

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
(PART LOT 27, CONCESSION 8, ALBION)  
MOUNT PLEASANT ROAD,  
CALEDON, ONTARIO**

**Prepared for:**

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## **APPENDICES**

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## 1.0 EXECUTIVE SUMMARY

Sirati & Partners Consultants Ltd. (SPCL) was retained by 1029629 Ontario Inc. to complete a Phase I Environmental Site Assessment (ESA) of the Property with legal description of Part Lot 27, Concession 8, Albion. The Property is located on the west side of Mount Pleasant Road, approximately 620 m north of Hunsden Sideroad, in the Town of Caledon, Ontario (Phase I Property or the Property). The Phase I Property has been used for agricultural purposes and includes no structures.

1029629 Ontario Inc. is considering the future development of the Property to a residential subdivision. SPCL understands that the Phase I ESA was required for due diligence purposes and not for the filing of a Record of Site Condition (RSC) for the Property. It should be noted that the work done for this Phase I ESA can be used to support a future Phase One ESA in accordance with the requirements of O.Reg. 153/04 as amended, should it be required in the future.

The Phase I ESA involved the following main tasks:

- A records review of historical site use and activities for the Phase I Property and for the areas within approximately 250 m from the Phase I Property boundary;
- Interviews with available individuals having knowledge of current and/or historical site activities;
- A reconnaissance inspection of the Property; and
- Evaluation of the information and documentation.

The following are the findings and conclusions of the Phase I ESA:

- The Phase I Property is a rectangular shaped parcel of land that covers an area of approximately 12.14 hectares (30 acres) and is located on the west side of Mount Pleasant Road, Caledon, Ontario.
- The records review of historical and current uses of the Property revealed that the Phase I Property has been used for farming purposes (crops such as corn), based on the interview with the current owner of the Property.
- According to the topographic map of the site-online information, the mid portion of the Property has a higher elevation. The ground surface at the Property slopes towards the east and west portions of the Property. Local groundwater flow direction is towards the east to the tributary of Beeton Creek that touches the Property in the east portion and also towards the west to the tributary of the Beeton Creek, located approximately 70 m west of the Property.
- According to the Technical Standards and Safety Authority (TSSA), no record of any fuel storage tank was located on the Property or on the adjoining properties.

- According to the Nottawasaga Valley Conservation Authority (NVCA), the east portion of the Property is regulated along the tributary of Beeton Creek that touches the east portion of the Property.
- The Phase I Property is bonded by a single detached residential property to the north, Mount Pleasant Road to the east, undeveloped/vacant land and wooded area to the west and south of the Property. A rail track is located approximately 200 m south of the Phase I Property. Historically there was a railway located at the south- southwestern edge of the Property which is currently used as a walking trail (Caledon Trailway Path).
- According to the EcoLog ERIS Report, no information was found for the Phase I Property and Study Area.

Based on the results of the Phase I ESA, including the records review, site visit, information provided by the client and pending receipt, the significant potential or actual sources of contamination identified to be associated with the Property are as follows:

- Historical and current use of the Property for farming purposes (use of herbicides and pesticides)
- Unknown quality of fill material observed on the Property during the SPCL's geotechnical investigation.

Based on the above noted potential contaminating activities, SPCL recommends a Phase II ESA to confirm the quality of soil at the Property for potential contaminant of concern associated with the current and historical use of the Property.

The results of this investigation are subject to review pending receipt of any outstanding regulatory responses. In the event that an issue of concern is identified, SPCL will provide additional comment and identify any requirement for additional work.

It is our opinion that the absence of information, specifically any outstanding responses from the regulatory agencies, will not significantly affect the validity of the findings of the Phase I ESA.

## 2.0 INTRODUCTION

Sirati & Partners Consultants Ltd. (SPCL) was retained by 1029629 Ontario Inc. to complete a Phase I Environmental Site Assessment (ESA) of the Property with legal description of Part Lot 27, Concession 8, Albion. The Property is located on the west side of Mount Pleasant Road, approximately 620 m north of Hunsden Sideroad, in the Town of Caledon, Ontario (Phase I Property or the Property). The entire Property occupies an area of approximately 12.14 hectares (30 acres) parcel of undeveloped land.

The Phase I ESA was required for due diligence purposes and not for the filing of a Record of Site Condition (RSC) for the Property. 1029629 Ontario Inc. is considering the future development of the Property to a residential land use.

At the time of SPCL site visit, conducted on July 11, 2017, the Phase I Property was a farmland and vacant of structures. The Property Location is shown in Figure 1.

### 2.1 Phase I Property Information

The information for the Phase I Property is provided in the following Table:

Phase I Property	Information	Source
Legal Description	Part Lot 27, Concession 8, Albion, Caledon as in VS222767	Land Registry Office #43
Property Identification Number (PIN)	14341-0045 (LT)	Land Registry Office
Municipal Address	NA	NA
Zoning	Agricultural	Zoning map

### 2.2 Contact Information

Contact information for the owner of the Phase I Property is provided as follows:

Property Owner	Source
Tropical Land Developments Limited	Land Registry Office



## 2.3 Site Description

The Property is a rectangular shaped parcel of land located on the west side of Mount Pleasant Road, approximately 620 m north of Hunsden Sideroad, in the Town of Caledon. The Property is surrounded mostly by agricultural lands and few residential Properties. A rail track is located approximately 200 m south of the Phase I Property. Historically there was a railway located at the south-southwestern edge of the Property which is currently used as a walking trail (Caledon Railway Path).

The location of the Property is shown in Figure 1. The aerial photographs indicating the development history of the Property are shown in Appendix E. The site plan including site features is shown in Figure 2. The Phase I Study Area including surrounding land use is shown in Figure 3.

## 2.4 Structures

The Property is currently utilized for agriculture activity and includes no structure.

## 2.5 Objectives of Investigation

The objectives of the Phase I ESA are:

- To assess the environmental condition of the Phase I Property to develop a preliminary determination of the likelihood that one or more contaminants have affected any land or water on, in, or under the Phase I Property.
- To identify potentially contaminating activities within the Study Area (i.e., areas within 250 m of the Property's boundary).
- To determine the need for a Phase II ESA.
- To provide a basis for carrying out any Phase II ESA or further environmental investigations.
- To identify issues of obvious or potential environmental concern of the Property from the current and historical activities at the Phase I Property and Study Area.

### 3.0 SCOPE OF INVESTIGATION

The Phase I ESA was completed to satisfy the intent of the requirements, methodology and practices for a Phase I ESA as described in Ontario Regulation 153/04, as amended (Phase I ESA requirements). This included:

- A review of records and reports regarding historical and current use, occupancy, and activities for the Phase I Property and for the Phase I Study Area.
- Interviews with available individuals having knowledge of current and/or past activities carried out at the Property.
- An inspection of the Phase I Property and observation of the Phase I Study Area.
- Evaluation of the information and documentation of the results of the review.

The observations recorded during the site visit and the information obtained from the records review are discussed in this report. Sampling and analysis of soil, groundwater, or other materials (e.g., construction materials, air) were not carried out as part of the Phase I ESA.

SPCL understands that the Phase I ESA has been requested for due diligence purposes and was not required for the filing of a RSC for the Property. The purpose of the Phase I ESA was to identify, through a non-intrusive investigation, the existence of any significant actual or potential contamination associated with the Property. The results of the Phase I ESA are aimed to provide a recommendation for requirement of any further intrusive environmental assessment (e.g. Phase II ESA) to confirm soil or/and groundwater conditions at the Property.

The following methodology was employed by SPCL.

#### 3.1 Records Review

The task included the following records review:

- Aerial photographs of 1951, 1976, 1995, 2006, 2016, and Ontario Base Map (1982), topographic mapping, available historical maps and drawings.
- Former environmental reports, if available.
- If applicable, Company records (e.g., site plans, building plans, permit records, production and maintenance records, asbestos surveys, site utility drawings, emergency response and contingency plans, spill reporting plans and records, inventories of chemicals and their usage (e.g. WHMIS), environmental monitoring data, waste management records, inventory of underground and aboveground tanks, environmental audit reports) provided to SPCL.
- Geological and hydrogeological information in published government maps and/or reports.

- A review of information on file with EcoLog ERIS, a commercial database that provides information from numerous private, provincial, and federal environmental databases/registries.
- Fire insurance plans and insurance inspection reports.
- Regulatory Information, including but not limited to Permits or Certificates of Approval (pertaining to activities that may impact the condition of the Property, orders, control orders, or complaints related to environmental compliance that may impact the condition of the Property, and violations of environmental statutes, regulations, by-laws, and permits that may impact the condition of the Property).
- A review of published Ontario Ministry of the Environment and Climate Change (MOECC) directories related to registered polychlorinated biphenyl (PCB) storage sites, and active and closed landfill sites.
- A review of the Ontario Ministry of Natural Resources (MNR) Natural Heritage Information Centre database and the NVCA website for information specific to natural areas, such as locations of environmentally sensitive areas or species.

### 3.2 Site Reconnaissance

The site reconnaissance included a review of numerous issues of potential environmental concern, including but not limited to the following:

- Inspecting the Property and observing adjacent properties from public areas to identify areas of potential environmental concern and pathways for possible contamination transport at the Property and Phase I Study Area.

The site reconnaissance included the following:

1. Identifying the site operations, processes, and waste management currently carried out on the Phase I Property.
2. Identifying neighbouring land uses (i.e. sensitive neighbours, as well as potential off-site contamination, which may impact the Property);
3. Identifying the potable water supply source.
4. Assessment of the potential presence of existing or former aboveground or underground fuel storage tanks (ASTs or USTs).
5. Identifying probable cut and fill operations that may have required that fill of unknown quality be deposited on the Phase I property.
6. Identification of floor cracks, hydraulic hoists, elevators, sumps and drains.
7. Identifying visual and suspected areas of surface and subsurface contamination assessment of the potential presence of various designated substances and building materials including:
  - a. Friable and non-friable asbestos.
  - b. Urea formaldehyde foam insulation (UFFI).
  - c. Chlorofluorocarbons (CFCs) in air conditioning and refrigeration equipment.

- d. PCB-containing materials and electrical equipment.
  - e. Lead-based paint.
  - f. Mould.
8. Identification of wells, pits and lagoons, drainage sumps and floor drains, sewage and wastewater disposal pipelines.
  9. Inspection of general site conditions, including topography and drainage, standing water, rights-of-way, presence of underground utilities, evidence of stained or odorous soils and stressed vegetation, and vehicle parking.

### **3.3 Interviews**

The objectives of the interview were:

- To obtain information to assist in determining if areas of potential environmental concern exist.
- To identify details of potentially contaminating activities or potential contaminant pathways in, on, or under the Phase I Property.

Key persons were interviewed and asked questions related to specific site activities such as:

- The nature of site operations.
- Handling and storage of environmentally sensitive products and related wastes.
- Environmental approvals and registrations.
- Knowledge of previous reports related to the environmental condition of the Property.
- Issues related to non-compliance, orders, or charges related to environmental conditions on the Property.

The information acquired from this interview has been incorporated throughout this report.

### **3.4 Documentation and Evaluation of Information**

The information obtained from the records review, interviews, and site reconnaissance, was described and evaluated as summarized below:

- Documentation of information, as noted in subsequent sections of the report.
- Description of current and past uses of the Phase I Property.
- Description and discussion of potentially contaminating activities.
- Description of the areas of potential environmental concern.
- Discussion of the need, if any, for further investigation.

## 4.0 RECORDS REVIEW

### 4.1 General

#### 4.1.1 Phase I Study Area Determination

The Study Area consisted of properties located within a 250-metre radius from the boundary of the subject Property. Based on the information collected during the site reconnaissance inspection and records review, the following municipal properties were included in the Phase I Study Area as presented in the following Table:

Direction	Addresses
North	- Residential properties, Agricultural/undeveloped lands
East	-Mount Pleasant Road -Agricultural / undeveloped properties
South	-Agricultural/undeveloped land - Historical railway (currently used as a walking trail) - Railway located approximate 200 m south of the Property
West	-Agricultural/undeveloped land

Based on the historical Property use and development at the Property and surrounding areas, it was determined that a 250-metre Study Area around the Property from its boundary was sufficient to identify issues of potential environmental concern with respect to the Property.

The Phase I Study Area is presented in Figure 3.

#### 4.1.2 First Developed Use Determination

The determination of first developed use for the Property is based on review of air photographs, historical maps, and interview. The historical records review suggest that the Property has been used as agricultural land, or unused, dating back prior to 1951.

#### 4.1.3 Fire Insurance Plans

A search of Fire Insurance Plans (FIPs) was undertaken at the Metropolitan Toronto Reference Library to review the historic land use and to indicate the existence and location of ASTs, USTs, structures, improvement and facility operations. No FIP was available at the Toronto Public Library.

#### **4.1.4 Chain of Title**

A chain of title search for the Property was prepared as part of the Phase I ESA (Appendix A). According to the chain of title report, the Crown patent was issued to Frances McCauley in 1856. The Property has been owned by several private individuals and some investments companies from 1876 to 2017. Tropical Land Developments Limited is the current owner of the Property since April 2017.

#### **4.1.5 Environmental Reports**

According to the client, no previous environmental report was available for the Property. SPCL concurrently with the Phase I ESA, conducted a geotechnical and hydrogeological investigations on the Property. As part of this investigation, SPCL drilled a total of eight (8) boreholes to the depth ranging from 8.2 to 11.2 m below the existing grade. In addition, five (5) monitoring wells (BH1, BH2, BH4, BH6, and BH8) were installed on the Property for the long-term (stabilized) groundwater measurement. According to the geotechnical report, 150 to 500 mm thick surficial layer of topsoil was found at all the borehole locations, except BH5. Below the topsoil, fill material was encountered in boreholes (BH1, BH4, BH6, BH7, and BH8) extending to depths ranging from 0.8 to 1.6 mbgs. The fill material consisted of sand, silty sand, and sandy silt with trace to some inclusion of topsoil. The native soil underlying the fill material in all boreholes consisted of cohesionless soils of sand and silty sand.

#### **4.1.6 Review of Other Historical Information**

City directories were reviewed at the Metropolitan Toronto Reference Library for selected years to determine the previous occupancy of the Phase I Property and the properties located within the Phase I Study Area to evaluate whether past land uses were likely to have had a potential environmental impact on the Property. No information for the Property and the Phase I Study Area was available.

### **4.2 Environmental Source Information**

#### **4.2.1 Ontario Ministry of the Environment and Climate Change**

A request was submitted to the Ontario Ministry of the Environment and Climate Change (MOECC) Freedom of Information (FOI) Office to determine if there is information regarding orders, investigations, or other information on file with respect to the Property (Appendix C). This includes a search for information regarding parameters such as air emissions, water, sewage, waste water and pesticides. Note that the Spills action Centre's database dates back to 1988 and reportedly many of the occurrences on file have been reported only voluntarily. At the time of preparation of this report, the response from MOECC has not been received.

MOECC databases containing records of historic spills, orders and complaints were also searched through EcoLog ERIS. A summary of the search results is presented in Section 4.2.7.

#### **4.2.2 MOECC Databases**

A review was conducted of directories and online databases published by the MOECC. These are related to registered PCB storage sites, waste disposal sites and the Brownfield Registry. The following summarizes the information obtained.

##### ***MOE's Waste Disposal Site Inventory***

The Waste Disposal Site Inventory-Ontario-1991, published by the Waste Management Branch of the Ontario Ministry of the Environment (MOE) indicated that the Phase I Property and the surrounding properties are not listed as former waste disposal facilities. It should be noted that MOE's Waste Disposal Site Inventory provides listings only until 1991. More current information regarding the Waste Disposal Inventory was reported in ERIS report (Section 4.2.7).

##### ***PCB Storage Site Inventory***

The Ontario Inventory of PCB Storage Sites (1991) did not list the Property as a PCB storage property. According to the MOE's inventory the Property was not listed as a PCB storage site.

##### ***Coal Gasification Plant Waste Site Inventory***

The consultation of 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) databases indicates that the Property had not been used for the gasification of coal, coal distillation, creosote preparation, etc. There is no record of historical coal gasification plants or disposal sites for the Property and Study Area.

##### ***Brownfields Environmental Site Registry***

The MOECC Brownfields Environmental Site Registry (BESR) indicates no record of the Property within the registry.

#### **4.2.3 MNR National Heritage Information Centre Database**

The Ontario Ministry of Natural Resources National Heritage Information Centre (NHIC) database for listings of the various classes of natural areas for Town of Caledon was reviewed. The Property includes no area of Natural Heritage & Scientific Interest (ANSI). According to the MNR, a tributary of Beeton Creek touches the Property in the eastern portion. A wooded area is located on the west portion of the Property (Appendix C).

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#### **4.2.4 Nottawasaga Valley Conservation Authority**

According to the NVCA online information, the east portion of the Property along the Creek is regulated and permits will be required. The NVCA map is presented in Appendix D.

#### **4.2.5 Regional Municipality of Durham**

According to the Town of Caledon, Zoning By-Law, the Property is located in an agricultural zone.

#### **4.2.6 Request for Information: Technical Standards and Safety Authority**

The Technical Standards and Safety Authority (TSSA) maintains records related to storage tanks for petroleum related products. The TSSA was contacted to review records related to the Property and Phase I Study Area. The TSSA had no record of any fuel storage tanks located on the Property and adjoining properties. The TSSA records for retail sites date back to approximately 1987.

#### **4.2.7 EcoLog ERIS Information**

EcoLog Environmental Risk Information Services Ltd. (ERIS) is an organization that searches various government and private environmental databases. A search of the EcoLog ERIS Ltd. databases was requested for the Property. The complete report is provided in Appendix B.

According to the ERIS report, no information was available for the subject Property. A record of one borehole was available for the Phase I Study Area.

### **4.3 Physical Setting Sources**

#### **4.3.1 Aerial Photographs and Historical Mapping**

Aerial photographs dated 1951, 1976, 1995, 2006, 2016, and an Ontario Base Map (OBM) from 1982 were reviewed to obtain a record of the development and use of the Phase I Property and Phase I Study Area. Copies of selected aerials are presented in Appendix E.

The findings for the Property are summarized in the following Table:



Reference	Phase I Property	Phase I Study Area
1951 Aerial Photo	The Phase I Property seems to be undeveloped with no structures. A small wooded area is observed at the southwest portion of the Property. A tributary of Beeton Creek touches the Property in the east portion. Due to the scale of the aerial photo, further detailed description on the Property was not possible.	The area surrounding the Property appears to be used for agricultural purposes with few rural residential properties along the Mount Pleasant Road. Two railways observed within the Study Area located to the south and southwestern edge of the Property.
1976 Aerial Photo	The Property is undeveloped.	No significant changes.
1982 Ontario Base Map	According to the 1982 Ontario Base Map, no structure was present on the Property. Tributary of Beeton Creek touches the east portion of the Property.	The surrounding properties appeared to be agricultural land with few rural residential properties along the Mount Pleasant Road. The railways are still visible.
1995 Aerial Photo	No significant changes.	No significant changes.
2006 Aerial photo	No structure was observed on the Property.	A single detached residential house is observed at the north of the Phase I Property. Some residential properties constructed to the north and northwest. Few rural residential properties are observed to the east and northeast of the Property along Mount Pleasant Road.
2016 Aerial Photo	No significant changes.	No major changes compared to 2006.

### 4.3.2 Topography, Hydrology, Geology

According to the topographic map of the site-online information, the mid portion of the Property has a higher elevation, ground surface at the Property slopes towards the east and west portions of the Property. Local groundwater flow direction is towards the east to the tributary of Beeton Creek that touches the Property at its east portion and also towards the west to the tributary of the Beeton Creek, located approximately 70 m west of the Property. Groundwater flow direction could be confirmed only with observation of the groundwater elevations at the Property.

The physiography region of the Property is described as Oak Ridges Moraine.

According to the geological map entitled “Quaternary Geology of Ontario-Southern Sheet” Map 2556, published by the Ministry of Northern Development and Mines, dated 1991, the overburden in the region of the Property consists of glaciofluvial ice deposits.

According to the bedrock geology map entitled “Bedrock Geology of Ontario-Southern Sheet” published by the Ministry of Northern Development and Mines, dated 1991, the bedrock in the area consists of

Georgian Bay Formation (shale & minor Limestone) /Lindsay (shale). It should be noted that these subsurface soil, rock and groundwater conditions represent generalized conditions only, and should not be considered site specific.

### **4.3.3 Fill Materials**

During the site visit no stockpiles or deposits of fill materials observed on the Property. During SPCL's geotechnical investigation, fill materials observed below the topsoil in boreholes (BH1, BH4, BH6, BH7, and BH8) extending to depths ranging from 0.8 to 1.6 mbgs. The fill material consisted of sand, silty sand, and sandy silt with trace to some inclusion of topsoil.

### **4.3.4 Water Bodies and Areas of Natural Significance**

A tributary of Beeton Creek touches the east portion of the Property. According to the Natural Resources and Forestry, a wooded area is located on the west portion of the Property.

### **4.3.5 Well Records**

Water well records were searched as part of the EcoLog ERIS database query. Based on the ERIS report, no well record was available for the Property and the Phase I Study Area.

## **4.4 Site Operating Records**

The Property is currently used for farming purposes (corn). No operation records were available.

## 5.0 INTERVIEWS

### 5.1 Personnel Interviewed

The following person was interviewed regarding past and present uses and environmental history of the Property and the study area.

Name	Affiliation	Position
Mr. Derrik Libawski	Carriage House Realty Corporation	Broker/ President (owner of the Property since February 2017)

### 5.2 Results of Interview

The following summarizes the information that was provided in response to the questionnaire.

- The Property has been always used for farming purposes. Currently, local farmers have been using the Property for planting corn.
- According to Mr. Libawski, the Property has never been used for industrial operations, on-site dry cleaning, fuel distribution, storage or vehicle servicing and/or maintenance.
- There has been no structure on the Property.
- No aboveground or underground storage tank(s) have been used on the Property.
- Mr. Libawski was not aware of any spills or Ministry order for the Property.
- Mr. Libawski was not aware of any water wells located on the Property.

The evaluation of information regarding the interviews is summarized below:

<b>Interview Conducted By</b>	Ms. Naz Sajdeh, B.Sc., G.I.T
<b>Interviewed, Date/location</b>	Mr. Libawski was interviewed on August 22, 2017 via email.
<b>Reason for Selection</b>	Owner of the Property since February 2017.
<b>Assessment of information</b>	The information appeared to be sufficient.

## 6.0 SITE RECONNAISSANCE

### 6.1 General Requirements

Date of Investigation:	July 11, 2017
Time of Investigation:	9 am – 10 am
Weather Conditions:	Sunny, 25°C
Duration of Investigation:	~1 hour
Was the facility operating?	NA
Name and Qualification of Person(s) conducting the assessment	Naz Sajdeh (B.Sc., G.I.T), under supervision of Giorgio Garofalo, Ph.D., P.Geo. QP <sub>ESA</sub>
Limitations	No

### 6.2 Specific Observations at Phase I Property

A visual site inspection was conducted and written and photographic records were made. The layout of the Property at the time of the site visit is presented in the Site Plan, Figure 2. Photographs of the Property and accompanying descriptions are presented in Appendix F.

#### 6.2.1 General Description

The Phase I Property is currently used for farming purposes (corn).

#### 6.2.2 Building Description

No structures were observed on the Property. No remnants of a potential former structure (e.g. wood, concrete, shingles, foundations, etc.) were observed. The historical review and information obtained from the interviewee indicate that no structures have been constructed on the Property.

#### 6.2.3 Exterior Site Conditions

The Property is an undeveloped land. Indications of current farming activity were observed (this was also confirmed during the interview with Mr. Derrik Libawski).

#### 6.2.4 Below Ground Structures

No concrete, wood or other evidence of foundations that might indicate the presence of below ground structures were observed. No hydro vaults or towers or other similar infrastructure that would suggest underground structures were observed on the Property.

### **6.2.5 Aboveground Storage Tanks**

During the site visit, no aboveground storage tank was observed on the Phase I Property.

### **6.2.6 Underground Storage Tanks**

During the site visit, no fill or vent pipes (evidence of historical storage tanks) was observed on the Property.

### **6.2.7 Other Storage Containers**

No storage containers were observed during the site investigation.

### **6.2.8 Water Sources**

The Property is located within the residential and undeveloped area of the Town of Caledon. No municipal water is available for the Property.

### **6.2.9 Underground Utility and Services**

The inspection of the Property indicated the following information related to utility services:

- Aboveground hydro is observed in the surrounding area.
- Catch basins were not observed along the Mount Pleasant Road. This indicates the absence of a municipal storm drain.
- No fire hydrant was observed along the Mount Pleasant Road. This is an indication that the Study Area is not connected to the municipal water.

### **6.2.10 Building Exit and Entry Points**

The Property included no structures.

### **6.2.11 Heating and Cooling Systems**

The Property included no heating and cooling systems.

### **6.2.12 Drains, Pits and Sumps**

During the site visit, no pit, sump or drains were observed on the Property.

### **6.2.13 Hydraulic Equipment**

During the site visit, no hydraulic equipment was observed at the Property.

### **6.2.14 Unidentified Substances**

No unidentified substances were noted on the observed areas.

### **6.2.15 Staining and Corrosion**

During the site visit, no staining or corrosion were noted on the observed areas.

### **6.2.16 Wells**

During the site visit, no water supply well was observed on the Phase I Property.

### **6.2.17 Sewage Works**

The Property is an undeveloped land and it is not connected to municipal sewer service.

### **6.2.18 Ground Surface**

The Property is an agricultural land and used for farming purposes (etc. corn).

### **6.2.19 Railways**

No railway line was observed on the Property. There is a rail line located approximately 200 m south of the Property. Historically there was a railway located in the south-southwestern edge of the Property which is currently used as a walking trail (Caledon Trailway Path).

### **6.2.20 Stained and Odorous Soils**

No stained or odorous soil was noted on the Property.

### **6.2.21 Stressed Vegetation**

There were no areas of significant stressed vegetation on the Property.

### 6.2.22 Fill Materials

During the site visit, no stockpiled fill materials were observed at the Property.

### 6.2.23 Watercourses, Ditches or Standing Water

According to the topographic map, a tributary of Beeton Creek touches the east portion of the Property. However, during the site visit, no creek, standing or flowing water was observed at the Property.

### 6.2.24 Air Emissions

The Property includes no source of air emission.

### 6.2.25 Roads, Parking Facilities, and Rights-of-Way

Access to the Property is from the east of the Property from Mount Pleasant Road. The Chain of Title did not identify any Rights-of-Way at the subject Property.

### 6.2.26 Potentially Contaminating Activities

The Property has been undeveloped. The past and current use of the Property was for farming purposes and as such, this is a potentially contaminating activity for use of pesticides and herbicides. According to O. Reg. 153/04, large-scale pesticide use is considered to be a Potentially Contaminating Activity (PCA), and would require further investigation if a Record of Site Condition is required for the Property.

The Property is surrounded by agricultural and urban/rural residential properties. No information for any storage tank or waste oil was available for the properties within the Phase I Study Area. The potential environmental impacts from these properties on the Phase I Property are anticipated to be low.

## 6.3 Investigation of Phase I Study Area

The following land uses were noted in the adjoining and neighboring properties.

Direction	Addresses
North	-Single detached residential property -Agricultural land
East	-Mount Pleasant Road -Agricultural lands
South	-Wooded land - A historical railway (currently used as a walking trail) located at the south, southwestern edge of the Property -A railway located approximately 200 m south of the Property

West	-Wooded land
------	--------------

Based on the site visit and records search, the Property is located mainly in an agricultural area of the Town of Caledon. The records review for the Phase I Study Area revealed that properties located in the Phase I Study Area within a radius of 250 m from the Property boundary had no information /records. Potential contaminating activities from these properties on the Phase I Property are anticipated to be low.

#### **6.4 Written Description of Investigation**

The site reconnaissance included a walking tour of the Property conducted on July 11, 2017. The visual reconnaissance of the Phase I Study Area, which may potentially impact the Property, was carried out from the subject Property and publicly accessible areas. Written and photographic records regarding the condition of the Property were compiled.



## 7.0 Discussion and conclusions

The following are the Phase I ESA findings:

- The Phase I Property is a rectangular shaped parcel of land that covers an area of approximately 12.14 hectares (30 acres) and is located on the west side of Mount Pleasant Road, Caledon, Ontario.
- The records review of historical and current uses of the Property revealed that the Phase I Property has been used for farming purposes (crops such as corn), based on the interview with the current owner of the Property.
- According to the topographic map of the site-online information, the mid portion of the Property has a higher elevation. The ground surface at the Property slopes towards the east and west portions of the Property. Local groundwater flow direction is towards the east to the tributary of Beeton Creek that touches the Property in the east portion and also towards the west to the tributary of the Beeton Creek, located approximately 70 m west of the Property.
- According to the Technical Standards and Safety Authority (TSSA), no record of any fuel storage tank was located on the Property or on the adjoining properties.
- According to the Nottawasaga Valley Conservation Authority (NVCA), the east portion of the Property is regulated along the tributary of Beeton Creek that touches the east portion of the Property.
- The Phase I Property is bonded by a single detached residential property to the north, Mount Pleasant Road to the east, undeveloped/vacant land and wooded area to the west and south of the Property. A rail track is located approximately 200 m south of the Phase I Property. Historically there was a railway located at the south-southwestern edge of the Property which is currently used as a waking trail (Caledon Trailway Path).
- According to the EcoLog ERIS Report, no information was found for the Phase I Property and Study Area.

Based on the results of the Phase I ESA, including the records review, site visit, information provided by the client and pending receipt, the significant potential or actual sources of contamination identified to be associated with the Property are as follows:

- Historical and current use of the Property for farming purposes (use of herbicides and pesticides).
- Unknown quality of fill material observed on the Property during the SPCL's geotechnical investigation.

Based on the above noted potential contaminating activities, SPCL recommends a Phase II ESA to confirm the quality of soil at the Property for potential contaminant of concern associated with the current and historical use of the Property.

The results of this investigation are subject to review pending receipt of any outstanding regulatory responses. In the event that an issue of concern is identified, SPCL will provide additional comment and identify any requirement for additional work.

It is our opinion that the absence of information, specifically any outstanding responses from the regulatory agencies, will not significantly affect the validity of the findings of the Phase I ESA.

## 8.0 REFERENCES

- Canadian Standards Association (CSA) Document Z768-01 Phase I Environmental Site Assessment, Nov. 2001
- Ontario Ministry of Environment and Climate Change (MOECC), Soil, Ground water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act., April 15, 2011
- Natural Resources Canada Toporama for Google Earth (2011)  
<http://atlas.gc.ca/toporama/en/index.html>
- Ontario Geological Survey, 2013. Quaternary Geology of Ontario. Ontario Geological Survey, scale 1:100,000.
- Ontario Ministry of Northern Development and Ontario Geological Survey, 1991. Bedrock Geology of Ontario, Southern Sheet; Ontario Geological Survey, Map 2544, scale 1:1,000,000.
- Nottawasaga Valley Conservation Authority, online mapping
- Historical Maps (aerial photos and a 1982 Ontario Base Map)
- Ministry of Ontario and Climate Change-Freedom of Information
- City Directories from 2001 back to 1980
- Inventory of Coal Gasification Plan Waste Sites in Ontario, 1987
- Inventory of Industrial Sites Producing or Using Coal Tar and Related Tars in Ontario, 1998
- Ontario Inventory of PCB Storage Sites, 1994-2004
- Waste Disposal Site Inventory, 1991
- Environmental Risk Information Services (EcoLog ERIS Report)
- SPCL-Preliminary Report on Geotechnical Investigation Proposed New Subdivision, Mount Pleasant Road, Caledon, Ontario, dated July 21, 2017.

## 9.0 LIMITATIONS AND USE OF THE REPORT

This report was produced for the sole use of 1029629 Ontario Inc. for the Property with legal description of Part Lot 27, Concession 8, Albion. The Property is located on the west side of Mount Pleasant Road, approximately 620 m north of Hunsden Sideroad, in the Town of Caledon, Ontario, and may not be relied upon by any other person or entity without the written authorization of Sirati & Partners Consultants Ltd. (SPCL).

The conclusions presented in this report are professional opinions based on the historical and current records search, visual observations and limited information provided by persons knowledgeable about past and current activities on this Site. As such, SPCL cannot be held responsible for environmental conditions at the Property that was not apparent from the available information. No investigation method can eliminate the possibility of obtaining partially imprecise or incomplete information; it can only reduce the possibly to an acceptable level.

Professional judgement was exercised in gathering and analyzing data and formulation of recommendations using current industry guidelines and standards. Similar to all professional persons rendering advice, SPCL cannot act as absolute insurer of the conclusion we have reached. No additional warranty or representation, expressed or implied, is included or intended in this report other than stated herein the report.

The assessment should not be considered a comprehensive audit that eliminates all risks of encountering environmental problems. The information presented herein this report is primarily based on information collected during the Phase I ESA based on the condition of the Property at the time of site assessment/inspection followed by a review of historical data, as appended to this report.

In assessing the environmental setting of the Property, SPCL has solely relied upon information supplied by others in good faith and has therefore assumed that the information supplied is factual and accurate. We accept no responsibility for any inaccurate information, misinterpretation, misrepresentation or for any deficiency of the information supplied by any third party.

No intrusive investigation (to include soil sampling and analysis, groundwater monitoring or sampling or other form of intrusive investigation) was carried out as part of this assessment. Consequently, the presence and/or extent of any adverse environmental impact cannot be verified. Potential existence of any environmental liability/impact is primarily an opinion expressed based on professional judgement and within the Scope of Work of this assignment. The Phase I Environmental Site Assessment was prepared to identify existing environmental concerns based on the review of available data in accordance with the principal components of O. Reg. 153/04 as amended, and CSA Z768-01 Phase I Environmental Site Assessment. Professional judgement was also exercised in the formulation of recommendations. The report is not intended to constitute or provide a legal opinion.

The scope of services performed in the execution of this investigation may not be appropriate to satisfy third parties. SPCL accepts no responsibility for damages if any, suffered by any third party as a result of decisions made or action taken based on this report. Any use, copying or distribution of the report in whole or in part is not permitted without the express written permission of SPCL and use of findings, conclusions and recommendations represented in this report, is at the sole risk of third parties.

In the event that during future work new information regarding the environmental condition of the Phase I Property is encountered, or in the event that the outstanding responses from the regulatory agencies indicate outstanding issues on file with respect to the Phase I Property, SPCL should be notified in order that we may re-evaluate the findings of this assessment and provide amendments, as required.

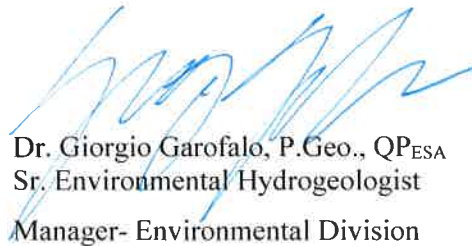
Should you have any questions regarding the information presented or limitation set in this report, please do not hesitate to contact our office.

Yours truly,

**Sirati and Partners Consultants Ltd.**



Naz Sajdek, B.Sc., G.I.T  
Project Manager



Dr. Giorgio Garofalo, P.Geo., QPESA  
Sr. Environmental Hydrogeologist  
Manager- Environmental Division



## 10.0 QUALIFICATIONS OF THE ASSESSOR

**Giorgio Garofalo, Ph.D., P.Geo., QP<sub>ESA</sub>** Dr. Garofalo is the Environmental Division Manager at Sirati & Partners Consultants Ltd. He has a Doctorate in Hydrogeology and Applied Geochemistry from the University of Rome “La Sapienza” (Italy) and is licensed to practice in Ontario (APGO License No. 1063). Giorgio has over 20 years of experience in environmental site assessment (ESA) and remediation. He is a P.Geo. and a Qualified Person (QP<sub>ESA</sub>) under the O. Reg. 153/04 as amended, and he has been involved in the technical review of countless ESA reports.

**Naz Sajdeh, B. Sc., G.I.T** Ms. Sajdeh is a Geoscientist in Training with the APGO. Ms. Sajdeh holds a bachelor degree in Geology. She has experience in conducting Phase One and Phase Two Environmental Site Assessments, Site Remediations and Hydrogeological Studies.

**Sirati & Partners Consultants Ltd.** is a multi-disciplinary Canadian owned consulting firm providing engineering solutions for Geotechnical, Environmental, Hydrogeological, Materials Engineering, Material Testing & Inspection, Concrete and Pavement Technology.

The principal founders are members of former geotechnical and environmental companies who achieved the highest recognition for engineering consultancy providing geotechnical, environmental and hydro geological support to our clients.

SPCL provides expertise in these disciplines to a wide range of projects such as planning, design, and construction of pipelines, tunnels, pump stations, municipal buildings, roads, bridges, slope and landslide management, low and high rise as well as commercial buildings, light rail systems, dams and reservoirs, water and wastewater treatment facilities, outfalls, retaining walls, embankments, airports, and port facilities.

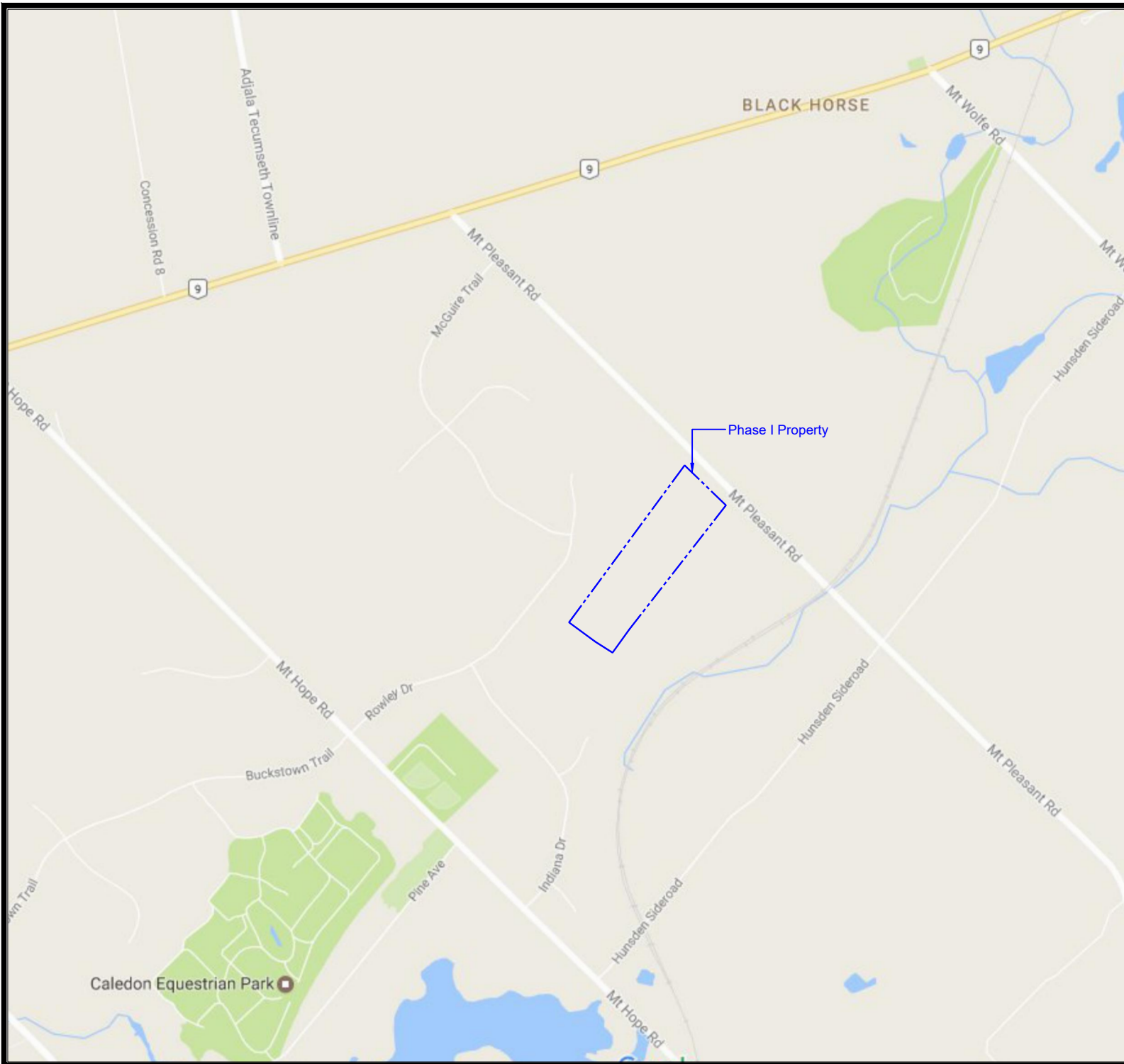
### **Statement of Qualified Person**

The Phase I Environmental Site Assessment has been completed under the direction and supervision of Dr. Giorgio Garofalo, P.Geo., QP<sub>ESA</sub>. The findings and conclusions presented in this report have been determined on the basis of the information that was obtained and reviewed, and on an assessment of the existing conditions on the Phase I Property and properties within the Phase I Study Area.

# FIGURES




Sirati & Partners Consultants Ltd.  
Geotechnical & Environmental Services  
Engineering Solutions




**Sirati & Partners Consultants Ltd.**  
 Geotechnical & Environmental Services  
 Engineering Solutions  
 750 Millway Avenue, Unit-8,  
 Vaughan, ON L4K 0M7  
 Phone#905-669-4477, Fax#905-669-4488



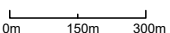
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 Property Boundary

**Project Title:**  
Phase I Environmental Site Assessment

**Site Location:**  
Mount Pleasant Rd, Caledon, ON

**Figure Title:**  
Site Location Plan

**Scale:**  
  
 0m 150m 300m

**Project Number:**  
SP17-212-20-01

**Date:**  
August 2017

**Figure Number:**  
1





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 Geotechnical & Environmental Services  
 Engineering Solutions

750 Millway Avenue, Unit-8,  
 Vaughan, ON L4K 0M7  
 Phone#905-669-4477, Fax#905-669-4488

North:



Legend:

--- Property Boundary

Project Title:

Phase I Environmental Site Assessment

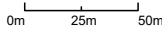
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Mount Pleasant Rd, Caledon, ON

Figure Title:

Site Plan

Scale:



Project Number:

SP17-212-20-01

Date:

August 2017

Figure Number:



2



North:



**Legend:**

-  Property Boundary
-  250m Study Area Boundary

**Project Title:**

Phase I Environmental Site Assessment

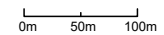
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**Figure Title:**

250m Study Area

**Scale:**



**Project Number:**

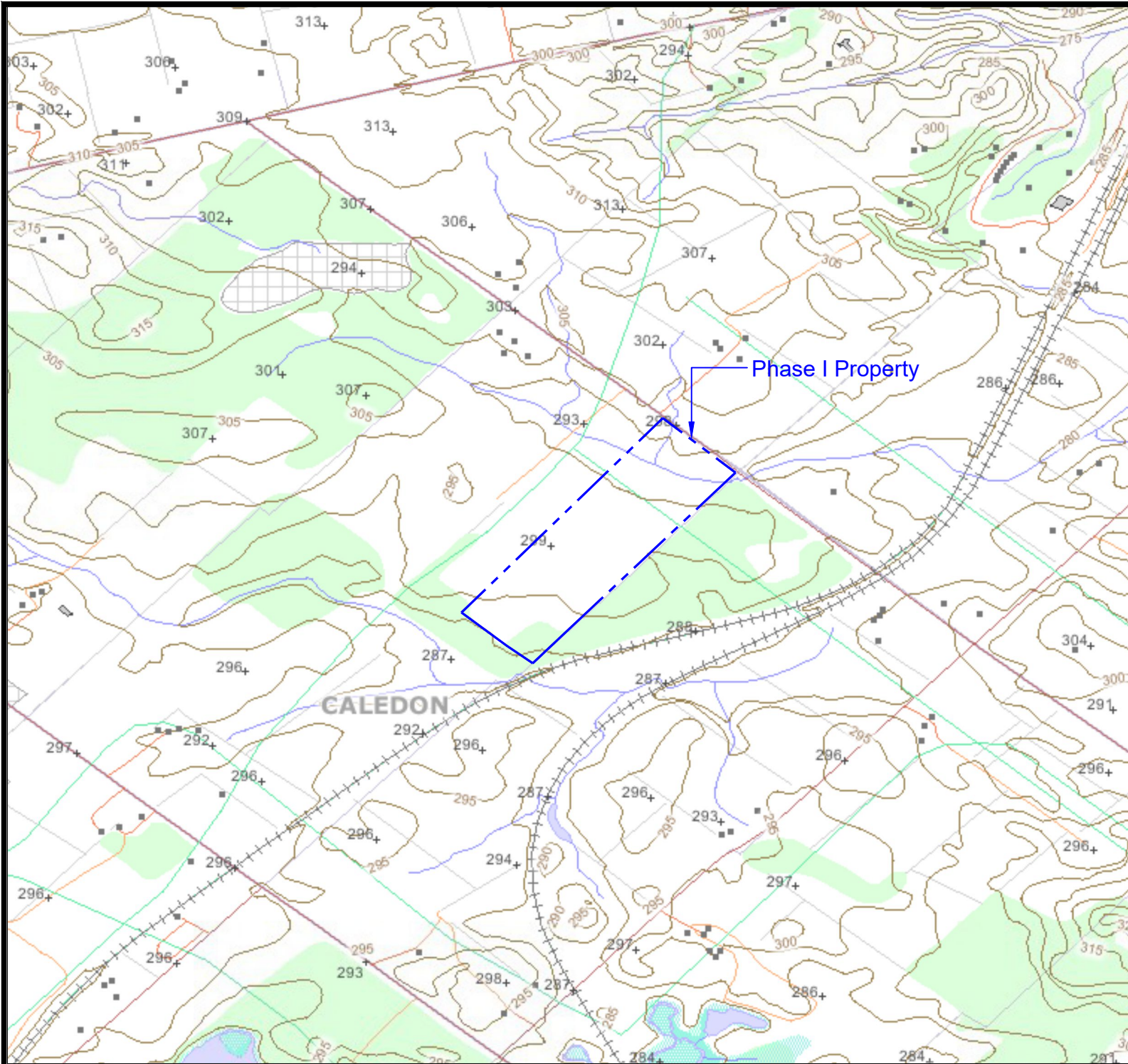
SP17-212-20-01

**Date:**

August 2017

**Figure Number:**

3



North:



Legend:

 Property Boundary

Project Title:

Phase I Environmental Site Assessment

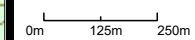
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Mount Pleasant Rd, Caledon, ON

Figure Title:

OBM - 1982

Scale:



Project Number:

SP17-212-20-01

Date:

August 2017

Figure Number:

4

# APPENDICES



Sirati & Partners Consultants Ltd.  
Geotechnical & Environmental Services  
Engineering Solutions

# APPENDIX A



Sirati & Partners Consultants Ltd.  
Geotechnical & Environmental Services  
Engineering Solutions

**CHAIN OF TITLE REPORT**

**Project #** SP17-212-20  
**Address:** w/s Mount Pleasant Road, Caledon  
**Legal** Part Lot 27 Con 8 Albion  
**Description:** as in VS222767

**Searched at:** Brampton  
**LRO #:** 43

**PIN#** 14341-0045 (LT)

<b>INSTR #</b>	<b>DOC. TYPE</b>	<b>REG. DATE</b>	<b>PARTY FROM</b>	<b>PARTY TO</b>
	Patent	19 06 1856	Crown	Frances McCAULEY
1569	Deed	08 03 1876	Frances McCauley - Estate	Francis McCAULEY
9637	Deed	29 10 1910	Francis McCauley	James G. BROWN
11194	Deed	18 03 1915	James G. Brown	William H. STEELE
13352	Deed	10 03 1931	William H. Steele	Francis A. DOUGLAS
9859	Deed	19 05 1966	Francis A. Douglas	Roy D. COOKE
41370	Deed	07 06 1967	Roy D. Cooke	Nashville Farms and Realty Limited
134181vs	Deed	26 02 1970	Nashville Farms and Realty Limited	Elstree Estates Limited
VS222767	Deed	28 07 1972	Elstree Estates Limited	Silvano CARLETTI - 1/2% int & & Pierangelo BUSCA 1/2% int
PR3115177	Deed (Present Owner)	25 04 2017	Silvano Carletti & Pierangelo Busca	<b>Tropical Land Developments Limited</b>



# Ontario ServiceOntario

LAND  
REGISTRY  
OFFICE #43

14341-0045 (LT)

PAGE 1 OF 1  
PREPARED FOR CHAIN  
ON 2017/06/09 AT 10:56:59

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

PROPERTY DESCRIPTION: PT LT 27 CON 8 ALBION AS IN VS222767; T/W VS134181 ; CALEDON

**PROPERTY REMARKS:**

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 14341-0310

PIN CREATION DATE:  
1999/06/21

OWNERS' NAMES  
TROPICAL LAND DEVELOPMENTS LIMITED  
CAPACITY SHARE  
ROMN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
**EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1997/10/21 ON THIS PIN**			
**WAS REPLACED WITH THE	"PIN CREATION DATE"	OF 1999/06/21**				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES AND	DELETED INSTRUMENTS SINCE 1999/06/21 **				
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1999/06/22 **						
VS222767	1972/07/28	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	CARLETTI, SILVANO BUSCA, PIERANGELO	
PR3115177	2017/04/25	TRANSFER	\$900,000	BUSCA, PIERANGELO CARLETTI, SILVANO	TROPICAL LAND DEVELOPMENTS LIMITED	C

REMARKS: PLANNING ACT STATEMENTS.

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

PRINTED ON 09 JUN, 2017 AT 10:57:32  
FOR CHAIN

**SCALE**



**PROPERTY INDEX MAP**

PEEL(No. 43)

**LEGEND**

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

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

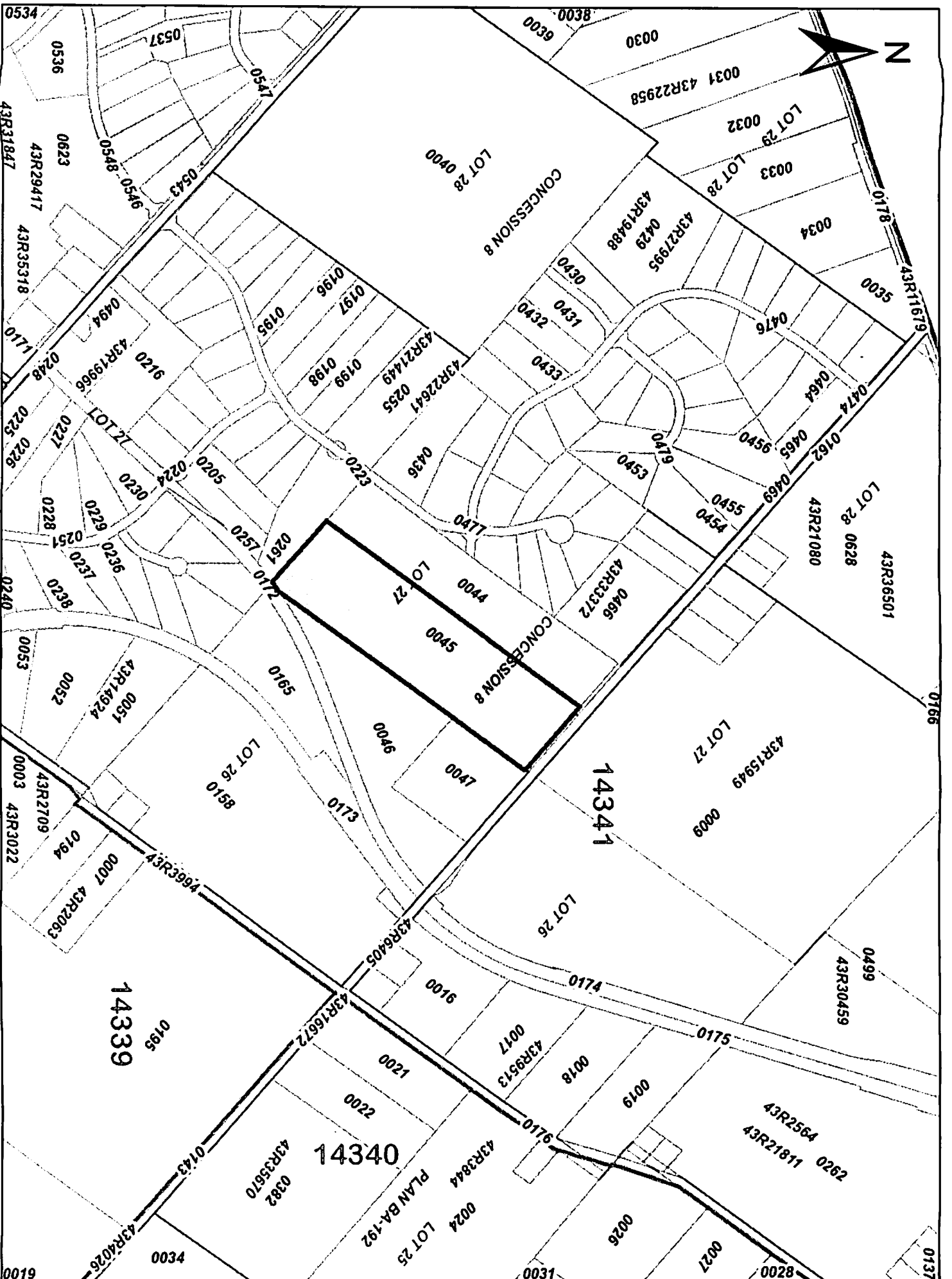
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

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

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED





# APPENDIX B



Sirati & Partners Consultants Ltd.  
Geotechnical & Environmental Services  
Engineering Solutions



# DATABASE REPORT

**Project Property:** *Mount Pleasant Rd, Caledon  
Mount Pleasant Rd  
Caledon ON  
SP17-212-20*

**Project No:** *SP17-212-20*

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

**Order No:** *20170606034*

**Requested by:** *Sirati & Partners Consultants Ltd.*

**Date Completed:** *June 12, 2017*

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com

**[www.erisinfo.com](http://www.erisinfo.com)**

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

**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:** *Mount Pleasant Rd, Caledon  
Mount Pleasant Rd Caledon ON*

**Project No:** *SP17-212-20*

## **Order Information:**

**Order No:** *20170606034*

**Date Requested:** *June 6, 2017*

**Requested by:** *Sirati & Partners Consultants Ltd.*

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

## **Additional Products:**

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

## Executive Summary: Report Summary

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

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

## Executive Summary: Site Report Summary - Project Property

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

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

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
<a href="#">1</a>	BORE		ON	NNE/106.3	4.11	<a href="#">12</a>

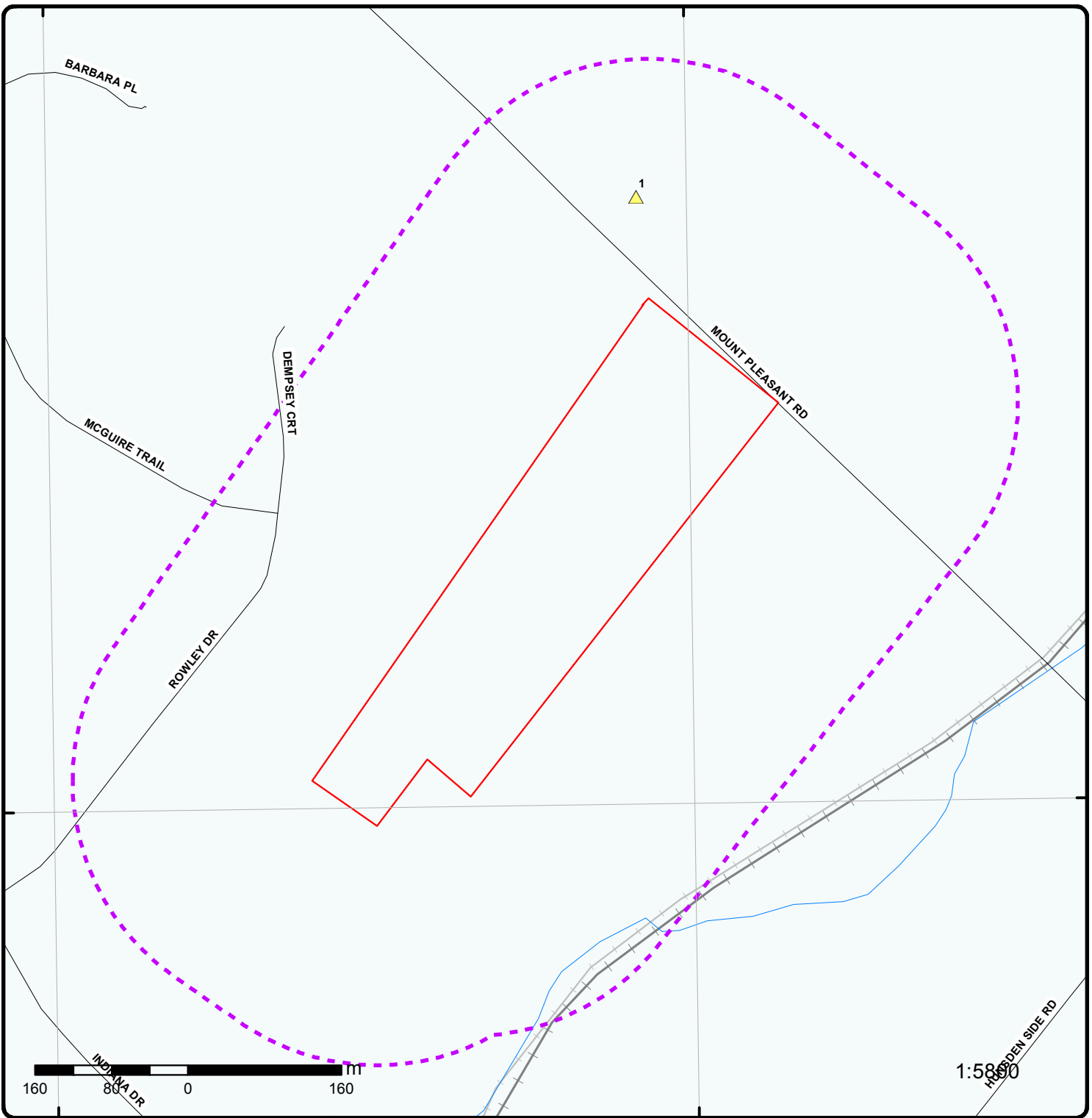


# Executive Summary: Summary By Data Source

## **BORE - Borehole**

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

<b><u>Site</u></b>	<b><u>Address</u></b>	<b><u>Distance (m)</u></b>	<b><u>Map Key</u></b>
	ON	106.3	<a href="#"><u>1</u></a>



### Map : 0.25 Kilometer Radius

Order No: 20170606034  
Address: Mount Pleasant Rd, Caledon, ON



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail	Proposed Road	Other Recreation Area
	Proposed Road	Ferry Route/Ice Road	

79°49'30"W

43°58'30"N

43°58'30"N



# Aerial

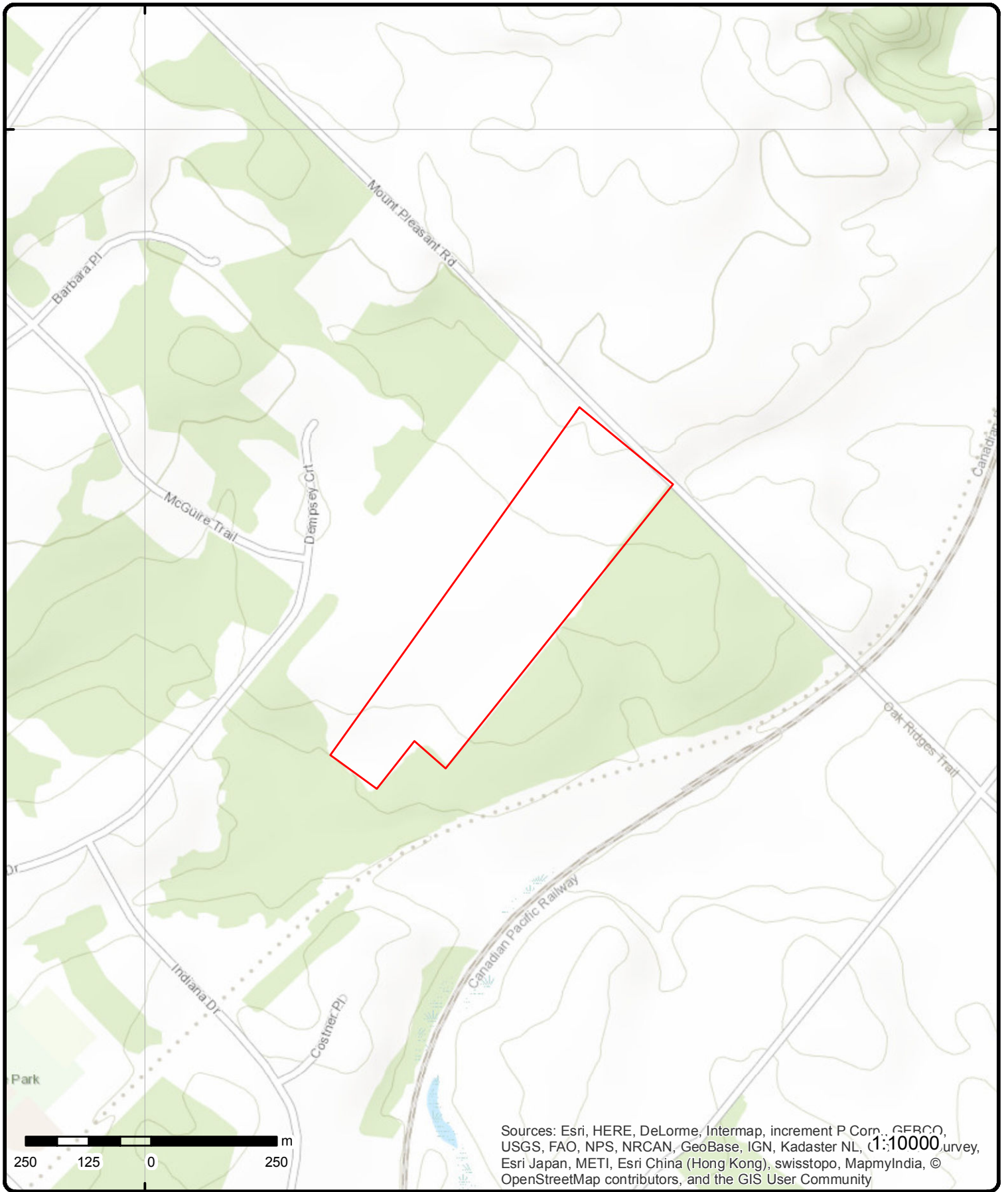
Address: Mount Pleasant Rd, Caledon, ON

Source: ESRI World Imagery

Order No: 20170606034



© ERIS Information Limited Partnership



# Topographic Map

**Address: Mount Pleasant Rd, Caledon, ON**

Source: ESRI World Topographic Map

Order No: 20170606034



© ERIS Information Limited Partnership

# Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elevation (m)	Site	DB
<u>1</u>	1 of 1	NNE/106.3	300.0	ON	..... <b>BORE</b>
<b>Borehole ID:</b> 590285					
<b>Use:</b>					
<b>Drill Method::</b>					
<b>Easting::</b> 594862					
<b>Location Accuracy::</b>					
<b>Elev. Reliability Note::</b>					
<b>Total Depth m::</b> .9					
<b>Township::</b>					
<b>Lot::</b>					
<b>Completion Date::</b>					
<b>Primary Water Use::</b>					
<b>Type:</b> Outcrop					
<b>Status::</b> Unknown					
<b>UTM Zone::</b> 17					
<b>Northing::</b> 4869484					
<b>Orig. Ground Elev m::</b> 300					
<b>DEM Ground Elev m::</b> 300					
<b>Primary Name::</b> OGS-OLW-62-960					
<b>Concession::</b>					
<b>Municipality:</b>					
<b>Static Water Level::</b> -999.9					
<b>Sec. Water Use::</b>					
<b>--Details--</b>					
<b>Stratum ID:</b> 218340367					
<b>Bottom Depth(m):</b> 0.9					
<b>Top Depth(m):</b> 0.0					
<b>Stratum Desc:</b> csa					

# Unplottable Summary

Total: **6** Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
AAGR		Lot 26 Con 9	Caledon ON	
SPL	Canadian Pacific Railway Company	Mileage 21.6<UNOFFICIAL>	Caledon ON	
SPL	Canadian Pacific Railways<UNOFFICIAL>	MACTIER, CP RAIL MILE MARKER 21.5<UNOFFICIAL>	Caledon ON	
SPL	The Regional Municipality of Peel	Mount Pleasant Rd.	Caledon ON	
SPL	Canadian Pacific Railway Company	Near Castlederg Sideroad Crossing, Bolten	Caledon ON	
SPL	ONTARIO HYDRO	TOWNSHIP OF ALBION, MOUNT PLEASANT RD., LOT 20 MOTOR VEHICLE (OPERATING FLUID)	CALEDON TOWN ON	

# Unplottable Report

---

**Site:** Lot 26 Con 9 Caledon ON **Database:** AAGR

**Type:** Pit  
**Region/County:** Peel  
**Township:** Caledon  
**Concession::** 9  
**Lot::** 26  
**Size (ha)::** 0.4  
**Landuse::**  
**Comments::** Oak Ridges Moraine

---

**Site:** Canadian Pacific Railway Company **Database:** SPL  
Mileage 21.6<UNOFFICIAL> Caledon ON

**Ref No:** 6242-79XKM8  
**Contaminant Code:** 15  
**Contaminant Name:** OIL (PETROLEUM BASED, NOT SPECIFIED)  
**Contaminant Quantity:** 10 L  
**Incident Cause:** Pipe Or Hose Leak  
**Incident Dt:**  
**Incident Reason:** Equipment Failure  
**Incident Summary:** Cp Rail-mileage 21.6, 150 L lube oil to tracks, cng.  
**MOE Reported Dt:** 12/16/2007  
**Environmental Impact:** Not Anticipated  
**Nature of Impact:** Soil Contamination  
**Receiving Medium:** Land  
**SAC Action Class:**  
**Sector Source Type:** Train  
**Receiving Environment:**  
**Incident Event:**  
**Site Municipality:** Caledon

---

**Site:** Canadian Pacific Railways<UNOFFICIAL> **Database:** SPL  
MACTIER, CP RAIL MILE MARKER 21.5<UNOFFICIAL> Caledon ON

**Ref No:** 3416-5KJQCW  
**Contaminant Code:** 15  
**Contaminant Name:** LUBRICATING OIL/GREASE  
**Contaminant Quantity:** 900 L  
**Incident Cause:**  
**Incident Dt:** 3/11/2003  
**Incident Reason:**  
**Incident Summary:** CP Rail- 900 L lube oil to grd, Mar 9 in MacTier  
**MOE Reported Dt:** 3/11/2003  
**Environmental Impact:** Possible  
**Nature of Impact:** Other Impact(s)  
**Receiving Medium:** Land  
**SAC Action Class:** Spill to Land  
**Sector Source Type:**  
**Receiving Environment:**  
**Incident Event:**  
**Site Municipality:** Caledon

---

**Site:** The Regional Municipality of Peel  
Mount Pleasant Rd. Caledon ON

**Database:**  
SPL

**Ref No:** 4645-5ZELWG  
**Contaminant Code:** 99  
**Contaminant Name:** WATER  
**Contaminant Quantity:**  
**Incident Cause:** Other Discharges  
**Incident Dt:** 5/27/2004  
**Incident Reason:** Equipment Failure  
**Incident Summary:** Palgrave Well, reservoir overflow, potable H2O leak  
**MOE Reported Dt:** 5/28/2004  
**Environmental Impact:** Possible  
**Nature of Impact:** Soil Contamination; Vegetation Damage  
**Receiving Medium:** Land  
**SAC Action Class:** Spill to Land  
**Sector Source Type:** Water Supply  
**Receiving Environment:**  
**Incident Event:**  
**Site Municipality:** Caledon

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**Site:** Canadian Pacific Railway Company  
Near Castlederg Sideroad Crossing, Bolten Caledon ON

**Database:**  
SPL

**Ref No:** 1858-5VGQQ6  
**Contaminant Code:** 13  
**Contaminant Name:** DIESEL FUEL  
**Contaminant Quantity:** 100 L  
**Incident Cause:** Other Discharges  
**Incident Dt:** 1/23/2004  
**Incident Reason:** Unknown - Reason not determined  
**Incident Summary:** CP Rail - Crane Overturned - 100 L Diesel Spill  
**MOE Reported Dt:** 1/23/2004  
**Environmental Impact:** Confirmed  
**Nature of Impact:** Soil Contamination  
**Receiving Medium:** Land  
**SAC Action Class:** Spill to Land  
**Sector Source Type:** Other  
**Receiving Environment:**  
**Incident Event:**  
**Site Municipality:** Caledon

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**Site:** ONTARIO HYDRO  
TOWNSHIP OF ALBION, MOUNT PLEASANT RD., LOT 20 MOTOR VEHICLE (OPERATING FLUID) CALEDON TOWN  
ON

**Database:**  
SPL

**Ref No:** 138649  
**Contaminant Code:**  
**Contaminant Name:**  
**Contaminant Quantity:**  
**Incident Cause:** PIPE/HOSE LEAK  
**Incident Dt:** 3/26/1997  
**Incident Reason:** EQUIPMENT FAILURE  
**Incident Summary:** ONTARIO HYDRO: 23L OF HYDRAULIC OIL TO GRAVEL ROAD AND DITCH  
**MOE Reported Dt:** 3/26/1997  
**Environmental Impact:** POSSIBLE  
**Nature of Impact:** Soil contamination  
**Receiving Medium:** LAND  
**SAC Action Class:**  
**Sector Source Type:**  
**Receiving Environment:**  
**Incident Event:**  
**Site Municipality:** 21401



## Appendix: Database Descriptions

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

### **Abandoned Aggregate Inventory:**

Provincial [AAGR](#)

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

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

### **Aggregate Inventory:**

Provincial [AGR](#)

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

**Government Publication Date: Up to Sep 2016**

### **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-Nov 2016**

### **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 known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

**Government Publication Date: 1999 - Oct 2016**

### **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: Feb 28, 2017**

**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: 1999 - Oct 2016**

**Compressed Natural Gas Stations:**

Private **CNG**

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

**Government Publication Date: Dec 31, 2012**

**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-Mar 2017**

**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-Apr 2017**

**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-Aug 2015**

**Environmental Activity and Sector Registry:**

Provincial **EASR**

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

**Government Publication Date: Oct 2011-Mar 2017**

**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-Apr 2017**

**Environmental Compliance Approval:**

Provincial **ECA**

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

**Government Publication Date: Oct 2011-Mar 2017**

**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 2016**

**Environmental Issues Inventory System:**

Federal **EIIS**

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

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

**Emergency Management Historical Event:**

Provincial **EMHE**

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

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

**List of TSSA Expired Facilities:**

Provincial **EXP**

List of facilities with removed tanks which were once registered with the Fuels Safety Program of the Technical Standards and Safety Authority (TSSA). Includes private fuel outlets, bulk plants, fuel oil tanks, gasoline stations, marinas, propane filling stations, liquid fuel tanks, piping systems, etc. Tanks which have been removed automatically fall under the expired facilities inventory held by TSSA.

**Government Publication Date: Feb 28, 2017**

**Federal Convictions:**

Federal **FCON**

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

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

**Contaminated Sites on Federal Land:**

Federal **FCS**

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

**Government Publication Date: June 2000-Aug 2016**

**Fisheries & Oceans Fuel Tanks:**

Federal **FOFT**

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

**Government Publication Date: 1964-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: Feb 28, 2017**

**Fuel Storage Tank - Historic:**

Provincial **FSTH**

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

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

**Ontario Regulation 347 Waste Generators Summary:**

Provincial **GEN**

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

**Government Publication Date: 1986-Sep 2016**

**Greenhouse Gas Emissions from Large Facilities:**

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

**Government Publication Date: 2013-Dec 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 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: Feb 28, 2017**

**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: Dec 31, 2013**

**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-Feb 2017**

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

Federal

NATE

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

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

**Non-Compliance Reports:**

Provincial

NCPL

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

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

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

Federal

NDFT

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

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

**National Defense & Canadian Forces Spills:**

Federal

NDSP

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

**Government Publication Date: Mar 1999-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 Energy Board Pipeline Incidents:**

Federal

NEBI

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

**Government Publication Date: 2008 - Dec 2016**

**National Energy Board Wells:**

Federal

NEBW

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

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

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

Federal

NEES

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

**Government Publication Date: 1974-2003\***

**National PCB Inventory:**

Federal

NPCB

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

**Government Publication Date: 1988-2008\***

**National Pollutant Release Inventory:**

Federal

NPRI

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

**Government Publication Date: 1993-2014**

**Oil and Gas Wells:**

Private

OGW

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

**Government Publication Date: 1988-Jan 2017**

**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-Oct 2016**

**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-Apr 2017**

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

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

**Pesticide Register:**

Provincial PES

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

**Government Publication Date: 1988-Oct 2016**

**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: Feb 28, 2017**

**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-Apr 2017**

**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-Apr 2017**

**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 - Oct 2016**

**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-Dec 2016**

**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: 1990-2014**

**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-Jan 2015**

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

Provincial **VAR**

List of variances granted for abandoned tanks. Under the Technical Standards and Safety Authority (TSSA) Liquid Fuels Handling Code and Fuel Oil Code, all underground storage tanks must be removed within two years of disuse. If removal of a tank is not feasible, an application may be sought for a variance from this code requirement.

**Government Publication Date: Feb 28, 2017**

**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-Mar 2017**

**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: Jun 30, 2016**



# Definitions

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

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

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

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

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

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

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

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

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

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

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

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

# APPENDIX C



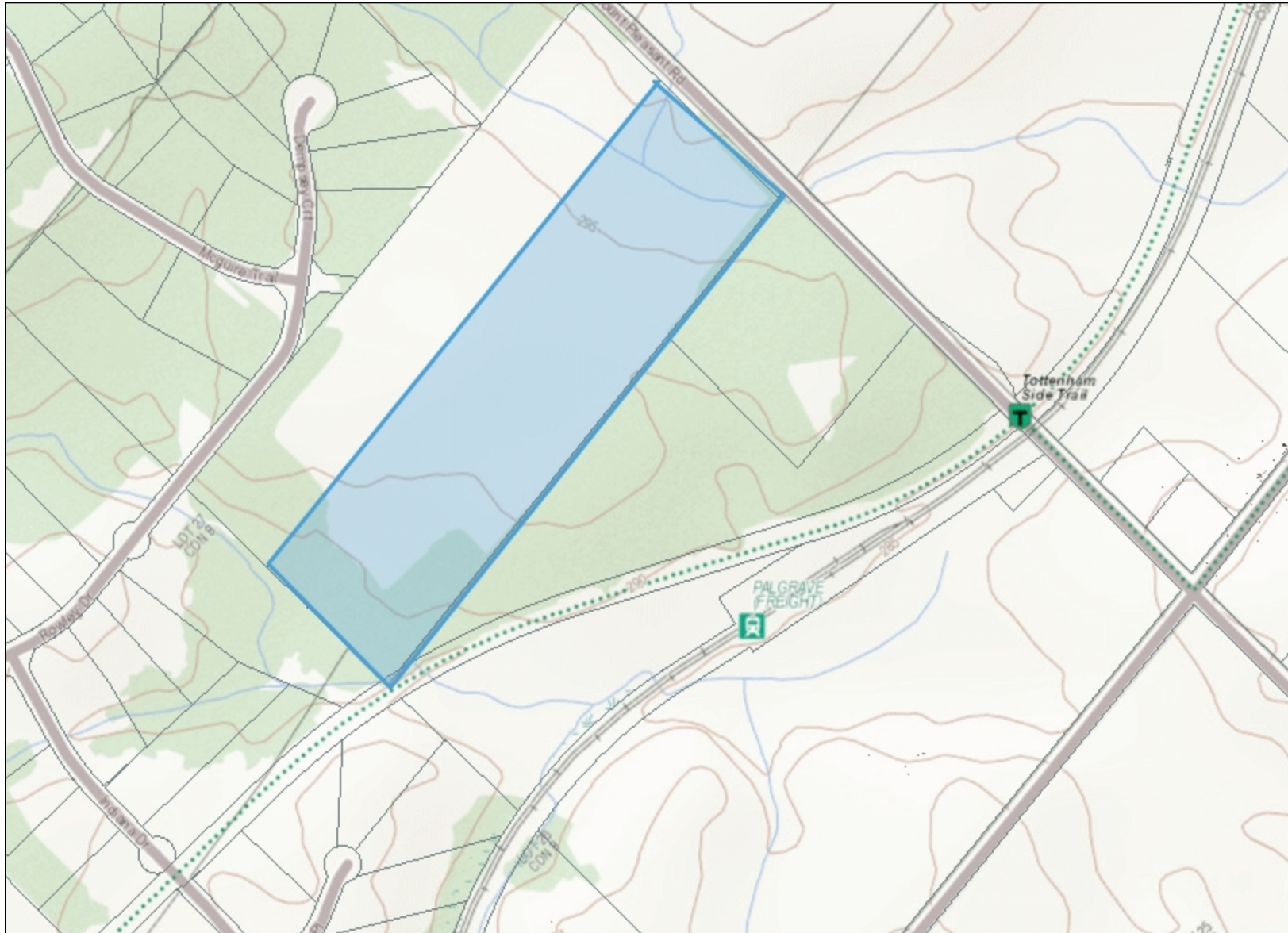
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Geotechnical & Environmental Services  
Engineering Solutions

## 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 <b>Naz Sajdeh</b>  <b>Sirati &amp; Partners Consultants Limited</b> 750 Millway Avenue, Unit # 8 Vaughan, ON. L4K 3T7 Email Address: nsajdeh@spconsultantsltd.ca			FOI Request No.	Date Request Received
			Fee Paid  <input type="checkbox"/> ACCT <input type="checkbox"/> CHQ <input checked="" type="checkbox"/> VISA-MC <input type="checkbox"/> CASH	
Telephone/Fax Nos. Tel: (905) 669-4477 Fax: (905) 669-4488	Your Project/Reference No. SP17-212-20-01	Signature of Requester NS Aug 21, 2017	<input type="checkbox"/> CNR <input type="checkbox"/> ER <input type="checkbox"/> NOR <input type="checkbox"/> SWR <input type="checkbox"/> WCR <input type="checkbox"/> SAC <input type="checkbox"/> IEB <input type="checkbox"/> EAA <input type="checkbox"/> EMR <input type="checkbox"/> SWA	
Request Parameters				
Municipal Address / Lot, Concession, Geographic Township ( <b>Municipal address essential for cities, towns or regions</b> ) <b>Part Lot 27, Concession 8, Albion, Ontario</b>				
Present Property Owner(s) and Date(s) of Ownership <b>Tropical land developments Limited (25/04/2017)</b>				
Previous Property Owner(s) and Date(s) of Ownership <b>Silvano Carletti &amp; Pierangeio Busca (28/07/1972)</b>				
Present/Previous Tenant(s), (if applicable)				
Search Parameters			Specify Year(s) Requested	
Files older than 2 years may require \$60.00 retrieval cost. There is no guarantee that records responsive to your request will be located.				
Environmental concerns (General correspondence, occurrence reports, abatement)			All Years	
Orders			All Years	
Spills			All Years	
Investigations/prosecutions ▶ Owner <b>AND</b> tenant information must be provided			All Years	
Waste Generator number/classes			All Years	
<b>Certificates of Approval</b> ▶ Proponent information must be provided 1985 and prior records are searched manually. <b>Search fees in excess of \$300.00</b> could be incurred, depending on the types and years to be searched. Specify Certificates of Approval number (s) (if known). <b>If supporting documents are also required, mark SD box</b> and specify type e.g. maps, plans, reports, etc.				
			<b>SD</b>	<b>Specify Year(s) Requested</b>
air - emissions				1986- present
water - mains, treatment, ground level, standpipes & elevated storage, pumping stations (local & booster)				1986- present
sewage - sanitary, storm, treatment, stormwater, leachate & leachate treatment & sewage pump stations				1986- present
waste water - industrial discharge				1986- present
waste sites - disposal, landfill sites, transfer stations, processing sites, incinerator sites				1986- present
waste systems - PCB destruction, mobile waste processing units, haulers, sewage, non-hazardous & hazardous waste				1986- present
pesticides - licenses				1986- 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.**



## Legend

- Building as Symbol
- Building to Scale
- Airport
- Heliport \ Hospital Heliport
- Seaplane Base
- Ferry Route
- Trail Head \ Trail
- Railway \ Train Station
- Railway with Bridge
- Railway with Tunnel
- Road (Major → Minor)
- Winter Road
- Road with Bridge
- Road with Tunnel
- Primary, Kings or 400 Series Highway
- Secondary Highway
- Tertiary Highway
- District, County, Regional or Municipal Road
- Toll Highway
- One Way Road
- Road with Permanent Blocked Passage
- Road with Address Ranges
- Hydro Line, Communication Line or Unknown Transmission Line
- Natural Gas Pipeline, Water Pipeline or Unknown Pipeline
- Spot Height
- Index Contour
- Contour
- Wooded Area
- Wetland
- Waterbody
- Waterbody Elevation
- Watercourse
- Falls
- Rapids
- Rapids \ Falls
- Rocks
- Lock Gate
- Dam \ Hydro Wall
- Dam \ Hydro Wall
- Provincial \ State Boundary
- International Boundary
- Upper Tier \ District Municipal Boundary
- Lower Tier \ Single Tier Municipal Boundary
- Lot Line
- Indian Reserve
- Provincial Park
- National Park
- Conservation Reserve
- Military Lands

0 0.3 km

Projection: Web Mercator



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# APPENDIX D



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**Nottawasaga Valley Conservation Authority  
( Regulated Map )**



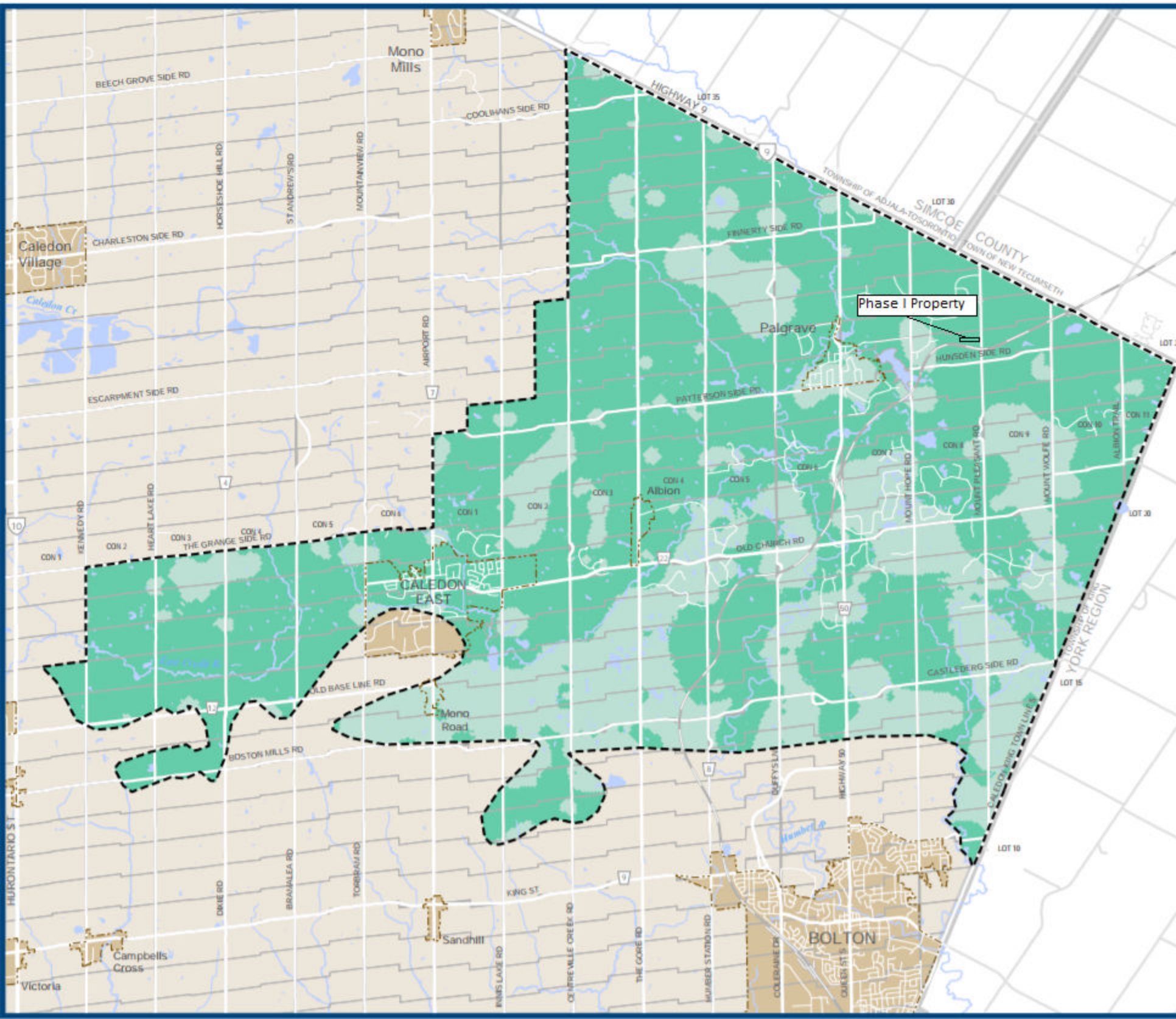
200m

## AQUIFER VULNERABILITY AREAS

- High Aquifer Vulnerability
- Low Aquifer Vulnerability
- Oak Ridges Moraine Conservation Plan Area
- Settlement Area
- Provincial Road
- Regional Road
- Local Road
- Railway



Base Data Source: Town of Caledon, Greenbelt Plan 2005



# APPENDIX E



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Engineering Solutions

750 Millway Avenue, Unit-8,  
Vaughan, ON L4K 0M7  
Phone#905-669-4477, Fax#905-669-4488

North:



Legend:

--- Property Boundary

Project Title:

Phase I Environmental Site Assessment

Site Location:

Mount Pleasant Rd, Caledon, ON

Figure Title:

Aerial Photograph - 1951

Scale:

0m 125m 250m

Project Number:

SP17-212-20-01

Date:

August 2017

Appendix E:

1



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Engineering Solutions

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Vaughan, ON L4K 0M7  
Phone#905-669-4477, Fax#905-669-4488

North:



Legend:

--- Property Boundary

Phase I Property

Project Title:

Phase I Environmental Site Assessment

Site Location:

Mount Pleasant Rd, Caledon, ON

Figure Title:

Aerial Photograph - 1976

Scale:

0m 75m 150m

Project Number:

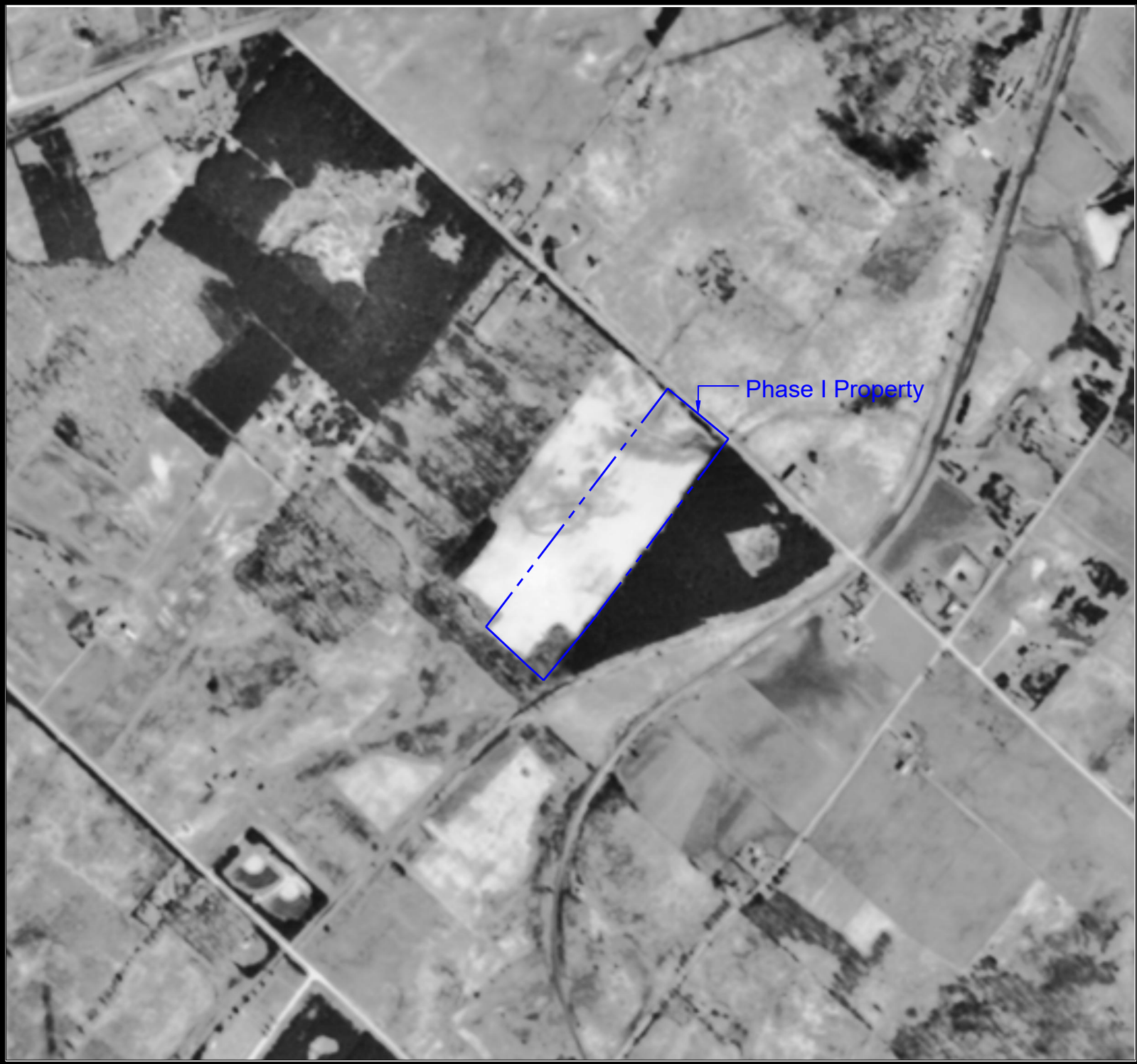
SP17-212-20-01

Date:

August 2017

Appendix E:

2



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Vaughan, ON L4K 0M7  
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North:



Legend:

--- Property Boundary

Project Title:

Phase I Environmental Site Assessment

Site Location:

Mount Pleasant Rd, Caledon, ON

Figure Title:

Aerial Photograph - 1995

Scale:

0m 75m 150m

Project Number:

SP17-212-20-01

Date:

August 2017

Appendix E:

3



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 Vaughan, ON L4K 0M7  
 Phone#905-669-4477, Fax#905-669-4488

North:



Legend:

--- Property Boundary

Project Title:

Phase I Environmental Site Assessment

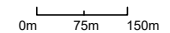
Site Location:

Mount Pleasant Rd, Caledon, ON

Figure Title:

Aerial Photograph - 2006

Scale:



Project Number:

SP17-212-20-01

Date:

August 2017

Appendix E:

4



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750 Millway Avenue, Unit-8,  
 Vaughan, ON L4K 0M7  
 Phone#905-669-4477, Fax#905-669-4488

North:



Legend:

--- Property Boundary

Project Title:

Phase I Environmental Site Assessment

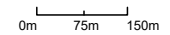
Site Location:

Mount Pleasant Rd, Caledon, ON

Figure Title:

Aerial Photograph - 2016

Scale:



Project Number:

SP17-212-20-01

Date:

August 2017

Appendix E:

5

# APPENDIX F



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Geotechnical & Environmental Services  
Engineering Solutions



Photograph 1

Location: Phase I Property  
Viewing: East  
Description: View of the Property looking towards east



Photograph 2

Location: Phase I Property  
Viewing: West  
Description: View of the wooded area located west of the Property



Photograph 3

Location: Phase I Property  
Viewing: East  
Description: View of the southern portion of the Property



Photograph 4

Location: Phase I Property  
Viewing: North  
Description: View of the southwest portion of the Property



Photograph 5

Location: Phase I Property  
Viewing: North  
Description: View of neighboring property to the north



Photograph 6

Location: Phase I Property  
Viewing: Northeast  
Description: View of the north portion of the Property