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Queensgate Blvd. and Pembroke Street, Caledon, Ontario

Phase I Environmental Site Assessment

Client:

Vistaview Management Inc. c/o Treasure Hill Homes
Attention: Mr. Jason Bottoni

Project Name:

Phase I Environmental Site Assessment

Project Number:

BRM-00603811-C0

Prepared By:

EXP Services Inc.
1595 Clark Boulevard
Brampton, ON, L6T 4V1
t: 905.793.9800
f: 905.793.0641

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1. Legal Notification

This report was prepared by EXP Services Inc. for the account of **Vistaview Management Inc. c/o Treasure Hill Homes.**

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 unless a reliance letter has been addressed to, or otherwise provides reliance to, such third party. 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 project.

2. Executive Summary

EXP Services Inc. (EXP) was retained by Vistaview Management Inc. c/o Treasure Hill Homes to complete a Phase I Environmental Site Assessment (ESA) of a property located on the south side of the intersection of Queensgate Boulevard and Pembroke Street in Caledon, Ontario, which is hereinafter referred to as the 'Site'.

It is EXP's understanding that the Phase I ESA is required for due diligence purposes as part of property acquisition and that a Record of Site Condition (RSC) is not required at this time. The objective of this Phase I ESA was to identify issues of potential environmental concern to the Site. A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses. The Phase I ESA was completed in general accordance with CSA Standard Z768-01 (R2016).

The Site occupies the area on the south side of the intersection of Queensgate Boulevard and Pembroke Street in Caledon. The Site is irregular in shape and comprises various property parcels. The total area of the site is approximately 4.6 hectares (~11.3 acres).

With the following exceptions, the majority of the Site is currently vacant and undeveloped (open field):

- A residential dwelling is located within middle eastern portion of the site. This residential dwelling bears a municipal address of 9229 5 Sideroad.
- Part of northern portion is existing road alignment of 5 Sideroad.

The Site is generally flat with overall slight downward slope to the south.

The Site is bound by Queensgate Boulevard to the north followed by a residential subdivision and to the east by Autumn Oak Court followed by a residential subdivision and a school property further to the southeast. The northwest and west portions of the site abut existing residential dwellings along Richelieu Court, Hanton Crescent, Ernest Bason Boulevard and Pembroke Street. The south adjacent property is a public park - RJA Potts Memorial Park.

Based on the review of historical records, with exception of the residential dwelling at the middle eastern portion of the site and part of northern portion as road alignment, the Site has never been developed in the past.

Based on the Phase I ESA findings, including Site observations, the review of environmental databases, available historical information, and the pending information requested from the Ministry of Environment, Conservation and Parks (MECP), the following summary regarding potential environmental concerns is provided:

Issues of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
Site		
Presence of an above ground fuel storage tank (AST) in the basement of the residential dwelling.	Soil (BTEX and PHCs)	The subject AST is associated with the heating system of the residential dwelling. Due to the on-going COVID situation, EXP was not permitted to make interior observations as an elderly couple was living inside the house. Based on review of pictures of the AST sent by the client to us, no excessive staining or

Issues of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
		cracking on the concrete floor underneath the AST was noted.
Regulated Building Materials	Air Asbestos Containing Materials (ACMs), Lead and Mercury, Polychlorinated Biphenyls (PCBs)	Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), the presence of regulated building materials is considered possible.

Based on the findings of the Phase I ESA, no phase II ESA is warranted at this time.

The following due diligence recommendations are provided.

Issues Identified	Recommendations	Rationale
Presence of AST in the basement of the residential dwelling	The subject AST is currently in use. In the near future at the time of site redevelopment, prior to demolition, the subject AST should be removed by a licensed contractor and disposed of at a licensed waste disposal facility. If Record of Site Condition (RSC) is to be filed in future, confirmation of the soil and groundwater quality at the location of this AST would be required.	Due diligence purposes. As per Ontario Regulation 153/04 (as amended), onsite potential containing activity (PCA) needs confirmation of the subsurface quality prior to file RSC.
Potential for presence Regulated Building Materials (ACMs, Lead, Mercury and PCBs)	If renovations or demolition of the building are planned, it is recommended that these materials be managed in accordance with the applicable regulations and guidelines. Conduct a Designated Substances Survey (DSS) prior to any demolition or renovation activities.	Once disturbed, these materials may be released into the environment and pose environmental and/or health concerns.

This executive summary is a brief synopsis of the report and should not be read in lieu of reading the report in its entirety. Limitation of liability, scope of report and third-party reliance are outlined in Section 10 of this report.

3. Introduction

EXP Services Inc. (EXP) was retained by Vistaview Management Inc. c/o Treasure Hill Homes to complete a Phase I Environmental Site Assessment (ESA) of a property located on the southside of the intersection of Queensgate Boulevard and Pembroke Street in Caledon, Ontario, which is hereinafter referred to as the 'Site'. It is EXP's understanding that the Phase I ESA is required for due diligence purposes, and that a Record of Site Condition (RSC) is not required at this time. In the future, if an RSC is required, this report must be updated to O.Reg.153/04 (as amended) Standards.

3.1 Objective

The objective of this Phase I ESA was to identify issues of potential environmental concern to the Site. A Phase I ESA is a systematic qualitative process to assess the environmental condition of a Site based on its historical and current uses.

The Phase I ESA was completed in general accordance to CSA Standard Z768-01 (R2016). Subject to this standard of care, EXP makes no express or implied warranties regarding its services and no third-party beneficiaries are intended. Limitation of liability, scope of report and third-party reliance are outlined in Section 10 of this report.

3.2 Site Description

The Site occupies the area on the south side of the intersection of Queensgate Boulevard and Pembroke Street in Caledon. The Site is irregular in shape and comprises various property parcels. The property identification number (PIN) and assessment roll number for each parcel comprising the Site was provided by the client and are included in this report as follows:

PIN 14351 – 1284 (LT) - Roll No. 010.007.53950
PIN 14351 – 1285 (LT) - Roll No. 010.007.53952
PIN 14351 – 1286 (LT) - Roll No. 010.007.53954
PIN 14351 – 1287 (LT) - Roll No. 010.007.53956
PIN 14351 – 1288 (LT) - Roll No. 010.007.53958
PIN 14351 – 1289 (LT) - Roll No. 010.007.53960
PIN 14351 – 1297 (LT) - Roll No. 010.007.53546
PIN 14351 – 1298 (LT) - Roll No. 010.007.53548
PIN 14351 – 1299 (LT) - Roll No. 010.007.52708
PIN 14351 – 1300 (LT) - Roll No. 010.007.52710
PIN 14351 – 1301 (LT) - Roll No. 010.007.52712
PIN 14351 – 1763 (LT) - Roll No. 010.007.53948
PIN 14351 – 1765 (LT) - Roll No. 010.007.12790
PIN 14355 – 0607 (LT) - Roll No. 010.002.72475

The total area of the Site is approximately 4.6 hectares (~11.3 acres). With the following exceptions, the majority of the Site is currently vacant and undeveloped (open field):

- A residential dwelling is located within middle eastern portion of the site. This residential dwelling bears a municipal address of 9229 5th Sideroad. An inground swimming pool was located on the east side of the residential dwelling.
- Part of the northern portion is the existing road alignment of 5 Sideroad.

The Site is generally flat with overall slight downward slope to the south.

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The Site is bound by Queensgate Boulevard to the north followed by a residential subdivision and to the east by Autumn Oak Court followed by a residential subdivision and a school property further to the southeast. The northwest and west portions of the site abut existing residential dwellings along Richelieu Court., Hanton Crescent, Ernest Biason Boulevard and Pembroke Street. The south adjacent property is a public park - RJA Potts Memorial Park.

A Site Plan is provided as Figure 2 and photographs of the Site, documenting the Site visit are included in Appendix A.

4. Scope of Investigation

The scope of work for the Phase I 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, available FIPs, topographical maps, and aerial photographs;
- Contacting municipal and/or provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available;
- Reviewing available geological maps, well records and utility maps for the vicinity of the Site;
- Reviewing environmental database reports completed for the Phase I Study Area by ERIS previously in 2016. Environmental database reports help comprise the environmental history of a Site and include a summary of federal, provincial and privately managed databases;
- Conducting a Site visit and reviewing Site infrastructure in order to identify the presence of actual and/or potential environmental contaminants or concerns of significance;
- 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;
- Reviewing the current uses of the Site and any land use practices that may have impacted the environmental conditions at the Site;
- From the Site and publicly accessible areas, reviewing the current use of the surrounding properties and 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 of materials. In addition, general environmental management and housekeeping practices were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of this investigation.

EXP personnel who conducted assessment work for this project included Ms. Aamna Arora, P.Eng. and Mr. David Dennison, P.Eng. An outline of their qualifications is provided in Section 8.

5. Records Review

5.1 General

For the purpose of this assignment, the Phase I Study Area consists of neighbouring properties within a distance of approximately 250 metres from the centroid of the Site. The Phase I Study Area comprises a mix of residential, institutional, and parkland land usages.

The Site is bound by Queensgate Boulevard to the north followed by a residential subdivision and to the east by Autumn Oak Court followed by a residential subdivision and a school property further to the southeast. The northwest and west portions of the site abut existing residential dwellings along Richelieu Court., Hanton Crescent, Ernest Bason Boulevard and Pembroke Street. The south adjacent property is a public park - RJA Potts Memorial Park.

Based on the review of historical records, with the exception of the residential dwelling within the middle eastern portion of the site and part of the northern portion as road alignment, the Site has never been developed in the past. The present-day residential dwelling on the Site was constructed in the mid to late 1970s. The portion of existing 5 Sideroad alignment used to extend all the way to Highway 50 to the west up until the 1990s prior to the development of the west neighborhood with residential subdivision.

A more detailed discussion of the Site history based on the available documentation is provided in the following sections.

5.2 Maps

The following maps were reviewed during this Phase I ESA:

- Bolton (30M/13) prepared by Surveys and Mapping Branch, Department of Energy, Mines and Resources, dated 1989.
- "Quaternary Geology of Ontario, Southern," Ontario Geological Survey, Map 2556. Scale 1: 1 000 000, Issued 1991; and
- "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, Map 2544. Scale 1: 1 000 000 Issued 1991.

The review of these maps indicated the following:

- The topography in the area generally slopes to the south-southeast towards the Humber River.
- The nearest water body to the site is an unnamed tributary of the Humber River located approximately 120 m east of the Site, flowing in a southeasterly direction. The regional groundwater flow direction is expected to be in the south-southeast direction.
- The Site and surrounding areas are dominated by the Halton Till, predominantly silt to silty clay matrix, high in matrix carbonate content and clast poor.
- The bedrock geology in the general vicinity of the Site is part of Ordovician (Upper Ordovician): shale, limestone, siltstone of the Georgian Bay Formation.

5.3 Aerial Photographs

In order to review the development and land use history of the Site and surrounding area, aerial photographs dated 1954, 1967, 1974, 1978, 1985, 1989, 1993, 1999, 2002, 2007 and 2015 were reviewed. Historic aerial photographs were obtained from the Region of Peel planning offices, the VuMap program, and from the "Google Earth" program.

The development and land use history of the Site and adjacent properties as depicted on the reviewed aerial photographs/images are summarized below.

The development and land use history of the Site and properties in the Phase I Study Area as depicted in the reviewed aerial photographs are summarized below.

Aerial Photograph	Details
1954	<ul style="list-style-type: none"> The Site and surrounding properties are depicted as vacant land parcels likely under agricultural use. 5 sideroad is shown extended to the west towards Highway 50 and also extended to the east towards Albion Vaughan Road. A tributary of the Humber river is shown about 120 m east of the site.
1967	<ul style="list-style-type: none"> No significant changes depicted for the site and surrounding properties.
1974	<ul style="list-style-type: none"> Some land clearing is depicted likely for the construction of the existing on-site residential dwelling. No other significant changes depicted for the site. No significant changes depicted for the surrounding properties.
1978	<ul style="list-style-type: none"> The building structure for the existing onsite residential dwelling is visible in this aerial photograph. No other significant changes depicted for the site No significant changes depicted for the surrounding properties.
1985	<ul style="list-style-type: none"> Construction of the residential dwelling at 9229 5 Sideroad has been completed and it appears much as it does today.
1989	<ul style="list-style-type: none"> Trees appear to have been planted on the northeastern portion of the Site property. No other significant changes depicted for the site. A large area southeast of the Site property has been cleared, where today lie the residential subdivisions along Tanzini Drive, Dovaston Gate, and Shady Glen Crescent. Two buildings have been erected in this area - one in the northwest corner which appears to be a storage structure, and another in the northeast corner, which may be an office or commercial space. A scattering of vehicles and trailers appears to be stored across the property. No other significant changes were observed in the surrounding properties.
1993	<ul style="list-style-type: none"> No significant changes were observed at the Site. Queensgate Boulevard has been constructed north of the Site property, as have Pembroke Street, Whitbread Avenue, Corsham Place, Compton Court, Pinehurst Place, and Oakham Place. Numerous small, roughly rectangular structures have been erected along their lengths, likely residential dwellings. Landsbridge Street and Wood Circle have been constructed northwest of the Site property, and numerous long, rectangular buildings have been erected along Wood Circle, likely multi-tenant residential buildings. The large storage area to the southeast of the Site property appears to be under heavier use, containing more vehicles and trailers than previously observed.

Aerial Photograph	Details
1999	<ul style="list-style-type: none"> No significant changes were observed at the Site. Autumn Oak Court, Ashbury Crescent, Southbury Manor Drive, and Coachwood Manor have been constructed east of the Site property, and residential dwellings have been erected along their lengths. The large storage area to the southeast of the Site property appears to have been redeveloped into the residential subdivisions along Tanzini Drive, Dovaston Gate, and Shady Glen Crescent. Landsbridge Drive has been constructed, encircling the Site property to the west, south, and east. Hanton Crescent, McCreary Trail, Sheardown Trail, and Frustac Trail have been constructed, and numerous small, roughly rectangular structures have been erected along their lengths, likely residential dwellings. Land has been cleared for the construction of Lady Godiva Drive, Ernest Biason Boulevard, Pembroke Street, Albiwoods Trail, and Liptay Avenue to the southwest and south of the Site property.
2002	<ul style="list-style-type: none"> No significant changes were observed at the Site. Construction has continued throughout the residential subdivisions to the west, south, and east of the Site property, and appear much as they do at the time of this report. St. John The Baptist Elementary School has been erected east of the Site property. Land has been cleared south of the Site property in advance of the construction of RJA Potts Memorial Park.
2007	<ul style="list-style-type: none"> No significant changes were observed at the Site. RJA Potts Memorial Park has been constructed south of the Site property.
2015	<ul style="list-style-type: none"> No significant changes were observed at the Site or surrounding areas.

5.4 City Directories

Information from City Directories dated between 1962 and 2000 were reviewed by LGI Copy Service Canada in approximately five (5)-year increments to identify the occupancy history of the Site and surrounding properties. The completed city directory search is provided in Appendix B.

The Site address 9229 5 Sideroad was not listed in any of the reviewed City directories. Based on the City Directories search, residential development in the neighbourhood began between 1989 and 1994 as some of the addresses located within a 250 m radius of the Site were found to be under residential use. Based on the limited available information from the city directories, no issues of potential environmental concern were identified for the Site.

5.5 Fire Insurance Plan (FIPs)

The search conducted by EXP for FIPs did not identify any maps that provided coverage of the Site or the Phase I Study Area.

5.6 Previous Reports

A previous Phase I Environmental Site Assessment report for the site (excluding the land parcel with residential dwelling and current northern portion) completed by EXP, dated February 08, 2016 was reviewed and all pertinent information from this previous report has been utilized in the preparation of this current Phase I ESA.

5.7 Chain of Title

A full historical chain of title was not completed for the Site as the Site history was established using historical information available from other sources. Based on the information gathered from the previous Phase I ESA and information provided by the client, the Site which comprised various property parcels are owned by various owners. The majority of the Site is currently owned by Mary Biason. The portion of Site which is currently road alignment of 5 Sideroad is owned by Town of Caledon. The property parcel at the northwest corner is owned by Laurel Park Inc. and a small property parcel at the south end of Autumn Oak Court is owned by Bayview Heights Homes Ltd.

5.8 Regulatory Requests

The appropriate regulatory agencies at the provincial and municipal levels were contacted to obtain information regarding environmental permits, past or pending environmental control orders or complaints and outstanding environmental regulatory non-compliance issues. EXP did not identify the need to contact any federal agencies.

5.8.1 Ministry of the Environment, Conservation and Parks

On October 7, 2020, a request for information was submitted to the Ontario Ministry of the Environment, Conservation and Parks (MECP) Freedom of Information, Protection of Privacy Office for information in their files regarding the Site that pertain to any Environmental Concerns, Orders and Spills.

A written response from the MECP typically requires several months. If upon receipt of the response from the MECP, any significant environmental issues are identified, EXP will forward their response to the Client as an addendum to this report.

A copy of the request is included in Appendix C.

5.8.2 Technical Standards and Safety Authority

The Technical Standards and Safety Authority (TSSA) is the Provincial regulatory agency responsible for overseeing the storage of fuels in Ontario. As such, the TSSA maintains a database (approximately 1987 to present) of all registered fuel storage tanks in Ontario.

On October 5, 2020, a Customer Service Representative for the TSSA was contacted by email and requested to search the TSSA database for records of fuel storage at the Site and north adjacent properties. A written response from the TSSA was received on October 5, 2020. The search of the TSSA database did not identify any records of fuel storage at the Site or at the adjacent properties. The e-mail correspondence with the TSSA is presented in Appendix C.

5.9 Company Records

Not applicable, since the Site is a under residential land use.

5.10 ERIS Database Report

EColog ERIS database included in the previous Phase I ESA report was reviewed. EXP has confirmed neither the completeness nor the accuracy of the records that were included in the ERIS report.

The EcoLog ERIS report included 9 plottable listings within the study area, alongside with 10 unplottable results. A summary of the more significant findings is provided in the following table, with a copy of the EcoLog ERIS report provided in Appendix D.

Location	Database	Date	Details/ Comments
52 McCreary Trail	Ontario Spills	18 May 1998	<p>Ontario Hydro is listed as being responsible for the release of 250 L of non-PCB transformer fluid to the vault and surrounding soil. Environmental impacts are listed as possible.</p> <p>Being located at least 100 m west of the Site, any adverse impact from this spill incident to the site is considered unlikely.</p>
6 Corsham Place	Ontario Spills	29 October 2010	<p>103 L of transformer oil (GT 50 PPM PCB) is listed as having been released to the surrounding soil. Environmental impacts are listed as possible.</p> <p>Being located at least 150 m northwest of the Site, any adverse impact from this spill incident to the site is considered unlikely.</p>
11 Penhurst Place	Pesticide Register	Not available	<p>JMB Landscaping Ltd. is listed as an operator under the Pesticide Register.</p> <p>This property is located about 90 m north of the site. Being located within a residential building, JMB Landscaping Ltd. is considered as small-scale business. Hence, no adverse impact to the site has been interpreted from potential storage of pesticide on this property.</p>

5.11 Record of Site Condition

A Record of Site Condition (RSC) summarizes the environmental conditions of a property as determined by a qualified person (QP) by conducting a Phase I ESA, and where necessary, a Phase II ESA, confirmatory sampling and a risk assessment. Upon completion of the necessary environmental Site assessments, an RSC for an assessed property can be filed with the MECP and added to the Environmental Brownfields Site Registry database. This online, publicly available database can be searched to identify what properties may have potential environmental concerns.

According to the ERIS database report, no RSCs have been filed for the Site, or for properties within the Phase I Study Area.

5.12 Waste Disposal Sites

The MECP maintains an inventory of all known active and closed waste disposal sites in Ontario. The review of the Waste Disposal Site Inventory did not identify any active or closed waste disposal sites within a 250 m radius of the Site.

5.13 Inventory of Coal Gasification Plant Waste Sites in Ontario

This inventory was published by the MECP in 1988 to document the industrial facilities in Ontario that produced or used coal tar and other related tars. The information included in this inventory includes facility type, size, land use, soil condition, site operators/occupants, site description, and potential environmental impacts. The Inventory of Coal Gasification Plant Waste Sites did not identify any former industrial coal gasification plants or disposal sites within a 250 m radius of the Site.

5.14 Ontario Inventory of PCB Storage Sites

The MECP maintains an inventory of all known PCB storage sites in Ontario. The review of the Ontario MECP Inventory of PCB Storage Sites in Ontario (1999, 2003, and 2004) indicated the following:

- The Site was not a registered PCB storage site; and,
- No PCB storage sites were identified within the Phase I Study Area.

5.15 Hazardous Waste Information Network (HWIN)

The review of the Ontario Regulation 347 Waste Generators Summary (HWIN) identifies companies listed as waste generators and/or receivers. The Site and surrounding properties were not identified as waste generators during a review of the HWIN database.

6. Interviews

The majority of the site comprises vacant undeveloped land parcels with the exception of the property parcel within middle-eastern portion of the site, which is developed with a residential dwelling.

The residential dwelling was occupied by an elderly couple at the time of this assessment. The couple was interviewed during this assessment via means of EXP's questionnaire. A copy of filled questionnaire is included in Appendix E.

7. Site Visit

On September 18, 2020 Ms. Aamna Arora of EXP conducted the Site visit in accordance with EXP's internal health and safety protocols and with the Ministry of Labour health and safety regulations. The purpose of the Site visit was to assess the current conditions of the Site.

The general environmental management and housekeeping practices at the Site were reviewed as part of this assessment insofar as they could impact the environmental condition of the property; however, a detailed review of regulatory compliance issues was beyond the scope of EXP's investigation.

The Site and the adjoining properties were observed from the Site and/or publicly accessible areas. Photographs documenting the Site visit are included in Appendix A.

7.1 Site

7.1.1 Property Use

The Site is currently under residential land use. The majority of the Site comprises vacant undeveloped land with the following exceptions:

- A residential dwelling is located within middle eastern portion of the site. This residential dwelling bears a municipal address of 9229 5 Sideroad.
- Part of northern portion is the existing road alignment of 5 Sideroad.

7.1.2 Buildings and Structures

The middle eastern portion of the Site is currently developed with a residential dwelling. The residential dwelling is a 1.5 storey building structure with one basement level. An in-ground swimming pool was noted on the east side of the residential dwelling. The swimming pool was noted in a state of disrepair.

7.1.3 Limitations at the Site

Due to the on-going COVID situation, EXP was not permitted to make interior observations as elderly couple was living inside the residential dwelling.

7.1.4 Chemical Inventory, Storage and Handling

Common household cleaning supplies are expected to be present inside the house. No evidence of chemical storage was observed at the time of the Site visit.

7.1.5 Storage Tanks and Containers

The presence/absence and condition (if present) of underground storage tanks (USTs) and aboveground storage tanks (ASTs) at the Site were assessed during the Site visit.

A set of fill/vent pipes was noted along the south building wall of the house. EXP was informed that these pipes are associated with an aboveground fuel storage tank (AST) located inside the basement of the residential dwelling.

It is understood that the subject AST is associated with the current heating system of the residential dwelling. Due to the ongoing COVID situation, EXP was not permitted to make interior observation as elderly couple was living inside the house. Based on the review of pictures of the AST sent by the client to us, no excessive staining or cracking on the concrete floor underneath the AST was noted.

No evidence of USTs or any other ASTs was observed at the time of the Site visit.

7.1.6 Special Attention Substances

7.1.6.1 Polychlorinated Biphenyls

The manufacture of 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 on the Site. Potential equipment, which could contain PCBs include fluorescent mercury and sodium vapour light ballasts, oil filled capacitors and transformers. Recent scientific research has indicated the potential presence of PCBs in window caulking material. A review of the Site was conducted to evaluate the potential presence of PCBs-containing equipment in use or stored at the Site.

Any electrical equipment containing PCBs must be disposed of in accordance with Ontario Regulation 362 when it is removed from service. Ongoing operation of equipment containing PCBs is permissible.

Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), it is considered possible that the original light ballasts present within the house may contain PCBs.

A pole mounted transformer was noted on the southwest corner of Pembroke Street and 5 Sideroad. This transformer feeds hydro service to the house on site via an underground line. Also, a pad mounted transformer unit was noted at the northwest corner of the site (southeast corner of Queensgate Boulevard and Pembroke Street). The PCB status of these transformer units is unknown. However, no staining or stressed vegetation were noted around these units.

7.1.6.2 Asbestos-Containing Materials

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.

Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), it is considered possible that ACMs are present in the building materials.

7.1.6.3 Ozone Depleting Substances

Production of Chlorofluorocarbons (CFCs) often referred to as Freons, ceased in Canada in 1993 as a result of their ozone-depleting characteristics. Importation of CFCs into Canada ceased in 1997 and a total ban on their use is proposed for 2030. The

use of these materials is still permitted in existing equipment, but equipment must be serviced by a licensed contractor such that CFCs are contained and not released to the environment during servicing or operation.

The use of the hydrochlorofluorocarbon HCFC (R-22), commonly found in air conditioning and refrigeration equipment, is not currently regulated. However, strict controls over the manufacture and supply of this compound are in place. The Environmental Protection Act specifies various re-fill restrictions for chillers and large refrigeration equipment (compressors with a total capacity greater than 22kW) with certain exceptions.

Household refrigerating equipment may contain ODSs. No air-conditioning unit servicing the house was identified during our site visit.

7.1.6.4 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 (LBPs) was phased out circa 1976. Paint that was produced or used between 1976 and 1980 may contain small amounts of lead. Paint that was produced or used prior to 1950 may contain high levels of lead. The main concern regarding lead 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.

Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), it is possible that lead containing paints may be present on the original painted surfaces.

7.1.6.5 Urea Formaldehyde Foam Insulation

UFFI was formerly sprayed into cavities of walls and above ceilings as an insulating material. UFFI has been discontinued from commercial use since the early 1980s.

Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), the presence of UFFI is considered possible.

7.1.6.6 Mercury

Mercury was used in some batteries, light bulbs, old paints, thermostats, old 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.

Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), it is possible mercury containing paints may be present on the original painted surfaces.

7.1.6.7 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 it requires a food source (i.e. gypsum wallboard, carpets, 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)”.

Access inside the house was not provided due to the on-going COVID situation.

7.1.6.8 Radon

Radon is a colorless, odourless, 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/m³). Where radon gas is present and the annual radon concentration exceeds 200 Bq/m³ in the normal occupancy area, Health Canada recommends taking the necessary actions to reduce radon levels.

A radon gas assessment was beyond the scope of this Phase I ESA, and as such, radon gas was not assessed.

7.1.7 Drains and Sumps

There is potential for the presence of a sump in the basement.

7.1.8 Building Heating and Cooling Systems

The Site was not connected to natural gas supply at the time of our site visit. A set of fill/vent pipes was noted along the south building wall of the house. EXP was informed that these pipes are associated with an aboveground fuel storage tank (AST) located inside the basement of the residential dwelling.

It is understood that the subject AST is associated with the current heating system of the residential dwelling. Due to the on-going COVID situation, EXP was not permitted to make interior observation as an elderly couple was living inside the house. Based on review of the pictures of the AST sent by the client to us, no excessive staining or cracking on the concrete floor underneath the AST was noted.

No cooling system was noted at the time of our site visit.

7.1.9 Mechanical Equipment

No mechanical equipment was present at the Site.

7.1.10 Air Emissions

Air emissions in Ontario are regulated under the Environmental Protection Act (EPA) and its Regulations (O. Reg. 419/05, O. Reg. 245/11). Owners and operators of activities that may discharge a contaminant into the natural environment must seek approval from the Ministry of the Environment (ministry) to carry out these activities. As of October 31, 2011, amendments to the EPA resulted in a two-path environmental approval process, the Environmental Compliance Approval (ECA) and Environmental Activity and Sector Registry (EASR). The EASR allows businesses to register certain activities with the ministry, rather than apply

for approvals. The EASR is for common systems and processes, currently for heating systems, standby power systems and automotive refinishing, to which pre-set rules of operation can be applied. Unless explicitly exempted, most industrial processes or modification to industrial processes and equipment require an ECA, formerly a Certificate of Approval (Air and Noise). Retroactive approval should be sought for equipment installed and unchanged between 1972 and June 29th, 1988 when the requirement for a Certificate of Approval was added to the EPA. The EPA provides a list of specific equipment and conditions, which are exempt from approval 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])

At the time of the Site visit, no operations were observed on-site that would require MECP approval for air emissions.

7.1.11 Odour and Noise

No chemical or other significant odours were detected during the Site visit. No excessive noise was noted at the Site during the Site visit.

7.1.12 Sewage and Wastewater Disposal

The Site is currently not serviced by the City's sewer/wastewater disposal system. The house on site is likely on a septic system.

7.1.13 Liquid Chemical Waste Generation, Storage & Disposal

The Site is under residential use and does not generate any liquid chemical waste.

7.1.14 Solid Waste Generation, Storage & Disposal

The household waste is picked up periodically by the City's waste collection system.

7.1.15 Topographic, Geologic and Hydrogeologic Conditions

The Site is generally flat with overall slight downward slope to the south. There is no natural water body present on the site. The nearest water body to the site is an unnamed tributary of the Humber River located approximately 120 m east of the Site, flowing in the southeasterly direction. The groundwater flow direction is expected to be in the south-southeast direction. The actual groundwater flow direction can only be determined by long term groundwater elevation investigation in the area.

The groundwater flow direction may also be influenced by utility trenches and other subsurface structures and may migrate in the bedding stone of nearby subsurface utility trenches.

7.1.16 Water Courses, Ditches and Site Drainage

No water courses or ditches were noted on the subject property at the time of the Site visit. The Site drainage is expected to be controlled by surface topography through natural relief.

7.1.17 Abandoned and Existing Wells

The residential dwelling at the Site is serviced by a private water supply well (dug well) located about 10 m northwest of the house. No abandoned or other existing wells were noted on the subject property at the time of the Site visit.

7.1.18 Potable Water Sources

The Site is not connected to the municipal water source. As mentioned previously, the residential dwelling at the site is serviced by a private water supply well.

7.1.19 Fill Material

No evidence of imported fill material was observed at the time of the Site visit. However, it was common practice in the past for farmers to utilize fill for leveling purposes to enhance ease of cultivation. As such, the possibility of encountering such pockets of fill during future excavations on the Site cannot be ruled out.

7.1.20 Stained Materials

No evidence of surficial staining was observed at the Site at the time of the site visit.

7.1.21 Stressed Vegetation

No stressed vegetation was observed during the site visit.

7.1.22 Roads, Parking Facilities and Right of Ways

5 Sideroad traverses the northeastern portion of the Site. Access to the onsite residential dwelling is provided via a gravel driveway off of 5 Sideroad which also is part of the subject Phase I property.

7.1.23 Pits and Lagoons

With the exception of an in-ground man made swimming pool, no pit or lagoons were noted at the time of the site visit.

7.1.24 Unidentified Substances

No unidentified substances were observed at the time of the site visit.

7.2 Surrounding Properties

A visual reconnaissance of the adjoining properties and properties within the Phase I Study Area was conducted from publicly accessible areas to identify the occupants and document the uses and sources of potential environmental concern that may impact the Site.

The Site is bound by Queensgate Boulevard to the north followed by a residential subdivision and to the east by Autumn Oak Court followed by a residential subdivision and a school property further to the southeast. The northwest and west portions of the site is abut existing residential dwellings along Richelieu Court, Hanton Crescent, Ernest Bason Boulevard and Pembroke Street. The south adjacent property is a public park - RJA Potts Memorial Park.

Based on the observations made at the time of the Site visit no surrounding properties were identified with operations of potential environmental concern to the Site.

8. Summary of Findings and Conclusions

Based on the Phase I ESA findings, including Site observations, the review of environmental databases, available historical information, and the pending information requested from the Ministry of Environment, Conservation and Parks (MECP), the following summary regarding potential environmental concerns is provided:

Issues of Potential Environmental Concern	Media and Potential Contaminants of Concern	Comments
Site		
Presence of an above ground fuel storage tank (AST) in the basement of the residential dwelling.	Soil (BTEX and PHCs)	The subject AST is associated with the heating system of the residential dwelling. Due to the on-going COVID situation, EXP was not permitted to make interior observations as an elderly couple was living inside the house. Based on review of pictures of the AST sent by the client to us, no excessive staining or cracking on the concrete floor underneath the AST was noted.
Regulated Building Materials	Air Asbestos Containing Materials (ACMs), Lead and Mercury, Polychlorinated Biphenyls (PCBs)	Based on the interpreted age of the residential dwelling (likely constructed in the mid to late 1970s), the presence of regulated building materials is considered possible.

9. Recommendations

Based on the findings of the Phase I ESA, no phase II ESA is warranted at this time.

The following due diligence recommendations are provided.

Issues Identified	Recommendations	Rationale
Presence of AST in the basement of the residential dwelling	<p>The subject AST is currently in use. In the near future at the time of site redevelopment, prior to demolition, the subject AST should be removed by a licensed contractor and disposed of at a licensed waste disposal facility.</p> <p>If Record of Site Condition (RSC) is to be filed in future, confirmation of the soil and groundwater quality at the location of this AST would be required.</p>	<p>Due diligence purposes.</p> <p>As per Ontario Regulation 153/04 (as amended), onsite potential containing activity (PCA) needs confirmation of the subsurface quality prior to file RSC.</p>
<p>Potential for presence Regulated Building Materials</p> <p>(ACMs, Lead, Mercury and PCBs)</p>	<p>If renovations or demolition of the building are planned, it is recommended that these materials be managed in accordance with the applicable regulations and guidelines.</p> <p>Conduct a Designated Substances Survey (DSS) prior to any demolition or renovation activities.</p>	<p>Once disturbed, these materials may be released into the environment and pose environmental and/or health concerns.</p>

10. Qualifications of Assessors

The records review and Site visit were conducted by Ms. Aamna Arora, P.Eng. who obtained her Master's degree from the University of Toronto in Environmental Science. Ms. Arora has been trained to conduct Phase I ESAs in accordance with the CSA Standards. Ms. Arora has conducted numerous Phase I ESAs for commercial/industrial/residential clients and government agencies and is routinely engaged in this field for about eleven (11) years.

This report was reviewed by Mr. David Dennison, P.Eng. is a Senior Geoenvironmental Engineer who has over 27 years experience in conducting Phase I ESAs. He has performed numerous Phase I and II ESAs on residential, commercial, and industrial properties throughout Ontario.

EXP Services Inc. (founded in 1957, formerly known as Trow Associates Inc.) provides a full range of environmental services through a full-time Environmental Services Group. EXP's Environmental Services Group has developed a strong working relationship with clients in both the private and public sectors and has developed a positive relationship with the Ontario Ministry of the Environment, Conservation and Parks. Personnel in the numerous branch offices form part of a large network of full-time dedicated environmental professionals in the EXP organization.

11. References

1. Canadian Standards Association. November 2001. Z768-0 Phase I Environmental Site Assessment.
2. Occupational Health and Safety Act - Ministry of Labour (MOL).
3. Topographic Map available at the Natural Resources Canada (NRC) website <http://atlas.gc.ca/toporama/en/index.html>
4. "Quaternary Geology, Seamless coverage of the Province of Ontario"; Data Set 14 - Revised, Scale 1: 1,000,000 Issued 2000.
5. "Bedrock Geology of Ontario, Southern Sheet," Ontario Geological Survey, MDR126-REV1. Scale 1:250,000. Issued 2011.
6. Inventory of Coal Gasification Plant Waste Sites in Ontario. Ontario Ministry of the Environment, April 1987.
7. Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario. Ontario Ministry of the Environment, November 1988.
8. Waste Disposal Site Inventory. Waste Management Branch Ontario Ministry of the Environment, June 1991.
9. Ontario Inventory of PCB Storage Sites. Ontario Ministry of the Environment, 1993- 2003-2004.
10. Hazardous Waste Information Systems (HWIS, 1986-2005).
11. Ontario Ministry of the Environment, Brownfields Registry website (www.ene.gov.on.ca/environet/BESR/index.htm).
12. Database Report, Environmental Risk Information Services Ltd. (ERIS Ltd.)

12. Limitations and Use of Report

BASIS OF REPORT

This report ("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.

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. Unless EXP has reason to believe information is incorrect exercising the standard of care set out in the Services Agreement, 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. The applicability and reliability of the findings, recommendations, suggestions or opinions expressed in the Report may not be accurate if there has been a material alteration to or variation from the information provided to EXP. If new information about the environmental conditions at the Site is found, the information should be provided to EXP so that it can be reviewed and revisions to the conclusions and/or recommendations can be made, if warranted.

STANDARD OF CARE

The 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

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 and any other authorized user. No other party may use or rely upon the Report in whole or in part without the written consent of EXP. Any unauthorized 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.

We trust this report satisfies your immediate requirements. If you have any questions regarding the information in this report, please do not hesitate to contact this office.

EXP Services Inc.



Aamna Arora, P.Eng.
Project Manager
Geotechnical Division

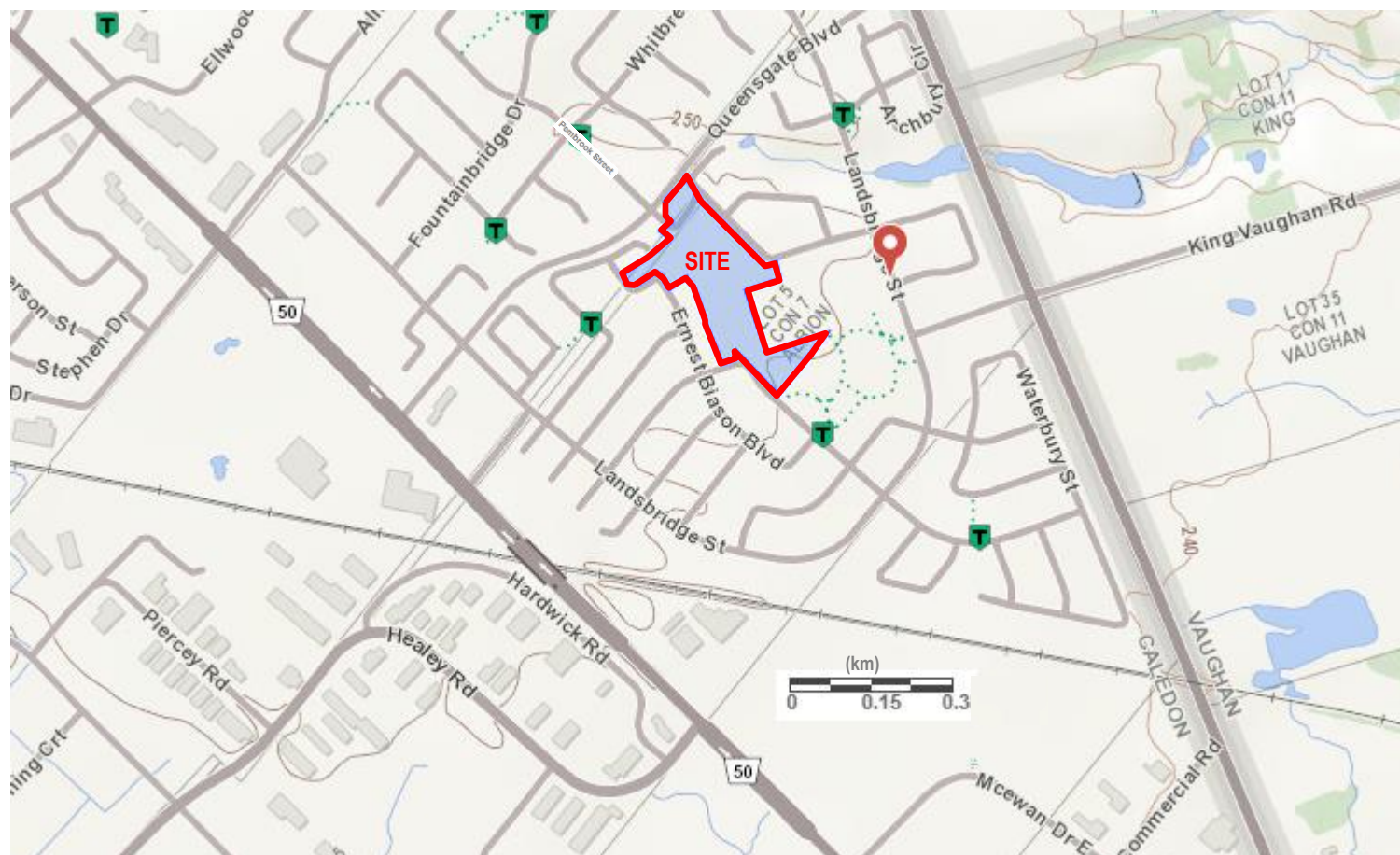


David Dennison, P.Eng.
Senior Project Manager
Geotechnical Division

EXP Services Inc.

*Phase I Environmental Site Assessment
Queensgate Blvd. and Pembroke Street, Caledon, Ontario
BRM-00603811-C0*

Figures



EXP Services Inc.
1595 Clark Boulevard
Brampton, Ontario
L6T 4V1
Telephone: (905) 793-9800
Fax: (905) 793-0641

SCALE: As shown

DATE:
October 2020

DWN.:AA

CHKD.:

SITE LOCATION PLAN
Phase I ESA
Queensgate Blvd. and Pembroke Street
Caledon, Ontario

PROJECT NO.:
BRM-0003811-C0

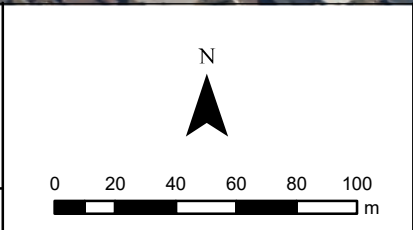
FIGURE NO.: 1



EXP Services Inc.
 t: +1.905.793.9800 | f: +1.905.793.0641
 1595 Clark Boulevard
 Brampton, ON L6T 4V1
 Canada
www.exp.com



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TITLE AND LOCATION:

SITE PLAN
 Phase I Environmental Site Assessment
 9229 5 Sideroad
 Caledon, Ontario

PROJECT No.: BRM-00603811-C0	OWN: AC
SCALE: AS NOTED	CHRD: AA
DATE: OCTOBER 2020	FIG. No.: 2

Appendix A – Site Photographs



Photo 1: View of the Residential Dwelling located within middle-eastern portion of the Site (looking south)



Photo 2: View of the eastern face of the Residential Dwelling (looking west)



Photo 3: View of the southwest corner of the Residential Dwelling- Arrow pointing to the location of fill-vent pipes of the AST located inside the basement (looking north)



Photo 4: View along southern face of the Residential Dwelling (looking west)



Photo 5: Closer View of the fill-vent pipes of the AST located inside the basement (also shown in Photo 3)



Photo 6: View of the AST located inside the basement of the residential Dwelling



Photo 7: View of the driveway providing access to the house on site; arrow pointed to the dug well



Photo 8: Closer View of the dug well- private water supply well located on the north side of the residential dwelling



Photo 9: View of the in-ground swimming pool located on east side of the residential dwelling



Photo 10: View of the northern portion of the site including 5 Sideroad (looking west)



Photo 11: View of the northwest portion of the site abuts existing residential subdivision (looking west)



Photo 12: View of the middle portion of the site, also showing abutting houses of the existing residential subdivision (looking south)



Photo 13: View of the south portion of the site, also showing abutting houses of the existing residential subdivision (looking northwest)



Photo 14: View of the southeast portion of the site, also showing abutting school property

Appendix B – City Directories

City Directory Information Source

Polk's Halton/Peel Region, ON Criss Cross Directory

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 2000	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- All Residential
5 Sideroad (9150-9260)	- No Listings Within Range
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- All Residential
Compton Court (All)	- All Residential

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- All Residential
Hanton Crescent (All)	- All Residential
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- No Listings Within Range
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- All Residential
Oakham Place (All)	- All Residential
Pembrook Street (All)	- All Residential 37- Renoscape
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- No Listings Within Range
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- All Residential
Southbury Manor Drive (All)	- All Residential
Whitbread Avenue (25-50)	- All Residential
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1994	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- All Residential

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- All Residential
Pembroke Street (All)	- All Residential
Penhurst Place (All)	- All Residential
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- All Residential

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1989	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembrook Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1984	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembrook Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1979	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembrook Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1973/74	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembrook Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1969	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembrook Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

PROJECT NUMBER: BRM-00603811-A0	
Site Address:	Autumn Oak Court and 5 Sideroad, Caledon(Bolton), Ontario
Year: 1962	
Site Listing:	- No Site Specified
Adjacent Properties:	
Autumn Oak Court (All)	- Address Not Listed
5 Sideroad (9150-9260)	- Address Not Listed
Albiwoods Trail (All)	- Address Not Listed
Ashbury Crescent (All)	- Address Not Listed
Compton Court (All)	- Address Not Listed

Ernest Biason Boulevard (All)	- Address Not Listed
Frustac Trail (All)	- Address Not Listed
Hanton Crescent (All)	- Address Not Listed
Lady Godiva Drive (All)	- Address Not Listed
Landsbridge Street (270-340)	- Address Not Listed
Liptay Avenue (All)	- Address Not Listed
McCreary Trail (All)	- Address Not Listed
Oakham Place (All)	- Address Not Listed
Pembroke Street (All)	- Address Not Listed
Penhurst Place (All)	- Address Not Listed
Queensgate Boulevard (30-150)	- Address Not Listed
Richelieu Court (All)	- Address Not Listed
Shady Glen Crescent (All)	- Address Not Listed

Sheardown Trail (All)	- Address Not Listed
Southbury Manor Drive (All)	- Address Not Listed
Whitbread Avenue (25-50)	- Address Not Listed
Wood Circle (45-80)	- Address Not Listed

Appendix C – Regulatory Requests

Aamna Arora

From: Public Information Services <publicinformationservices@tssa.org>
Sent: Monday, October 5, 2020 10:57 AM
To: Aamna Arora
Subject: RE: 9229 5th Sideroad in Bolton, Caledon



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.

Hello. Thank you for your request for confirmation of public information.

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

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

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

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.

Kind regards,

Roxana



Public Information Agent

Facilities and Business Services

345 Carlingview Drive

Toronto, Ontario M9W 6N9

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

www.tssa.org



From: Aamna Arora <aamna.arora@exp.com>
Sent: October 5, 2020 7:35 AM
To: Public Information Services <publicinformationservices@tssa.org>
Subject: 9229 5th Sideroad in Bolton, Caledon

[CAUTION]: This email originated outside the organisation.

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Good morning,

Please check your database for any records pertaining to fuel storage tanks (AST or UST) registered for the address-9229 5th Sideroad in Bolton, Caledon.

Thanks,



Aamna Arora, P.Eng.

EXP | Project Manager

t : +1.905.793.9800 | m : +1.416.710.0016 | e : aamna.arora@exp.com

1595 Clark Boulevard

Brampton, ON L6T 4V1

CANADA

exp.com | [legal disclaimer](#)

keep it green, read from the screen


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Ministry of
Environment
and Energy

Freedom of Information Request

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 the completion and use of this form. Our fax no. is (416) 314-4285.

Requester Data			For Ministry Use Only	
Name, Title, Company Name and Mailing Address of Requester Aamna Arora EXP Services Inc. 1595 Clark Boulevard Brampton L6T4V1 Email Address: aamna.arora @exp.com			FOI Request No.	Date Request Received
			Fee Paid \$ " ACCT " CHQ " VISA/MC " CASH	
Telephone/Fax Nos. Tel :905.793.9800 Fax :905.793.0641	Your Project/Reference No. BRM-00603811-C	Signature of Requester 	~ CNR ~ ER ~ NOR ~ SWR ~ WCR ~ SAC ~ IEB ~ EAA ~ EMR ~ SWA	

Request Parameters

Municipal Address / Lot, Concession, Geographic Township (Municipal address essential for cities, towns or regions) Part Lot 5, Concession 7 (Albion), Caledon. Address: 9229 5 Sideroad, Caledon, Ontario	
Present Property Owner(s) and Date(s) of Ownership Mary Biason since 1960	
Previous Property Owner(s) and Date(s) of Ownership	
Present/Previous Tenant(s), (if applicable) Residential	

Search Parameters

Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.	Specify Year(s) Requested
Environmental concerns (General correspondence, occurrence reports, abatement)	all
Orders	all
Spills	all
Investigations/prosecutions ▶ Owner and tenant information must be provided	all
Waste Generator number/classes	all

Certificates of Approval ▶ Proponent information must be provided

1987 and prior records are searched manually. **Search fees in excess of \$300.00** could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). **If supporting documents are also required, mark SD box** and specify type e.g. maps, plans, reports, etc.

	SD	Specify Year(s) Requested
air - emissions		
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)	X	1986 and present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations	x	1986 and present
waste water - industrial discharge	X	1986 and present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites	x	1986 and present
waste systems - haulers: sewage, non-hazardous & hazardous waste, mobile waste processing units, PCB destruction	x	1986 and present
pesticides - licenses	x	1986 and present

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.

Appendix D –ERIS Database Report



DATABASE REPORT

Project Property:

*Phase I ESA - Autumn Oak Court & 5 Sideroad
Autumn Oak Crt 5 Sideroad
Caledon ON
BRM-00603811-A0*

P.O. Number

Quote - Custom-Build Your Own Report

Report Type:

Order No:

20160126015

Requested by:

exp Services Inc.

Date Completed:

January 28, 2016

Ecolog ERIS Ltd.

Environmental Risk Information
Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Phase I ESA - Autumn Oak Court & 5 Sideroad
Autumn Oak Crt 5 Sideroad Caledon ON*

P.O. Number: *BRM-00603811-A0*

Order Information:

Order No.: *20160126015*

Date Requested: *January 26, 2016*

Requested by: *exp Services Inc.*

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

Additional Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AAGR	Abandoned Aggregate Inventory	Y	0	0	0
AGR	Aggregate Inventory	Y	0	0	0
AMIS	Abandoned Mine Information System	Y	0	0	0
ANDR	Anderson's Waste Disposal Sites	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	0	0
BORE	Borehole	Y	0	0	0
CA	Certificates of Approval	Y	0	4	4
CFOT	Commercial Fuel Oil Tanks	Y	0	0	0
CHEM	Chemical Register	Y	0	0	0
COAL	Inventory of Coal Gasification Plants and Coal Tar Sites	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CPU	Certificates of Property Use	Y	0	0	0
DRL	Drill Hole Database	Y	0	0	0
EASR	Environmental Activity and Sector Registry	Y	0	0	0
EBR	Environmental Registry	Y	0	0	0
ECA	Environmental Compliance Approval	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	0	0
EIIS	Environmental Issues Inventory System	Y	0	0	0
EMHE	Emergency Management Historical Event	Y	0	0	0
EXP	List of TSSA Expired Facilities	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FOFT	Fisheries & Oceans Fuel Tanks	Y	0	0	0
FST	Fuel Storage Tank	Y	0	0	0
FSTH	Fuel Storage Tank - Historic	Y	0	0	0
GEN	Ontario Regulation 347 Waste Generators Summary	Y	0	0	0
HINC	TSSA Historic Incidents	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
INC	TSSA Incidents	Y	0	0	0
LIMO	Landfill Inventory Management Ontario	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCPL	Non-Compliance Reports	Y	0	0	0
NDFT	National Defence & Canadian Forces Fuel Tanks	Y	0	0	0

Database	Name	Searched	Project Property	Boundary to 0.25km	Total
NDSP	National Defence & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OGW	Oil and Gas Wells	Y	0	0	0
OOGW	Ontario Oil and Gas Wells	Y	0	0	0
OPCB	Inventory of PCB Storage Sites	Y	0	0	0
ORD	Orders	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PES	Pesticide Register	Y	0	2	2
PINC	TSSA Pipeline Incidents	Y	0	0	0
PRT	Private and Retail Fuel Storage Tanks	Y	0	0	0
PTTW	Permit to Take Water	Y	0	0	0
REC	Ontario Regulation 347 Waste Receivers Summary	Y	0	0	0
RSC	Record of Site Condition	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	0	0
SCT	Scott's Manufacturing Directory	Y	0	0	0
SPL	Ontario Spills	Y	0	3	3
SRDS	Wastewater Discharger Registration Database	Y	0	0	0
TANK	Anderson's Storage Tanks	Y	0	0	0
TCFT	Transport Canada Fuel Storage Tanks	Y	0	0	0
VAR	TSSA Variances for Abandonment of Underground Storage Tanks	Y	0	0	0
WDS	Waste Disposal Sites - MOE CA Inventory	Y	0	0	0
WDSH	Waste Disposal Sites - MOE 1991 Historical Approval Inventory	Y	0	0	0
WWIS	Water Well Information System	Y	0	0	0
Total:			0	9	9

Executive Summary: Site Report Summary - Project Property

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

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
1	SPL	ONTARIO HYDRO	52 MCCREARY TRAIL,BOLTON. TRANSFORMER	WSW/104.6	1.38	11
2	CA	LAURELPARK INC.	CALEDON TOWN ON HANTON CRES/HANTON CT. CALEDON ON	W/67.3	1.48	11
2	CA	934169 ONTARIO LTD.	LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	W/67.3	1.48	11
2	CA	LAURELPARK INC.	HANTON CRES/HANTON CT. CALEDON ON	W/67.3	1.48	12
2	CA	934169 ONTARIO LTD.	LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	W/67.3	1.48	12
3	SPL		10 Frustac Way, Bolton<UNOFFICIAL> Caledon ON	SSW/225.4	2.09	12
4	PES	JMB LANDSCAPING LTD.	11 PENHURST PLACE BOLTON ON L7E 1L6	NNW/158.3	0.00	1
4	PES	JMB LANDSCAPING LTD	11 PENHURST PLACE BOLTON ON L7E 1L6	NNW/158.3	0.00	13
5	SPL	Hydro One Inc.	6 Corsham Place, Bolton<UNOFFICIAL> Caledon ON L7E 1L3	W/244.1	2.02	13

Executive Summary: Summary By Data Source

CA - Certificates of Approval

A search of the CA database, dated 1985-Oct 30, 2011* has found that there are 4 CA site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
934169 ONTARIO LTD.	LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	67.3	<u>2</u>
LAURELPARK INC.	HANTON CRES/HANTON CT. CALEDON ON	67.3	<u>2</u>
934169 ONTARIO LTD.	LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	67.3	<u>2</u>
LAURELPARK INC.	HANTON CRES/HANTON CT. CALEDON ON	67.3	<u>2</u>

PES - Pesticide Register

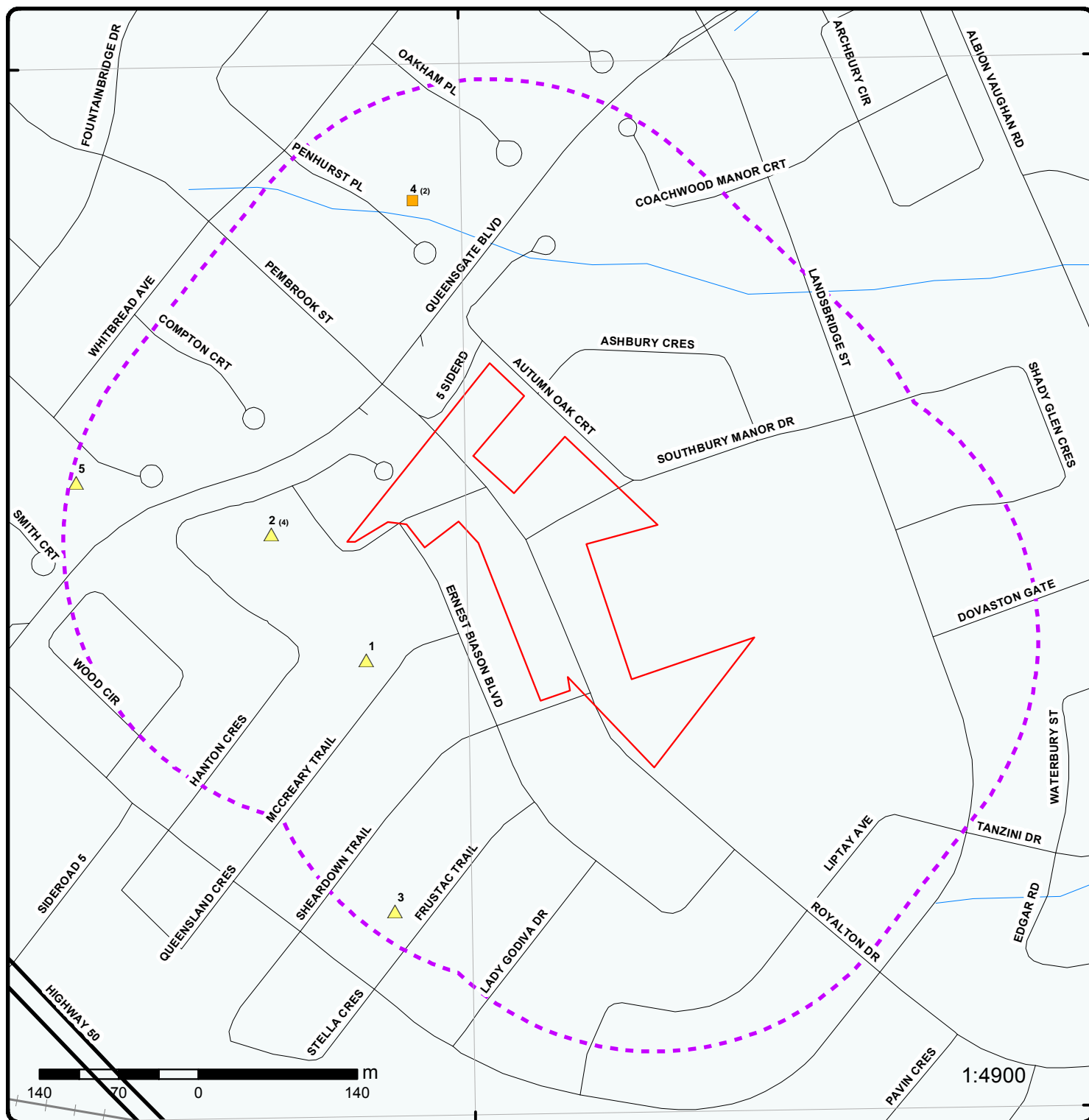
A search of the PES database, dated 1988-Jun 2013 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
JMB LANDSCAPING LTD	11 PENHURST PLACE BOLTON ON L7E 1L6	158.3	<u>4</u>
JMB LANDSCAPING LTD.	11 PENHURST PLACE BOLTON ON L7E 1L6	158.3	<u>4</u>

SPL - Ontario Spills

A search of the SPL database, dated 1988-Jun 2015 has found that there are 3 SPL site(s) within approximately 0.25 kilometers of the project property.

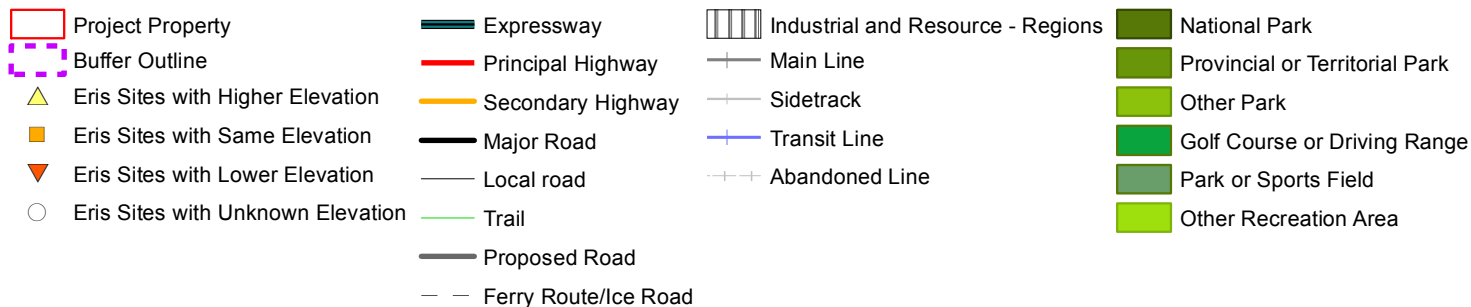
<u>Site</u>	<u>Address</u>	<u>Distance (m)</u>	<u>Map Key</u>
ONTARIO HYDRO	52 MCCREARY TRAIL,BOLTON. TRANSFORMER CALEDON TOWN ON	104.6	<u>1</u>
	10 Frustac Way, Bolton<UNOFFICIAL> Caledon ON	225.4	<u>3</u>
Hydro One Inc.	6 Corsham Place, Bolton<UNOFFICIAL> Caledon ON L7E 1L3	244.1	<u>5</u>



Map

Order No: 20160126015

Address: Autumn Oak Crt 5 Sideroad, Caledon, ON



43°52'30"N

43°52'30"N



Aerial

Order No: 20160126015

Address: Autumn Oak Crt 5 Sideroad, Caledon, ON

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>1</u>	1 of 1	WSW/104.6	244.2	ONTARIO HYDRO 52 MCCREARY TRAIL,BOLTON. TRANSFORMER CALEDON TOWN ON	SPL
Ref No.: Incident Dt: MOE Reported Dt: Contaminant Name: Contaminant Quantity: Incident Summary: Incident Cause: Incident Reason: Nature of Impact: Receiving Medium: Environmental Impact:		156955 6/18/1998 6/18/1998 ONTARIO HYDRO-250 L NON- PCB TRANSFORMER TO VAULT,SOME TO GRND,CONTAINED. VALVE/FITTING LEAK OR FAILURE ERROR Soil contamination LAND POSSIBLE			
<u>2</u>	1 of 4	W/67.3	244.3	LAURELPARK INC. HANTON CRES/HANTON CT. CALEDON ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		3-1651-98- 98 10/28/1998 Municipal sewage Approved 			
<u>2</u>	2 of 4	W/67.3	244.3	934169 ONTARIO LTD. LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name:		3-0583-98- 98 5/21/1998 Municipal sewage Approved 			

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:					
2	3 of 4	W/67.3	244.3	LAURELPARK INC. HANTON CRES/HANTON CT. CALEDON ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-1071-98-98 10/28/1998 Municipal water Approved			
2	4 of 4	W/67.3	244.3	934169 ONTARIO LTD. LOT 5,CON.7/PH.4/HANTON CRES. CALEDON ON	CA
Certificate #: Application Year: Issue Date: Approval Type: Status: Application Type: Client Name: Client Address: Client City: Client Postal Code: Project Description: Contaminants: Emission Control:		7-0383-98-98 5/21/1998 Municipal water Approved			
3	1 of 1	SSW/225.4	244.9	10 Frustac Way, Bolton<UNOFFICIAL> Caledon ON	SPL
Ref No.: Incident Dt: MOE Reported Dt: Contaminant Name: Contaminant Quantity: Incident Summary: Incident Cause:		1535-77T64A 10/8/2007 GASOLINE 2 L Frustac Way: 2 L gasoline to catchbasin from driveway			

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elevation (m)</i>	<i>Site</i>	<i>DB</i>
Incident Reason: Nature of Impact: Receiving Medium: Environmental Impact:					
		Soil Contamination			
		Land			
		Confirmed			
<u>4</u>	1 of 2	NNW/158.3	242.8	JMB LANDSCAPING LTD. 11 PENHURST PLACE BOLTON ON L7E 1L6	PES
Licence No.: Licence Type:					
<u>4</u>	2 of 2	NNW/158.3	242.8	JMB LANDSCAPING LTD 11 PENHURST PLACE BOLTON ON L7E 1L6	PES
Licence No.: Licence Type:					
		Operator			
<u>5</u>	1 of 1	W/244.1	244.9	Hydro One Inc. 6 Corsham Place, Bolton<UNOFFICIAL> Caledon ON L7E 1L3	SPL
Ref No.: Incident Dt: MOE Reported Dt: Contaminant Name: Contaminant Quantity: Incident Summary: Incident Cause: Incident Reason: Nature of Impact: Receiving Medium: Environmental Impact:					
		4780-8APU8Y			
		10/29/2010			
		TRANSFORMER OIL (GT 50 PPM PCB)			
		103 L			
		Leaking transformer, clnd			
		Valve / Fitting Leak Or Failure			
		Unknown - Reason not determined			
		Soil Contamination			
		Possible			

Unplottable Summary

Total: 10 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CA	934169 ONTARIO LTD.	STS. A-E/LANDSBRIDGE ST.	CALEDON TOWN ON	
CA	934169 ONTARIO LTD.	PT.LOTS 3&4/CONC. 7 (SWM)	CALEDON TOWN ON	
CA		part of Lot 5 Concession 7	CALEDON ON	
CA		part of Lot 5 Concession 7	CALEDON ON	
CA	934169 ONTARIO LTD.	ST.'A'/LANDSBRIDGE ST./ST.'B'	CALEDON TOWN ON	
CA	LARCHGROVE ESTATES INC.	PT.LOT 6/CON.7,QUEENSGATE BLVD	CALEDON TOWN ON	
CA	RITCHIE BROTHERS AUCTIONEERS	PT.LOT 5/CON.7, ALBION, SWM	CALEDON ON	
SPL	ONTARIO HYDRO	LOT 5, CONC 7 TRANSFORMER	CALEDON TOWN ON	
SPL	The Regional Municipality of Peel	Oakham Place Crt, Bolton	Caledon ON	
WWIS		lot 5	ON	

Unplottable Report

Site: 934169 ONTARIO LTD.
STS. A-E/LANDSBRIDGE ST. CALEDON TOWN ON

Database:
CA

Certificate #: 7-0664-96-
Application Year: 96
Issue Date: 7/23/1996
Approval Type: Municipal water
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: 934169 ONTARIO LTD.
PT.LOTS 3&4/CONC. 7 (SWM) CALEDON TOWN ON

Database:
CA

Certificate #: 3-0556-96-
Application Year: 96
Issue Date: 7/16/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: part of Lot 5 Concession 7 CALEDON ON

Database:
CA

Certificate #: 6661-4FNLTD
Application Year: 00
Issue Date: 1/19/00
Approval Type: Municipal & Private water
Status: Approved
Application Type: New Certificate of Approval
Client Name: 1329871 Ontario Inc.
Client Address: 7501 Keele St.
Client City: Concord
Client Postal Code:
Project Description: Construction of Watermains along Archbury Circle and Landsbridge St.

Contaminants:
Emission Control:

Site: **part of Lot 5 Concession 7 CALEDON ON**

Database:
CA

Certificate #: 5680-4FNLCJ
Application Year: 00
Issue Date: 1/19/00
Approval Type: Municipal & Private sewage
Status: Approved
Application Type: New Certificate of Approval
Client Name: 1329871 Ontario Inc.
Client Address: 7501 Keele St.
Client City: Concord
Client Postal Code:
Project Description: Construction of storm and sanitary sewers along Archbury Circle
Contaminants:
Emission Control:

Site: **934169 ONTARIO LTD.**
ST.'A'/LANDSBRIDGE ST./ST.'B' CALEDON TOWN ON

Database:
CA

Certificate #: 3-0786-96-
Application Year: 96
Issue Date: 7/23/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: **LARCHGROVE ESTATES INC.**
PT.LOT 6/CON.7,QUEENSGATE BLVD CALEDON TOWN ON

Database:
CA

Certificate #: 3-0426-96-
Application Year: 96
Issue Date: 6/11/1996
Approval Type: Municipal sewage
Status: Approved
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: RITCHIE BROTHERS AUCTIONEERS
PT.LOT 5/CON.7, ALBION, SWM CALEDON ON

Database:
CA

Certificate #: 3-0598-98-
Application Year: 98
Issue Date: 5/19/1998
Approval Type: Municipal sewage
Status: PE0
Application Type:
Client Name:
Client Address:
Client City:
Client Postal Code:
Project Description:
Contaminants:
Emission Control:

Site: ONTARIO HYDRO
LOT 5, CONC 7 TRANSFORMER CALEDON TOWN ON

Database:
SPL

Ref No.: 142866
Incident Dt: 7/1/1997
MOE Reported Dt: 7/1/1997
Contaminant Name:
Contaminant Quantity:
Incident Summary: ONTARIO HYDRO: 2L TRANS- FORMER OIL SPILLED TO GROUND.
Incident Cause: COOLING SYSTEM LEAK
Incident Reason: FIRE/EXPLOSION
Nature of Impact: Soil contamination
Receiving Medium: LAND
Environmental Impact: POSSIBLE

Site: The Regional Municipality of Peel
Oakham Place Crt, Bolton Caledon ON

Database:
SPL

Ref No.: 3071-98L4DS
Incident Dt: 11-JUN-13
MOE Reported Dt: 11-JUN-13
Contaminant Name: LIQUID WASTE (N.O.S.)
Contaminant Quantity: 0 L
Incident Summary: Region of Peel- yard waste liquid to roadway
Incident Cause: Collision/Accident
Incident Reason: Operator/Human Error
Nature of Impact: Other Impact(s)
Receiving Medium:
Environmental Impact: Confirmed

Site:
lot 5 ON

Database:
WWIS

Well ID:	6714537	Lot:	005
Concession:		Concession Name:	
County:	WELLINGTON	Municipality:	PEEL TOWNSHIP
Easting Nad83:		Northing Nad83:	

Zone: 17
Primary Water Use: Domestic
Sec. Water Use:
Pump Rate: 30 GPM
Flow Rate:
Specific Capacity:
Construction Method: Rotary (Air)
Elevation (m):
Depth to Bedrock:

Water Type: FRESH, Not stated

--- Details ---

Thickness: 80 ft
Material Colour: BROWN
+
Thickness: 98 ft
Material Colour: BROWN
+
Thickness: 2 ft
Material Colour:

Utm Reliability: unknown UTM
Construction Date: 15-AUG-03
Well Depth: 180 ft
Static Water Level: 18 ft
Clear/Cloudy: CLEAR
Final Well Status: Water Supply
Flowing (y/n): N

Elevation Reliability:
Overburden/Bedrock: Overburden
k:
Casing Material: FRESH

Original Depth: 80 ft
Material: CLAY, SAND, STONES

Original Depth: 178 ft
Material: CLAY

Original Depth: 180 ft
Material: GRAVEL

Appendix: Database Descriptions

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

Abandoned Aggregate Inventory:

Provincial [AAGR](#)

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

*Government Publication Date: Sept 2002**

Aggregate Inventory:

Provincial [AGR](#)

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

Government Publication Date: Up to Mar 2015

Abandoned Mine Information System:

Provincial [AMIS](#)

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

Government Publication Date: 1800-Jan 2014

Anderson's Waste Disposal Sites:

Private [ANDR](#)

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

Government Publication Date: 1860s-Present

Automobile Wrecking & Supplies:

Private [AUWR](#)

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

Government Publication Date: 2001-Jul 2014

Borehole:Provincial [BORE](#)

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

Government Publication Date: 1875-Jul 2014

Certificates of Approval:Provincial [CA](#)

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

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

Commercial Fuel Oil Tanks:Provincial [CFOT](#)

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

Government Publication Date: 1948-2014

Chemical Register:Private [CHEM](#)

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

Government Publication Date: 1992, 1999-Jul 2014

Inventory of Coal Gasification Plants and Coal Tar Sites:Provincial [COAL](#)

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

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

Compliance and Convictions:Provincial [CONV](#)

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

Government Publication Date: 1989-Feb 2014

Certificates of Property Use:Provincial [CPU](#)

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

Government Publication Date: 1994-Nov 2015

Drill Hole Database:Provincial [DRL](#)

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

Government Publication Date: 1886-Jun 2014

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

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

Government Publication Date: Oct 31 2011-Oct 2015

Environmental Registry:Provincial [EBR](#)

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

Government Publication Date: 1994-Nov 2015

Environmental Compliance Approval:Provincial [ECA](#)

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

Government Publication Date: Oct 31, 2011-Jun 2015

Environmental Effects Monitoring:Federal [EEM](#)

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

*Government Publication Date: 1992-2007**

ERIS Historical Searches:Private [EHS](#)

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

Government Publication Date: 1999-Aug 2014

Environmental Issues Inventory System:

Federal EIS

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 EIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

*Government Publication Date: 1992-2001**

Emergency Management Historical Event:

Provincial EMHE

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

Government Publication Date: May 31, 2014

List of TSSA Expired Facilities:

Provincial EXP

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

Government Publication Date: Current to Nov 2014

Federal Convictions:

Federal FCON

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

*Government Publication Date: 1988-Jun 2007**

Contaminated Sites on Federal Land:

Federal FCS

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

Government Publication Date: June 2000-Oct 2015

Fisheries & Oceans Fuel Tanks:

Federal FOFT

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

Government Publication Date: 1964-Sept 2003

Fuel Storage Tank:

Provincial FST

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

Government Publication Date: 2010-Nov 2014

Fuel Storage Tank - Historic:Provincial **FSTH**

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

*Government Publication Date: Pre-Jan 2010**

Ontario Regulation 347 Waste Generators Summary:Provincial **GEN**

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

Government Publication Date: 1986-May 2015

TSSA Historic Incidents:Provincial **HINC**

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

*Government Publication Date: 2006-June 2009**

Indian & Northern Affairs Fuel Tanks:Federal **IAFT**

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

*Government Publication Date: 1950-Aug 2003**

TSSA Incidents:Provincial **INC**

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

Government Publication Date: June 2009-2014

Landfill Inventory Management Ontario:Provincial [LIMO](#)

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

*Government Publication Date: 2012***Canadian Mine Locations:**Private [MINE](#)

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

*Government Publication Date: 1998-2009****Mineral Occurrences:**Provincial [MNR](#)

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

*Government Publication Date: 1846-Apr 2013***National Analysis of Trends in Emergencies System (NATES):**Federal [NATE](#)

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

*Government Publication Date: 1974-1994****Non-Compliance Reports:**Provincial [NCPL](#)

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

*Government Publication Date: 1994-2012***National Defence & Canadian Forces Fuel Tanks:**Federal [NDFT](#)

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

*Government Publication Date: Up to May 2001**

National Defence & Canadian Forces Spills:

Federal NDSP

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

Government Publication Date: Mar 1999-Aug 2010

National Defence & Canadian Forces Waste Disposal Sites:

Federal NDWD

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

*Government Publication Date: 2001-Apr 2007**

National Environmental Emergencies System (NEES):

Federal NEES

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

*Government Publication Date: 1974-2003**

National PCB Inventory:

Federal NPCB

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

*Government Publication Date: 1988-2008**

National Pollutant Release Inventory:

Federal NPRI

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

Government Publication Date: 1993-2013

Oil and Gas Wells:

Private OGW

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

Government Publication Date: 1988-2015

Ontario Oil and Gas Wells:

Provincial OOGW

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

Government Publication Date: 1800-2013

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-Nov 2015

Canadian Pulp and Paper:Private [PAP](#)

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

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

Parks Canada Fuel Storage Tanks:Federal [PCFT](#)

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

*Government Publication Date: 1920-Jan 2005**

Pesticide Register:Provincial [PES](#)

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

Government Publication Date: 1988-Jun 2013

TSSA Pipeline Incidents:Provincial [PINC](#)

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

Government Publication Date: June 2009-2014

Private and Retail Fuel Storage Tanks:Provincial [PRT](#)

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

*Government Publication Date: 1989-1996**

Permit to Take Water:Provincial [PTTW](#)

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

Government Publication Date: 1994-Nov 2015

Ontario Regulation 347 Waste Receivers Summary:

Provincial REC

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

Government Publication Date: 1986-2013

Record of Site Condition:

Provincial RSC

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

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

Government Publication Date: 1997-Sept 2001, Oct 2004-Nov 2015

Retail Fuel Storage Tanks:

Private RST

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

Government Publication Date: 1999-Jul 2014

Scott's Manufacturing Directory:

Private SCT

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

*Government Publication Date: 1992-Mar 2011**

Ontario Spills:

Provincial SPL

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

Government Publication Date: 1988-Jun 2015

Wastewater Discharger Registration Database:

Provincial SRDS

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

Government Publication Date: 1990-2011

Anderson's Storage Tanks:

Private TANK

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

*Government Publication Date: 1915-1953**

Transport Canada Fuel Storage Tanks:Federal [TCFT](#)

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

Government Publication Date: 1970-Mar 2007

TSSA Variances for Abandonment of Underground Storage Tanks:Provincial [VAR](#)

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

Government Publication Date: Current to Nov 2014

Waste Disposal Sites - MOE CA Inventory:Provincial [WDS](#)

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

Government Publication Date: 1970-Jun 2015

Waste Disposal Sites - MOE 1991 Historical Approval Inventory:Provincial [WDSH](#)

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

*Government Publication Date: Up to Oct 1990**

Water Well Information System:Provincial [WWIS](#)

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

Government Publication Date: 1955-Mar 2014

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

EXP Services Inc.

*Phase I Environmental Site Assessment
Queensgate Blvd. and Pembroke Street, Caledon, Ontario
BRM-00603811-C0*

Appendix E –EXP’s Questionnaire



CSA – Phase I Environmental Site Assessment (ESA) - Site Questionnaire 9229 5th Sideroad, Bolton

Please answer the following questions, to the best of your knowledge, by checking off yes, no or don't know. All information is strictly confidential and to be used by EXP Services Inc. (EXP) to assist in our understanding of the Site. For any Yes response, please provide EXP with additional information, if available.

To start, how many years are you personally familiar with the property?

☐ <5 ☐ 5-10 ☐ 10-20 ☐ 20-30 ☒ >30

Question	Yes	No	Don't know	Additional Information
Was the property ever used as a private or retail fuel outlet, motor vehicle repair, printing facility, dry cleaners, junk yard or landfill site?		✓		
Have any previous environmental site assessments, remediation or geotechnical investigations been completed at the Site? If so, are reports available?		✓		
Has there been any abatement work carried out at the Site for Mould, Asbestos etc.? If so, are reports available?		✓		
Have any orders and/or fines been charged to the Site by Municipal, Regional and/or Provincial Agencies?		✓		
Have there been any spills or releases (>25 Litres) of any chemicals at the Site? If yes, were the spills or releases report to the MECP Spills Action Centre?		✓		
Does the Site have any Environmental Compliance Approvals (i.e. air, water or waste) through the MDECC?		✓		
Does the Site generate hazardous waste via HWIN or through a collection agreement with a licensed waste disposal company?		✓		
Have there ever been any underground or aboveground storage tanks located onsite?	✓			Yes, oil tank for a house furnace, cistern for water
If applicable, has the Site building ever been heated with oil or coal?	✓			Heated with oil
Has there ever been any monitoring wells or drinking water wells on-Site?	✓			Yes, a drinking water well

Signed: Alain Poudreau Date: Sept. 24/20.