No hydraulic lift equipment was observed at the time of the site reconnaissance.

## 7.4 Adjacent and Surrounding Properties

A visual inspection of the adjacent properties and properties within 250 metres of the site was conducted from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concerns that may impact the site. Land uses of surrounding properties are shown on Figure 3A.

At the time of the site reconnaissance, land usage within the Phase One Study Area included vacant land to the northwest, mixed commercial and residential properties to the southwest, and residential properties to the northeast and southeast.

## 7.5 Written Description of Investigation

The Phase One ESA was conducted as outlined in Section 4.

Prior to conducting the site reconnaissance, previous environmental reports (Section 5.1.5), as well as historical documentation including inspection reports, aerial photographs, street directory listings, Ontario MECP records, and an ERIS report were reviewed in order to identify APECs (Section 5). The physical setting sources were also reviewed (Section 5.3).

An interview was conducted via e-mail on January 4, 2021 with Mr. Aaron Wisson, with Sobey's Inc. (Section 6). A walk-through inspection of the site and a walk-by inspection of surrounding properties within the Phase One Study Area were conducted on December 14, 2021.

The APECs identified in the Phase One Study Area based on the results of the Phase One investigation are outlined in Section 8.

The Phase One conclusions are summarized in Section 9.

## 8. Review and Evaluation of Information

### 8.1 Current and Past Uses

The chain of title search was conducted back to the crown for the municipal address 12197, 12211, 12213, 12231 and 12233 Hurontario Street.

The current and past uses of the site, determined based on a review of the inspection reports, previous reports, chain of title search, municipal records, historical aerial photographs, satellite images, and the site reconnaissance, are summarized in Table 8.1.

**Table 8.1: Current and Past Uses – 12197 Hurontario Street, Brampton and 12211, 12213, 12231 and 12233 Hurontario Street, Caledon**

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Place, etc.
<b>12197 Hurontario Street</b>				
Prior to July 22, 1837	Crown	The site was vacant/used for agricultural purposes.	Agricultural or other use	Property use was inferred based on the review of the chain of title and aerial photographs.  No PCAs were identified at 12197 Hurontario Street during this time.
From July 22, 1837 to August 5, 1837	George Dawson			
From August 5, 1837 to September 13, 1839	David Miller			
From September 13, 1839 to March 2, 1849	John Snell			
From March 2, 1849 to November 10, 1871	Bartholomew Snell			
From November 10, 1871 to January 6, 1874	Robert Craig			
From January 6, 1874 to July 25, 1876	William Moody			
From July 25, 1876 to March 14, 1878	Robert Craig			
March 14, 1878 to August 18, 1919	John Ellis			
August 18, 1919 to April 1, 1920	Irwin Ellis and George Ellis			

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Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Place, etc.
From April 1, 1920 to June 27, 1952	Irwin Ellis			
From June 27, 1952 to February 5, 1962	Annie Wilson and James Wilson	The site was used for residential purposes and garage operations.	Commercial Use	Property use was determined based on the review of the inspection reports, ERIS records and aerial photographs.  The use of 12197 Hurontario Street for garage operations and a UST were identified as on-site PCAs.
From February 5, 1962 to May 1, 1981	Harold Cook and Bessie Cook			
From May 1, 1981 to June 1, 1987	Jack Devine and Carolyn Buchanan			
From June 1, 1987 to June 12, 1997	Lucille Gilbert and Jean-Marie Gilbert			
From June 12, 1997 to March 20, 2007	Jean-Marie Gilbert			
From March 20, 2007 to June 17, 2008	Ross Trafalgar Realty Corporation			
From June 17, 2008 to May 26, 2009	Forecast (410/10) Inc.			
From May 26, 2009 to May 26, 2009	Firm Capital Mortgage Fund Inc.			
From May 26, 2009 to June 24, 2011	2205302 Ontario Limited			
From June 24, 2011 to Present	2248811 Ontario Inc.	The structures have been demolished and the site is vacant.		Property use was determined based on aerial photographs and the site inspection.
<b>12211 Hurontario Street</b>				
Prior to July 27, 1865	Crown	The site was vacant.	Agricultural or other use	Property use was inferred based on the review of the chain of title and aerial photographs.
From July 27, 1865 to January 5, 1871	Robert Giffen			
From January 5, 1871 to July 25, 1876	William Moody			

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Place, etc.
From July 25, 1876 to March 14, 1878	Robert Craig			No PCAs were identified at 12211 Hurontario Street during this time.
From March 14, 1878 to June 25, 1919	John Ellis			
From June 25, 1919 to April 1, 1920	George Ellis			
From April 1, 1920 to June 27, 1952	Irwin A. Ellis			
From June 27, 1952 to April 13, 1960	Annie Wilson and James Wilson			
From April 13, 1960 to July 15, 1968	Herbert M. Reinhart and Edna W. Reinhart	The site was used for residential purposes and garage operations.	Commercial Use	Property use was determined based on the review of the inspection reports, ERIS records and aerial photographs.  The use of 12211 Hurontario Street for garage operations with ASTs was identified as an on-site PCA.
From July 15, 1968 to August 17, 1971	Edna W. Reinhart			
From August 17, 1971 to June 25, 1980	Douglas H. Reinhart			
From June 25, 1980 to July 26, 2010	Doris Jean Reinhart			
From July 26, 2010 to present	2248811 Ontario Inc.			
		The structures have been demolished and the site is vacant.		Property use was determined based on aerial photographs and the site inspection.
12213 Hurontario Street				
Prior to July 27, 1865	Crown	The portion of the site is vacant.	Agricultural or other use	Property use was determined based on aerial photographs and the site inspection.
From July 27, 1865 to January 5, 1871	Robert Giffen			
From January 5, 1871 to July 25, 1876	William Moody			No PCAs were identified at 12213 Hurontario Street during this time.
From July 25, 1876 to March 14, 1878	Robert Craig			

Project Number: GTR-00257876-A0

Date: January 5, 2022

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Place, etc.
From March 14, 1878 to August 18, 1919	John Ellis			
From August 18, 1919 to April 1, 1920	Irwin Ellis and George Ellis			
From April 1, 1920 to June 27, 1952	Irwin Ellis			
From June 27, 1952 to April 13, 1960	Annie Wilson and James Wilson			
From April 13, 1960 to July 15, 1968	Herbert M. Reinhart and Edna W. Reinhart			
From July 15, 1968 to September 4, 1980	Edna W. Reinhart			
From September 4, 1980 to August 21, 1987	Douglas H. Reinhart			
From August 21, 1987 to May 30, 2002	Lawrence Bonar, Lilian Bonar and Lilian Way			
From May 30, 2002 to August 25, 2003	1360287 Ontario Limited			
From August 25, 2003 to November 30, 2004	2008609 Ontario Limited			
From November 30, 2004 to August 9, 2005	1360287 Ontario Limited			
From August 9, 2005 to July 26, 2010	Doris Jean Reinhart			
From July 26, 2010 to present	2248811 Ontario Inc.			
12231 & 12233 Hurontario Street				
Prior to July 27, 1865	Crown	The site was vacant.		

Year	Name of Owner	Description of Property Use	Property Use	Other Observations from Aerial Photographs, Fire Insurance Place, etc.
From July 27, 1865 to January 5, 1871	Robert Giffen		Agricultural or other use	Property use was determined based on aerial photographs and the site inspection.  No PCAs were identified at 12231 and 12233 Hurontario Street during this time.
From January 5, 1871 to July 25, 1876	William Moody			
From July 25, 1876 to March 14, 1878	Robert Craig			
From March 14, 1878 to June 25, 1919	John Ellis			
From June 25, 1919 to April 1, 1920	George Ellis			
From April 1, 1920 to June 27, 1952	Irwin Ellis			
From June 27, 1952 to April 13, 1960	Annie Wilson and James Wilson	The site was used for residential purposes and garage operations.	Commercial Use	Property use was determined based on the review of the inspection reports, ERIS records and aerial photographs.  The use of 12233 Hurontario Street for trailer repairs with ASTs was identified as an on-site PCA.
From April 13, 1960 to February 7, 1967	Herbert M. Reinhart and Edna W. Reinhart			
From February 7, 1967 to August 26, 2003	Donald Walter Reinhart			
From August 26, 2003 to February 24, 2004	1360287 Ontario Limited			
From February 24, 2004 to July 26, 2010	Donald Walter Reinhart			
From July 26, 2010 to present	2248811 Ontario Inc.	The structures have been demolished and the site is vacant.		Property use was determined based on aerial photographs and the site inspection.

Further discussion of the PCAs and APECs is provided in Section 8.2 and 8.3.

## 8.2 Potentially Contaminating Activities (PCAs)

PCAs were identified based on a review of the inspection reports (Section 5.1.3), previous report (Section 5.1.5), ERIS report (Section 5.2.1), street directory search (Section 5.2.2), Ontario MECP records (Section 5.2.3), aerial photographs (Section 5.3.1), and the site reconnaissance (Section 7).

The potential for each PCA to result in an APEC was evaluated based on its proximity to the site and on its location relative to the inferred groundwater flow direction to the southeast. PCAs at properties located upgradient and adjacent to the site were considered to result in APECs.

PCAs identified on-site, which contribute to an APEC are listed below. The number indicated in brackets denotes the PCA item number as listed in Table 2 of Schedule D of O. Reg. 153/04. Where the activity is not listed, it is identified as "Other".

- S1-S3a Three former ASTs located at 12231 Hurontario Street; (28) – Gasoline and Associated Products Storage in Fixed Tanks;
- S3b Fuel oil leak at 12231 Hurontario Street; (other) – fuel leak;
- S4: Two Former ASTs located at 12211 Hurontario Street (28) – Gasoline and Associated Products Storage in Fixed Tanks;
- S5: Salt storage at 12231 Hurontario Street; (other) – salt storage;
- S6 -S7: Trailer repair and servicing located 12231 Hurontario Street; (52) – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems;
- S8: Former garage operations located 12211 Hurontario Street; (other) – garage operations;
- S9: Fill material of unknown quality in the location of the former on-site residential structure at 12233 Hurontario Street; (30) – Importation of Fill Material of Unknown Quality;
- S10: Fill material of unknown quality in the location of the former on-site residential structure at 12231 Hurontario Street; (30) – Importation of Fill Material of Unknown Quality;
- S11: Fill material of unknown quality in the location of the former on-site residential structure at 12197 Hurontario Street; (30) – Importation of Fill Material of Unknown Quality;
- S12: Former UST at 12197 Hurontario Street; (28) – Gasoline and Associated Products Storage in Fixed Tanks; and,
- S13: Former garage operations at 12197 Hurontario Street; (other) – garage operations.

PCAs identified within the Phase One Study Area, as per Schedule D of O. Reg. 153/04, which contribute to an APEC are listed below. The number indicated in brackets denotes the PCA item number as listed in Table 2 of Schedule D of O. Reg. 153/04.

- S14: Fuel tanks at Laidlaw Transit Ltd., located at 12267 Hurontario Street, immediately northwest of the site; (28) – Gasoline and Associated Products Storage in Fixed Tanks; and,
- S15: School bus maintenance activities at Travelways School Transit Ltd./Laidlaw Transit Ltd., located at 12267 Hurontario Street, immediately northwest of the site; (52) – Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems.

PCAs from Table 2, Schedule D of O. Reg. 153/04 that were identified on-site/within the Phase One Study Area but were not considered to result in an APEC (i.e. are of *de minimis* concern) are listed below:

- S16: Illegal dumping of contaminated soil at Hutchinson Farm Lane, to the immediate west of the site; (30) – Importation of fill material of unknown quality; and,

A description of the APECs within the Phase One Study Area associated with each of the PCAs is provided in Section 8.3. The locations of all on- and off-site PCAs, contributing to an APEC on-site, are shown in Figure 3A.



### 8.3 Areas of Potential Environmental Concern (APECs)

Sources of potential environmental concern were identified based on a review of the inspection reports (Section 5.1.3), previous report (Section 5.1.5), ERIS report (Section 5.2.1), street directory search (Section 5.2.2), Ontario MECP records (Section 5.2.3), aerial photographs (Section 5.3.1), and on the site reconnaissance (Section 7). Sources thought to contribute to an APEC on-site are outlined in Table 8.3a.

**Table 8.3a: Areas of Potential Environmental Concern**

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
A	Northwestern portion of site	S1: (28) Gasoline and associated product storage in fixed tanks - Former AST located at 12231 Hurontario Street (rear building)	On-site	PHCs, VOCs	Soil
B	Northwestern portion of site	S2: (28) Gasoline and associated product storage in fixed tanks - Former AST located at 12231 Hurontario Street (front building)	On-site	PHCs, VOCs	Soil
C1	Northwestern portion of site	S3a: (28) Gasoline and associated product storage in fixed tanks - Former AST located at 12231 Hurontario Street (front building)	On-site	PHCs, VOCs	Soil
C2	Northwestern portion of site	S3b: (Other) – fuel leak - Fuel spill at 12231 Hurontario Street from AST in front building	On-site	PHCs, BTEX	Soil and groundwater
D	Central portion of site	S4: (28) Gasoline and associated product storage in fixed tanks - Two former ASTs at 12211 Hurontario Street	On-site	PHCs, VOCs	Soil
E	Northeastern portion of site	S5: (other) salt storage - Former salt storage at 12231 Hurontario Street	On-site	EC, SAR Sodium, chloride	Soil groundwater
F	Northwestern portion of site	S6: (52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems - Former trailer maintenance activities at 12231 Hurontario Street (rear building)	On-site	PHCs, VOCs, PAHs	Soil and groundwater

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
G	Northwestern portion of site	S7: (52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems - Former trailer maintenance activities at 12231 Hurontario Street (front building)	On-site	PHCs, VOCs, PAHs	Soil and groundwater
H	Central portion of site	S8: (other) garage operations - Former garage operations located at 12211 Hurontario Street	On-site	PHCs, VOCs, PAHs	Soil and groundwater
I	Northwestern portion of site	S9: (30) Importation of Fill Material of Unknown Quality - Former residential building with a basement located at 12233 Hurontario Street	On-site	PAHs, metals (including hydride forming metals) and inorganics	Soil
J	Central portion of the site	S10: (30) Importation of Fill Material of Unknown Quality - Former residential building with a basement located at 12211 Hurontario Street	On-site	PAHs, metals (including hydride forming metals) and inorganics	Soil
K	Southern portion of the site	S11: (30) Importation of Fill Material of Unknown Quality - Former residential building with a basement located at 12197 Hurontario Street	On-site	PAHs, metals (including hydride forming metals) and inorganics	Soil
L	Southeastern portion of the site	S12: (28) Gasoline and Associated Products Storage in Fixed Tanks - Former UST located at 12197 Hurontario Street	On-site	PHCs, VOCs	Soil and groundwater
M	Southeastern portion of the site	S13: (other) garage operations - Former garage operations at 12197 Hurontario Street	On-site	PHCs, VOCs, PAHs	Soil and Groundwater
N	Northern and northwestern portion of the site	S14: (28) Gasoline and Associated Products Storage in Fixed Tanks - Former USTs located at 12267 Hurontario Street  S15: (52) Storage, maintenance, fuelling and	Off-site	PHCs, VOCs	Groundwater

APEC	Location of APEC on Phase One Property	PCA	Location of PCA (on-site or off-site)	Contaminants of Potential Concern	Media Potentially Impacted (Groundwater, soil and/or sediment)
		repair of equipment, vehicles, and material used to maintain transportation systems - Former school bus maintenance activities at 12267 Hurontario Street			

<sup>1</sup> The number presented in brackets is the PCA number listed in Table 2, Schedule D of O. Reg. 153/04. Where the activity is not listed, it is identified as "Other".

PHCs – Petroleum hydrocarbons; BTEX – benzene, toluene, ethylbenzene, xylenes; VOC – volatile organic compounds;

PAH – polycyclic aromatic hydrocarbons; EC – electrical conductivity; SAR – sodium adsorption ratio

Any uncertainty or absence of information as discussed in previous report sections are not anticipated to affect the validity of the conceptual site model (CSM) or Phase One conclusions.

The PCAs located off-site (Figure 3A) that are considered to be of *de minimis* concern are listed in Table 8.3b.

**Table 8.3b: PCAs Considered to be of *De Minimis* Concern**

Potential Environmental Concern	Location	Potentially Contaminating Activities	Rationale for <i>De Minimis</i>
S16: Contaminated soil illegally dumped on Hutchinson Farm Lane	Hutchinson Farm Lane (immediately west of the site)	(30) Importation of Fill Material of Unknown Quality	Given that the soil was dumped off-site, this PCA is considered to be <i>de minimis</i> .

## 8.4 Phase One Conceptual Site Model

Following the review of historical records, interviews, and site reconnaissance conducted as part of the Phase One ESA, it is possible to formulate an initial Conceptual Site Model (CSM). The CSM is a simplification of reality, which aims to provide a description and assessment of any areas where a PCA on or potentially affecting the Phase One property has occurred, and any contaminants of potential concern.

A CSM was developed based on the findings of the Phase One investigation, completed in accordance with O. Reg. 153/04.

The site is located on the northeast side of Highway 10/Hurontario Street and the northwest side of Highwood Road, at 12197 Hurontario Street in the City of Brampton, and 12211, 12213, 12231 and 12233 Hurontario Street in the Town of Caledon. The site measures approximately 3.6 hectares (8.9 acres) in area.

The site was first developed for residential and commercial use (trailer sales and service, and livestock auctions) in the 1950s. The on-site structures were demolished between 2013 and 2014. At the time of the investigation, the site was vacant with no buildings.

Based on historical record reviews, five ASTs and one UST were previously located on-site. Several of the on-site buildings were used for trailer maintenance and repair and garage operations.

Fourteen PCAs were identified on-site based on current and past operations at the site, that may contribute to an APEC on-site.

Three PCAs were identified at properties located within 250 metres of the Phase One property. The potential for each off-site PCA to result in an APEC was evaluated based on proximity to the site and on its location relative to the inferred southeasterly

groundwater flow direction. PCAs at properties located upgradient of the site were considered to result in APECs. A total of two PCAs were identified off-site that may contribute to an APEC on-site.

The PCAs on-site and within the Phase One Study Area, identified from Schedule D of O. Reg. 153/04, that are thought to contribute to an APEC are listed below:

- (28) Gasoline and associated product storage in fixed tanks;
- (30) Importation of fill material of unknown quality;
- (52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems;
- (other) salt storage;
- (other) garage operations; and,
- (Other) fuel leak.

The fourteen PCAs on-site and two PCAs identified within the Phase One Study Area result in fourteen APECs on-site.

The potential contaminants of concern (pCOCs) associated with these PCAs are PHCs, PAHs, VOCs, PAHs, metals (including hydride-forming metals) in soil and/or groundwater.

There is one record of a domestic well on-site and fourteen monitoring wells were observed on-site.

The site is located in the physiographic region known as the South Slope, characterized by sandy tills in the east and clayey tills in the west (Physiography of Southern Ontario, Chapman and Putnam, 1984). Overburden at the site is anticipated to consist of clay to silt-textured till (Sharpe, 1980).

According to the Geological Survey of Canada map of the area (Southern Ontario, 1:1,000,000 Scale, Sheet SSS, Map 2544), the underlying geology comprises the Queenston Formation. Bedrock at the site consists of shale, limestone, siltstone, and dolostone (Bedrock Geology of Ontario – Southern Sheet, Map 2544, Ministry of Northern Development and Mines).

The topography in the vicinity of the subject property is relatively flat. Regionally, the land slopes to the southeast, towards the Etobicoke Creek.

The nearest surface water body to the site is the Etobicoke Creek, located approximately 180 metres to the east of the site.

The site is not located within a “natural heritage system”, the “Greenbelt Plan Area”, “Niagara Escarpment Plan Area”, or “Oak Ridges Moraine Conservation Plan Area” according to Schedules A1 and S, of the *Town of Caledon Official Plan (2018)*.

The site is not located within 30 metres of an “environmentally sensitive/significant area”, “provincially significant wetland”, “special policy area”, “provincial greenbelt/protected countryside”, “areas of natural and scientific interest – life science and earth science” according to “Schedule D” of the *City of Brampton Official Plan (2015)*.

No services are currently located at the site, however the site was previously serviced with a private well and municipal electricity. The Phase One Study Area is serviced by the following:

- Natural gas is supplied by Enbridge;
- Electricity is supplied by Hydro One. Hydro Lines run parallel to Hurontario Street;
- Storm water and sanitary is supplied by the Region of Peel; and,
- Water is supplied by the Region of Peel.

At the time of the site reconnaissance, land usage within the Phase One Study Area included vacant land to the northwest, mixed commercial and residential use to the southwest and residential properties to the northeast and southeast.

The investigation undertaken by EXP with respect to this report and any conclusions or recommendations made in this report reflect EXP's judgement based on the site conditions observed at the time of the site inspection on the date(s) set out in this report and on information available at the time of preparation of this report. EXP has confirmed neither the completeness nor the accuracy of the records that were provided by others; as such, the historical records review is identified as a potential source of uncertainty during the investigation. The CSM is developed using multiple lines of evidence, searches and source information to make every reasonable attempt to ensure that findings of environmental significance are captured.

Any uncertainty or absence of information in the records review, interviews, and site reconnaissance components of the Phase One investigation are not anticipated to materially affect the validity of the CSM or Phase One conclusions.

The CSM showing the potential environmental concerns to the site are shown on Figures 3A and 3B.

## 9. Conclusions

### 9.1 Whether Phase Two ESA Required Before RSC Submitted

PCAs were identified based on a review of the inspection reports (Section 5.1.3), previous report (Section 5.1.5), ERIS report (Section 5.2.1), street directory search (Section 5.2.2), Ontario MECP records (Section 5.2.3), aerial photographs (Section 5.3.1), and on the site reconnaissance (Section 7).

Fourteen PCAs were identified on-site based on current and past operations at the site, that may contribute to an APEC on-site.

Three PCAs were identified at properties located within 250 metres of the Phase One property. The potential for each off-site PCA to result in an APEC was evaluated based on proximity to the site and on its location relative to the inferred southeasterly groundwater flow direction. PCAs at properties located upgradient of the site were considered to result in APECs. A total of two PCAs were identified off-site that may contribute to an APEC on-site.

In accordance with O. Reg. 153/04, a Phase Two ESA must be completed to evaluate soil and groundwater quality within the APECs before an RSC can be filed for the site. A review of the subsurface investigation completed by EXP (2019) indicates that soil and groundwater quality meet the Table 2 SCS, applicated to the site; with the exception of PHC impacted soils in the northwestern portion of the site, and salt-related impacts in soil and groundwater at the location of the former salt storage area. A Phase Two ESA Update, including remediation and further testing, dated with 18 months of the intended RSC filing, will be required to support the RSC filing.

### 9.2 RSC Based on Phase One ESA Alone

An RSC cannot be filed based on the Phase One ESA alone.

A Phase Two ESA Update, including remediation and further testing, dated within 18 months of the RSC filing, is required to document the investigation of the APECs identified in this Phase One ESA, prior to filing an RSC.

## 10 Closure

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

Yours truly,

EXP Services Inc.



Sarah DiBattista, M.E.Sc.  
Environmental Scientist  
Environmental Services



Amanda Catenaro, M.E.Sc., P.Geo.,  
Project Manager  
Environmental Services

## 11 References

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## Figures



SCALE:

0 1000 2000m

SOURCE:

GOOGLE MAPS

## LOCALITY PLAN

FIGURE

1

12197 HURONTARIO STREET,  
BRAMPTON, ONTARIO AND 12211, 12213,  
12231, AND 12233 HURONTARIO STREET,  
CALEDON, ONTARIO

DRAWN BY

CHECKED BY

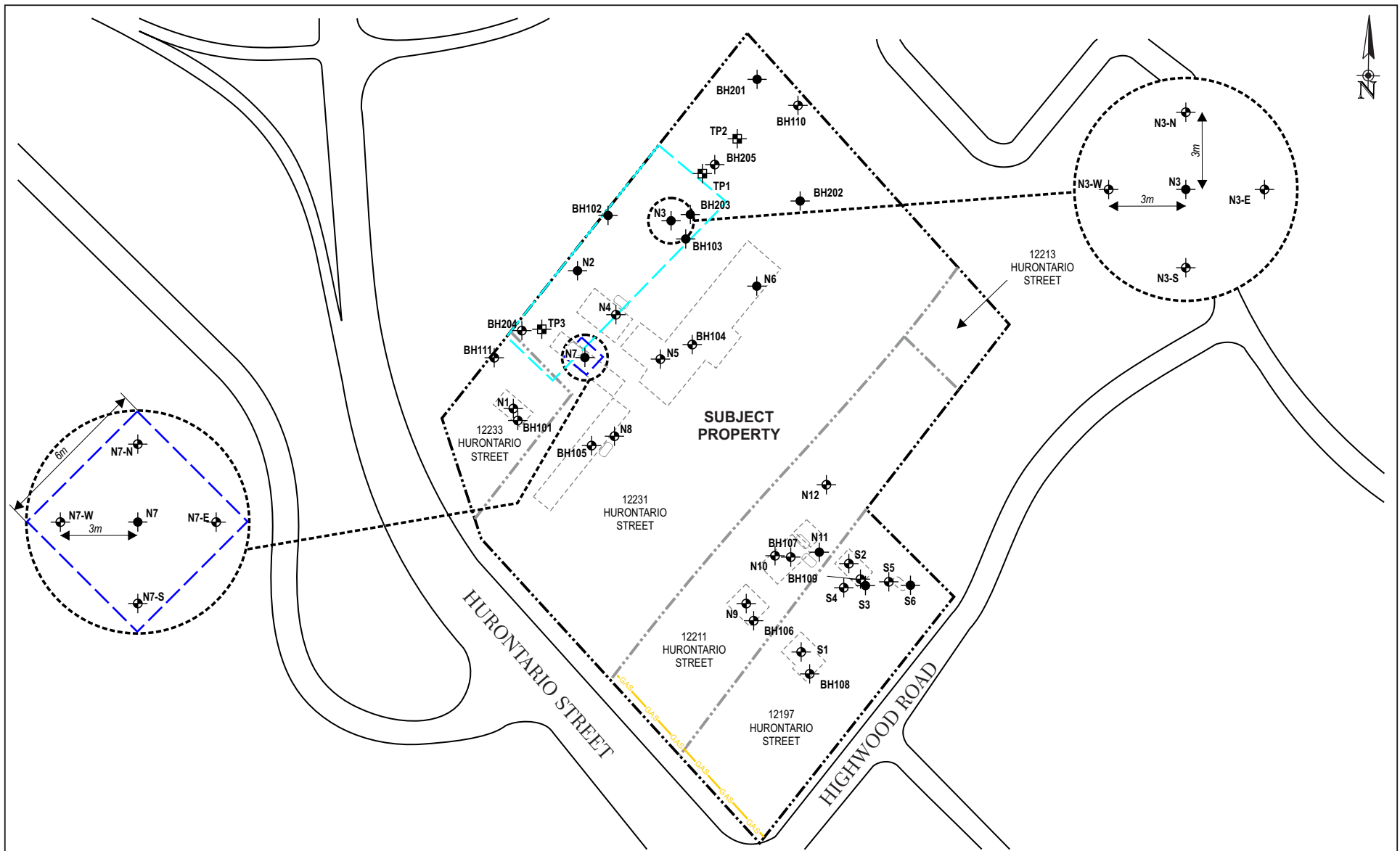
J.D.H.

A.B.

PROJECT NUMBER: 257876

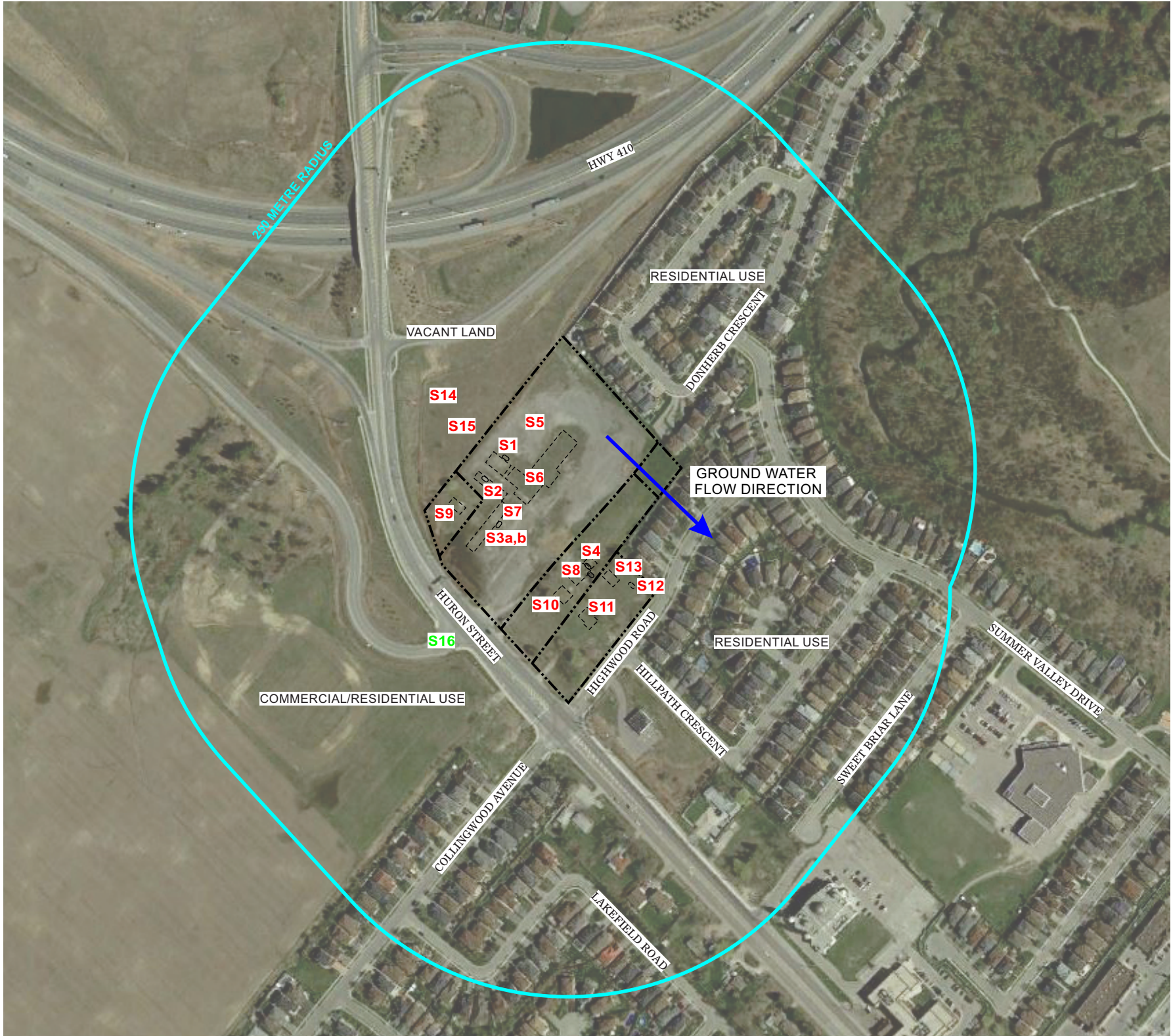
DATE: JANUARY 2020





<b>SCALE:</b> 	<b>LEGEND:</b> <div> <div> <div>---+---</div> <div>PROPERTY BOUNDARY EXTENT</div> </div> <div> <div>---</div> <div>PROPERTY BOUNDARY</div> </div> <div> <div>●</div> <div>TEST HOLE WITH MONITOR N SERIES (EXP, 2019) BH SERIES (EXP, 2020)</div> </div> <div> <div>●</div> <div>TEST HOLE N SERIES (EXP, 2019) BH SERIES (EXP, 2020)</div> </div> <div> <div>+</div> <div>TEST PIT (EXP, 2019)</div> </div> <div> <div>---</div> <div>FORMER FEATURES</div> </div> <div> <div>○</div> <div>FORMER ABOVE GROUND STORAGE TANK LOCATION</div> </div> <div> <div>○</div> <div>FORMER UNDER GROUND STORAGE TANK LOCATION</div> </div> <div> <div>---</div> <div>EXCAVATION 1</div> </div> <div> <div>---</div> <div>EXCAVATION 2</div> </div> <div> <div>---</div> <div>GAS</div> </div> </div>	<div>FIGURE</div> <div>2</div>
<b>SOURCE:</b> BASED ON GOOGLE EARTH IMAGE, DATED MAY 7, 2018 AND FIELD MEASUREMENTS BY EXP STAFF <div> <div>exp.</div> <div>DRAWN BY</div> <div>CHECKED BY</div> <div>K.G.</div> <div>A.C.</div> </div>	<div> <div>12197 HURONTARIO STREET,</div> <div>BRAMPTON, ONTARIO AND 12211, 12213,</div> <div>12231, AND 12233 HURONTARIO STREET,</div> <div>CALEDON, ONTARIO</div> </div> <div> <div>PROJECT NUMBER: 257876</div> <div>DATE: JULY 2021</div> </div>	

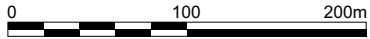




PCA Source Number	Potentially Contaminating Activity (PCA)
S1	(28) Gasoline and associated products storage in fixed tanks
S2	(28) Gasoline and associated products storage in fixed tanks
S3a	(28) Gasoline and associated products storage in fixed tanks
S3b	(other) fuel leak
S4	(28) Gasoline and associated products storage in fixed tanks
S5	(Other) salt storage
S6	(52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
S7	(52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
S8	(other) garage operations
S9	(30) Importation of Fill Material of Unknown Quality
S10	(30) Importation of Fill Material of Unknown Quality
S11	(30) Importation of Fill Material of Unknown Quality
S12	(28) Gasoline and associated products storage in fixed tanks
S13	(other) garage operations
S14	(28) Gasoline and associated products storage in fixed tanks
S15	(52) Storage, maintenance, fuelling and repair of equipment, vehicles, and material used to maintain transportation systems
De-minimis PCAs	
S16	(30) Importation of Fill Material of Unknown Quality

(28) INDICATES ITEM NUMBER OF O. REG. 153/04 SCHEDULE D, TABLE 2

SCALE:



SOURCE:

BASED ON GOOGLE EARTH IMAGE, DATED MAY 7, 2018 AND FIELD MEASUREMENTS BY EXP STAFF

LEGEND:



PROPERTY BOUNDARY



GROUNDWATER FLOW DIRECTION

(28)

INDICATES ITEM NUMBER OF O. REG. 153/04 SCHEDULE D, TABLE 2



FORMER FEATURES



LOCATION FORMER ABOVE GROUND STORAGE TANKS



LOCATION FORMER UNDER GROUND STORAGE TANKS



DRAWN BY

J.D.H

CHECKED BY

A.C.

CONCEPTUAL SITE MODEL POTENTIALLY CONTAMINATING ACTIVITIES

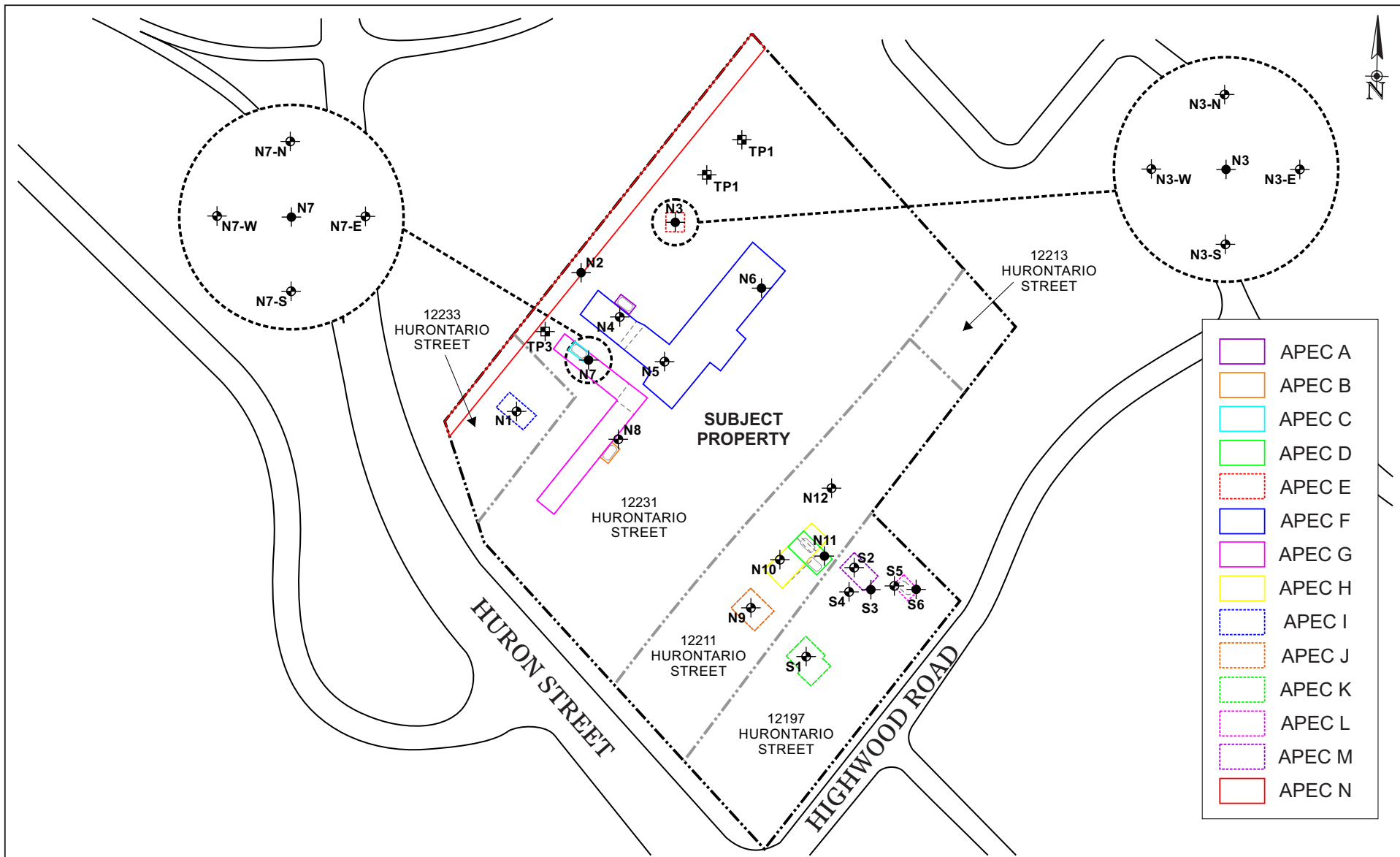
12197 HURONTARIO STREET, BRAMPTON, ONTARIO AND 12211, 12213, 12231, AND 12233 HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 257876 DATE: JANUARY 2020

FIGURE

3A





SCALE:



SOURCE:

BASED ON GOOGLE EARTH  
IMAGE, DATED MAY 7, 2018  
AND FIELD MEASUREMENTS  
BY EXP STAFF

LEGEND:

- PROPERTY BOUNDARY EXTENT
- PROPERTY BOUNDARY
- TEST HOLE WITH MONITOR (EXP, 2019)
- TEST HOLE (EXP, 2019)



TEST PIT  
(EXP, 2019)



FORMER FEATURES



LOCATION FORMER ABOVE  
GROUND STORAGE TANKS



LOCATION FORMER UNDER  
GROUND STORAGE TANKS

## CONCEPTUAL SITE MODEL -APECs

FIGURE

3B

12197 HURONTARIO STREET,  
BRAMPTON, ONTARIO AND 12211, 12213,  
12231, AND 12233 HURONTARIO STREET,  
CALEDON, ONTARIO

PROJECT NUMBER: 257876

DATE: JANUARY 2020



DRAWN BY  
J.D.H.

CHECKED BY  
A.C.

## Tables

# Table 1: SITE ENVIRONMENTAL SETTING DATA

Page 1 of 1

12197 Hurontario Street, Brampton and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario  
January 2022

## NATIVE SOIL

Type: Clayey Silt to Sandy Silt  
Hydraulic Conductivity: (select range)  
>  $10^{-3}$  cm/s:  
<  $10^{-3}$  to >  $10^{-6}$  cm/s:  $1.0 \times 10^{-5}$   
<  $10^{-6}$  cm/s:  
Soil Texture: Medium to fine  
Estimated or Measured: Estimated (EXP, 2019)

## GROUND WATER

Depth to Water Table: 0.3 to 2.9 mbgs  
Estimated or Measured: Measured (EXP, 2019)  
Direction of Flow: Southeast  
Estimated or Measured: Estimated based on topography and surrounding surface water features

## MUNICIPAL SERVICES

Piped Water: Yes  
Ground Water Source: Yes  
Distance to Well: on-site  
Surface Water Source: N/A  
Sanitary Sewer: Yes  
Storm Sewer: Yes

## PRIVATE SERVICES

Distance to Nearest Well: on-site  
Approximate Depth of Well: NA  
Private Sanitary Sewage: No

## SURFACE WATER

Name of water body: Etobicoke Creek  
Distance from site: Approximately 180 metres east  
Elevation drop from site: 4 meters  
Direct Drainage from site: No

## Table 2: DARCY'S LAW CALCULATIONS

Page 1 of 1

12197 Hurontario Street, Brampton and 12211, 12213, 12231, and 12233 Hurontario Street, Caledon, Ontario  
January 2020

$$Q=kiA \quad v=ki/n \quad t=T/v$$

Permeability  $k$  (m/sec)\* = 1.00E-08  
(cm/sec) = 1.00E-06  
Gradient  $i$  (m/m) = 0.001  
Porosity\*\*  $n$  = 0.2  
Thickness  $T$  (m) = NA

Velocity  $v$  (m/sec) = 2.50E-11  
(feet/sec) = 8.20E-11  
(feet/day) = 7.08E-06  
(feet/year) = 2.59E-03  
(metres/year) = 0.001

Gradient estimated based on slope of land.

\* (from Freeze & Cherry, 1979)

\*\* (from McWhorter and Sunada, 1977)

257876





## Appendix A – Limitation and Use of Report



## LIMITATIONS AND USE OF REPORT

### BASIS OF REPORT

The Report is based on site conditions known or inferred by the investigation undertaken as of the date of the Report. Should changes occur which potentially impact the condition of the site the recommendations of EXP may require re-evaluation. Where special concerns exist, or the Client has special considerations or requirements, these should be disclosed to EXP to allow for additional or special investigations to be undertaken not otherwise within the scope of investigation conducted for the purpose of the Report.

Where applicable, recommended field services are the minimum necessary to ascertain that construction is being carried out in general conformity with building code guidelines, generally accepted practices and EXP's recommendations. Any reduction in the level of services recommended will result in EXP providing qualified opinions regarding the adequacy of the work. EXP can assist design professionals or contractors retained by the Client to review applicable plans, drawings, and specifications as they relate to the Report or to conduct field reviews during construction.

### RELIANCE ON INFORMATION PROVIDED

The evaluation and conclusions contained in the Report are based on conditions in evidence at the time of site inspections and information provided to EXP by the Client and others. The Report has been prepared for the specific site, development, building, design or building assessment objectives and purpose as communicated by the Client. EXP has relied in good faith upon such representations, information and instructions and accepts no responsibility for any deficiency, misstatement or inaccuracy contained in the Report as a result of any misstatements, omissions, misrepresentation or fraudulent acts of persons providing information. Unless specifically stated otherwise, the applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report are only valid to the extent that there has been no material alteration to or variation from any of the information provided to EXP.

### STANDARD OF CARE

This report ("Report") has been prepared in a manner consistent with the degree of care and skill exercised by engineering consultants currently practicing under similar circumstances and locale. No other warranty, EXPRESSED or implied, is made. Unless specifically stated otherwise, the Report does not contain environmental consulting advice.

### COMPLETE REPORT

All documents, records, data and files, whether electronic or otherwise, generated as part of this assignment form part of the Report. This material includes, but is not limited to, the terms of reference given to EXP by the Client, communications between EXP and the Client, other reports, proposals or documents prepared by EXP for the Client in connection with the site described in the Report. In order to properly understand the suggestions, recommendations and opinions expressed in the Report, reference must be made to the Report in its entirety. EXP is not responsible for use by any party of portions of the Report.

## USE OF REPORT

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any use of the Report, or any portion of the Report, by a third party are the sole responsibility of such third party. EXP is not responsible for damages suffered by any third party resulting from unauthorised use of the Report.

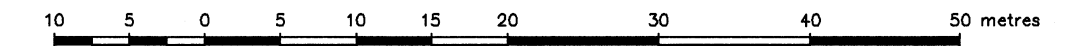
## REPORT FORMAT

Where EXP has submitted both electronic file and a hard copy of the Report, or any document forming part of the Report, only the signed and sealed hard copy shall be the original documents for record and working purposes. In the event of a dispute or discrepancy, the hard copy shall govern. Electronic files transmitted by EXP utilize specific software and hardware systems. EXP makes no representation about the compatibility of these files with the Client's current or future software and hardware systems. Regardless of format, the documents described herein are EXP's instruments of professional service and shall not be altered without the written consent of EXP.

## Appendix B – Survey Plan

PLAN OF SURVEY OF  
PART OF LOT 18, CONCESSION 1  
EAST OF HURONTARIO STREET  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)  
CITY OF BRAMPTON  
REGIONAL MUNICIPALITY OF PEEL  
AND  
PART OF LOT 19, CONCESSION 1  
EAST OF HURONTARIO STREET  
(GEOGRAPHIC TOWNSHIP OF CHINGUACOUSY, COUNTY OF PEEL)  
TOWN OF CALEDON  
REGIONAL MUNICIPALITY OF PEEL

SCALE 1: 500



David B. Searles Surveying Ltd.  
ONTARIO LAND SURVEYORS

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

**LEGEND**

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
IB	DENOTES STANDARD IRON BAR
1225	DENOTES DAVID B. SEARLES SURVEYING LTD
967	DENOTES W.N. WILDMAN O.L.S.
1280	DENOTES ANTON KIKAS O.L.S.
1215	DENOTES OTTO ERTL O.L.S.
OU	DENOTES ORIGIN UNKNOWN
P	DENOTES PLAN 43R-32579
P1	DENOTES PLAN 43R-33945
E.H.S.	DENOTES EAST OF HURONTARIO STREET
ANC	DENOTES ANCHOR
BB	DENOTES BELL BOX
BC	DENOTES BACK OF CURB
BF	DENOTES BOARD FENCE
BPED	DENOTES BELL PEDESTAL
BOS	DENOTES BOTTOM OF SLOPE
CATV	DENOTES CABLE TELEVISION BOX
CB	DENOTES CATCH BASIN
COP	DENOTES CULVERT (CONCRETE PIPE)
COUT	DENOTES CURB CUT
CLF	DENOTES CHAIN LINK FENCE
CPAD	DENOTES CONCRETE PAD
CRTW	DENOTES CONCRETE RETAINING WALL
CSW	DENOTES CULVERT (STEEL PIPE)
CSW	DENOTES CONCRETE SIDE WALK
CBX	DENOTES COMMUNICATION BOX
DICB	DENOTES DITCH INLET CATCH BASIN
DP	DENOTES DRAIN PIPE
DSBF	DENOTES DOUBLE-SIDED BOARD FENCE
DSOF	DENOTES DOUBLE-COMPOSITE FENCE
EG	DENOTES EDGE OF GRAVEL
EP	DENOTES EDGE OF PAVEMENT
EP	DENOTES FIRE HYDRANT
GDR	DENOTES GUARDRAIL
GLW	DENOTES GAS LINE MARKER
LS	DENOTES LIGHT STANDARD
MHC(STM)	DENOTES MAINTENANCE HOLE COVER (STORM)
MHC(U)	DENOTES MAINTENANCE HOLE COVER (UTILITIES)
MHC(MTO)	DENOTES MAINTENANCE HOLE COVER (MTO)
MW	DENOTES MONITORING WELL
PWF	DENOTES POST AND WIRE FENCE
RPR	DENOTES ROCK PROTECTION
SP	DENOTES SIGN POST
TLP	DENOTES TRAFFIC LIGHT POLE
WDP	DENOTES WOODEN POST
WPH	DENOTES WOODEN POLE (HYDRO)
WV	DENOTES WATER VALVE

**BEARING NOTE**

BEARINGS ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 17 (81°00' WEST). NAD83 (ORIGINAL).

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9997674

BEARINGS ON PLAN 43R-32579 (P) HAVE BEEN ROTATED BY 00°48'00" COUNTERCLOCKWISE TO MAKE COMPARISONS.

**NOTE**

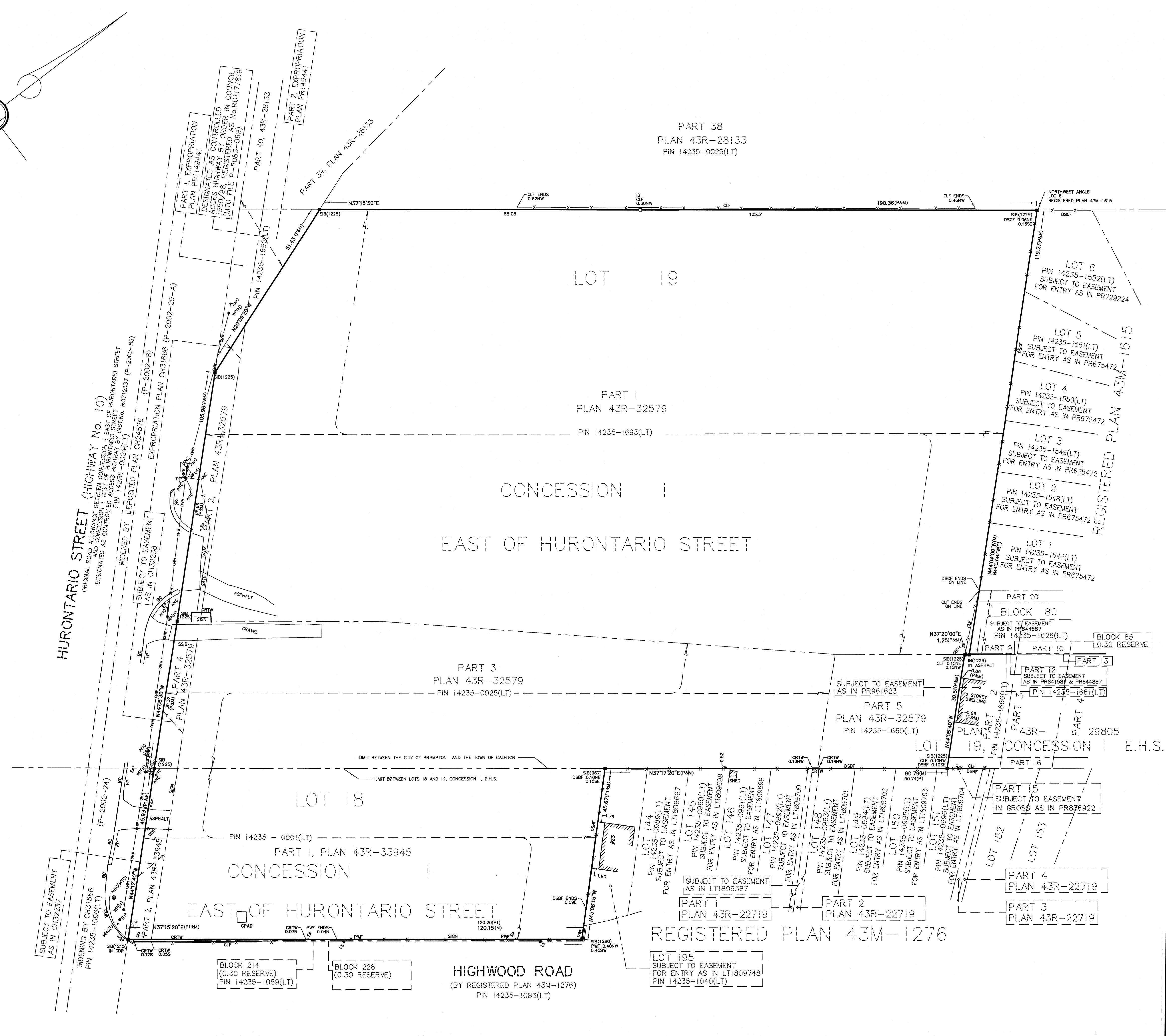
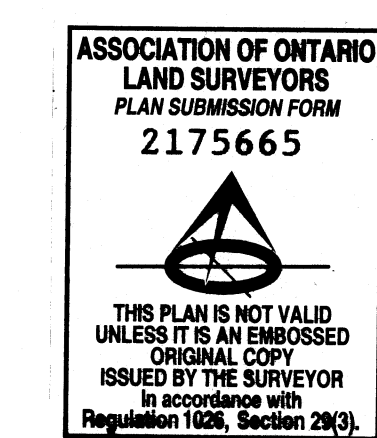
PROPERTY LIMITS ARE NOT FENCED UNLESS OTHERWISE NOTED ON THE FACE OF THE PLAN.

THE REPRODUCTION, ALTERATION OR USE OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE EXPRESS PERMISSION OF DAVID B. SEARLES SURVEYING LTD. IS STRICTLY PROHIBITED.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGULATIONS MADE UNDER THEM
  - THE SURVEY WAS COMPLETED ON THE 13th DAY OF AUGUST, 2021.

AUGUST 24, 2021		DATE	
ALISTER SANKEY		ONTOARIO LAND SURVEYOR	
David B. Searles Surveying Ltd.		Calculator	Draftsperson
4255 Sherwoodtowne Blvd., Suite 206, Mississauga, Ontario L4Z 1Y5		BJ	RM/PG
Tel: (905) 273-6840 Fax: (905) 896-4410		Editor	Plan Index No.
Email: info@dssearles.ca		ADS/BJ	E 19
Calculation File	Drawing File	File No.	
71-20CALC.DWG	71-1-20.DWG	71-1-20	



## Appendix C – Qualifications of Assessors

**Amanda Catenaro, M.E.Sc., P.Geo., QP<sub>ESA</sub> (Project Manager)**

Amanda Catenaro graduated from McMaster University in 2012 with a Bachelor of Science degree in Environmental Science, specialized in Hydrogeology and Climatology. She completed her Master of Environmental Science Degree from the University of Toronto in 2013. Ms. Catenaro has worked on a number of Phase One and Two environmental site assessments, delineation programs, ex-situ and in-situ remediation projects, and peer reviews since joining EXP Services Inc. in 2013. Ms. Catenaro is a Professional Geologist (P.Geo.) in Ontario and is a Qualified Person (QP) for environmental site assessments under Ontario Regulation 153/04.

Ms. Catenaro has international experience working on environmental projects in the United Kingdom and United States of America, including undertaking desk studies, risk assessments, and remediation projects (strategy development, design, implementation and validation). She has closed-out projects in a variety of specialized sectors such as transportation, highway, rail, and water schemes.

**Mike Luong, M.E.Sc. (Environmental Scientist)**

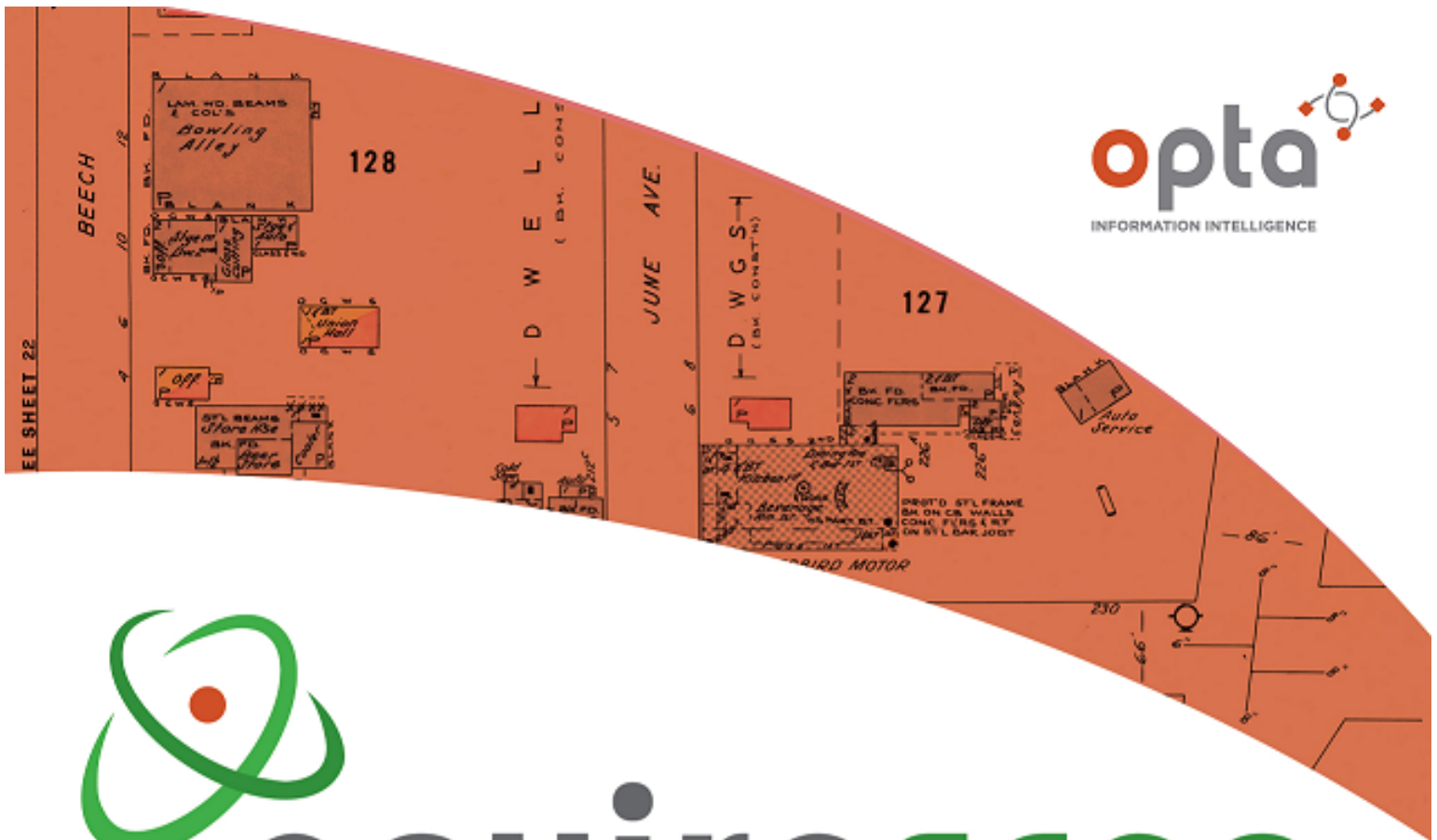
Since joining EXP in 2019, Mr. Luong has been involved in the oversight, planning and execution of numerous Phase One and Two Environmental Site Assessments, and remediation projects. His work has included test hole drilling, soil and ground water sampling and analysis, supervision of in-situ and ex-situ remediation projects, and report writing.

**Sarah DiBattista, B.Sc, M.E.Sc. (Environmental Scientist)**

Sarah DiBattista graduated from the University of Toronto with an Honours Bachelor of Science, double majoring in Nutrition and Environment and Health and minoring in Environmental Studies. Following her graduation in 2019, Ms. DiBattista earned her Master of Environmental Science from the University of Toronto in 2021. Since joining EXP in January 2021, her fieldwork experiences have included overseeing the drilling of boreholes and installation of monitoring wells, the development and monitoring of said wells, conducting Phase One and Two Environmental Site Assessments, and aiding in project reporting efforts.

## Appendix D – Opta Response





# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

T: 905-882-6300  
W: [www.optaintel.ca](http://www.optaintel.ca)

Report Completed By:

Swati

Site Address:

12233 12231 12213 12211 and 12197 Hurontario Street Caledon  
ON Canada

Project No:

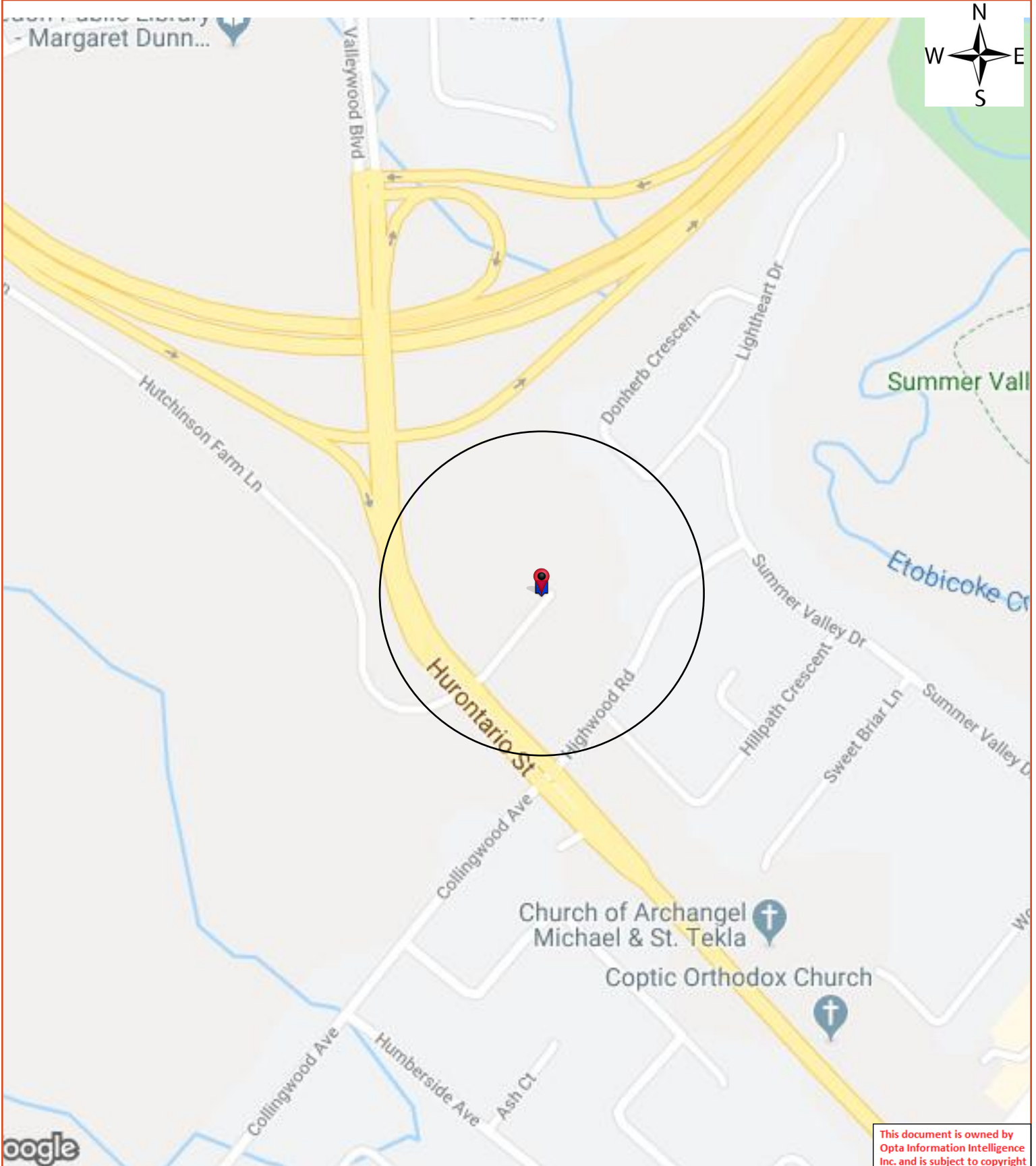
Opta Order ID:  
69547

Requested by:

Kate Miles  
EXP Services Inc.

Date Completed:

1/2/2020 6:34:34 AM



## Opta Historical Environmental Services Enviroscan<sup>TM</sup> Terms and Conditions

### Report

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

### Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

### Entire Agreement

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

### Governing Document

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

### Law

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

**Page: 4**

Project Name: 12233 12231  
12213 12211 and 12197  
Hurontario Street Caledon

P.O. #: MRK-00257876-A0

**ENVIROSCAN Report**

**Report Index**

**Requested by:**  
Kate Miles

Date Completed: 01/02/2020 06:34:34



OPTA INFORMATION INTELLIGENCE

**Page      Report Title**

5      (2007) All Risk Report - 2007 BRAMPTON LIVE STOCK EXCHANGE INC. 12231 Hurontario Street Brampton-Caledon ON L7C2C6 (distance = 2 metres\*)



# All Risk Report - 2007 BRAMPTON LIVE STOCK EXCHANGE INC. 12231 Hurontario Street Brampton- Caledon ON L7C2C6



# ING All Risk INSPECTION REPORT

Supplement/s attached: ☒ Yes # of : 4 ☐ No

## 1.0 BASIC INFORMATION

<b>Insured:</b>	Brampton Live Stock Exchange Inc. Donald Reinhart	<b>Policy Number</b>	501115497
<b>Date of survey (YYYY/MM/DD):</b>	2007/06/12	<b>CGI Loss Control Specialist:</b>	Samuel Jayapalan
<b>Person Contacted: Position</b>	Donald Reinhart	<b>Telephone No.</b>	905-846-1071
<b>Mailing Address if Different for risk:</b>	(unit # street # & name)	(City, Town, Village)	<b>CGI AIS No.: 72696587 Tracking No.: 5621914</b>
<b>Location Surveyed:</b>	12231 Hurontario Street (unit # street # & name)	Caledon (City, Town, Village)	Ontario (Province) L7C 2C6 (postal code)
<b>Secondary address (If any)</b>	(unit # street # & name)	(City, Town, Village)	(Province) (postal code)
<b>IBC Territory Code</b>	89	<b>IBC Building Ind. Code: 5516</b>	<b>SR/MA File No.</b>
<b>Underwriter:</b> Jovan Gain		<b>Broker:</b> Jones Deslauriers Insurance Management Inc.	

The **CGI Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer and thus more desirable from an underwriting standpoint.

Thank you for choosing CGI to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

## 2.0 CGI Risk•Score

	1	2	3	4	5	6	7	8	9	Comments
<b>Property</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See remarks and recommendations made
<b>Liability</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No unusual conditions noted
<b>Crime</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequate for this class of occupancy.
(1=Excellent & 9=Poor)										

### *Committed to Service Excellence*

CGI reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. CGI does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, CGI assumes no responsibility for management and control of these activities. CGI will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.



**RISK ALERT ISSUED:** ☐ Yes ☒ No **IF YES, DESCRIBE** (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation. )

**Meaning of the CGI Risk-Score:** The CGI Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The CGI Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

<b>1-3</b>	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
<b>4-6</b>	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
<b>7-9</b>	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

### 3.0 REMARKS

Risk is located on Hurontario Street in a commercial/ residential neighbourhood of Caledon. The risk consists of four buildings. Insured occupies building three building named in this report as Building # 1, 2 & 4. This report covers building # 1. See additional building supplement attached.

Building # 3 is occupied by a tenant (Jim Drummon & Son) that was locked at the time of this inspection.

The insured Donald Reinhart was not present at the time of this inspection.

Inadequate number portable fire extinguishers in building # 2 and portable fire extinguisher not provided in building # 4. The roof and the evestrough/gutter/downspout in building # 4 is in a deteriorating condition (Rec. made)

### 4.0 RECOMMENDATIONS: - \*\*\* See Separate Page – Attached (If Applicable)

### 5.0 OCCUPANCY INFORMATION

The Insured is:	<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Non-occupant building owner	<input type="checkbox"/> Tenant
<b>Insured's Occupancy Description:</b> Occupied as an office for domestic trailer sales and parts. East side of the building is used for most storage of misc. parts. Trailers are all parked outside the building on the south side. North east side building is where maintenance equipment is stored. Repairs and service of trailers are done in building # 4. Standard portable fire extinguishers are serviced and tagged annually.			
IBC Code: 5516	IBC Subcode: 00	Premises Intrusion Alarm: None	
Special Hazard Code(s):		Description:	
Special Hazard Code(s):		Description:	
Name of building owner(if not Insured):		Number of years bldg. Owned: 30est.	
Number of years at this location:30est.	Area occupied (sq. m): 867	Business hours: 8am - 6pm Mon - Fri; 8am - 12pm Sat	
Days per week: 6 days	Annual Revenue (optional):	Payroll (optional):	
Previous loss history past 3 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	

Explain loss history:	
Insured Values: Property: \$	Contents: \$
Combustibility of Occupancy: L2	Susceptibility of Occupancy: S3-Moderate Damage

<b><u>Occupancy:</u></b> Major Tenant is: <input checked="" type="checkbox"/> Insured or <input type="checkbox"/> See Major Tenant Below		<input type="checkbox"/> refer to Occupancy Specific Supplement
<b><u>Major Tenant in Building</u></b>	Combustibility Code: --	Susceptibility Code: --
<b>Name:</b>	Area occupied (sq.m):	IBC Code:
Occupancy Description:		IBC Sub Code:
Special Hazard Code(s):	Description:	
Special Hazard Code(s):	Description:	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --	
<b><u>Other Classes of Occupants</u></b>		
<b>DESCRIBE PARTITION WALLS BETWEEN TENANTS:</b>		
<b>Name:</b>	Area occupied (sq.m):	IBC Code:
Occupancy Description:		IBC Sub Code:
Special Hazard Code(s):	Description:	
Special Hazard Code(s):	Description:	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --	
<b>Name:</b>	Area occupied (sq.m):	IBC Code:
Occupancy Description:		IBC Sub Code:
Special Hazard Code(s):	Description:	
Special Hazard Code(s):	Description:	
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:	Premises Intrusion Alarm: --	
Areas not surveyed:	<input type="checkbox"/> For additional tenants see attached list	
Comments:		

## 6.0 **BUILDING CONSTRUCTION (IBC Major Construction Class 5)**

Building condition:	<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies
Year built: (yyyy)	1955 est.	Area occupied by insured (sq. m): 867		Combustibility of Building M3
Ground floor area (sq. m):	672 sq. m	Total floor area (excl. bsmt.)		867 sq. m
Height (excluding basement):	4.5& 6.1 m	Number of Stories: 1 an part 2 (above grade)		
Basement:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Area of basement: 0 (sq. m)		Total area: 867 sq. m
Additions (year & brief description):	It was esimated that the office was added about twenty years ago.			
Renovations (year & brief description):				
Wall construction:	Reinforced Concrete % ( )	Masonry: %: ( )	Non Combustible: %: ( )	Brick/stone veneer: %: ( )
				Wood frame: 100%: (WFMC)



	Other:      %, Describe:			
	Insulation: Standard as required			
	Panels in Walls:	Glass:      %	Combustible:      %	Non Combustible:      %
Floor Construction:	Concrete:      %		Concrete on metal pan:      %	Wood joist:      %
	Other:      %, Describe:			
Roof Type:	<input type="checkbox"/> Flat	<input type="checkbox"/> Quonset	<input checked="" type="checkbox"/> Peaked	<input type="checkbox"/> Other:
Roof Construction:	<input type="checkbox"/> Concrete:      %	<input type="checkbox"/> Steel deck:      %	<input checked="" type="checkbox"/> Wood joist: 100%	<input type="checkbox"/> Steel/Steel:      %
	<input type="checkbox"/> Other Combustible:      %		<input type="checkbox"/> Other Non Combustible:      %	
Roof Surface:	<input type="checkbox"/> Tar & Gravel:      %	<input checked="" type="checkbox"/> Metal: 100%	<input type="checkbox"/> Asphalt Shingles:      %	<input type="checkbox"/> Wood Shakes:      %
	<input type="checkbox"/> Rubber membrane:      %	<input type="checkbox"/> Other Combustible:      %	<input type="checkbox"/> Other Non Combustible:      %	
Resurfaced:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Date:	
Interior Finish Walls:	Combustible:	Ordinary Damage Material:      %	Special Damage Material:      %	
	Non Combustible: 100%		Open:      %	
Interior Finish Ceilings:	Combustible:	Ordinary Damage Material:      %	Special Damage Material:      %	
	Non Combustible: 100 %		Open:      %	
Vertical Openings:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Stairs:	Protection Type: -- hrly. rate	<input type="checkbox"/> Elevator:      Protected: <input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Escalator:	<input type="checkbox"/> Open	<input type="checkbox"/> Enclosed	<input type="checkbox"/> Atrium:      % of Grade Floor      # of Floors:
	<input type="checkbox"/> Other:			
Horizontal Separation:	Major Partition Construction:		<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame
			<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Drywall on Studs
	Proper Opening Protection:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
			<input type="checkbox"/> Not Applicable	
Mezzanines:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Combustible:      %	Non Combustible:      %	
	Mezzanines Percentage of Floor below:      % (if over 25% treated as an additional floor)			
Combustible Concealed Spaces:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, Minor%, and describe: Concealed above ceiling	
Concealed space properly protected:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Not applicable	Comment:
Building Description:	Shopping Mall: <input type="checkbox"/> Yes <input type="checkbox"/> No		Industrial Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Strip Mall: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Stand Alone: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Other, Describe:	
Building Construction Comments:				

## 7.0 FIRE EXPOSURES (Within 50m of risk) ☐ None

### Exposing Structures Within 50m:

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Hazard Description	Exposure Comb. Code	Opening in Facing Wall of Risk	
							Yes	No
Front	<u>Over 30</u> m	<u>1</u> sto.	Combustible	Medium (M3,M4)		M3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rear	<u>23.17</u> m	<u>2</u> sto.	Combustible	Light (L1,L2)		L2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Left	<u>Over 50</u> m	_____ sto.	Open	--		--	<input type="checkbox"/>	<input type="checkbox"/>
Right	<u>6.1</u> m	<u>1</u> sto.	Combustible	Light (L1,L2)		L2	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Exposing Structure Addresses:

Front:		Left:	
--------	--	-------	--

Rear:		Right:	
Comments: _____			

## 8.0 COMMON HAZARDS (Heating, electrical, plumbing)

### HEATING:

Forced warm air:	<input checked="" type="checkbox"/> Electric 17%	<input type="checkbox"/> Gas %	<input checked="" type="checkbox"/> Oil 78%	Solid Fuel %	Other: _____
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %		Other: _____
Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other: _____
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other: _____
Solid Fuel Burning:	Non-Hazardous: %		Describe: _____		
Other Hazardous:	%		Describe: _____		
Other Non-Hazardous:	%		Describe: _____		
Electric baseboard units:	<input checked="" type="checkbox"/> 5%				
Installation Appears Safe:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Unheated	<input type="checkbox"/> %	Borrowed Heat:	<input type="checkbox"/> %		
Boiler:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Age: _____ and Make: _____	Date of last Boiler Inspection: (yyyy/mm/dd) _____	
Appliances enclosed in a non-combustible room:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not required		
Combustible materials stored in the room:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not applicable		
Heating Fuel Tanks:	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Inside	<input type="checkbox"/> Outside	<input checked="" type="checkbox"/> Above ground	<input type="checkbox"/> Below ground
				Age (yyyy) <u>2004</u> Capacity (L) <u>2 tanks of 909L each</u>	
Fill and vent piping: Inside	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes, _____		
Chimneys:	<input type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input checked="" type="checkbox"/> Unlabelled pre-fab	<input type="checkbox"/> Other: _____	
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard _____			
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major, _____		
Installation replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) _____ and _____ %		
<u>22%</u> Air Conditioned	Type:	<input checked="" type="checkbox"/> Roof-Top	<input type="checkbox"/> Central	<input type="checkbox"/> Other: _____	
Comments: _____					

### ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube _____	<input type="checkbox"/> Other: _____
Temporary wiring or extension cords:	<input type="checkbox"/> No		<input type="checkbox"/> Yes _____		
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers		Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P
Installation defects:	<input checked="" type="checkbox"/> None		<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation (wiring) replaced:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	(yyyy) _____ and _____ %	
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	Describe: _____	
Partial changes/extensions:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	Describe: _____	
Comments: _____					

### PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other: _____
Installation Replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) _____ and _____ %	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor _____	
Installation appears safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No: _____		
Comments: _____				

### SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments: _____					

### HOUSEKEEPING:

<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: _____			

## 9.0 FIRE PROTECTION

### PUBLIC:

F.U.S. Protection Class: <u>4</u>	Primary Responding Fire Department: <u>Caledon, Snelgrove - H.P.A.</u>	Bldg. Prot. Code (NS or AS): <u>4</u>
<input type="checkbox"/> Full time	<input checked="" type="checkbox"/> Part Time/Volunteer	<input type="checkbox"/> Composite
Distance to Fire Department: <u>1</u> km		
Roads: <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved	Accessible Year-round: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Congested/Inaccessible: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water Supply: <input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	
Number of Hydrants: <u>2</u> within 155 m,	_____ within 156 - 305 m,	_____ Over 305 m, <input type="checkbox"/> None

### PRIVATE:

The following appeared to be satisfactory:

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<u>June 2007</u>	_____
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input type="checkbox"/>	_____	_____
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input type="checkbox"/>	_____	_____
Fire Detection System:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe: _____		
i) Type of Detectors:	_____				
ii) Detector location:	Describe: _____				
iii) Maintenance contract:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Company: _____	Telephone #: _____	
iv) Connected to:	<input type="checkbox"/> ULC Listed Station		<input type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only
	<input type="checkbox"/> Other: _____				
Name of Company:	_____				
Automatic Sprinkler Protection:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe): _____		
	Sprinkler Supplement Attached		<input type="checkbox"/> Yes	<input type="checkbox"/> No (Sprinkler System Not Tested or Evaluated)	
Fire Protection Comments: _____					

## 10.0 ALL RISK:

Information Confirmed by: ☒ Person Contacted or: \_\_\_\_\_

### EARTHQUAKE

What is the earthquake zone: <u>0</u>			
Is there any earthquake history in the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Undetermined
If Yes, describe history _____			
Significant exterior wall or foundation cracks noted?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Sagging?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: _____			

## **FLOOD**

Is this establishment located on a flood plain:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Is it located near a body of water:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Distance to nearest body of water:	_____	<input type="checkbox"/> None determined	
Is there a history of flooding:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes, give history: _____
Evidence of water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Years knowledge of risk: <u>30 est.</u>			
Comments: _____			

## **WATER DAMAGE**

Plumbing is:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other	Describe: _____
Is there evidence of corrosion:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the building sprinklered:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Comment: _____		
Is stock susceptible to water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Are all window/skylight openings adequately sealed:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe: _____		
Does water main pass under building:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the roof covering adequate:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Most recent roof repair date: _____		
Inside and/or roof storage tanks/process equipment:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Tanks/equipment satisfactorily controlled:	<input type="checkbox"/> No	<input type="checkbox"/> Yes	If Either Describe: _____		
Is there use of:	<input type="checkbox"/> Skids	<input type="checkbox"/> Shelving	<input type="checkbox"/> Floor Drains	<input type="checkbox"/> Covers over stock/equipment	
Sewer Backup claim in the last three years:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Describe: _____		
Comments: _____					

## **COLLAPSE AND/OR SEWER BACKUP**

Is there any history of collapse:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Is there any history of sewer back-up:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Are sewer back-up protection devices in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____
Comments: _____			

## **ADDITIONAL PERILS**

### **If Yes, Describe:**

Is lightning protection in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is risk located within 5 km of airport:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Beneath a flight path:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the yard fenced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Are gates locked when the premises are closed:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe: _____		
Is the risk located in a high wind/hail area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Are there visible signs of vandalism at the risk:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
In the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____		
Is the risk protected from	Automobile	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: _____	

Impact exposure:	Aircraft	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
	Train	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
	Boat	<input type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <u>N/A</u>
Comments: _____				

## 11.0 BASIC PREMISES LIABILITY

The following appeared to be satisfactory: If No Describe				
Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Walls & Ceilings:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Emergency Lighting:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Washrooms:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Fire Exits:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Fire Alarm System (s):	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Elevating devices:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Satellite Dishes:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
Exterior Signs:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	Comments: _____
CO detectors where required:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Swimming Pool:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Other:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	Comments: _____
Comments: _____				

## 12.0 BASIC CRIME

☐ Refer to Expanded Crime Supplement

Crime Experience	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input type="checkbox"/> Stable	Changing via:	<input checked="" type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration
Comments: _____					

### BUSINESS

Automatic Teller Machine:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
Safe on Premises:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine		
Guard Service:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine	Describe: _____	
Typical Stock:	<u>Spare parts for trailers and domestic trailers</u>				
Smash & Grab exposure:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine		
Comments: _____					

### GENERAL PROTECTION

The following appeared to be satisfactory: If No Describe

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
--------------------	---	-----------------------------	------------------------------	-----------------

Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Roof Accessibility:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Comments: _____
Police Patrols:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: _____
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe: _____
Comments: _____				

### **SECURITY ALARM SYSTEM**

Premises alarm system in use:	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: (yyyy)_____
Applies to:	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Insured Tenant <input type="checkbox"/> Other, Describe: _____				
Alarm System is:	<input type="checkbox"/> Acceptable		<input type="checkbox"/> Unacceptable (see rec.)		
Monitored by:	<input type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unable to Determine
Comments: _____					

### **PHYSICAL PROTECTION**

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input type="checkbox"/> Panic	<input checked="" type="checkbox"/> Other: <i>slide bolt</i>	
Windows Protected:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	If <b>yes</b> , describe _____	
Other Openings:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input type="checkbox"/> Yes
Comments: _____					

### **OTHER COMMENTS:**

\_\_\_\_\_

## Appendix E – Chain of Title Documentation

CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12211 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Parts 3 & 4 Plan 43R32579  
  
PIN# 14235-0025 (LT)

Searched at: Brampton  
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (50 Acres)	27 07 1865	Crown	Robert GIFFEN
763	Deed	05 01 1871	Robert Giffen	William MOODY
2518	Deed	25 07 1876	William Moody	Robert CRAIG
2973	Deed	14 03 1878	Robert Craig	John ELLIS
2367	Will	25 06 1919	John Ellis - Estate	George ELLIS
13850	Deed	01 04 1920	George Ellis	Irwin A. ELLIS
22102	Deed	27 06 1952	Bessie Ellis exor for Irwin A. Ellis - Estate	Annie WILSON & James WILSON
27538	Deed	13 04 1960	Annie Wilson & James Wilson	Herbert M. REINHART & Edna W. REINHART
CH32238	Easement	10 06 1963	Herbert M. Reinhart & Edna W. Reinhart	The Bell Telephone Company of Canada
VS78488	Will	15 07 1968	Herbert M. Reinhart - Estate	Edna W. REINHART

Cont'd on Page 2



CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12211 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Parts 3 & 4 Plan 43R32579  
  
PIN# 14235-0025 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
vs180593	Deed	17 08 1971	Edna W. Reinhart	Douglas H. REINHART
RO551122	Deed	25 06 1980	Douglas H. Reinhart	Doris Jean REINHART
PR1864795	Deed (Present Owners)	26 07 2010	Doris Jean Reinhart	2248811 Ontario inc.

LAND  
REGISTRY  
OFFICE #43

14235-0025 (LT)

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

**PROPERTY DESCRIPTION:** PT LT 19 CON 1 EHS CHINGUACOUSY PTS 3, 4, PL 43R32579; S/T CH32238; TOWN OF CALEDON

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**  
RE-ENTRY FROM 14235-1118

**PIN CREATION DATE:**  
1999/03/25

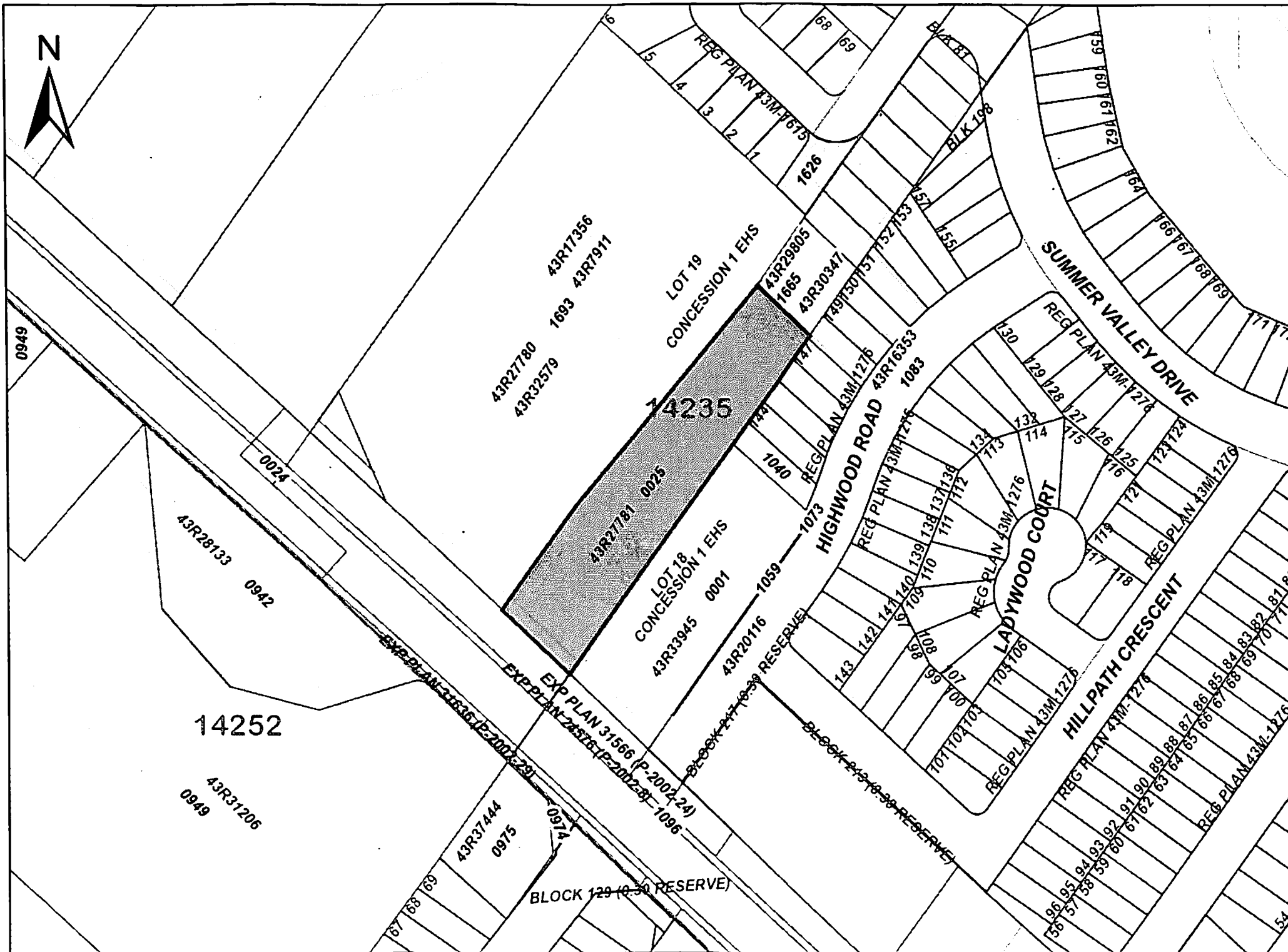
**OWNERS' NAMES**  
2248811 ONTARIO INC.

**CAPACITY SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/25 **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</b></p> <p><b>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</b></p> <p><b>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</b></p> <p><b>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</b></p> <p><b>** CONVENTION.</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</b></p>						
CH32238	1963/06/10	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
43R7911	1980/04/03	PLAN REFERENCE				C
RO551122	1980/06/25	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	REINHART, DORIS JEAN	
43R27781	2002/12/13	PLAN REFERENCE				C
PR1339303	2007/09/20	APL (GENERAL)		*** COMPLETELY DELETED *** REINHART, DORIS JEAN	REINHART, DORIS JEAN	
REMARKS: DELETES S/T RO551122						
PR1339304	2007/09/20	TRANSFER REL&ABAND		*** COMPLETELY DELETED *** REINHART, DORIS JEAN	REINHART, DONALD WALTER	
REMARKS: VS180593						

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
PR1368059	2007/11/07	CHARGE		*** COMPLETELY DELETED *** REINHART, DORIS JEAN	HSBC BANK CANADA	
43R32579	2008/12/03	PLAN REFERENCE				C
PR1833807	2010/06/07	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	REINHART, DONALD WALTER REINHART, DORIS JEAN	
REMARKS: TO DELETE VS180593 AND RO551122						
PR1854155	2010/07/05	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO NO. 43		
REMARKS: AMENDS INSTRUMENT FILE BY DELETING REFERENCE TO PR1338000, PR1339961 & PR1339304.						
PR1864795	2010/07/26	TRANSFER	\$1,256,970	REINHART, DORIS JEAN	2248811 ONTARIO INC.	C
REMARKS: PLANNING ACT STATEMENTS						
PR1864841	2010/07/26	CHARGE		*** COMPLETELY DELETED *** 2248811 ONTARIO INC.	SOBEYS CAPITAL INCORPORATED	
PR1879482	2010/08/23	DISCH OF CHARGE		*** COMPLETELY DELETED *** HSBC BANK CANADA		
REMARKS: PR1368059.						
PR2039976	2011/07/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOBEYS CAPITAL INCORPORATED		
REMARKS: PR1864841.						



PROPERTY INDEX MAP  
PEEL(No. 43)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12197 Hurontario Street, Caledon  
Legal Part Lot 18 Con 1 EHS (Ching)  
Description: Desig. Parts 1 & 2 43R33945  
  
PIN# 14235-0001 (LT)

Searched at: Brampton  
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (200 Acres)	22 07 1837	Crown	George DAWSON
14454	Deed	05 08 1837	George Dawson	David MILLER
16569	Deed	13 09 1839	David Miller	John SNELL
38856	Deed	02 03 1849	John Snell	Bartholomew SNELL
1029	Deed	10 11 1871	Bartholomew Snell	Robert CRAIG
1719	Deed	06 01 1874	Robert Craig	William MOODY
2518	Deed	25 07 1876	William Moody	Robert CRAIG
2973	Deed	14 03 1878	Robert Craig	John ELLIS
13593	Deed	18 08 1919	John Ellis - Estate	Irwin ELLIS & George ELLIS

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12197 Hurontario Street, Caledon  
Legal Part Lot 18 Con 1 EHS (Ching)  
Description: Desig. Parts 1 & 2 43R33945  
  
   
PIN# 14235-0001 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
13850	Deed	01 04 1920	George Ellis	Irwin ELLIS
22102	Deed	27 06 1952	Bessie Ellis exor for Irwin Ellis - Estate	Annie WILSON & James WILSON
30382	Deed	05 02 1962	Annie Wilson & James Wilson	Harold COOK & Bessie COOK
CH32237	Easement	10 06 1963	Harold Cook & Bessie Cook	The Bell Telephone Company of Canada
577139	Deed	01 05 1981	Harold Cook & Bessie Cook	Jack DEVINE & Carolyn BUCHANAN
801614	Deed	01 06 1987	Jack Devine & Carolyn Buchanan	Lucille GILBERT & Jean-Marie GILBERT
RO1144421	Deed	12 06 1997	Lucille Gilbert & Jean-Marie Gilbert	Jean-Marie GILBERT
PR1228768	Deed	20 03 2007	Jean-Marie Gilbert	Ross Trafalgar Realty Corporation
PR1478657	Deed	17 06 2008	Ross Trafalgar Realty Corporation	Forecast (410/10) Inc.

CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12197 Hurontario Street, Caledon  
Legal Part Lot 18 Con 1 EHS (Ching)  
Description: Desig. Parts 1 & 2 43R33945  
  
PIN# 14235-0001 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
PR1478658	Mortgage	17 06 2008	Forecast (410/10) Inc.	Firm Capital Mortgage Fund Inc. (Mortgagee)
PR1643557	Deed (Power of Sale)	26 05 2009	Firm Capital Mortgage Fund Inc. (Forecast (410/10) Inc. defaulted in Mtg PR1478658)	2205302 Ontario Limited
PR2026287	Deed (Present Owner)	24 06 2011	2205302 Ontario Limited	2248811 Ontario Inc.

**PROPERTY DESCRIPTION:** PT LT 18 CON 1 EHS CHINGUACOUSY DES AS PTS 1 & 2 PL 43R33945; S/T CH32237; CITY OF BRAMPTON

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**

FEE SIMPLE  
LT CONVERSION QUALIFIED

**RECENTLY:**

RE-ENTRY FROM 14235-1099

**PIN CREATION DATE:**

1999/03/25

**OWNERS' NAMES**

2248811 ONTARIO INC.

**CAPACITY SHARE**

GPAR

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/25 **</b></p> <p><b>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</b></p> <p><b>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</b></p> <p><b>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</b></p> <p><b>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</b></p> <p><b>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</b></p> <p><b>** CONVENTION.</b></p> <p><b>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</b></p> <p><b>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</b></p>						
CH32237	1963/06/10	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
RO1144421	1997/06/12	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	GILBERT, JEAN-MARIE	
RO1144422	1997/06/12	CHARGE		*** COMPLETELY DELETED ***	SCOTIA MORTGAGE CORPORATION	
PR284140	2002/07/25	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORPORATION		
REMARKS: RE: RO1144422						
PR1228768	2007/03/20	TRANSFER		*** COMPLETELY DELETED *** GILBERT, JEAN-MARIE	ROSS TRAFALGAR REALTY CORPORATION	
PR1228800	2007/03/20	CHARGE		*** COMPLETELY DELETED ***		

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

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1478613	2008/06/17	DISCH OF CHARGE		ROSS TRAFALGAR REALTY CORPORATION  *** COMPLETELY DELETED *** 698017 ONTARIO INC.	698017 ONTARIO INC.	
		REMARKS: RE: PR1228800				
PR1478657	2008/06/17	TRANSFER		*** COMPLETELY DELETED *** ROSS TRAFALGAR REALTY CORPORATION	FORECAST (410/10) INC.	
		REMARKS: PLANNING ACT STATEMENTS				
PR1478658	2008/06/17	CHARGE		*** COMPLETELY DELETED *** FORECAST (410/10) INC.	FIRM CAPITAL MORTGAGE FUND INC.	
PR1478659	2008/06/17	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** FORECAST (410/10) INC.	FIRM CAPITAL MORTGAGE FUND INC.	
		REMARKS: PR1478658-RENTS				
PR1478755	2008/06/17	CHARGE		*** COMPLETELY DELETED *** FORECAST (410/10) INC.	TOBIAS, STEPHEN GREENBERG, ALAN	
PR1602275	2009/02/06	CHARGE		*** COMPLETELY DELETED *** FORECAST (410/10) INC.	2195371 ONTARIO INC.	
PR1602375	2009/02/09	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** TOBIAS, STEPHEN GREENBERG, ALAN	2195371 ONTARIO INC.	
		REMARKS: PR1478755				
PR1602415	2009/02/09	TRANSFER OF CHARGE		*** COMPLETELY DELETED *** 2195371 ONTARIO INC.	FORECAST INC.	
		REMARKS: PR1478755, PR1602375				
PR1602529	2009/02/09	DISCH OF CHARGE		*** COMPLETELY DELETED *** FORECAST INC.		
		REMARKS: RE: PR1478755				
PR1643557	2009/05/26	TRANS POWER SALE	\$930,000	FIRM CAPITAL MORTGAGE FUND INC.	2205302 ONTARIO LIMITED	C
		REMARKS: PR1478658 PLANNING ACT STATEMENTS.				
PR1643558	2009/05/26	CHARGE		*** COMPLETELY DELETED *** 2205302 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC.	

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
PR1643559	2009/05/26	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2205302 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC.	
REMARKS: PR1643558						
PR1884988	2010/08/31	CHARGE		*** COMPLETELY DELETED *** 2205302 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC. THE EQUITABLE TRUST COMPANY	
PR1884989	2010/08/31	NO ASSGN RENT GEN		*** COMPLETELY DELETED *** 2205302 ONTARIO LIMITED	FIRM CAPITAL MORTGAGE FUND INC. THE EQUITABLE TRUST COMPANY	
REMARKS: PR1884988.						
PR1977456	2011/03/21	APL GOVT ORDER		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF BRAMPTON		
PR2016871	2011/06/08	APL (GENERAL)		*** COMPLETELY DELETED *** THE CORPORATION OF THE CITY OF BRAMPTON		
REMARKS: DELETES PR1977456						
43R33945	2011/06/10	PLAN REFERENCE				C
PR2026276	2011/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC.		
REMARKS: PR1643558.						
PR2026277	2011/06/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** FIRM CAPITAL MORTGAGE FUND INC. THE EQUITABLE TRUST COMPANY		
REMARKS: PR1884988.						
PR2026287	2011/06/24	TRANSFER	52	2205302 ONTARIO LIMITED	2248811 ONTARIO INC.	C



CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12213 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Desig. Part 5 Plan 43R32579

PIN# 14235-1665 (LT)

Searched at: Brampton  
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (50 Acres)	27 07 1865	Crown	Robert GIFFEN
763	Deed	05 01 1871	Robert Giffen	William MOODY
2518	Deed	25 07 1876	William Moody	Robert CRAIG
2973	Deed	14 03 1878	Robert Craig	John ELLIS
13593	Deed	18 08 1919	John Ellis	Irwin ELLIS & George ELLIS
13850	Deed	01 04 1920	George Ellis	Irwin ELLIS
22102	Deed	27 06 1952	Bessie Ellis exor for Irwin Ellis - Estate	Annie WILSON & James WILSON
27538	Deed	13 04 1960	Annie Wilson & James Wilson	Herbert M. REINHART & Edna W. REINHART
vs78488	Will	15 07 1968	Herbert M. Reinhart - Estate	Edna W. REINHART

Cont'd on Page 2

CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12213 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Desig. Part 5 Plan 43R32579  
  
PIN# 14235-1665 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
557750	Deed	04 09 1980	Edna W. Reinhart	Douglas H. REINHART
RO814341	Deed	21 08 1987	Douglas H. Reinhart	Lawrence BONAR, Lilian BONAR & Lilian WAY
PR252028	Deed	30 05 2002	Lawrence Bonar, Lilian Bonar & Lilian Way	1360287 Ontario Limited
PR489698	Deed	25 08 2003	1360287 Ontario Limited	2008609 Ontario Limited
PR764063	Deed	30 11 2004	2008609 Ontario Limited	1360287 Ontario Limited
PR902832	Deed	09 08 2005	1360287 Ontario Limited	Doris Jean REINHART
PR1864795	Deed (Present Owner)	26 07 2010	Doris Jean Reinhart	2248811 Ontario Inc.

LAND  
REGISTRY  
OFFICE #43

14235-1665 (LT)

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

PROPERTY DESCRIPTION: PT LT 19 CON 1 EHS (CHING) DES AS PT 5, PL 43R32579; TOWN OF CALEDON

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE  
ABSOLUTE

RECENTLY:

DIVISION FROM 14235-1638

PIN CREATION DATE:

2005/05/16

OWNERS' NAMES

2248811 ONTARIO INC.

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2005/05/16 **						
43R7911	1980/04/03	PLAN REFERENCE				C
43R27781	2002/12/13	PLAN REFERENCE				C
PR764063	2004/11/30	TRANSFER		*** COMPLETELY DELETED *** 2008609 ONTARIO LIMITED	1360287 ONTARIO LIMITED	
43R29805	2005/02/16	PLAN REFERENCE				C
PR821918	2005/03/23	NOTICE		*** DELETED AGAINST THIS PROPERTY *** THE CORPORATION OF THE TOWN OF CALEDON		
PR902832	2005/08/09	TRANSFER	\$2	1360287 ONTARIO LIMITED	REINHART, DORIS JEAN	C
43R30347	2005/10/21	PLAN REFERENCE				C
PR1338000	2007/09/18	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO 43	LAND REGISTRAR, LRO 43	
REMARKS: AMENDS DESCRIPTION TO REFER TO T/W ROW AS IN RO551122						
PR1339303	2007/09/20	APL (GENERAL)		*** COMPLETELY DELETED *** REINHART, DORIS JEAN	REINHART, DORIS JEAN	
REMARKS: DELETES S/T RO551122						
43R32579	2008/12/03	PLAN REFERENCE				C
PR1833807	2010/06/07	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	REINHART, DONALD WALTER REINHART, DORIS JEAN	
REMARKS: TO DELETE VS180593 AND RO551122						
PR1854155	2010/07/05	LR'S ORDER		*** COMPLETELY DELETED ***		

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

LAND  
REGISTRY  
OFFICE #43

14235-1665 (LT)

PAGE 2 OF 2  
PREPARED FOR bertuccil  
ON 2019/12/24 AT 10:39:10

\* 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: AMENDS INSTRUMENT FILE BY DELETING REFERENCE TO PR1338000, PR1339961 & PR1339304.							
PR1864795	2010/07/26	TRANSFER	\$1,256,970	REINHART, DORIS JEAN	2248811 ONTARIO INC.	C	
REMARKS: PLANNING ACT STATEMENTS							
PR1864841	2010/07/26	CHARGE		*** COMPLETELY DELETED *** 2248811 ONTARIO INC.	SOBEYS CAPITAL INCORPORATED		
PR2039976	2011/07/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOBEYS CAPITAL INCORPORATED			
REMARKS: PR1864841.							

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.



PRINTED ON 24 DEC, 2019 AT 10:37:48  
FOR BERTUCCI1

## SCALE



## PROPERTY INDEX MAP

PEEL(No. 43)

### LEGEND

FREEHOLD PROPERTY  
LEASEHOLD PROPERTY  
LIMITED INTEREST PROPERTY  
CONDOMINIUM PROPERTY  
RETIRED PIN (MAP UPDATE PENDING)  
PROPERTY NUMBER  
BLOCK NUMBER  
GEOGRAPHIC FABRIC  
EASEMENT

**THIS IS NOT A PLAN OF SURVEY**

## NOTES

**REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS**

**THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY**

**FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS**

**ONLY MAJOR EASEMENTS ARE SHOWN**

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED





CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12231 & 12233 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Desig. Parts 1 & 2 Plan 43R32579  
  
PIN# 14235-1693 (LT)

Searched at: Brampton  
LRO #: 43

Page 1

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
	Patent (50 Acres)	27 07 1865	Crown	Robert GIFFEN
763	Deed	05 01 1871	Robert Giffen	William MOODY
2518	Deed	25 07 1876	William Moody	Robert CRAIG
2973	Deed	14 03 1878	Robert Craig	John ELLIS
2367	Will	25 06 1919	John Ellis - Estate	George ELLIS
13850	Deed	01 04 1920	George Ellis	Irwin ELLIS
22102	Deed	27 06 1952	Bessie Ellis exor for Irwin Ellis - Estate	Annie WILSON & James WILSON
27538	Deed	13 04 1960	Annie Wilson & James Wilson	Herbert M. REINHART & Edna W. REINHART
CH32238	Easement	10 06 1963	Herbert M. Reinhart & Edna W. Reinhart	The Bell Telephone Company of Canada

CHAIN OF TITLE REPORT

Project # MRK-00257876-AO  
Address: 12231 & 12233 Hurontario Street, Caledon  
Legal Part Lot 19 Con 1 EHS (Ching)  
Description: Desig. Parts 1 & 2 Plan 43R32579  
  
   
PIN# 14235-1693 (LT)

Searched at: Brampton  
LRO #: 43

INSTR #	DOC. TYPE	REG. DATE	PARTY FROM	PARTY TO
vs32093	Deed (0.50 Acres)	07 02 1967	Edna W. Reinhart (surviving Joint Tenant)	Donald Walter REINHART
vs180593	Deed	17 08 1971	Edna W. Reinhart	Douglas Herbert REINHART
vs180595	Deed	17 08 1971	Edna W. Reinhart	Donald Walter REINHART
RO551120	Deed (0.024 Acres)	25 06 1980	Douglas Herbert Reinhart	Donald Walter REINHART
PR490388	Deed	26 08 2003	Donald Walter Reinhart	1360287 Ontario Limited
PR594535	Deed	24 02 2004	1360287 Ontario Limited	Donald Walter REINHART
PR1864796	Deed (Present Owner)	26 07 2010	Donald Walter Reinhart	2248811 Ontario inc.

LAND  
REGISTRY  
OFFICE #43

14235-1693 (LT)

PAGE 1 OF 2  
PREPARED FOR bertuccil  
ON 2019/12/24 AT 10:39:27

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

**PROPERTY DESCRIPTION:** PT LT 19 CON 1 EHS (CHING), DES AS PTS 1, 2 PL 43R-32579 S/T EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA OVER PTS 6, 9, PL 43R27780, AS IN CH32238, SAVE AND EXCEPT PT 1, EXPROPRIATION PLAN PR1149441; TOWN OF CALEDON

**PROPERTY REMARKS:** SUBJECT TO SUBSECTION 44 (1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPHS 3 AND 14 AND PROVINCIAL SUCCESSION DUTIES AND EXCEPT PARAGRAPH 11 AND ESCHEATS OR FORFEITURE TO THE CROWN UP TO THE DATE OF REGISTRATION WITH AN ABSOLUTE TITLE.

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
ABSOLUTE

**RECENTLY:**  
DIVISION FROM 14235-1545

**PIN CREATION DATE:**  
2006/10/13

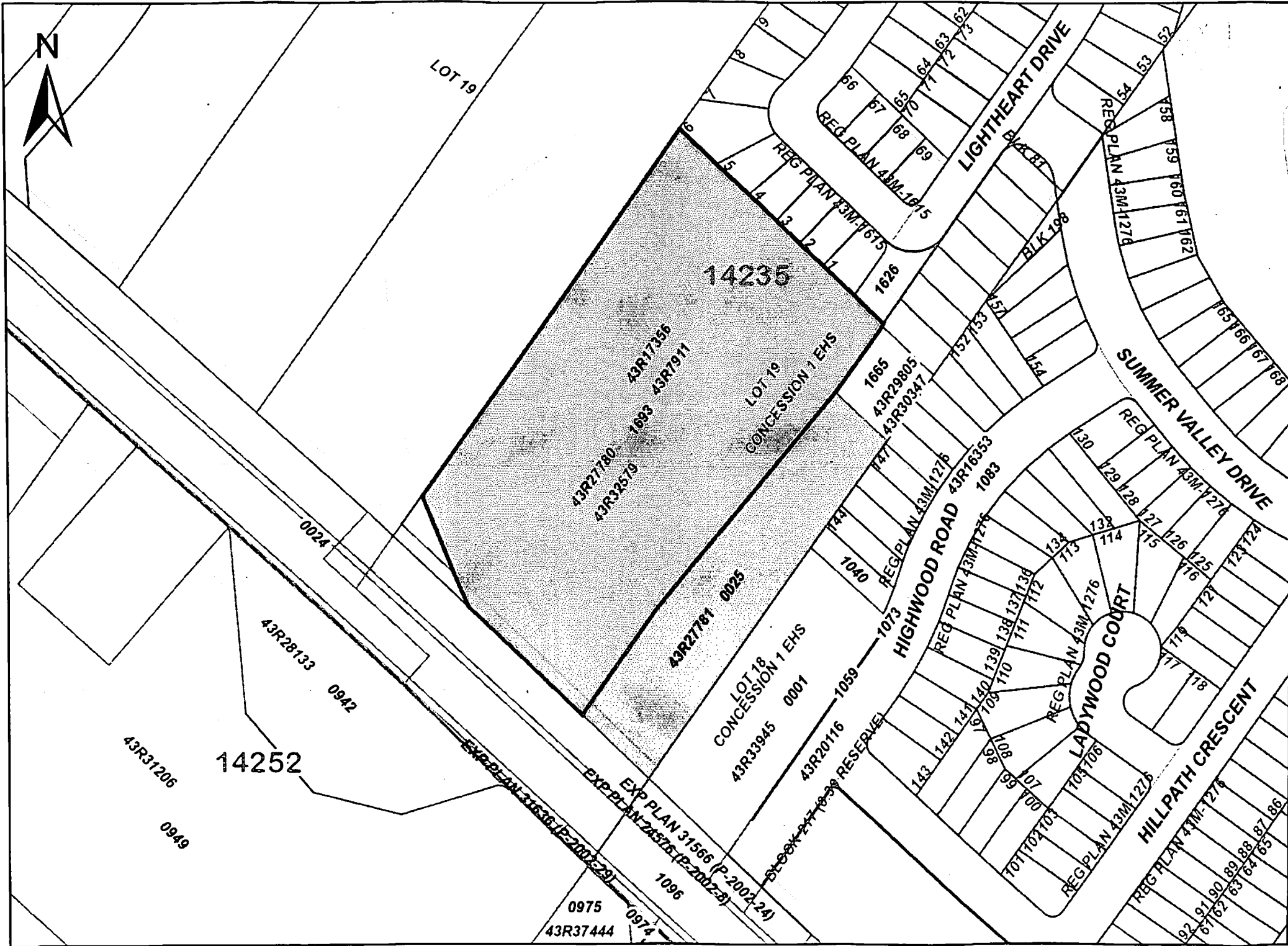
**OWNERS' NAMES**  
2248811 ONTARIO INC.

**CAPACITY SHARE**

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/10/13 **						
CH32238	1963/06/10	TRANSFER EASEMENT			THE BELL TELEPHONE COMPANY OF CANADA	C
43R7911	1980/04/03	PLAN REFERENCE				C
43R17356	1989/11/06	PLAN REFERENCE				C
RO1012012	1992/07/16	AGREEMENT			THE TOWN OF CALEDON	C
RO1177819	1998/10/09	ORDER IN COUNCIL		HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO		C
REMARKS: - LANDS DESIGNATED AS A CONTROLLED-ACCESS HIGHWAY. CORRECTIONS: 'PARTY' CHANGED FROM 'H.M. THE QUEEN-ONTARIO' TO 'HER MAJESTY THE QUEEN IN RIGHT OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONTARIO' ON 1999/05/31 BY LAND REGISTRAR #17.						
43R27780	2002/12/13	PLAN REFERENCE				C
PR594535	2004/02/24	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** 1360287 ONTARIO LIMITED	REINHART, DONALD WALTER	
PR1339304	2007/09/20	TRANSFER REL&ABAND		*** COMPLETELY DELETED *** REINHART, DORIS JEAN	REINHART, DONALD WALTER	
REMARKS: VS180593						
PR1339961	2007/09/21	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO 43	LAND REGISTRAR, LRO 43	
REMARKS: AMENDS DESCRIPTION BY ADDING S/T ROW OVER PTS 8 & 9, 43R27780, AS IN VS180593						
PR1370078	2007/11/09	CERTIFICATE		*** COMPLETELY DELETED *** THE CORPORATION OF THE TOWN OF CALEDON		
PR1406427	2008/01/25	APL (GENERAL)		*** COMPLETELY DELETED ***		

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

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
43R32579	2008/12/03	PLAN REFERENCE		THE CORPORATION OF THE TOWN OF CALEDON		C
PR1833807	2010/06/07	APL COURT ORDER		*** COMPLETELY DELETED *** ONTARIO SUPERIOR COURT OF JUSTICE	REINHART, DONALD WALTER REINHART, DORIS JEAN	
PR1854155	2010/07/05	LR'S ORDER		*** COMPLETELY DELETED *** LAND REGISTRAR, LRO NO. 43		
PR1864796	2010/07/26	TRANSFER	\$3,770,910	REINHART, DONALD WALTER	2248811 ONTARIO INC.	C
PR1864841	2010/07/26	CHARGE		*** COMPLETELY DELETED *** 2248811 ONTARIO INC.	SOBEYS CAPITAL INCORPORATED	
PR2039976	2011/07/19	DISCH OF CHARGE		*** COMPLETELY DELETED *** SOBEYS CAPITAL INCORPORATED		



PRINTED ON 24 DEC, 2019 AT 10:37:21  
FOR BERTUCCI1



PROPERTY INDEX MAP  
PEEL (No. 43)

LEGEND

- FREEHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PIN (MAP UPDATE PENDING)
  - PROPERTY NUMBER
  - BLOCK NUMBER
  - GEOGRAPHIC FABRIC
  - EASEMENT
- 0449  
08050

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED



## Appendix F – ERIS Report



# DATABASE REPORT

**Project Property:** *Hurontario Caledon/Brampton  
12197 Hurontario Street, Brampton, (Site  
1) and 12211, 12213, 12231, and 12233  
Hurontario Str  
Brampton ON L6Z 4P8*

**Project No:** *GTR-00257876-C0-1*

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

**Order No:** *21121400673*

**Requested by:** *exp Services Inc.*

**Date Completed:** *December 17, 2021*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

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# Executive Summary

## **Property Information:**

**Project Property:** Hurontario Caledon/Brampton  
12197 Hurontario Street, Brampton, (Site 1) and 12211, 12213, 12231, and 12233  
Hurontario Str Brampton ON L6Z 4P8

**Project No:** GTR-00257876-C0-1

## **Order Information:**

**Order No:** 21121400673  
**Date Requested:** December 14, 2021  
**Requested by:** exp Services Inc.  
**Report Type:** Quote - Custom-Build Your Own Report

## **Historical/Products:**

## Executive Summary: Report Summary

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.25km</b>	<b>Total</b>
AAGR	Abandoned Aggregate Inventory	N	-	-	-
AGR	Aggregate Inventory	N	-	-	-
AMIS	Abandoned Mine Information System	N	-	-	-
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AST	Aboveground Storage Tanks	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	N	-	-	-
BORE	Borehole	N	-	-	-
CA	Certificates of Approval	N	-	-	-
CDRY	Dry Cleaning Facilities	N	-	-	-
CFOT	Commercial Fuel Oil Tanks	N	-	-	-
CHEM	Chemical Manufacturers and Distributors	N	-	-	-
CHM	Chemical Register	N	-	-	-
CNG	Compressed Natural Gas Stations	N	-	-	-
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	N	-	-	-
CONV	Compliance and Convictions	N	-	-	-
CPU	Certificates of Property Use	N	-	-	-
DRL	Drill Hole Database	N	-	-	-
DTNK	Delisted Fuel Tanks	N	-	-	-
EASR	Environmental Activity and Sector Registry	N	-	-	-
EBR	Environmental Registry	N	-	-	-
ECA	Environmental Compliance Approval	N	-	-	-
EEM	Environmental Effects Monitoring	N	-	-	-
EHS	ERIS Historical Searches	N	-	-	-
EIIS	Environmental Issues Inventory System	N	-	-	-
EMHE	Emergency Management Historical Event	N	-	-	-
EPAR	Environmental Penalty Annual Report	N	-	-	-
EXP	List of Expired Fuels Safety Facilities	N	-	-	-
FCON	Federal Convictions	N	-	-	-
FCS	Contaminated Sites on Federal Land	N	-	-	-
FOFT	Fisheries & Oceans Fuel Tanks	N	-	-	-
FRST	Federal Identification Registry for Storage Tank Systems (FIRSTS)	N	-	-	-
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	1	9	10
GHG	Greenhouse Gas Emissions from Large Facilities	N	-	-	-
HINC	TSSA Historic Incidents	N	-	-	-

<b>Database</b>	<b>Name</b>	<b>Searched</b>	<b>Project Property</b>	<b>Boundary to 0.25km</b>	<b>Total</b>
IAFT	Indian & Northern Affairs Fuel Tanks	N	-	-	-
INC	Fuel Oil Spills and Leaks	N	-	-	-
LIMO	Landfill Inventory Management Ontario	N	-	-	-
MINE	Canadian Mine Locations	N	-	-	-
MNR	Mineral Occurrences	N	-	-	-
NATE	National Analysis of Trends in Emergencies System (NATES)	N	-	-	-
NCPL	Non-Compliance Reports	N	-	-	-
NDFT	National Defense & Canadian Forces Fuel Tanks	N	-	-	-
NDSP	National Defense & Canadian Forces Spills	N	-	-	-
NDWD	National Defence & Canadian Forces Waste Disposal Sites	N	-	-	-
NEBI	National Energy Board Pipeline Incidents	N	-	-	-
NEBP	National Energy Board Wells	N	-	-	-
NEES	National Environmental Emergencies System (NEES)	N	-	-	-
NPCB	National PCB Inventory	N	-	-	-
NPRI	National Pollutant Release Inventory	N	-	-	-
OGWE	Oil and Gas Wells	N	-	-	-
OOGW	Ontario Oil and Gas Wells	N	-	-	-
OPCB	Inventory of PCB Storage Sites	N	-	-	-
ORD	Orders	N	-	-	-
PAP	Canadian Pulp and Paper	N	-	-	-
PCFT	Parks Canada Fuel Storage Tanks	N	-	-	-
PES	Pesticide Register	N	-	-	-
PINC	Pipeline Incidents	N	-	-	-
PRT	Private and Retail Fuel Storage Tanks	Y	0	2	2
PTTW	Permit to Take Water	N	-	-	-
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	N	-	-	-
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	N	-	-	-
SPL	Ontario Spills	Y	0	1	1
SRDS	Wastewater Discharger Registration Database	N	-	-	-
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	N	-	-	-
VAR	Variances for Abandonment of Underground Storage Tanks	N	-	-	-
WDS	Waste Disposal Sites - MOE CA Inventory	N	-	-	-
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	N	-	-	-
WWIS	Water Well Information System	N	-	-	-
<b>Total:</b>			<b>1</b>	<b>12</b>	<b>13</b>

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
<a href="#">1</a>	GEN	2205302 Ontario Limited	12197 Hurontario Street Brampton ON L6Z 4P8	SSE/0.0	0.21	<a href="#">14</a>

## Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Dir/Dist (m)</b>	<b>Elev Diff (m)</b>	<b>Page Number</b>
<a href="#"><u>2</u></a>	PRT	LAIDLAW TRANSIT LTD	12267 HURONTARIO ST BRAMPTON ON	SSW/17.1	2.97	<a href="#"><u>14</u></a>
<a href="#"><u>2</u></a>	PRT	TRAVELWAYS LTD	12267 HURONTARIO ST SNELGROVE ON	SSW/17.1	2.97	<a href="#"><u>14</u></a>
<a href="#"><u>2</u></a>	GEN	TRAVELWAYS SCHOOL TRANSIT LTD	12267 HUONTARIO STREET SNELGROVE ON L0P 1M0	SSW/17.1	2.97	<a href="#"><u>14</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD.	12267 HURONTARIO ST. SNELGROVE ON L0P 1M0	SSW/17.1	2.97	<a href="#"><u>15</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD.	12267 HURONTARIO ST., SNELGROVE C/O 30 HERITAGE RD. MARKHAM ON L3P 1M4	SSW/17.1	2.97	<a href="#"><u>15</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD. 38-034	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	SSW/17.1	2.97	<a href="#"><u>15</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD. 38-034	12267 HURONTARIO ST. C/O R.R. #2 BRAMPTON ON L6V 1A1	SSW/17.1	2.97	<a href="#"><u>16</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	SSW/17.1	2.97	<a href="#"><u>16</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD.	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	SSW/17.1	2.97	<a href="#"><u>17</u></a>
<a href="#"><u>2</u></a>	GEN	LAIDLAW TRANSIT LTD.	12267 HURONTARIO STREET R.R.#2 BRAMPTON ON L6V 1A1	SSW/17.1	2.97	<a href="#"><u>17</u></a>
<a href="#"><u>2</u></a>	GEN	Ministry of Transportation	12267 Hurontario Street RR#2 Part Lot 19 1EHS Brampton ON L6V 1A0	SSW/17.1	2.97	<a href="#"><u>18</u></a>
<a href="#"><u>3</u></a>	SPL	The Regional Municipality of Peel	Hutchinson Farm Lane Caledon ON	WNW/229.5	5.09	<a href="#"><u>18</u></a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
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## Executive Summary: Summary By Data Source

### **GEN - Ontario Regulation 347 Waste Generators Summary**

A search of the GEN database, dated 1986-Aug 31, 2021 has found that there are 10 GEN site(s) within approximately 0.25 kilometers of the project property.

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
2205302 Ontario Limited	12197 Hurontario Street Brampton ON L6Z 4P8	0.0	<a href="#"><u>1</u></a>
LIDLAW TRANSIT LTD.	12267 HURONTARIO ST., SNELGROVE C/O 30 HERITAGE RD. MARKHAM ON L3P 1M4	17.1	<a href="#"><u>2</u></a>
LIDLAW TRANSIT LTD.	12267 HURONTARIO STREET R.R.#2 BRAMPTON ON L6V 1A1	17.1	<a href="#"><u>2</u></a>
LIDLAW TRANSIT LTD.	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	17.1	<a href="#"><u>2</u></a>
TRAVELWAYS SCHOOL TRANSIT LTD	12267 HUONTARIO STREET SNELGROVE ON L0P 1M0	17.1	<a href="#"><u>2</u></a>
LIDLAW TRANSIT LTD.	12267 HURONTARIO ST. SNELGROVE ON L0P 1M0	17.1	<a href="#"><u>2</u></a>
Ministry of Transportation	12267 Hurontario Street RR#2 Part Lot 19 1EHS Brampton ON L6V 1A0	17.1	<a href="#"><u>2</u></a>
LIDLAW TRANSIT LTD. 38-034	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	17.1	<a href="#"><u>2</u></a>
LIDLAW TRANSIT LTD. 38-034	12267 HURONTARIO ST. C/O R.R. #2 BRAMPTON ON L6V 1A1	17.1	<a href="#"><u>2</u></a>

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
LIDLAW TRANSIT LTD	12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	17.1	<a href="#"><u>2</u></a>

### **PRT - Private and Retail Fuel Storage Tanks**

A search of the PRT database, dated 1989-1996\* has found that there are 2 PRT site(s) within approximately 0.25 kilometers of the project property.

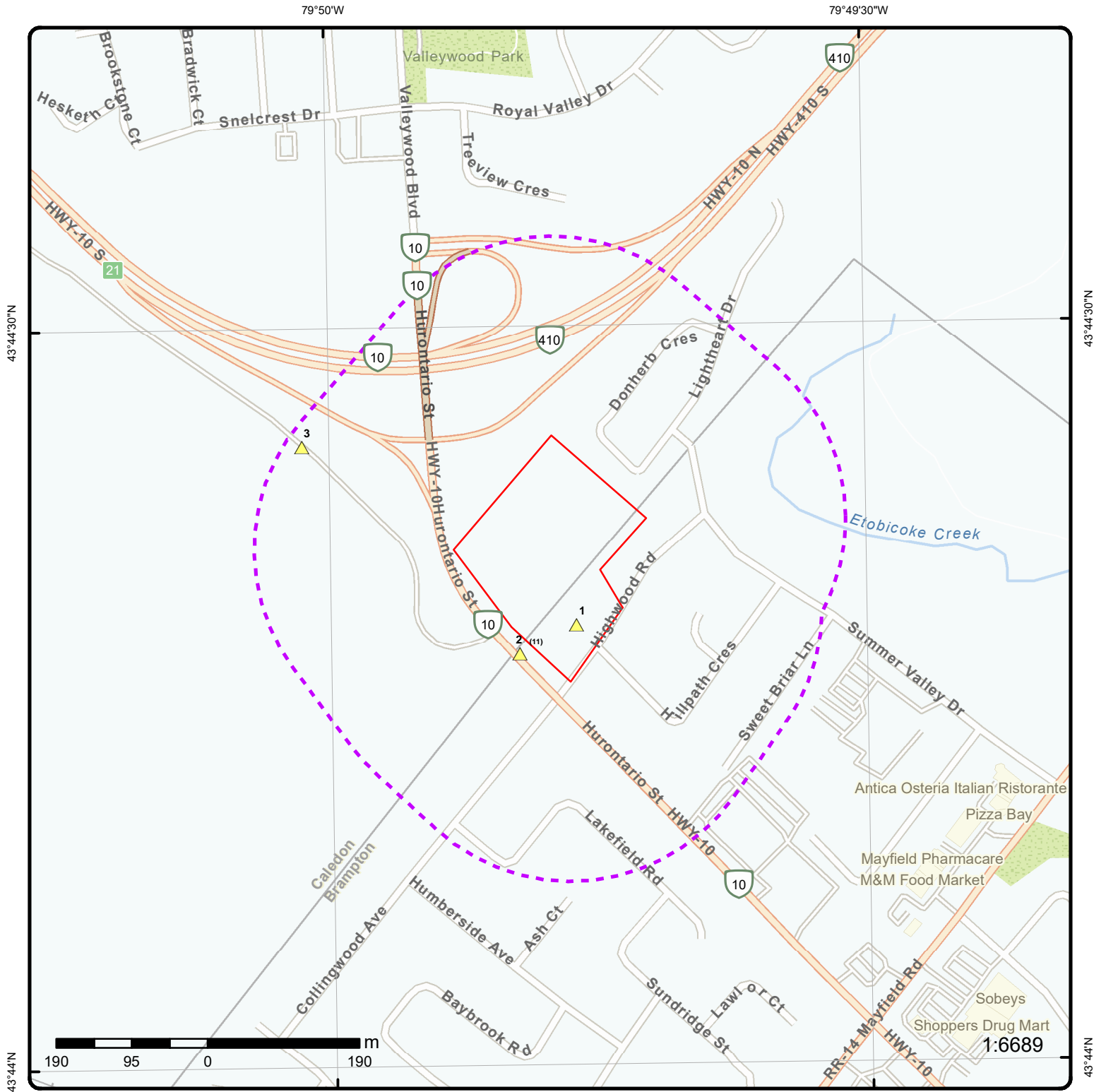
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
LIDLAW TRANSIT LTD	12267 HURONTARIO ST BRAMPTON ON	17.1	<a href="#"><u>2</u></a>
TRAVELWAYS LTD	12267 HURONTARIO ST SNELGROVE ON	17.1	<a href="#"><u>2</u></a>

### **SPL - Ontario Spills**

A search of the SPL database, dated 1988-Sep 2020 has found that there are 1 SPL site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Regional Municipality of Peel	Hutchinson Farm Lane Caledon ON	229.5	<a href="#"><u>3</u></a>





## Map: 0.25 Kilometer Radius

Order Number: 21121400673

Address: 12197 Hurontario Street, Brampton, (Site 1) and 12211, 12213, 12231, and 12233 Hurontario St, Brampton, ON



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





**Aerial** Year: 2018

Order Number: 21121400673

Address: 12197 Hurontario Street, Brampton, (Site 1) and 12211, 12213, 12231 **ERIS** rio S

Source: ESRI World Imagery

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79°51'W

79°49'30"W

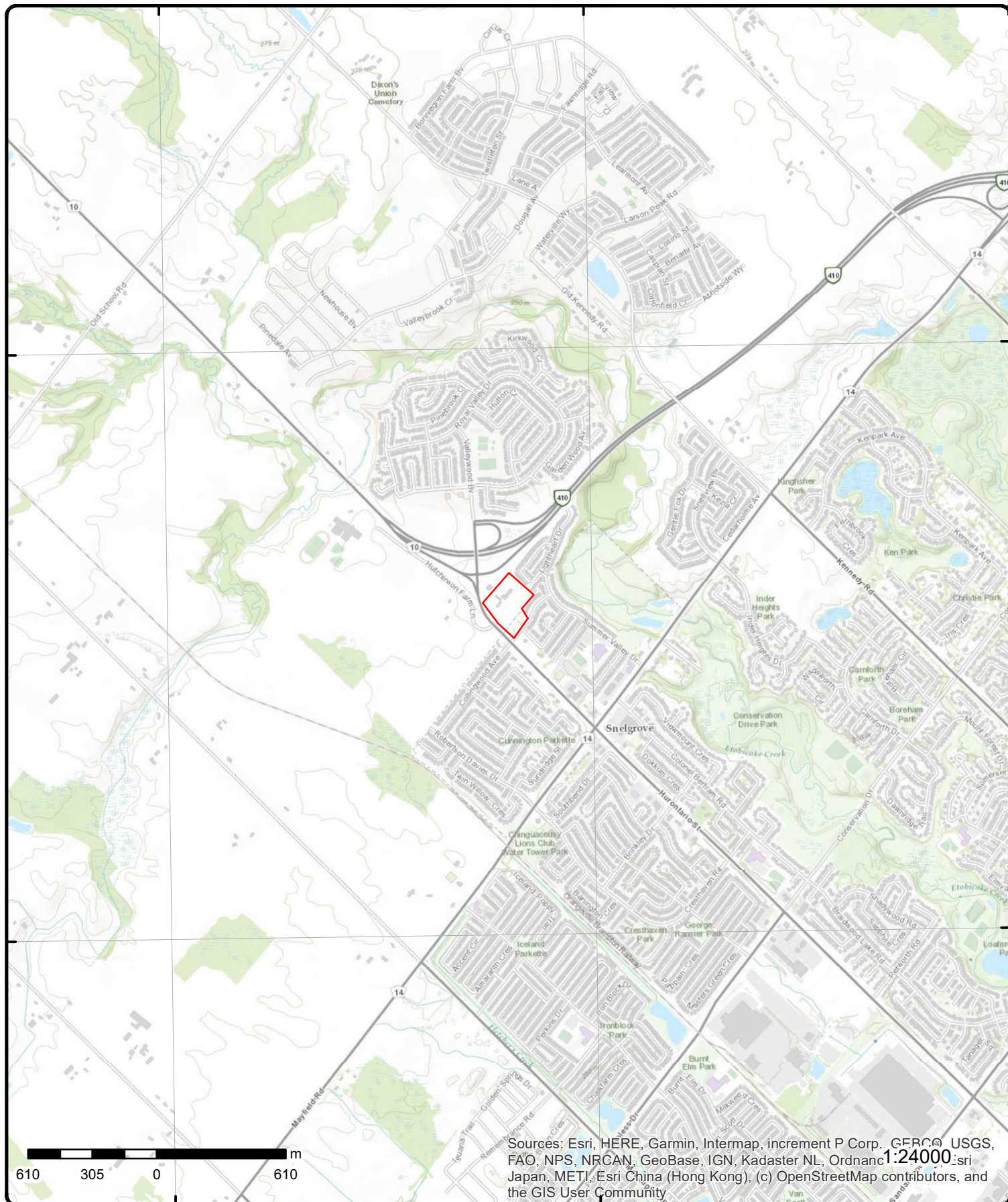
79°48'W

43°45'N

43°45'N

43°43'30"N

43°43'30"N



# Topographic Map

Order Number: 21121400673

Address: 12197 Hurontario Street, Brampton, (Site 1) and 12211, 12213, 12231.

Source: ESRI World Topographic Map

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# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<a href="#">1</a>	1 of 1	SSE/0.0	255.0 / 0.21	2205302 Ontario Limited 12197 Hurontario Street Brampton ON L6Z 4P8	GEN
<div> <div> Generator No: ON8754994  Status:  Approval Years: 2010  Contam. Facility:  MHSW Facility:  SIC Code: 531310  SIC Description: Real Estate Property Managers </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					
<u>Detail(s)</u>					
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
<a href="#">2</a>	1 of 11	SSW/17.1	257.7 / 2.97	LAIDLAW TRANSIT LTD 12267 HURONTARIO ST BRAMPTON ON	PRT
<div> Location ID: 1934  Type: private  Expiry Date:  Capacity (L): 68190.00  Licence #: 0001039955 </div>					
<a href="#">2</a>	2 of 11	SSW/17.1	257.7 / 2.97	TRAVELWAYS LTD 12267 HURONTARIO ST SNELGROVE ON	PRT
<div> Location ID: 20388  Type: retail  Expiry Date: 1993-09-30  Capacity (L): 2000  Licence #: 0076371426 </div>					
<a href="#">2</a>	3 of 11	SSW/17.1	257.7 / 2.97	TRAVELWAYS SCHOOL TRANSIT LTD 12267 HUONTARIO STREET SNELGROVE ON L0P 1M0	GEN
<div> <div> Generator No: ON0222805  Status:  Approval Years: 86,87  Contam. Facility:  MHSW Facility:  SIC Code: 4573  SIC Description: SCHOOL BUS OPER. </div> <div> PO Box No:  Country:  Choice of Contact:  Co Admin:  Phone No Admin: </div> </div>					
<u>Detail(s)</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Waste Class:</b> 251 <b>Waste Class Desc:</b> OIL SKIMMINGS & SLUDGES  <b>Waste Class:</b> 252 <b>Waste Class Desc:</b> WASTE OILS & LUBRICANTS					
<a href="#">2</a>	4 of 11	SSW/17.1	257.7 / 2.97	LAILAW TRANSIT LTD. 12267 HURONTARIO ST. SNELGROVE ON LOP 1M0	GEN
<b>Generator No:</b> ON0222805 <b>Status:</b> <b>Approval Years:</b> 88,89 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 4573 <b>SIC Description:</b> SCHOOL BUS OPER.  <b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> 251 <b>Waste Class Desc:</b> OIL SKIMMINGS & SLUDGES  <b>Waste Class:</b> 252 <b>Waste Class Desc:</b> WASTE OILS & LUBRICANTS					
<a href="#">2</a>	5 of 11	SSW/17.1	257.7 / 2.97	LAILAW TRANSIT LTD. 12267 HURONTARIO ST., SNELGROVE C/O 30 HERITAGE RD. MARKHAM ON L3P 1M4	GEN
<b>Generator No:</b> ON0222805 <b>Status:</b> <b>Approval Years:</b> 90 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 4573 <b>SIC Description:</b> SCHOOL BUS OPER.  <b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b> 251 <b>Waste Class Desc:</b> OIL SKIMMINGS & SLUDGES  <b>Waste Class:</b> 213 <b>Waste Class Desc:</b> PETROLEUM DISTILLATES  <b>Waste Class:</b> 252 <b>Waste Class Desc:</b> WASTE OILS & LUBRICANTS					
<a href="#">2</a>	6 of 11	SSW/17.1	257.7 / 2.97	LAILAW TRANSIT LTD. 38-034 12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	GEN
<b>Generator No:</b> ON0222805 <b>Status:</b> <b>Approval Years:</b> 92,93,95,96 <b>Contam. Facility:</b> <b>MHSW Facility:</b> <b>SIC Code:</b> 4573 <b>SIC Description:</b> SCHOOL BUS OPER.  <b>PO Box No:</b> <b>Country:</b> <b>Choice of Contact:</b> <b>Co Admin:</b> <b>Phone No Admin:</b>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b><u>Detail(s)</u></b>					
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
<a href="#">2</a>	7 of 11	SSW/17.1	257.7 / 2.97	LAILAW TRANSIT LTD. 38-034 12267 HURONTARIO ST. C/O R.R. #2 BRAMPTON ON L6V 1A1	GEN
Generator No:	ON0222805			PO Box No:	
Status:				Country:	
Approval Years:	94			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	4573				
SIC Description:		SCHOOL BUS OPER.			
<b><u>Detail(s)</u></b>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	8 of 11	SSW/17.1	257.7 / 2.97	LAILAW TRANSIT LTD 12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	GEN
Generator No:	ON0222805			PO Box No:	
Status:				Country:	
Approval Years:	97			Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:	4573				
SIC Description:		SCHOOL BUS OPER.			
<b><u>Detail(s)</u></b>					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	9 of 11	SSW/17.1	257.7 / 2.97	LAIDLAW TRANSIT LTD. 12267 HURONTARIO STREET BRAMPTON ON L6V 1A1	GEN
Generator No:		ON0222805		PO Box No:	
Status:				Country:	
Approval Years:		98,99,00,01		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		4573			
SIC Description:		SCHOOL BUS OPER.			
Detail(s)					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			
Waste Class:		251			
Waste Class Desc:		OIL SKIMMINGS & SLUDGES			
Waste Class:		252			
Waste Class Desc:		WASTE OILS & LUBRICANTS			
<a href="#">2</a>	10 of 11	SSW/17.1	257.7 / 2.97	LAIDLAW TRANSIT LTD. 12267 HURONTARIO STREET R.R.#2 BRAMPTON ON L6V 1A1	GEN
Generator No:		ON0222805		PO Box No:	
Status:				Country:	
Approval Years:		02,03,04		Choice of Contact:	
Contam. Facility:				Co Admin:	
MHSW Facility:				Phone No Admin:	
SIC Code:		485410			
SIC Description:		School & Employee Bus Transportation			
Detail(s)					
Waste Class:		212			
Waste Class Desc:		ALIPHATIC SOLVENTS			
Waste Class:		213			
Waste Class Desc:		PETROLEUM DISTILLATES			
Waste Class:		221			
Waste Class Desc:		LIGHT FUELS			



Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<b>Waste Class:</b>		251			
<b>Waste Class Desc:</b>		OIL SKIMMINGS & SLUDGES			
<b>Waste Class:</b>		252			
<b>Waste Class Desc:</b>		WASTE OILS & LUBRICANTS			
<a href="#"><u>2</u></a>	11 of 11	SSW/17.1	257.7 / 2.97	Ministry of Transportation 12267 Hurontario Street RR#2 Part Lot 19 1EHS Brampton ON L6V 1A0	GEN
<b>Generator No:</b>		ON6794884		<b>PO Box No:</b>	
<b>Status:</b>				<b>Country:</b>	
<b>Approval Years:</b>		07,08		<b>Choice of Contact:</b>	
<b>Contam. Facility:</b>				<b>Co Admin:</b>	
<b>MHSW Facility:</b>				<b>Phone No Admin:</b>	
<b>SIC Code:</b>		531310			
<b>SIC Description:</b>		Real Estate Property Managers			
<b><u>Detail(s)</u></b>					
<b>Waste Class:</b>		148			
<b>Waste Class Desc:</b>		INORGANIC LABORATORY CHEMICALS			
<b>Waste Class:</b>		150			
<b>Waste Class Desc:</b>		INERT INORGANIC WASTES			
<b>Waste Class:</b>		221			
<b>Waste Class Desc:</b>		LIGHT FUELS			
<b>Waste Class:</b>		243			
<b>Waste Class Desc:</b>		PCB'S			
<b>Waste Class:</b>		251			
<b>Waste Class Desc:</b>		OIL SKIMMINGS & SLUDGES			
<b>Waste Class:</b>		252			
<b>Waste Class Desc:</b>		WASTE OILS & LUBRICANTS			
<a href="#"><u>3</u></a>	1 of 1	WNW/229.5	259.9 / 5.09	The Regional Municipality of Peel Hutchinson Farm Lane Caledon ON	SPL
<b>Ref No:</b>		2418-AYEL9P		<b>Discharger Report:</b>	
<b>Site No:</b>		NA		<b>Material Group:</b>	
<b>Incident Dt:</b>		2018/05/03		<b>Health/Env Conseq:</b>	2 - Minor Environment
<b>Year:</b>				<b>Client Type:</b>	Municipal Government
<b>Incident Cause:</b>				<b>Sector Type:</b>	Miscellaneous Communal
<b>Incident Event:</b>		Dumping		<b>Agency Involved:</b>	
<b>Contaminant Code:</b>		43		<b>Nearest Watercourse:</b>	
<b>Contaminant Name:</b>		CONTAMINATED SOIL		<b>Site Address:</b>	Hutchinson Farm Lane
<b>Contaminant Limit 1:</b>				<b>Site District Office:</b>	Halton-Peel
<b>Contam Limit Freq 1:</b>				<b>Site Postal Code:</b>	
<b>Contaminant UN No 1:</b>		n/a		<b>Site Region:</b>	Central
<b>Environment Impact:</b>				<b>Site Municipality:</b>	Caledon
<b>Nature of Impact:</b>				<b>Site Lot:</b>	
<b>Receiving Medium:</b>				<b>Site Conc:</b>	
<b>Receiving Env:</b>		Land		<b>Northing:</b>	4843694
<b>MOE Response:</b>		No		<b>Easting:</b>	593906
<b>Dt MOE Arvl on Scn:</b>				<b>Site Geo Ref Accu:</b>	
<b>MOE Reported Dt:</b>		2018/05/03		<b>Site Map Datum:</b>	
<b>Dt Document Closed:</b>				<b>SAC Action Class:</b>	Illegal Dumping Occurrences
<b>Incident Reason:</b>		Deliberate Act		<b>Source Type:</b>	Unknown / N/A
<b>Site Name:</b>		illegal dumping Region of Peel property<UNOFFICIAL>			



<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
<b>Site County/District:</b>		Regional Municipality of Peel			
<b>Site Geo Ref Meth:</b>					
<b>Incident Summary:</b>		ROP: illegal dumping of soil			
<b>Contaminant Qty:</b>		0 other - see incident description			

## Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
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## Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial [AAGR](#)

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

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

### **Aggregate Inventory:**

Provincial [AGR](#)

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

**Government Publication Date: Up to Sep 2020**

### **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 2018**

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

Private [ANDR](#)

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

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

### **Aboveground Storage Tanks:**

Provincial [AST](#)

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

**Government Publication Date: May 31, 2014**

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

Private [AUWR](#)

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

**Government Publication Date: 1999-Sep 30, 2021**

### **Borehole:**

Provincial [BORE](#)

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

**Government Publication Date: 1875-Jul 2018**

**Certificates of Approval:**

Provincial CA

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

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

**Dry Cleaning Facilities:**

Federal CDRY

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

**Government Publication Date: Jan 2004-Dec 2019**

**Commercial Fuel Oil Tanks:**

Provincial CFOT

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

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

**Government Publication Date: May 31, 2021**

**Chemical Manufacturers and Distributors:**

Private CHEM

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

**Government Publication Date: 1999-Jan 31, 2020**

**Chemical Register:**

Private CHM

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

**Government Publication Date: 1999-Sep 30, 2021**

**Compressed Natural Gas Stations:**

Private CNG

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

**Government Publication Date: Dec 2012 -Aug 2021**

**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-Jul 2021**

**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 - Oct 31, 2021**

**Drill Hole Database:**

Provincial

[DRL](#)

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

**Government Publication Date: 1886 - Sep 2020**

**Delisted Fuel Tanks:**

Provincial

[DTNK](#)

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

**Government Publication Date: May 31, 2021**

**Environmental Activity and Sector Registry:**

Provincial

[EASR](#)

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

**Government Publication Date: Oct 2011- Sep 30, 2021**

**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- Oct 31, 2021**

**Environmental Compliance Approval:**

Provincial

[ECA](#)

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

**Government Publication Date: Oct 2011- Sep 30, 2021**

**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-Jun 30, 2021**

**Environmental Issues Inventory System:**

Federal

[EIIS](#)

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

**Government Publication Date: 1992-2001\***

**Emergency Management Historical Event:**

Provincial

EMHE

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

**Government Publication Date:** Dec 31, 2016

**Environmental Penalty Annual Report:**

Provincial

EPAR

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

**Government Publication Date:** Jan 1, 2011 - Dec 31, 2020

**List of Expired Fuels Safety Facilities:**

Provincial

EXP

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

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

**Government Publication Date:** May 31, 2020

**Federal Convictions:**

Federal

FCON

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

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

**Contaminated Sites on Federal Land:**

Federal

FCS

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

**Government Publication Date:** Jun 2000-Aug 2021

**Fisheries & Oceans Fuel Tanks:**

Federal

FOFT

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

**Government Publication Date:** 1964-Sep 2019

**Federal Identification Registry for Storage Tank Systems (FIRSTS):**

Federal

FRST

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

**Government Publication Date:** May 31, 2018

**Fuel Storage Tank:**

Provincial

FST

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

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

**Government Publication Date:** May 31, 2021

**Fuel Storage Tank - Historic:**

Provincial

FSTH

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

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

**Ontario Regulation 347 Waste Generators Summary:**

Provincial

GEN

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

**Government Publication Date: 1986-Aug 31, 2021**

**Greenhouse Gas Emissions from Large Facilities:**

Federal

GHG

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO<sub>2</sub> eq).

**Government Publication Date: 2013-Dec 2019**

**TSSA Historic Incidents:**

Provincial

HINC

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

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

**Indian & Northern Affairs Fuel Tanks:**

Federal

IAFT

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

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

**Fuel Oil Spills and Leaks:**

Provincial

INC

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

**Government Publication Date: May 31, 2021**

**Landfill Inventory Management Ontario:**

Provincial

LIMO

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

**Government Publication Date: Feb 28, 2019**

**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-Dec 2020**

**National Analysis of Trends in Emergencies System (NATES):**

Federal

NATE

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

**Government Publication Date: 1974-1994\***

**Non-Compliance Reports:**

Provincial

NCPL

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

**Government Publication Date: Dec 31, 2019**

**National Defense & Canadian Forces Fuel Tanks:**

Federal

NDFT

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

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

**National Defense & Canadian Forces Spills:**

Federal

NDSP

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

**Government Publication Date: Mar 1999-Apr 2018**

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

Federal

NDWD

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

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

**National Energy Board Pipeline Incidents:**

Federal

NEBI

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

**Government Publication Date: 2008-Jun 30, 2021**

**National Energy Board Wells:**

Federal

NEBP

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

**Government Publication Date: 1920-Feb 2003\***

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

Federal

NEES

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

**Government Publication Date: 1974-2003\*****National PCB Inventory:**

Federal

NPCB

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

**Government Publication Date: 1988-2008\*****National Pollutant Release Inventory:**

Federal

NPRI

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

**Government Publication Date: 1993-May 2017****Oil and Gas Wells:**

Private

OGWE

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

**Government Publication Date: 1988-Feb 28, 2021****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-Jan 2021****Inventory of PCB Storage Sites:**

Provincial

OPCB

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

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

Provincial

ORD

This is a subset taken from Ontario's Environmental Registry (EBR) database. It will include 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-Oct 31, 2021****Canadian Pulp and Paper:**

Private

PAP

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

**Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014****Parks Canada Fuel Storage Tanks:**

Federal

PCFT

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

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

**Pesticide Register:**

Provincial PES

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

**Government Publication Date:** Oct 2011- Sep 30, 2021

**Pipeline Incidents:**

Provincial PINC

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

**Government Publication Date:** May 31, 2021

**Private and Retail Fuel Storage Tanks:**

Provincial PRT

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

**Government Publication Date:** 1989-1996\*

**Permit to Take Water:**

Provincial PTTW

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

**Government Publication Date:** 1994 - Oct 31, 2021

**Ontario Regulation 347 Waste Receivers Summary:**

Provincial REC

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

**Government Publication Date:** 1986-1990, 1992-2019

**Record of Site Condition:**

Provincial RSC

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

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

**Government Publication Date:** 1997-Sept 2001, Oct 2004-Oct 2021

**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-Sep 30, 2021

**Scott's Manufacturing Directory:**

Private SCT

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

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

**Ontario Spills:**

Provincial SPL

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

**Government Publication Date:** 1988-Sep 2020

**Wastewater Discharger Registration Database:**

Provincial

[SRDS](#)

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

**Government Publication Date: 1990-Dec 31, 2018**

**Anderson's Storage Tanks:**

Private

[TANK](#)

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

**Government Publication Date: 1915-1953\***

**Transport Canada Fuel Storage Tanks:**

Federal

[TCFT](#)

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

**Government Publication Date: 1970 - Dec 2020**

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

Provincial

[VAR](#)

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

Records are not verified for accuracy or completeness.

**Government Publication Date: May 31, 2021**

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

Provincial

[WDS](#)

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

**Government Publication Date: Oct 2011- Sep 30, 2021**

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

Provincial

[WDSH](#)

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

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

**Water Well Information System:**

Provincial

[WWIS](#)

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

**Government Publication Date: Apr 30, 2021**

# Definitions

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

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

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

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

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

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

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

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

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

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

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

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

## Appendix G – Municipal Records

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

2000	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Res (1 Tenant)  12211-Address Not Listed  12213-Priced-Right  -Res (2 Tenants)  12231-Featherlite Trailers  -Res (2 Tenants)  12233-Res (1 Tenant)
Adjacent Properties:	
Hurontario Street (12060-12405)	-All Residential  12081-Royal Legacy Homes Enterprises Inc.  -Summer Valley Geranium Homes  12290-Suncreek At Valleywood
Ash Court (All)	-Street Not Listed

2000	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed
Lightheart Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-All Residential  22-Sun Shore Homes Ltd.
ON-410	-No Civic Address Within Requested Radius



1994	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Res (1 Tenant)  12211-Address Not Listed  12213-Priced Right  -Res (1 Tenant)  12231-K G Electronics  -Snelgrove Stock Yards  -Res (1 Tenant)  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-All Residential  12061-Coptic Orthodox Church Of Archangel
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed

1994	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed
Lighthouse Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-Street Not Listed
ON-410	-No Civic Address Within Requested Radius

1989	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Res (1 Tenant)  12211-Address Not Listed  12213-Priced Right  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-All Residential

1989	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed
Lightheart Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-Street Not Listed
ON-410	-No Civic Address Within Requested Radius

1984	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Address Not Listed  12211-Address Not Listed  12213-Address Not Listed  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-No Listings Within Radius
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed

1984	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Lakefield Road (All)	-Street Not Listed
Lighthouse Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-Street Not Listed
ON-410	-No Civic Address Within Requested Radius

1978	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Address Not Listed  12211-Address Not Listed  12213-Address Not Listed  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-No Listings Within Radius
Ash Court (All)	-Street Not Listed

<b>1978</b>	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
<b>Collingwood Avenue (45-75)</b>	-Street Not Listed
<b>Donherb Crescent (All)</b>	-Street Not Listed
<b>Highwood Road (All)</b>	-Street Not Listed
<b>Hillpath Crescent (All)</b>	-Street Not Listed
<b>Hutchinson Farm Lane (All)</b>	-Street Not Listed
<b>Ladywood Court (All)</b>	-Street Not Listed
<b>Lakefield Road (All)</b>	-Street Not Listed
<b>Lightheart Drive (All)</b>	-Street Not Listed
<b>Summer Valley Drive (50-100)</b>	-Street Not Listed
<b>Sweet Briar Lane (All)</b>	-Street Not Listed
<b>ON-410</b>	-No Civic Address Within Requested Radius

1973	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Address Not Listed  12211-Address Not Listed  12213-Address Not Listed  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-Street Not Listed
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed

1973	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Lighthouse Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-Street Not Listed
ON-410	-No Civic Address Within Requested Radius

1966	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Address Not Listed  12211-Address Not Listed  12213-Address Not Listed  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-Street Not Listed
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed



1966	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed
Lighthouse Drive (All)	-Street Not Listed
Summer Valley Drive (50-100)	-Street Not Listed
Sweet Briar Lane (All)	-Street Not Listed
ON-410	-No Civic Address Within Requested Radius

1958	
Project Number: EXP	
Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon & Brampton, Ontario	
Site Listing:	12197-Address Not Listed  12211-Address Not Listed  12213-Address Not Listed  12231-Address Not Listed  12233-Address Not Listed
Adjacent Properties:	
Hurontario Street (12060-12405)	-Street Not Listed
Ash Court (All)	-Street Not Listed
Collingwood Avenue (45-75)	-Street Not Listed
Donherb Crescent (All)	-Street Not Listed
Highwood Road (All)	-Street Not Listed
Hillpath Crescent (All)	-Street Not Listed
Hutchinson Farm Lane (All)	-Street Not Listed
Ladywood Court (All)	-Street Not Listed
Lakefield Road (All)	-Street Not Listed

<b>1958</b>	
<b>Project Number: EXP</b>	
<b>Site Address: 12233, 12231, 12213, 12211 and 12197 Hurontario Street, Caledon &amp; Brampton, Ontario</b>	
<b>Lighthouse Drive (All)</b>	-Street Not Listed
<b>Summer Valley Drive (50-100)</b>	-Street Not Listed
<b>Sweet Briar Lane (All)</b>	-Street Not Listed
<b>ON-410</b>	-No Civic Address Within Requested Radius

## Appendix H – MECP and TSSA Records



January 16, 2020

Ministry of Environment, Conservation and Parks  
Freedom of Information & Privacy Office  
40 St. Clair Avenue West, 12<sup>th</sup> Floor  
Toronto, Ontario  
M4V 1M2

Re:       MRK-00257876-A0       Freedom of Information Request Form  
12197 Hurontario Street, Brampton Ontario and 12211, 12213, 12231 and  
12233 Hurontario Street, Caledon, Ontario

Dear Sir or Madam:

I would like to submit a Freedom of Information Request Form relating to the property municipally addressed as 12197 Hurontario Street, Brampton Ontario and 12211, 12213, 12231 and 12233 Hurontario Street, Caledon, Ontario. Attached please find a cheque payment, payable to the Minister of Finance (FOI), in the amount of \$35.00.

All documentation pertaining to this request should be referenced to EXP job number MRK-00257876-A0. Please call me at 905-695-3217 Ext. 3642 if you require any additional information in regards to this request.

Yours very truly,  
EXP Services Inc.

Kate Miles, B.Sc.,  
Project Scientist

Attachment: Freedom of Information Request Form

This form is for requesting documents which are in the Ministry's files on environmental concerns related to properties. Please refer to the guide on completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester  <b>Kate Miles</b> <b>EXP Services Inc.</b> <b>220 Commerce Valley Drive West, Suite 110</b> <b>Markham, ON L3T 0A8</b>  Email address: kate.miles@exp.com			FOI Request No.	FOI Co-ordinator Review Date
			Date Request Received	Fee Paid  ACCT CHQ VISA / MC CASH
			Response Due Date	
Telephone/Fax Nos.  <b>Tel: 905-695-3217</b> <b>ext. 3642</b> <b>Fax: 905-695-0169</b>	Your Project/Reference No. MRK-00257876-A0	Signature/Print /Name of Requester  <b>Kate Miles</b>	~ CNR    ~ ER    ~ NOR    ~ SWR    ~ WCR ~ SAC    ~ IEB    ~ EAA    ~	

Request Parameters	
Municipal Address / Lot, Concession, Geographic Township <b>(Municipal address essential for cities, towns or regions)</b> <b>12197 Hurontario Street, Brampton and 12211, 12213, 12231 and 12233 Hurontario Street, Caledon, Ontario (one site)</b>	
Present Property Owner(s) and Date(s) of Ownership  <b>2248811 Ontario Inc.</b>	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable)	

Search Parameters	Specify Year(s) Requested
<i>Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.</i>	
Environmental concerns (General correspondence, occurrence reports, abatement)	All Years
Orders and Records of Site Condition	All Years
Spills	All Years
Investigations/prosecutions → Owner/tenant information must be provided	All Years
Waste Generator number/classes	All Years

Certificates of Approval → Proponent information must be provided		
1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number(s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.		
	SD	Specify Year(s) Requested
air - emissions		All Years
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations		All Years



Requester Data			For Ministry Use Only	
Name, Company Name, Mailing Address and Email Address of Requester <b>Kate Miles</b> <b>EXP Services Inc.</b> <b>220 Commerce Valley Drive West, Suite 110</b> <b>Markham, ON L3T 0A8</b>  Email address: kate.miles@exp.com			FOI Request No.	FOI Co-ordinator Review Date
			Date Request Received	Fee Paid  ACCT CHQ VISA / MC CASH
			Response Due Date	
Telephone/Fax Nos. <b>Tel: 905-695-3217</b> <b>ext. 3642</b> <b>Fax: 905-695-0169</b>	Your Project/Reference No. MRK-00257876-A0	Signature/Print /Name of Requester <b>Kate Miles</b>	~ CNR    ~ ER    ~ NOR    ~ SWR    ~ WCR ~ SAC    ~ IEB    ~ EAA    ~	
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				All Years
waste water - industrial discharges				All Years
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				All Years
waste systems - PCB destruction, mobile waste processing units, haulers: sewage, non-hazardous & hazardous waste				All Years
pesticides - licenses				All Years

A \$5.00 non-refundable application fee, payable to the Minister of Finance, is mandatory. The cost of locating on-site and/or preparing any record is \$30.00/hour and 20 cents/page for photocopying and you will be contacted for approval for fees in excess of \$30.00.

Ministry of the Environment,  
Conservation and Parks

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

Access and Privacy Office

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

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

12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075  
Téléc.: (416) 314-4285



January 27, 2020

Kate Miles  
EXP Services Inc  
220 Commerce Valley Drive West, Suite 110  
Markham, ON L3T 0A8

Dear Kate Miles:

RE: ***Freedom of Information and Protection of Privacy Act Request***  
**Our File # A-2020-00573, Your Reference MRK-00257876-A0**


The Ministry is in receipt of your request made pursuant to the *Freedom of Information and Protection of Privacy Act* and has received your payment in the amount of \$5.00 (non-refundable application fee), along with your \$30.00 deposit.

**The search is being conducted on the following: 12197 Hurontario Street, Brampton and 12211, 12213, 12231 and 12233 Hurontario Street, Caledon. If there is any discrepancy please contact us immediately.**

You may expect a reply or additional communication as your request is processed. For your information, the Ministry charges for search, copying and preparation time.

If you have any questions regarding this matter, please contact Eric Giang at [eric.giang@ontario.ca](mailto:eric.giang@ontario.ca).

Yours truly,

  
Noel Kent  
Manager (Acting), Access and Privacy



Ministry of the Environment,  
Conservation and Parks

Access and Privacy Office  
12<sup>th</sup> Floor  
40 St. Clair Avenue West  
Toronto ON M4V 1M2  
Tel: (416) 314-4075  
Fax: (416) 314-4285

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

Bureau de l'accès à l'information et  
de la protection de la vie privée  
12<sup>e</sup> étage  
40, avenue St. Clair ouest  
Toronto ON M4V 1M2  
Tél. : (416) 314-4075



February 18, 2020

Kate Miles  
EXP Services Inc  
220 Commerce Valley Drive West, Suite 110  
Markham, ON L3T 0A8

Dear Kate Miles:

**RE: Freedom of Information and Protection of Privacy Act Request**  
**Our File #: A-2020-00573, Your Reference #: MRK-00257876-A0**

This letter is in response to your request made pursuant to the *Freedom of Information and Protection of Privacy Act* relating to 12197 Hurontario Street, Brampton and 12211, 12213, 12231 and 12233 Hurontario Street, Caledon.

After a search of the Ministry's Halton Peel District Office, Investigations and Enforcement Branch, Environmental Monitoring and Reporting Branch, Sector Compliance Branch and Safe Drinking Water Branch, records were located in response to your request. It is my decision to provide full access to the attached information.

In accordance with Section 57 of the *Freedom of Information and Protection of Privacy Act*, detailed below are our charges:



• Search Time 1 hour @ \$30/hour	\$30.00
• Copying 5 pages @ \$0.20/page	\$1.00
• Delivery	\$3.00
• <b>Total</b>	<b>\$ 34.00</b>
• Deposit Received	- 30.00
• <b>BALANCE WAIVED (NOT REQUIRED)</b>	<b>\$4.00</b>

To conduct a search through the files of the Environmental Assessment and Permissions Branch requires an additional 8 hours. If you would like us to search for Environmental Compliance Approvals/Certificates of Approval at the Environmental Assessment and Permissions Branch (EAPB), please forward to me at the above address payment by money order or cheque (made payable to the "Minister of Finance (FOI)") or by credit card in the amount of \$240.00. Please note that there is no guarantee any records will be located responsive to your request. Credit card forms are available on the Ministry's website <http://www.ontario.ca/environment-and-energy/freedom-information-request-form>. Please note, a request for records must usually be answered within 30 calendar days, however Section 27 allows for time extensions under certain circumstances. If you choose to have the search conducted at the Environmental Assessment and Permissions Branch, the time for answering your request will be extended for an additional 30 days.

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

If you have any questions regarding this matter, please contact Sasha Naidu at [sasha.naidu@ontario.ca](mailto:sasha.naidu@ontario.ca).

Yours truly,

  
 Noel Kent  
Manager (Acting), Access and Privacy

Attachments

Ministry of the Environment,  
Conservation and Parks[central site](#) | [feedback](#) | [search](#) | [site map](#) | [français](#)[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [ABOUT US](#) | [NEWS & PUBLICATIONS](#)[User Management](#) | [Company Mgmt](#) | [Manifests](#) | [Site Data](#) | [HELP](#) | [Logout](#)**hwin**  
Administration

Search

  
Go**Generator Details****Registration/Notification Number**

ON8754994

**Legal Company Name**

Primary Name: 2205302 Ontario Limited

Division Name: NA

**Company Operating Name**

Primary Name: Villerboit Group of Companies

Division Name: NA

**Mailing Address**

Division Building: NA

Post Box Number: NA

Address Line 1: 5-151 Spinnaker Way

Address Line 2: NA

Town/City: Concord

Postal Code / Zip Code: L4K4C3

County: (if inside Ontario) YORK (R. M.)

Province/State (If inside Canada/US) ONTARIO

County: (if outside Ontario) NA

Province / State (If outside Canada / US) NA

Country: Canada

**Site Location**

This should be the street address of the site that is being registered. You are required to register each site that generates hazardous waste separately.

Division Building: NA

Post Box Number: NA

Address Line 1: 12197 Hurontario Street

Address Line 2: NA

Town/City: Brampton

Postal Code / Zip Code: L6Z4P8

County: (if inside Ontario) PEEL (R. M.)

Province / State (If inside Canada / US) ONTARIO

County: (if outside Ontario) NA

Province / State (If outside Canada / US) NA

Country: Canada

Ontario

Ministry of the Environment,  
Conservation and Parks

central site | feedback | search | site map | français

HOME | AIR | WATER | LAND | ABOUT US | NEWS & PUBLICATIONS

User Management | Company Mgmt | Manifests | Site Data | HELP | Logout

hwin  
Administration

Search

Go

Company Name: 2205302 Ontario Limited  
Company Number: ON8754994 (Generator)

Active Waste Classes

Active Waste Class Listing

[Add New Waste Class](#) [Inactive waste classes](#)

Active Off-site Waste Classes

Waste Class	View Details	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method Part 2B required	Part 2B complete	Physical State	Off-Site	Status	UnRegister Waste Class
221 - L	<a href="#">View Details</a>	N/A				Liquid	Off-Site	Active	<input type="checkbox"/>

Back



## INCIDENT REPORT

Reference Number:	7614-73MJDM	File Storage Number:	SPILLS ACTION CENTRE
Module:	Incident Reporting	Module Type:	Other
Cross Reference:	(doc link)	Task Link:	2200-73MJFC
Originating Document:		Created by:	John Lock
Incident Report Reference Number:	7614-73MJDM		
Date Created:	2007/05/28	Date Completed:	2009/03/31
Bring Forward Date:		Bring Forward Reason:	
Status:	Closed		
Program	Cross program	Activity:	General (No related specific activity)

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

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

☐ Yes ☒ No ☐ To be determined

[Click here for Guidance](#)

### Caller or PO Information

Reported By:		Name of Company:	
First Name	Last Name	Rons Burner Service	
Steve	Hillen		
Contact Mailing Address			
Civic Address:		Unit Identifier:	
Delivery Designator:		Delivery Identifier:	
Municipality:	Postal Station:	Province/State:	Postal Code:
Brampton		Ontario	
Telephone Number:	Extension:	Other Number:	Email Address:
(519)826-8181			

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

### MOE Information

Date & Time Reported to MOE:	2007/05/28 09:36		
Office Receiving Incident Report:	Spills Action Centre		
Incident Info Received By:	John Lock		
MOE Response:	Referral to others	Site Region:	Central
Date & Time of MOE Arrival at Scene:			
Master Incident Report Number:			
SAC Action Class:	TSSA - Fuel Safety Branch		
Non-Standard Procedure:	No		

ERP Call-out Initiated:	No		
-------------------------	----	--	--

### Client(s)

Client Details

### Site(s)

Site Details
Brampton Livestock<UNOFFICIAL> Address: Lot: , Part: , 12231 Hurontario, Brampton, City, Regional Municipality of Peel District Office: Halton-Peel

### Incident Information

Incident Summary:	TSSA leak from indoor tank <i>cannot be longer than 60 characters</i>
Incident Description:	Caller reports leak of furnace oil from a 909 L (200 gal) tank inside building. Site is at intersection of Hurontario with Mayfield. Material contained inside building, no quantity estimate available. Leak is from bottom of tank. Caller intends on pumping from tank to barrels. 09:41 paged TSSA 09:42 TSSA(LM) to SAC(JL): briefed LM E-mail to TSSA

Attachments, Links & Comments:	
--------------------------------	--

Date & Time of Incident	Incident Date Confirmation? Actual 2007/05/28		
Source Type:		Sector Type:	
Nearest Watercourse:		Watershed Category Code:	
Environmental Impact:			
Nature of Impact:			
Incident Cause:		Incident Reason:	
Damaged Party:	No		

Contaminants Table

Contaminant Name	Code	UN#	Limit	Quantity	[units]	[freq]

Controller of Material:		Owner of Material:	
Estimated Clean Up Cost:		Who Cleaned Up:	

% Clean Up:	%	Agencies Involved:	
-------------	---	--------------------	--

### Voluntary / Mandatory Abatement

Is there Voluntary Abatement Activity?	<input type="radio"/> Yes	<input type="radio"/> No	<input type="radio"/> To be determined
--	---------------------------	--------------------------	--

### Voluntary / Mandatory Compliance Items

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

### Offence(s)

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

### Provincial Officer:

Name: None Assigned

Badge No:

Work Unit:

District/Area Office:

Date:

Signature:

### Supervisor Planning and Response:

Name: Jim Renahan

Work Unit:

District/Area Office: Spills Action Centre

Date: 2009/03/31

Signature:



## Jonathan Keates

EXP | Environmental Field Technician

t : +1.905.695.3217 | m : +1.289.221.8725 | e : [jon.keates@exp.com](mailto:jon.keates@exp.com)

[exp.com](http://exp.com) | [legal disclaimer](#)

*keep it green, read from the screen*

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**From:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>

**Sent:** Tuesday, December 14, 2021 2:31 PM

**To:** Jonathan Keates <[Jon.Keates@exp.com](mailto:Jon.Keates@exp.com)>

**Subject:** RE: Tank Search



**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

### **NO RECORD FOUND**

Hello Jonathan,

Thank you for your request for confirmation of public information.

- We confirm that there are no records in our database of any fuel storage tanks at the subject addresses.

For a further search in our archives please complete our release of public information form found at

<https://www.tssa.org/en/about-tssa/release-of-public-information.aspx?mid=392> and email the completed form to [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org) along with a fee of \$56.50 (including HST) per location. The fee is payable with credit card (Visa or MasterCard).

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

Kind regards,

Sherees



### **Public Information Agent**

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1-416-734-6222 | Fax: +1-416-734-3568 | E-Mail: [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)

[www.tssa.org](http://www.tssa.org)



---

**From:** Jonathan Keates <[Jon.Keates@exp.com](mailto:Jon.Keates@exp.com)>

**Sent:** December 14, 2021 1:11 PM

**To:** Public Information Services <[publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org)>

**Cc:** Amanda Catenaro <[Amanda.Catenaro@exp.com](mailto:Amanda.Catenaro@exp.com)>

**Subject:** Tank Search

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

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

Good afternoon,

Could you please perform a tank search for the following properties located in Brampton ON;



- 12197 Hurontario St
- 12211 Hurontario St
- 12213 Hurontario St
- 12231 Hurontario St
- 12233 Hurontario St
- 12235 Hurontario St
- 35 Highwood Rd
- 78 Collingwood Ave
- 1 Hutchinson Farm Lane

As part of our historical review for a Phase I ESA, we request that the Technical Standards and Safety Authority (TSSA), Safety Fuel Division, review its database to identify to us any records of aboveground/underground storage tanks, spills, incidents, complaints, notices, tanks removals and/or remediation etc. with the TSSA for the above-mentioned properties.



### **Jonathan Keates**

EXP | Environmental Field Technician

t : +1.905.695.3217 | m : +1.289.221.8725 | e : [jon.keates@exp.com](mailto:jon.keates@exp.com)

220 Commerce Valley Drive West

Suite 110

Markham, ON L3T 0A8

CANADA

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

## Appendix I – Aerial Photographs and Satellite Images



**SITE**

**SCALE:**

1:15694



**SOURCE:**

NATIONAL AIR  
PHOTO LIBRARY

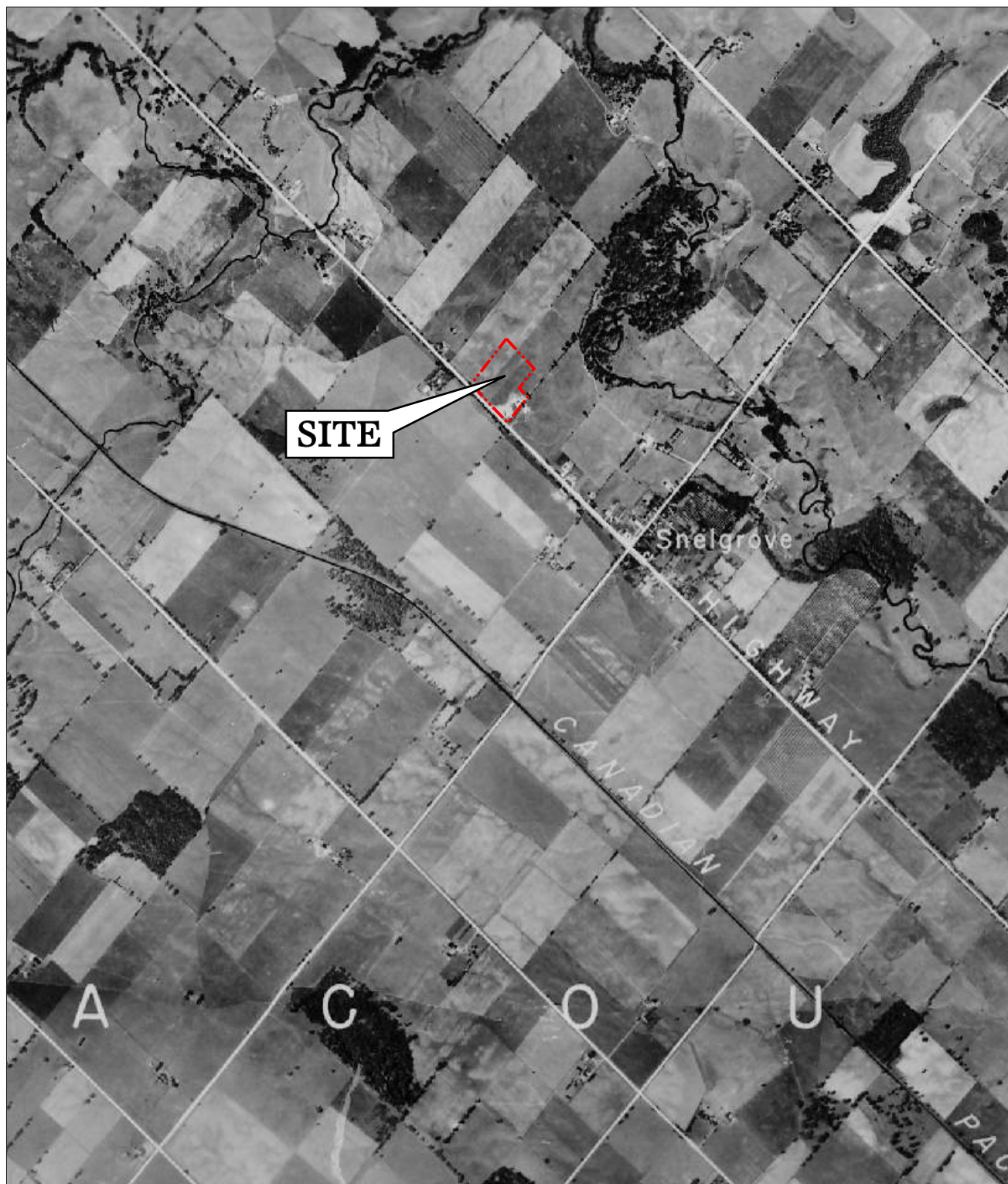


**AIR PHOTO 1946**

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 10565





SCALE:

1:20871



SOURCE:

NATIONAL AIR  
PHOTO LIBRARY





AIR PHOTO 1954

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO



PROJECT NUMBER: 257876



<b>SCALE:</b> 1:10196	<b>SOURCE:</b>  NATIONAL AIR PHOTO LIBRARY		<b>AIR PHOTO 1965</b>
			HURONTARIO STREET, BRAMPTON AND 12211, 12213, 12231 AND 12233 HURONTARIO STREET, CALEDON, ONTARIO
			PROJECT NUMBER: 257876





<b>SCALE:</b> 1:13252	<b>SOURCE:</b>  NATIONAL AIR PHOTO LIBRARY		<b>AIR PHOTO 1974</b>	
			HURONTARIO STREET, BRAMPTON AND 12211, 12213, 12231 AND 12233 HURONTARIO STREET, CALEDON, ONTARIO	
			PROJECT NUMBER: 257876	



SCALE:

1:25073



SOURCE:

NATIONAL AIR  
PHOTO LIBRARY



AIR PHOTO 1985

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 257876





SCALE:

1:1640



SOURCE:

BRAMPTON MAPS IMAGE

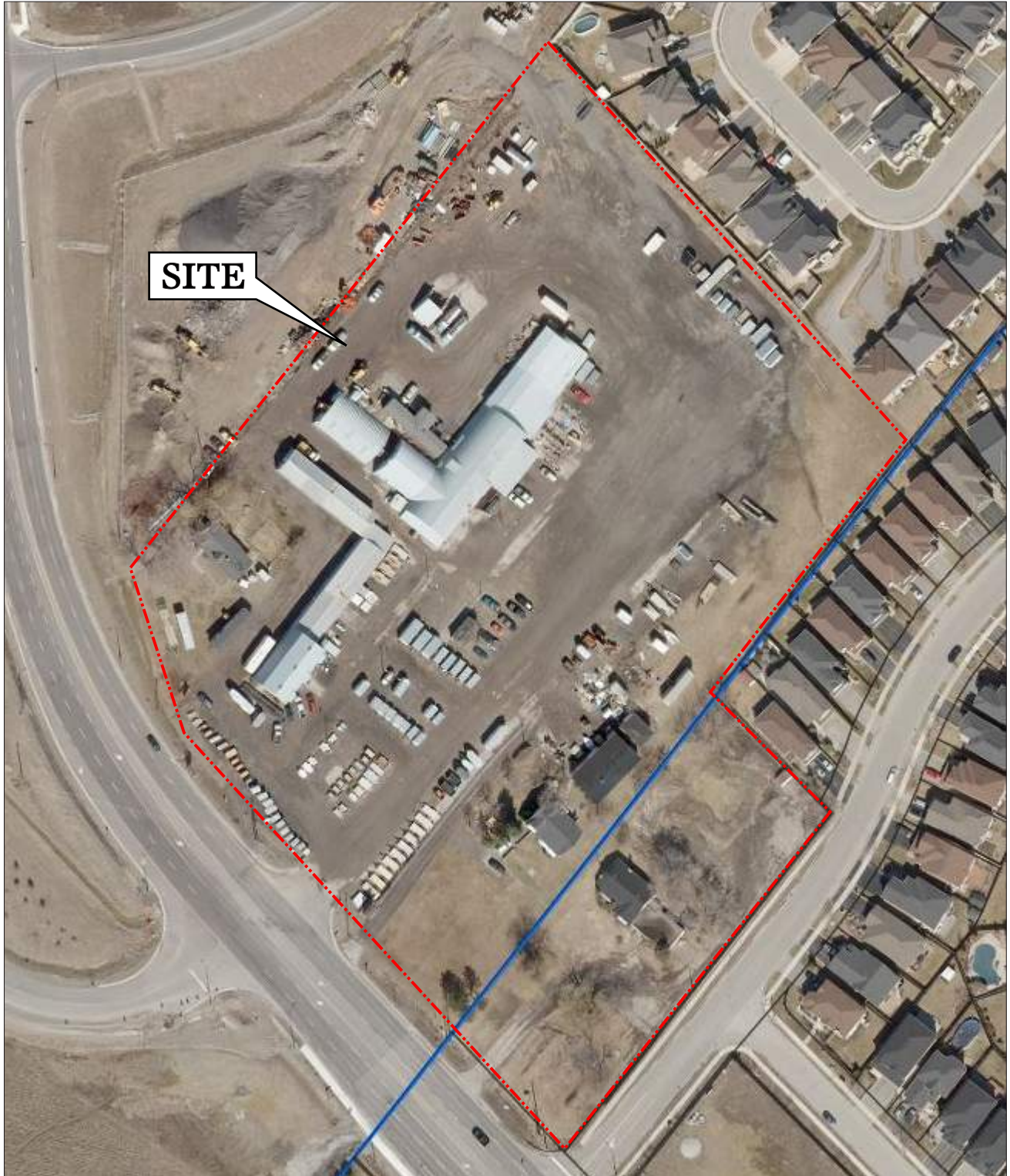


## SATELLITE IMAGE - 2000

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 257876





SCALE:

1:1640



SOURCE:

BRAMPTON MAPS IMAGE



**SATELLITE IMAGE - 2010**

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 257876





SCALE:

1:1640



SOURCE:

BRAMPTON MAPS IMAGE





## SATELLITE IMAGE - 2013

HURONTARIO STREET, BRAMPTON AND  
12211, 12213, 12231 AND 12233  
HURONTARIO STREET, CALEDON, ONTARIO

PROJECT NUMBER: 257876







<b>SCALE:</b> 1:1640	<b>SOURCE:</b>  BRAMPTON MAPS IMAGE		<b>SATELLITE IMAGE - 2014</b>  HURONTARIO STREET, BRAMPTON AND 12211, 12213, 12231 AND 12233 HURONTARIO STREET, CALEDON, ONTARIO  PROJECT NUMBER: 257876
			

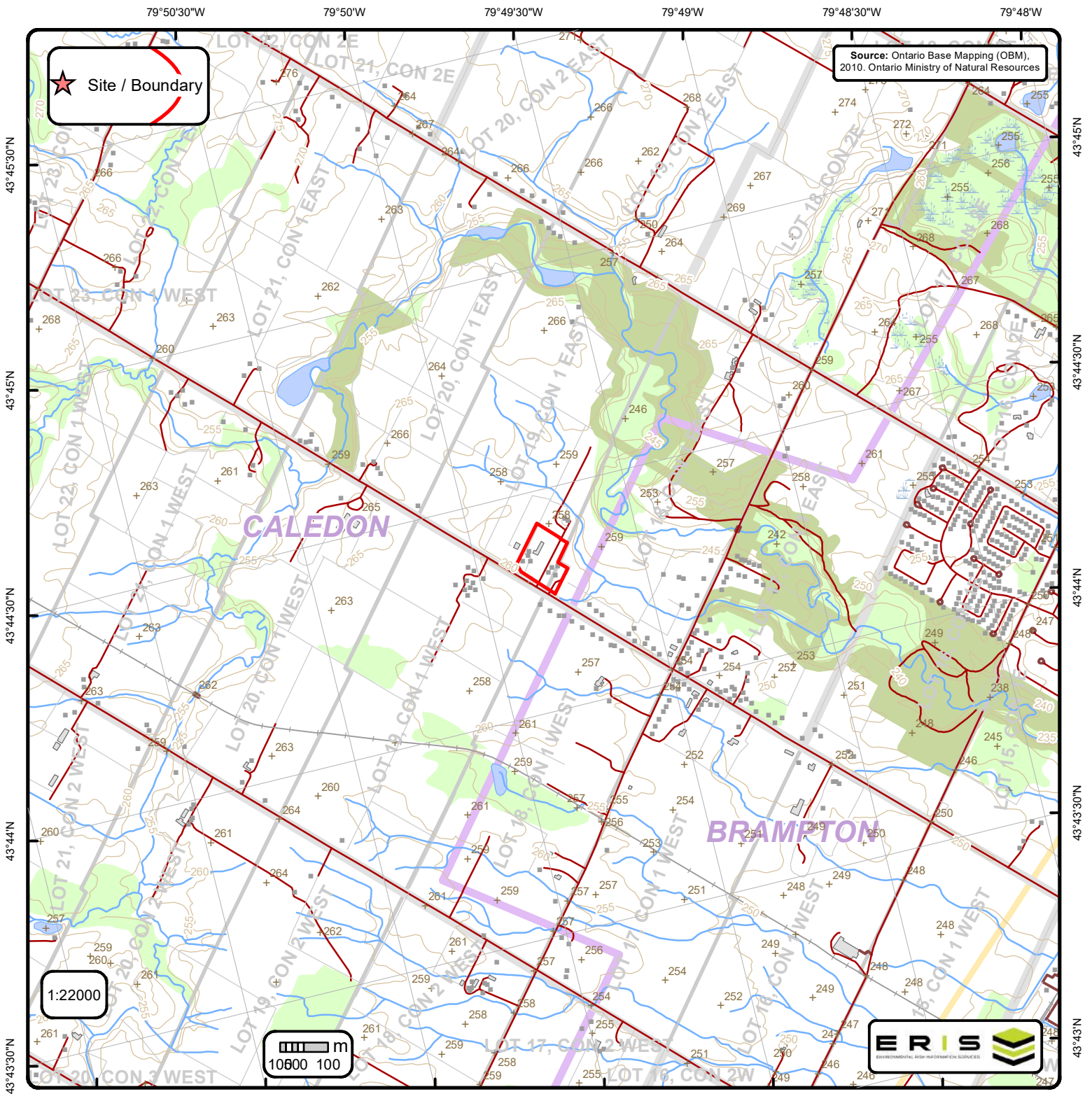




<b>SCALE:</b> 1:1640	<b>SOURCE:</b>  BRAMPTON MAPS IMAGE		<b>SATELLITE IMAGE - 2019</b>  HURONTARIO STREET, BRAMPTON AND 12211, 12213, 12231 AND 12233 HURONTARIO STREET, CALEDON, ONTARIO  PROJECT NUMBER: 257876
			

## Appendix J – Topographic Map





## Ontario Base Mapping (OBM) Data

Order No. 20191219014

+	Spot Height (metre)	—	Transportation Structure	—	Contour Line	■	Wooded Area
■	Building Point	—	Utility Line	■	Pit or Quarry	■	Conservation Authority
⚡	Towers	—	Water Structure	■	Waterbody	■	Conservation Area
●	Utility Site Point	—	Drainage Line Feature	■	Wetlands	■	Municipal Park
—	Misc. Line	—	River or Stream	■	Concession	■	Provincial Park
—	Railroads	■	Airports	■	Lots	■	National Park
—	Roads	■	Tanks	■	Municipality	■	Nature Reserve
- - -	Trail	■	Building to Scale	■	Land Ownership		

## Appendix K – Site Photographs



Photograph 1: View of the southern portion of the site, looking east (December 14, 2021).



Photograph 2: View of the central portion of the site, looking northeast (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 3: View of the northeastern portion of the site, looking north (December 14, 2021).



Photograph 4: View of the northwestern portion of the site, looking northwest (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 5: View of the south-central portion of the site, looking southwest (December 14, 2021).



Photograph 6: View of the eastern portion of the site, looking northwest (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 7: View of the site looking south from the north corner (December 14, 2021).



Photograph 8: View of the northern portion of the site, looking southwest (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 9: View of the small construction debris stockpile in the central-eastern portion of the site (December 14, 2021).



Photograph 10: View of the manhole covered by a concrete block, located in the central-northeastern portion of the site, facing northeast (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 11: View of the southwestern portion of the site, looking south from the northwest portion of the site (December 14, 2021).



Photograph 12: View of the construction debris located in the northwestern portion of the site (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO







Photograph 13: View from the concrete pad in the southwestern portion of the site (December 14, 2021).



Photograph 14: View of the south neighbouring properties along Highwood Road, looking south (December 14, 2021).

12197 HURONTARIO STREET  
BRAMPTON, ONTARIO  
12211, 12213, 12231 and 12233 HURONTARIO STREET  
CALEDON, ONTARIO

