



MORRISON HERSHFIELD

FINAL REPORT

# **Teston Road Area Transportation Improvements Individual Environmental Assessment**

## **Phase One Environmental Site Assessment, Property 3, Teston Road, Maple, Ontario**

Presented to:

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# 1. EXECUTIVE SUMMARY

Morrison Hershfield Limited (MH) was retained by The Regional Municipality of York (York Region) to conduct a Phase One Environmental Site Assessment (Phase One ESA) for the small portion of property located at 2190 Teston Road in Vaughan, Ontario (herein referred to as the “Phase One Property”). The Phase One ESA was conducted in support of the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario (the Project).

This Phase One ESA was prepared in general accordance with Ontario Regulation (“O. Reg.”) 153/04 (as amended) to assess current and historic potentially contaminating activities (“PCAs”) that have occurred on the Phase One Property and on the surrounding properties within the 250 m radius (Phase One Study Area) that would contribute to an area of potential environmental concern (‘APEC’) on the Phase One Property. Morrison Hershfield understands that York Region is completing these due diligence activities in association with potential acquisition of the Phase One Property as part of the Project. With the addition of some key information, that would become available at later stages in the Project, this Phase One ESA may be suitable to be used in support of a filing of Record of Site Condition (RSC).

The Phase One Property is an irregular shaped of land covering approximately an area of 350 square meters (m<sup>2</sup>). The Phase One Property is mostly paved with surficial soil/grass and asphalt, while the eastern portion of the Phase One Property is covered with overgrown vegetation. A small portion in the middle of the Phase One Property is paved as an asphalt driveway and is used to enter into the commercial property at 2190 Teston Road. The latter property is currently occupied by Sutong Tire Resources Inc. and is used as a tire warehouse and distribution facility. According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the Phase One Property is zoned by as Employment Area. A general location map is provided as **Figure 1** and a site plan is included as **Figure 2** in **Appendix A**.

The site history and records review were informed by aerial photographs, former environmental reports, records from environmental databases (ERIS), and site reconnaissance. The review of the aerial photographs indicated that the Phase One Property was a portion of an agricultural field until the early 2000s. The Phase One Property was partially developed as commercial property with asphalt driveway and landscape areas by 2005, as indicated in 2005 aerial photograph.

Based on the Phase One ESA, no PCAs were identified on, in, or under the Phase One Property, or within the Phase One Study Area which may contribute to an APEC on the Phase One Property. Therefore, a Phase Two ESA is not required before Record of Site Condition is submitted, and that the Phase One Property can be used for any land use as listed in subsection 1 (2) of the O. Reg. 153/04.

## 2. INTRODUCTION

Morrison Hershfield Limited (MH) was retained by The Regional Municipality of York (York Region) to conduct a Phase One Environmental Site Assessment (Phase One ESA) for the small portion of property located at 2190 Teston Road in Vaughan, Ontario (herein referred to as the “Phase One Property”). The Phase One ESA was conducted in support of the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario (the Project).

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### 2.1 Phase One Property Information

The Phase One Property is an irregular shaped of land covering approximately an area of 350 square meters (m<sup>2</sup>). The Phase One Property is a small portion of the property located at 2190 Teston Road. The Phase One Property is mostly paved with surficial soil/grass and asphalt, while eastern portion of the Phase One Property is covered with overgrown vegetation. A small portion in the middle of the Phase One Property is paved as an asphalt driveway that is used to enter the commercial property at 2190 Teston Road. The latter property is currently occupied by Sutong Tire Resources Inc. and is utilized as a tire warehouse and distribution facility.

According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the Phase One Property is zoned by as Employment Area. Based on York Region Official Plan – Section 2.1.3, Employment Area refers to area where clusters of industrial, business, transportation, warehousing and related economic activities are directed and where residential uses are prohibited. The surrounding land use is primarily commercial.

A general location map is provided as **Figure 1** and a site plan is included as **Figure 2** in **Appendix A**. The selected photographs of the Phase One Property are included in **Appendix G**.

### 3. SCOPE OF INVESTIGATION

The purpose of this Phase One ESA was conducted to determine the likelihood that contaminants have affected land or water on, in or under the Phase One property, and to determine the need for a Phase Two ESA.

The Phase One ESA was conducted following the principles of Ontario Regulation 153/04 Records of Site Condition, Part XV.1 of the Environmental Protection Act (EPA), as amended (O. Reg.153/04), and in accordance with generally accepted professional practices.

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

- Reviewing the historical occupancy of the Phase One Property through the use of available archived and relevant municipal and business directories, topographical maps and aerial photographs.
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available.
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Phase One Property and surrounding properties within a 250 metre (m) radius of the Phase One Property.
- Reviewing available geological maps, well records and utility maps for the vicinity of the Phase One Property.
- Conducting a reconnaissance of the Phase One Property and surrounding properties, within a 250 metre (m) radius of the Phase One Property, to identify the presence of actual and/or potential environmental contaminants or environmental concerns of significance. Properties other than the Phase One Property were observed during a walk-by inspection from publicly accessible locations.
- Reviewing of previous environmental reports.
- Reviewing the current use of the Phase One Property and any land use practices that may have impacted its environmental condition.
- Reviewing the current use of the surrounding properties and any land use practices that may have impacted the environmental condition of the Phase One Property.
- Preparing a report to document the findings.

The Phase One ESA generally complies with O. Reg.153/04, with the following exceptions:

- A search of land title and assessment rolls for the Phase One Property was not conducted.
- A survey of the Phase One property was not completed.
- Interviews with designated site representative(s) as a resource for current and historical Phase One Property information was not conducted.

With the addition of this information, that would become available at later stages in the Project, this Phase One ESA may be suitable to support the filing of a Record of Site Condition (RSC) under Part XV.1 of the Environmental Protection Act.

In completing the scope of work, MH did not conduct any intrusive investigations, including sampling, analyses or monitoring. MH has confirmed neither the completeness nor the accuracy of any of the records that were obtained or any of the statements made by others. It is a basic assumption that any correspondence, material, data, evaluations, and reports furnished by others are free of latent deficiencies or inaccuracies.

## 4. RECORDS REVIEW

### 4.1 General

#### 4.1.1 Phase One Study Area Determination

The Phase One Study Area comprises the Phase One Property and surrounding properties wholly or partly within 250 meters (m) of the property boundaries as shown on **Figure 3** in **Appendix A**. The 250 m radius was used to gain an understanding of the current and past uses of surrounding properties to determine whether such uses may have contributed to subsurface environmental impacts at the Phase One Property.

Based on York Region Official Plan, the surrounding properties are zoned for Employment Area characterized by industrial and commercial properties.

#### 4.1.2 First Developed Use Determination

Aerial photographs dating back to 1959 were used to determine the approximate date and land use of first development. Based on the aerial photographs, the Phase One Property was a portion of an agricultural field till early 2000s. The Phase One Property was partially developed as commercial property with asphalt driveway and landscape areas by 2005, as indicated in 2005 aerial photograph. No other historical records were available to confirm the first developed use of the Phase One Property.

Based on the limited information available, the first developed use of the Phase One Property was likely to be in the early 2000s.

#### 4.1.3 Fire Insurance Plans

A search of available Fire Insurance maps and documents for the Phase One Property and the Phase One Study Area was requested to be conducted by Enviroscan through Opta Information Intelligence.

No fire insurance records were found for the Phase One Property or the Phase One Study Area. A copy of the search result is provided in **Appendix B**.

#### 4.1.4 City Directories

As part of the historical searches for the occupancy of the Phase One Property and the surrounding properties, information from the City Directories from the first available City Directory in 1960 to the most recently available, 2001 (at an approximate 5-year interval) was obtained for the Phase One Property plus surrounding properties from ERIS, and provided in **Appendix C**.

The city directory records indicate that there are no listings for the Phase One Property in any of the reviewed city directories.

The surrounding streets, Teston Road, Keele Street, and Malmo Court were reviewed. In general, no occupants were listed for Teston Road in the reviewed city directories dated 1960 to 1985 and for Keele Street, Malmo Court, and Rodinea Road in the reviewed city directories from 1960 to 1979. The commercial and industrial occupants within 250 m radius of the Phase One Property are summarized in **Table 1** below:

**Table 1: City Directory Listings**

Address	Listing	Years Listed
<b>Teston Road</b>		
<b>2101</b>	Cormill Drywall Inc., Stock Mechanical, Topax packing Systems, Connolly Marble & Granite, Global Precast, World Waste System Corp.	1995, 2001
<b>2175</b>	Fabco Systems, Fabco Plastics Wholesale Ltd., Fabricated Plastics Ltd., Hytek Plastic Sales. Kemflo Canada Inc.	1991, 1995, 2001
<b>Keele Street</b>		
<b>10695</b>	Macri Sand & Gravel, Parente Garage	2001
<b>10721</b>	Modular & Custom Cabinets Ltd., Modular Shelf Centre Ltd.	1985, 1990, 1995, 2001
<b>Malmo Court</b>		
<b>84</b>	Allsorts Imprts Inc., Coombs N Construction Ltd., Dafor Floor Ltd., Maple Le Car Shop Ltd., Padovani Guido Painting Contractors Ltd., Rockport Enterprises Ltd., Suburban Food Services Ltd., Toronto Reefer Container Service Ltd., Blakelock KH Disposal Services, Fiedler Technology Ltd., The Fluid Recycling Mobile Service, Harvester Place Inc., Iveco Equipment, Joe Pace & Son Contracting Ltd., Mapletown Automotive Inc., Precision Plumbing & Heating Ltd., R&W Maintenance Ltd., Suburban Water Distributors Inc., Vaughan Collision, Autograffs, Iveco Excavating, Marcello & Tony Auto Centre, Northern Distributors, Tagg Industries, A&T Auto Refinishing, NP Services, Peppo Foods Ltd., Top Motors.	1985, 1990, 1995, 2001
<b>Rodinea Road</b>		
<b>21</b>	TTS Systems, Jager Industries Inc.	1990, 1995

The City Directory review indicated several potential contaminating activities (PCAs) in the Phase One Study Area. The PCAs (based on MECP's Table 2 of Schedule D of O.

Reg. 153/04) associated with the properties within the Phase One Study Area are summarized below:

**2101 Teston Road:**

- Concrete, Cement and Lime Manufacturing
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.

**2175 Teston Road:**

- Plastics (including Fibreglass) Manufacturing and Processing
- Metal Fabrication

**10695 Keele Street:**

- Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles

**84 Malmo Court:**

- Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners.
- Commercial Autobody Shops
- Metal Fabrication

#### **4.1.5 Environmental Reports**

*Contamination Overview Study - Teston Road Area Transportation Improvements Individual Environmental Assessment, Morrison Hershfield, September 2, 2022.*

A Contamination Overview Study (COS) report completed by MH in August 2020 was reviewed as part of this Phase One ESA. The COS was prepared to support the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario. The COS included a records review of the Phase One Property and properties within 250 m of the Phase One Property, and a site reconnaissance by MH staff. The COS also included additional properties that were not part of this Phase One ESA. Based on the findings of the COS, the PCAs identified for the Phase One Study Area included:

- Rail Yards, Tracks and Spurs (located approximately 50 m west of the Phase One Property).

- Plastics (including Fibreglass) Manufacturing and Processing (2175 Teston Road, located approximately 40 m south of the Phase One Property).
- Commercial Autobody Shops (84 Malmo Court, located approximately 190 m south of the Phase One Property)
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners (a private landfill located approximately 50 m east of the Phase One Property, and 84 Malmo Court located approximately 190 m south of the Phase One Property).

MH recommended additional investigations including Phase One ESA and/or soil and groundwater assessment within the areas of potential environmental concern which may be impacted by the proposed construction activities.

## 4.2 Environmental Source Information

### 4.2.1 Environmental Databases

A standard search of provincial, federal and private databases for records pertaining to the Phase One Property and the surrounding properties within a 250 m radius was completed by Environmental Risk Information Service (ERIS), an environmental database and information services company. A copy of the ERIS report is available in **Appendix D**, which also includes a description of each of the database sources.

ERIS reports provide environmental and historical information compiled from government and private source records. The report includes a search of over 60 databases for the Phase One Property and other properties within 250 m of the centre of the property. MH reviewed the information gathered from environmental databases compiled by ERIS to evaluate whether activities within the Phase One Study Area have the potential to impact the Phase One Property. It should be noted that this information is reported as MH received it from ERIS, which in turn reports information as it is provided in various databases. It is not possible for MH and / or ERIS to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is generally an accepted practice in the conduct of environmental due diligence.

There were 2 records available from the ERIS report for the Phase One Property. Out of 2 records identified for the Phase One Property, 1 record was listed in the ERIS Historical Searches (EHS) database, and 1 record was listed in the Ontario Regulation 347 Waste Generators Summary (GEN) database. Record in the EHS are listings of previous ERIS searches. This record does not represent a concern to soil and groundwater at the Phase One Property and therefore is not discussed in detail. Record in the GEN database for the Phase One Property is summarized below:

## **Ontario Regulation 347 Waste Generators Summary (GEN)**

Entries in the GEN are for facilities that have registered as generators of subject waste, which included liquid industrial waste and hazardous waste. There was 1 record in the GEN database identified for the Phase One Property. The record is registered under Belfor Property Restoration located at 2190 Teston Road for pathological wastes in 2021. As indicated in Section 1, the Phase One Property is only a small portion of the property located at 2190 Teston Road with no building on-site. This record is for the building present at 2190 Teston Road, which would be considered off-site for the purpose of this Phase One ESA.

There is no data in the record to indicate that there was a release from the Phase One Property that would impact the soil and groundwater quality at the Phase One Property.

In addition to the records for the Phase One Property, there were 172 records identified for the properties within the 250 m Phase One Study Area. Off-site listings were identified in 12 databases in ERIS report. Those that are considered relevant to this investigation are summarized below:

### **Certificate of Approvals (CA), Environmental Compliance Approvals (ECA), and/or Environmental Registry (EBR)**

Entries in the Environmental Compliance Approvals (ECA) are facilities that obtained approval for air, water, or waste management activities. Certificate of Approvals (CAs) were approvals that preceded ECAs. Environmental Registry (EBRs) are the public notification of the applications for ECAs or CAs.

There were 11 records in the CA, 3 records in the EBR, and 7 records in the ECA database for the properties within 250 m of the Phase One Property. The summary of the records is briefly described below:

- 2 records in CA, 2 records in ECA, and 1 record in EBR are registered under Kemflo Canada Inc., and/or Fabricated Plastics Limited for the property located at 2175 Teston Road, for industrial air emissions.
- 1 record in CA, 3 records in ECA, and 1 record in EBR are registered under World Waste Systems Corporation and/or Global Precast Inc. for the property located at 2101 Teston Road, for industrial air emissions or waste management systems.
- 2 records in CA, 2 records in ECA, and 1 record in EBR are registered under Above Toronto Collision Repair Centre and/or Orion Waste Management Inc. for the property located at 84 Malmo Court, for industrial air emissions or waste management systems.
- 6 records in CA database for the off-site properties for municipal water/sewage approvals. The records for municipal water/sewage approvals were registered

under Mapleview Ravines Ltd., York Major Holdings Inc., R. M. of York, Royal Gardens Home Limited, and Stockworth, Doble Developments Inc. No municipal address was provided in the records.

Waste management systems at the properties located at 2101 Teston Road and 84 Malmo Court is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Environmental Activity and Sector Registry (EASR)**

EASRs are records for online registrations for some common industrial activities. There were 5 records in the EASR database. The summary of the records is briefly described below:

- 2 records in EASR database are registered under RPS Composites Ontario Inc. and/or Fabricated Plastics Limited for the property located at 2175 Teston Road, for industrial air emissions.
- 1 record in EASR database is registered under Global Precast Inc. for the property located at 2101 Teston Road, for heating systems.
- 2 records in EASR database are registered under Orion Waste Management Inc. and/or Fast Company General Contracting Inc. for the property located at 84 Malmo Court, for waste management systems.

Waste management system at the properties located at 84 Malmo Court is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Canadian Pulp and Paper (PAP)**

There was 1 record in the Canadian Pulp and Paper database, registered under Fabricated Plastics Limited for the property located at 2175 Teston Road. Based on the nature of the PAP record, no concerns to soil or groundwater at the Phase One Property were identified.

### **Ontario Spills (SPL)**

The SPL database has 3 records of spills within the Phase One Study Area. Out of 3, 2 records were noted for the property located at 2175 Keele Street including 1 record related to the release of natural gas to the air, and 1 record related to the odour complaints. The only remaining notable record in SPL database was:

- A record for a spill of unknown quantity of diesel fuel from a transport truck due to an accident at the intersection of Teston Road and Keele Street, with possible environmental impact. The spill record is not considered to have a potential impact to the soil and/or groundwater quality at the Phase One Property due to the distance and downgradient location of the spill.

### **National Pollutant Release Inventory (NPRI)**

There were 14 records identified in the NPRI database for the off-site property located at 2175 Teston Road, registered under Fabricated Plastics Limited for the years between 2003 to 2016. Reportable substances included volatile organic compounds, styrene, acetone, and particulate matter. The property is used to manufacture plastic products. The records were related to the air emissions from the stack. There was no indication that substances were released to ground or groundwater or had caused impacts to soil or groundwater.

### **Ontario Regulation 347 Waste Generators (GEN)**

Entries in the GEN are for facilities that have registered as generators of subject waste, which included liquid industrial waste and hazardous waste. A total of 63 records from the Ontario Regulation 347 Waste Generators Summary database were found within 250 m of the Phase One Property, including:

- 3 listings for Modular & Custom Cabinets Ltd. at 10721 Keele Street North, for polymeric wastes, in 1986-1998.
- 2 listings for the property located at 2101 Teston Road, registered under Delaval Turbine Canada Ltd. and 802135 Ontario Ltd. for petroleum distillates, oil skimmings & sludges, waste oils & lubricants, and acid waste in 1986 to 2001.
- 24 listings registered under various names including Fabricated Plastics Ltd., Kemflo Canada Inc., RPS Composites Ontario Inc. at 2175 Teston Road, for aliphatic solvents, waste oils and lubricants, emulsified oils, in 1986-2022.
- 12 listings for the property located at 84 Malmo Court, registered under R&W Petroleum Maintenance Ltd., Fielder Technology Ltd., Fiedler Automation Inc., Earthmovers Equipment Repair, Enviroway Waste Management Inc., Earthmovers Equipment Services Inc., and York Region Condominium Authority, for paint/pigment/coating residues, waste oil & lubricants, emulsified oils, oil skimmings & sludges, light fuels, waste compressed gases, organic and inorganic laboratory chemicals, aromatic solvents, aliphatic solvents, alkaline wastes, in 1986-2001 and 2007-2016.
- 5 listings for the property located at 10877 Keele Street, registered under Sanders Steel Inc., for waste oils & lubricants, and waste crankcase oils and lubricants, in 2013-2017.
- 16 listings for the property located at 21 Rodinea Road, registered under various names including PNJ Engineering Inc., Jager Industries Inc., Avesta Profile, Strong Foundation Inc., Modern Niagara, Pine Valley Corp., and Cooper Equipment Rentals, for petroleum distillates, halogenated solvents, waste oils & lubricants, polymeric resins, paint/pigment/coating residues, aliphatic solvents, acid wastes, acid solutions, alkaline solutions, organic acids, waste compressed gases, waste crankcase oils and lubricants, in 1996-2022.

The GEN records for properties generating subject wastes are consistent with the industrial nature of the surrounding area; however, there is no data to indicate that there were releases from any of these properties that would impact the Phase One Property.

### **Scott's Manufacturing Directory (SCT)**

Entries in the SCT database are indicative of commercial/industrial uses, depending on their activities; they may or may not pose an environmental concern to the Phase One Property. There were 22 records in the SCT database for properties within 250 m Phase One Study Area. Notable off-site records are described below:

- 3 records in SCT database listed for the property located at 10721 Keele Street, registered under Modular & Custom Cabinets Ltd., described as wood office and store fixtures manufacturing for the year 1969.
- 10 records in SCT database listed for the property located at 2175 Teston Road, registered under various names Hytek Plastics Sales Inc., Fabricated Plastics Limited, and Kemflo Canada Inc., described as plastic product manufacturing, industrial machinery manufacturing, and machine shop, for years 1962 to 1988.
- 3 records in SCT database listed for the property located at 2101 Teston Road, registered under Global Precast Inc., and Connolly marble & granite Ltd., described as concrete manufacturing facility and non-metallic mineral product manufacturing facility, for the years 1985 and 1995.
- 3 records in SCT database listed for the property located at 84 Malmo Court, registered under Peppo Foods Ltd., and Fiedler technology Ltd., described as industrial machinery manufacturing facility and food manufacturing facility, for the years 1982 and 1994.
- 1 record in SCT database listed for the property located at 10877 Keele Street, registered under KML Building Solutions, described as building material product manufacturing, for the year 1993.
- 2 records in SCT database listed for the property located at 21 Rodinea Road, registered under Comptrusion Corporation, and Jager Industries Inc., described as plastic product and wood product manufacturing facility, for the year 1967.

The review of the SCT records indicated a plastic product manufacturing facility and a machine shop at the properties located at 2175 Teston Road, a plastic product manufacturing facility at 21 Rodinea Road, a concrete manufacturing facility located at 2101 Teston Road, and an industrial machinery manufacturing facility at 84 Malmo Court. Plastic manufacturing and processing, metal fabrication, and concrete, cement and lime manufacturing are listed as PCAs according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

## Water Well Information System (WWIS)

A total of 28 records in the WWIS database were found for the Phase One Study Area, including:

- 2 domestic water supply wells, installed in 1950 and 1960.
- 3 industrial/commercial water supply wells, installed in between 1965 to 1978.
- 5 abandoned wells, abandoned in between 2004 to 2016.
- 16 observation wells/monitoring wells, installed in between 1992 and 2020.
- 2 well records with unknown usage descriptions, installed in 2014 and 2016.

Majority of the observation/monitoring wells are for the Phase One Property and for the property located at 2175 Teston Road (approximately 40 m south of the Phase One Property) indicating a potential of previous environmental assessment at these properties. No evidence of groundwater contamination at these properties was identified based on the WWIS records.

### 4.2.2 Municipal Records

A request to the York Region through the Freedom of Information (FOI) and Privacy Protection office for a search of their records associated with the Phase One Property was not initiated by MH as part of this Phase One ESA.

### 4.2.3 Ontario Ministry of the Environment, Conservation and Parks Documentation

Records pertaining to the Phase One Property were requested from the Ministry of the Environment, Conservation and Parks (MECP) on April 5, 2023. A response from MECP was received on May 5, 2023, indicating a record of Hazardous Waste Information Network (HWIN) number registered under Belfor Property Restoration for the waste class 312-P (Pathological Wastes) generated at the Phase One Property. There is no data to indicate that there were releases from the Phase One Property that would impact soil and/or groundwater conditions at the Phase One Property. A copy of the FOI request and its response is included in **Appendix E**.

### 4.2.4 Technical Standards & Safety Authority

A request for information pertaining to the Phase One Property was made to the Technical Standards and Safety Authority (TSSA) on April 5, 2023. A response was received on April 6, 2023. No records were identified pertaining to the Phase One Property. A copy of the TSSA request, and the response is included in **Appendix E**.

## 4.3 Physical Setting Sources

### 4.3.1 Aerial Photographs

Aerial Photographs for the Phase One Study Area dated 1956, 1964, and 1973 were obtained from the City of Toronto online library. In addition, aerial photographs for the Phase One Study Area dated 1985, 2002, 2016, and 2022 were obtained from Google Maps satellite view. Aerial photographs were obtained from the earliest date available and at a reasonable frequency to capture significant changes that occurred on the subject property.

The aerial photographs were reviewed to determine the land uses at the Phase One Property and the surrounding properties within a 250 m radius, to identify areas of potential environmental concern. **Table 2** provides a summary of the review of aerial photographs and satellite imagery. Annotated versions of the photographs viewed are included in **Appendix F**.

**Table 2: Summary of Aerial Photographs**

Year	Phase One Property	Surrounding Properties
1956	The Phase One Property appears to be agricultural land.	<p><b>North:</b> The area north of the Phase One Property appears to be agricultural land.</p> <p><b>East:</b> The area east of the Phase One Property appears to be agricultural land.</p> <p><b>South:</b> A developed roadway (currently known as Reston Road) is noted south of the Phase One Property, followed by agricultural land.</p> <p><b>West:</b> A railway line running from northwest to southwest of the Phase One Property is noted, followed by agricultural land. A developed roadway (currently known as Keele Street) is noted 135 m west of the Phase One Property.</p>
1964	The Phase One Property appears to be agricultural land.	<p><b>North:</b> Residential dwelling is noted 175 m north of the Phase One Property.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>West:</b> A residential dwelling is noted 180 m west of the Phase One Property.</p>
1973	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> A commercial building at 2101 Teston Road is developed southeast of the Phase One Property.</p>

Year	Phase One Property	Surrounding Properties
		<b>West:</b> No significant changes noted from the previous aerial photograph.
1985	No significant changes noted from the previous aerial photograph.	<b>North:</b> No significant changes noted from the previous aerial photograph. <b>East:</b> No significant changes noted from the previous aerial photograph. <b>South:</b> Commercial properties are noted to be developed south of the Phase One Property, across the Teston Road. <b>West:</b> No significant changes noted from the previous aerial photograph.
2002	Soil disturbance is noted at the Phase One Property.	<b>North:</b> Soil disturbance is noted north of the Phase One Property. Residential house north of the Phase One Property has been demolished. <b>East:</b> The property appears to be vacant land. <b>South:</b> No significant changes noted from the previous aerial photograph. <b>West:</b> A commercial property is developed across the railway line.
2016	The majority of the Phase One Property appears to be developed with landscape, and asphalt driveway. The asphalt drive is used as to enter the commercial property at 2190 Teston Road. The eastern portion of the Phase One Property is undeveloped with overgrown vegetation and shrubs.	<b>North:</b> Commercial building is developed north of the Phase One Property at 2190 Teston Road. <b>East:</b> The property appears to be utilized as a landfill <b>South:</b> Further development of commercial properties is noted, south of the Phase One Property across Teston Road. <b>West:</b> Residential property across Keele Street is demolished.
2022	The Phase One Property appears similar to the current configuration.	<b>North:</b> No other significant changes noted from the previous aerial photograph. <b>East:</b> No other significant changes noted from the previous aerial photograph. <b>South:</b> No other significant changes noted from the previous aerial photograph. <b>West:</b> No significant changes noted from the previous aerial photograph.

Rail Yards, Tracks and Spurs, and waste disposal and waste management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners are listed as PCAs according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

### 4.3.2 Topography, Hydrology and Geology

The Phase One Property is located within the Oak Ridges Moraine physiographic region. Based on available surficial geology maps, the underlying geology of the Phase One Property is clay to silt textured till derived from glaciolacustrine deposits or shale. The bedrock consists of shale, limestone, dolostone, siltstone of Georgina Bay Formation; Blue Mountain Formation Billings Formation; Collingwood Member and Eastview Member. (OGS, 2010).

The Phase One Property is located at an elevation of approximately 273 metres above sea level (mASL) [Toporama]. The elevation of the Phase One Study Area to the east of the Phase One Property is 300 mASL and Phase One Study Area to the west drops to 265 mASL. The nearest waterbody is a tributary of Don River West Branch, located approximately 490 m northwest of the Phase One Property. Based on topographic maps, the direction of regional groundwater flow is to the southwest towards Don River West Branch. However, underground features such as utility corridors may locally influence groundwater flow. The actual groundwater flow direction and depth at the Phase One Property cannot be determined without site-specific groundwater monitoring well data. **Figure 3** presents the topographic details.

The surface of Phase One Property is covered with surficial soil and vegetation. Stormwater generated at the Phase One Property will either infiltrate the ground surface or flow overland towards the stormwater ditch to the south of the Phase One Property for eventual discharge.

### 4.3.3 Fill Materials

No record of fill materials has been identified for the Phase One Property.

### 4.3.4 Water Bodies and Areas of Natural Significance

Based on the Ministry of Natural Resources web mapping tool, there are no areas of natural and scientific interest (ANSI), significant wetlands, fish habitat or significant wildlife habitat identified within the Phase One Study Area.

Based on the Ministry of Natural Resources web mapping tool, an area designated as Settlement Area Land Use, described under the Oak Ridges Moraine Conservation Plan is located 100 m east of the Phase One Property.

In addition, there are no water bodies, Provincial Parks, Conservation Reserves, or Wilderness Areas, as defined by O. Reg. 153/04, located in the Phase One Study Area. As such, the Phase One Property is not an environmentally sensitive area with respect to areas of natural significance.

### 4.3.5 Well Records

A search of the MECP Water Well Information System (WWIS) database was conducted for all water supply wells within a 250 m radius of the Phase One Property. According to the WWIS, a total of 28 records from the Water Well Information System database were found within 250 m of the Phase One Property, including 5 water supply wells (2 domestic water supply and 3 industrial/commercial water supply), 16 observation/monitoring wells, and 5 abandoned wells. The water supply wells were installed in between 1950 and 1978, and the observation/monitoring wells were installed in between 1992 and 2020.

The water supply wells within the Phase One Study Area were likely used before the development of the Phase One Study Area. During the development of the Phase One Study Area, the water supply wells were likely abandoned. Currently, the potable water is supplied by the York Region within the Phase One Study Area.

The identified stratigraphy generally followed the expectation for the Phase One Study Area, with high permeability silty sand layer overlying a lower permeability silt/clay layer. The thickness of the silty sand layer varied considerably, extending from 2 m to 13 m. Bedrock was not encountered in any of these monitoring wells and static water level was reported in be in the range of 6 to 10 meters below ground surface (mbgs).

The WWIS locations are shown on **Figure 3 in Appendix A**. It should be noted that the margin of error for the location of these well records ranges from 100 to 300 metres.

### 4.3.6 Site Operating Records

No site operating records were available for review.

## 5. INTERVIEWS

No interview has been conducted as part of this Phase One ESA regarding the current and historical operations at the Phase One Property.

## **6. SITE RECONNAISSANCE**

### **6.1 General Requirements**

The purpose of the site reconnaissance is to document any areas of potential environmental concerns (APEC) and/or potential contaminating activities (PCA) which may be contributing to or causing a potential environmental concern, and to identify any structures or other significant site features.

The site reconnaissance was conducted on September 8<sup>th</sup>, 2022, by Mr. Nicholas Moore and Mr. Sarth Sheth of MH, under the supervision of Ms. Chloe Zhang, M.A.Sc., P.Geo. (formerly of MH). The weather conditions were partly cloudy and approximately 20°C at the time of reconnaissance. MH staff performed a self-guided walkthrough of the Phase One Property and a self-guided review of the Phase One Study Area from publicly accessible vantage points. Annotated photographs taken during the site reconnaissance are provided in **Appendix G**.

### **6.2 Specific Observations at the Phase One Property**

#### **6.2.1 Layout, Tanks, Potable Water Sources**

The Phase One Property is mostly paved with surficial soil/grass, while eastern portion of the Phase One Property is covered with overgrown vegetation. No evidence of historical storage tanks was noted at the Phase One Property. The potable water at the Phase One Property is supplied by the York Region.

#### **6.2.2 Buildings and Structures**

No building or structure is currently present at the Phase One Property.

#### **6.2.3 Utilities**

No evidence of on-site utilities was observed at the Phase One Property. During the Phase One Property reconnaissance numerous overhead wires (including electrical wires) were observed within the surrounding area.

#### **6.2.4 Wells, Sewage Works, Ground Surface and Railway Lines**

No wells (domestic or monitoring wells) were observed at the Phase One Property during the site reconnaissance. The ground surface of the Phase One Property is covered with surficial soil/grass and vegetation. A portion of the Phase One Property is occupied by a driveway connecting the property located at 2190 Teston Road to Teston Road. Sewage works were not observed to be present at the Phase One Property,

however, a stormwater ditch was observed located immediately south of the Phase One Property running in an east-west orientation. Railway lines were observed 50 m west of the Phase One Property, running from northwest to southwest.

### **6.2.5 Land (Signs of Contamination)**

The Phase One Property was inspected for areas of stained soil, vegetation or pavement; areas of stressed vegetation; areas of placed fill or debris; potentially contaminating activities; and unidentified substances. No stained soil, signs of dumping, or stressed vegetation was observed.

### **6.2.6 Special Attention Substances**

MH reviewed the Phase One Property for the potential presence of “special attention” items during the site visit. The special substances are regulated through federal or provincial regulations and may represent a health concern if there is exposure, and/or require proper handling, storage, and disposal. These special attention items include Polychlorinated Biphenyls (PCBs), ozone-depleting materials (ODMs), urea foam formaldehyde insulation (UFFI), asbestos, radon, mould, noise and vibrations, and electric/magnetic fields (EMF).

No evidence of potential sources for PCBs, ODMs, UFFI, asbestos, radon, mould, noise and vibrations, and EMF were identified at the Phase One Property during the site reconnaissance.

## **6.3 Enhanced Investigation Property**

The Phase One Property is not and has never been a garage, fuelling facility or dry-cleaning facility. The Phase One Property does not meet the criteria for an enhanced investigation property as defined by clause 32 (1) (b) of the O. Reg 153/04.

## **6.4 Observations Within the Phase One Study Area**

The surrounding properties in the immediate vicinity of the Phase One Property were also inspected during the site reconnaissance. Generally, properties surrounding the Phase One Property are industrial/commercial in nature.

**North:** Adjacent to the Phase One Property to the north is a commercial property, currently occupied by Sutong Tire Resources Inc. (a tire warehouse/distribution facility) and an outdoor storage of marble and granite, both associated with the address 2190 Teston Road.

**East:** The Phase One Property is bound to the east by a portion of 2190 Teston Road, followed by a private landfill occupied by Disposal Services Landfill.

**South:** The Phase One Property is bound to the south by Teston Road, followed by industrial/commercial property: 2175 Teston Road (a plastic product manufacturing facility located approximately 40 m south of the Phase One Property).

**West:** The Phase One Property is bound to the east by a portion of 2190 Teston Road, followed by railway tracks. A commercial property (currently occupied by Vaughan Water Pumping Station) is located 90 west of the Phase One Property.

## **6.5 Written Description of Investigation**

Section 15 of the O. Reg. 153/04 requires a written description of the investigations conducted on the Phase One Property and in the Phase One Study Area, including any findings that are relevant to the existence of an APEC. This requirement is addressed in the relevant sections of this report.

## 7. REVIEW AND EVALUATION OF INFORMATION

### 7.1 Current and Past Uses of Phase One Property

The Phase One Property is a small portion of a commercial property located at 2190 Teston Road. Aerial photographs dating back to 1959 were used to determine the approximate date and land use of first development. The Phase One Property was a portion of an agricultural field till early 2000s. The Phase One Property was partially developed as a commercial property with an asphalt driveway and landscape areas by 2005, as indicated in 2005 aerial photograph. Currently, the Phase One Property is mostly paved with surficial soil/grass, while eastern portion of the Phase One Property is covered with overgrown vegetation. A small portion in the middle of the Phase One Property is paved as an asphalt driveway and is used to enter into commercial property at 2190 Teston Road.

Current and past uses of the Phase One Property, as identified from the Phase One ESA are summarized in **Table 3**.

**Table 3: Current and Past Uses of the Phase One Property**

Year	Name of Owner <sup>2</sup>	Description of Property Use	Property Use <sup>1</sup>	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Up to approximately 2000s	Not available	Agricultural	Agriculture or other use	– 1959, 1964, 1985 aerial photograph indicated agricultural land.
2002-Present	Not available	Warehouse/ Distribution facility	Commercial use	– 2002 aerial photograph indicated soil disturbance at the Phase One Property. – 2016 and 2022 aerial photographs indicated that Phase One Property has been partially developed with an asphalt driveway and landscape areas. The eastern portion of the Phase One Property is covered with overgrown vegetation.

**Notes:**

1 - for each owner, specify one of the following types of property use (as defined in O. Reg. 153/04) that applies:

Agriculture or other use; Commercial use; Community use; Industrial use; Institutional use; Parkland use; Residential use

2 - Please note, this table cannot be completed to the standard of O. Reg. 153/04 until ownership of the property parcel(s) is confirmed, and chain of title obtained.

## 7.2 Potentially Contaminating Activity

Per O. Reg. 153/04, Potentially Contaminating Activity (PCA), means “a use or activity set out in Column A or Table 2 of Schedule D that is occurring or has occurred in a Phase One Study Area”. The PCAs identified at the Phase One Property and within the Phase One Study Area are described in the sections below.

### 7.2.1 Phase One Property

No PCAs were identified for the Phase One Property.

### 7.2.2 Phase One Study Area

The following PCAs were identified within the study area:

- **PCA#10: Commercial Autobody Shops**, based on the historical and current autobody shops, located at 84 Malmo Court (approximately 160 m south of the Phase One Property).
- **PCA#12: Concrete, Cement and Lime Manufacturing**, based on the concrete manufacturing facility currently occupied by Global precast, located at 2101 Teston Road (approximately 50 m southeast of the Phase One Property).
- **PCA#27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles**, based on the automobile garage currently occupied by Parente Garage, located at 10695 Keele Street (approximately 190 m southwest of the Phase One Property).
- **PCA#27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles**, based on the former automobile garage, located at 84 Malmo Court (approximately 160 m south of the Phase One Property).
- **PCA#34: Metal Fabrication**, based on the machine shop currently located at 2175 Teston Road (approximately 40 m south of the Phase One Property).
- **PCA#34: Metal Fabrication**, based on the historical and current machine shop located at 84 Malmo Court (approximately 160 m south of the Phase One Property).
- **PCA#43: Plastics (including Fibreglass) Manufacturing and Processing**, based on the plastics product manufacturing facility located at 2175 Teston Road (approximately 40 m south of the Phase One Property).
- **PCA#43: Plastics (including Fibreglass) Manufacturing and Processing**, based on the historical plastics product manufacturing facility located at 21 Rodinea Road (approximately 240 m southeast of the Phase One Property).

- **PCA#46: Rail Yards, Tracks and Spurs**, based on the railway line located 50 m west of the Phase One Property.
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the former waste management facility located at 2101 Teston Road (approximately 50 m southeast of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the former waste management facility located at 84 Malmo Court (approximately 160 m south of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the private landfill occupied by Disposal Services Landfill, located 50 m east of the Phase One Property.

### 7.3 Areas of Potential Environmental Concern

Based on the findings from the records review, and site reconnaissance, no PCAs were identified that would result in an APEC at the Phase One Property.

The findings that are considered to be of *de minimis* concern are listed in the **Table 4** below:

**Table 4: Summary of Findings Considered as *De Minimis* Concern**

Potential Contaminating Activity (PCA)	Rationale
Commercial Autobody Shops	Based on the distance (approximately 160 m) and downgradient location of the property located at 84 Malmo Court with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Concrete, Cement and Lime Manufacturing	Based on the distance (approximately 50 m) and downgradient location of the property located at 2101 Teston Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Based on the distance (approximately 160 m and 190 m) and downgradient location of the properties located at 84 Malmo Court and 10695 Keele Street with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Metal Fabrication	Based on the distance (approximately 40 m and 160 m) and downgradient location of the properties located at 2175 Teston

Potential Contaminating Activity (PCA)	Rationale
	Road and 84 Malmo Court with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Plastics (including Fibreglass) Manufacturing and Processing	Based on the distance (approximately 40 m and 240 m) and downgradient location of the properties located at 2175 Teston Road and 21 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Rail Yards, Tracks and Spurs	Based on the distance (approximately 50 m) and the downgradient location of the railway tracks with reference to the Phase One Property, railway tracks are not considered to present a significant environmental concern for the Phase One Property.
Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	<p>The PCA at the properties located at 2101 Teston Road (approximately 50 m southeast of the Phase One Property) and 84 Malmo Court (approximately 160 m south of the Phase One Property) are downgradient of the Phase One Property and therefore any leaching of chemicals into soil/groundwater would have no affect on the Phase One Property.</p> <p>In addition, the PCA for the private landfill located 50 m east of the Phase One Property is not considered to present a significant environmental concern for the Phase One Property based on the recent groundwater quality results for the upgradient monitoring well location MW6-16 located at the private landfill (groundwater result for MW6-16 is provided in <b>Appendix H</b>).</p>

## 7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was compiled from the information provided in **Section 7.3** and information shown on **Figure 1** through **Figure 3**.

No evidence of utilities at the Phase One Property was observed during the site reconnaissance. No water supply wells were located at the Site. The Site and the area in the vicinity of the Site are municipally serviced and the groundwater is not considered as a potable water source.

Based on the Ministry of Natural Resources web mapping tool, an area designated as Settlement Area Land Use, described under the Oak Ridges Moraine Conservation Plan is located 100 m east of the Phase One Property. No areas of natural significance were located in whole or in part on the Phase One Property or the Phase One Study Area.

Discussion of PCAs within the Phase One Study Area is provided on in **Section 7.3** of this report. No PCAs were identified within the Phase One Study Area which may contribute to an APEC on the Phase One Property.

Based on topographic maps, the regional groundwater flow is to the southwest towards the Don River West Branch. However, underground features such as utility corridors may locally influence groundwater flow within the Phase One Study Area. The actual groundwater flow direction and depth at the Phase One Property cannot be determined without site-specific groundwater monitoring well data.

The Phase One Property is located within the Oak Ridges Moraine physiographic region (Chapman and Putnam, 1984). Based on available surficial geology maps, the underlying geology of the Phase One Property is clay to silt textured till derived from glaciolacustrine deposits or shale. The bedrock consists of shale, limestone, dolostone, siltstone of Georgina Bay Formation; Blue Mountain Formation Billings Formation; Collingwood Member and Eastview Member. (OGS, 2010).

The identified stratigraphy generally followed the expectation for the Phase One Study Area, with high permeability silty sand layer overlying a lower permeability silt/clay layer. The thickness of the silty sand layer varied considerably, extending from 2 m to 13 m. Bedrock was not encountered in any of these monitoring wells and static water level was reported to be in the range of 6 to 10 meters below ground surface (mbgs).

The QP has determined that there isn't any uncertainty or absence of information obtained for any of the components of the Phase One ESA that would affect the validity of the Phase One CSM.

## 8. CONCLUSIONS

The objective of the Phase One ESA was to identify the possibility of potential contamination at the Phase One Property. Through this process a total of 7 PCAs were identified within the Phase One Study Area.

Upon considering the nature and history of the PCAs, their proximity to the Phase One Property, local topographic, geologic and hydrogeological features, and records review, it was determined that all of the PCAs were categorized to be of de minimis concern and have not resulted in an APEC on the Phase One Property.

### 8.1 Whether a Phase Two ESA is Required Before Record of Site Condition Submitted

Based on the available information, a Phase Two ESA is not required before Record of Site Condition can be submitted. This is because no APECs or PCAs were identified on the Phase One Property, and no PCAs were identified in the Phase One Study Area which may contribute to an APEC on the Phase One Property.

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

The Phase One Property is currently developed for commercial use. There is no apparent reason why the Phase One Property could not be used for this purpose or for any of the other land uses listed in subsection 1 (2) of the O. Reg. 153/04.

### 8.3 Qualifications of Assessors

**Ali Sultan, M.Sc., EIT** - The document review and report preparation were conducted by Mr. Ali Sultan, in MH's Markham, Ontario office. Mr. Sultan has been involved in site visits, interviews, historical research, groundwater, and soil sampling, drilling, excavations, pump-and-treat maintenance, test pitting, air photo identification and report writing for Phase I & II ESAs across Ontario in commercial and industrial sectors under CSA Z768-01, CSA Z769-00, Ontario Regulation 153/04 and ASTM standards. Mr. Sultan is an Environmental Engineering In Training under Professional Engineers Ontario (PEO). Mr. Sultan holds an Undergraduate degree in Chemical Engineering, and a Post Graduate Certificate in Environmental Engineering Applications, and has over four years of professional experience.

**Anthony (Ant) West, Ph.D., P.Eng., QP<sub>ESA</sub>** – The Phase One ESA was performed under the overall direction of Dr. Anthony (Ant) West. Dr. West is a Senior Environmental Engineer, manager of our environmental engineering and geoscience team, and our company's key contact for hydrogeology, contaminants, and hazardous materials. Ant has been working in contaminated sites assessment and remediation,

hazardous materials assessment and abatement, and contaminant and physical hydrogeology for close to thirty years, including during his graduate studies from 1998 to 2006. Dr. West meets the requirements to act as a Qualified Person, other than risk assessment, under O. Reg. 153/04.

## 8.4 Signatures

The findings and conclusion of this report have been supervised by the undersigned Qualified Person (QP). As a QP ESA, I confirm that I have supervised the carrying out of the Phase One ESA, the findings and the conclusions of this report.

We trust the information presented in this report meets your requirements. If you should have any further questions or need additional details, please do not hesitate to contact our office.

### Morrison Hershfield Limited

#### Phase One Written By:



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## 9. LIMITATIONS AND USE OF REPORT

This report has been prepared for the exclusive use of The Regional Municipality of York (the Client) by Morrison Hershfield Limited (Morrison Hershfield). Morrison Hershfield hereby disclaims any liability or responsibility to any person or party, other than the Client, for any loss, damage, expense, fines, or penalties which may arise from the use of any information or recommendations contained in this report.

In preparing this report Morrison Hershfield has relied in good faith on information provided by individuals and companies noted in this report. Morrison Hershfield assumes that the information provided is factual and accurate, and accepts no responsibility for any deficiency, misstatements or inaccuracies contained in this report due to omissions, misinterpretations or fraudulent acts of the persons interviewed or contacted.

The report, which specifically includes all tables, figures and appendices is based on data and information collected during investigations conducted by Morrison Hershfield and is based solely on the conditions of the site at the time of the investigation, supplemented by historical information and data obtained by Morrison Hershfield as described in this report. Limitations of the data and information include the fact that conditions between and beyond the limited number of sampling locations may vary; that the assessment is dependent upon the accuracy of the analytical data generated through sample analysis; and that contaminants may exist for which no analyses have been conducted. Furthermore, no assurance is made regarding changes in conditions and/or the regulatory regime (standards, guidelines, etc.), subsequent to the time of investigation.

Morrison Hershfield has exercised professional judgment in collecting and analyzing the information and formulating recommendations based on the results of the study. The services performed as described in this report were conducted in a manner consistent with that level of care and skill normally exercised by other members of the engineering and science professions currently practicing under similar conditions, subject to the time limits and financial and physical constraints applicable to this study. No other warranty or representation, either expressed or implied, as to the accuracy of the information or recommendations included or intended in this report.

## 10. REFERENCES

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Opta Historical Environmental Services Envirosan (Opta)

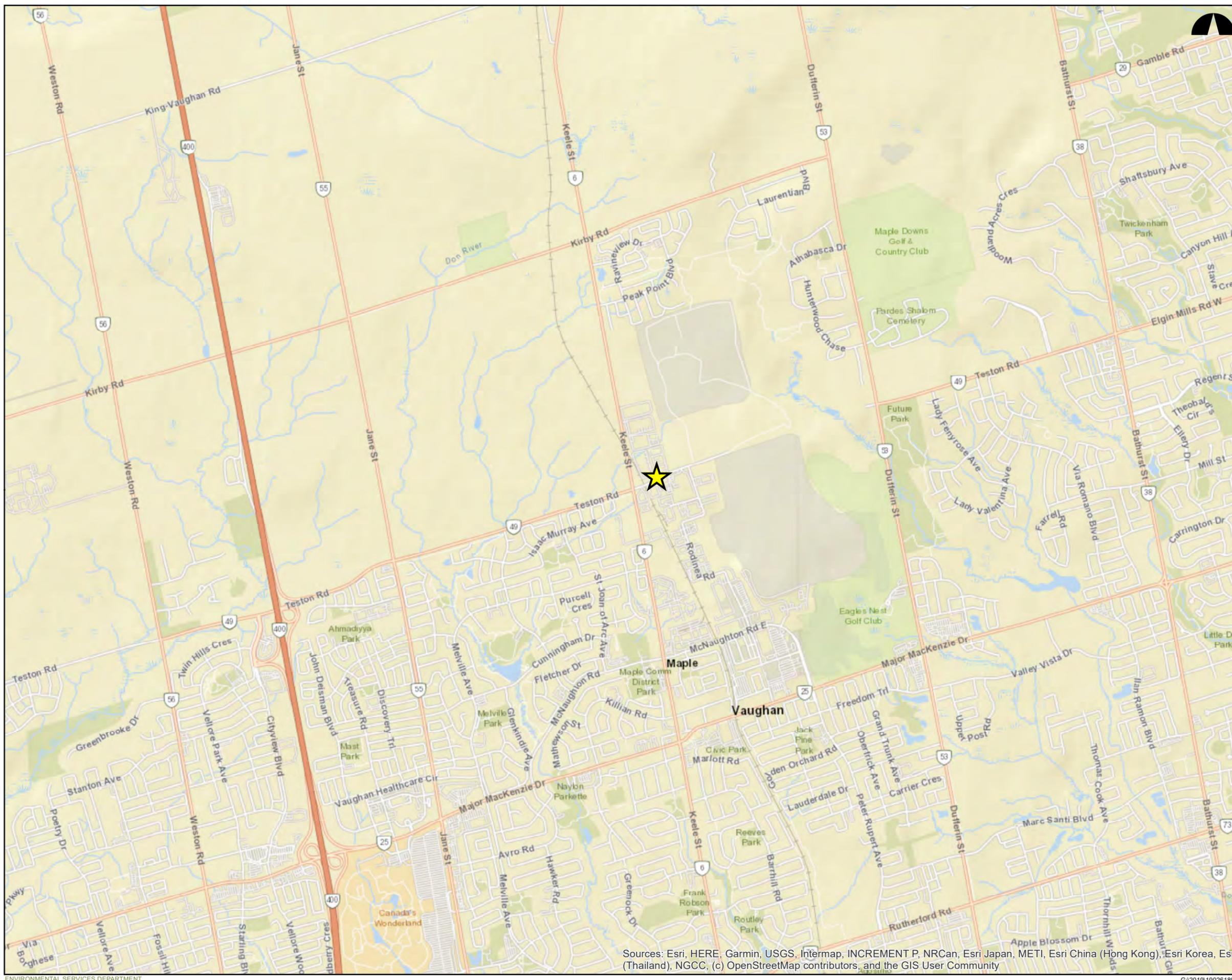
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## APPENDIX A: FIGURES



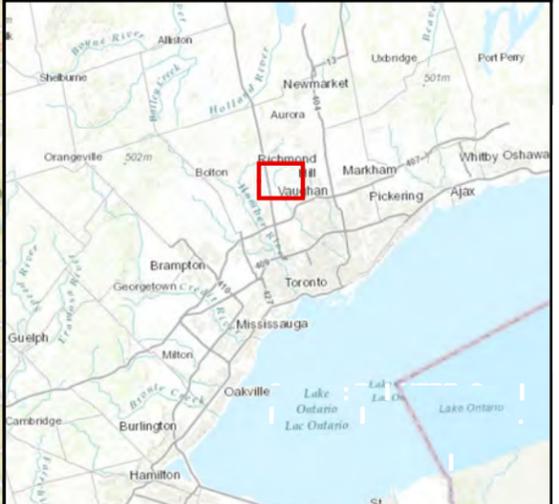


**LEGEND**

 Approximate Site Location

**NOTES:**

- MNRF Aurora District



SCALE: 1:30,000  
 0 125 250 500 750 1,000 1,250 1,500 1,750  
 Metres

TITLE:  
**Site Location Map**

PROJECT NO.: 190261800  
**Phase One ESA, Property 3  
 Teston Road, Vaughan Ontario**

DATE: **March 2023** **Figure 1**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



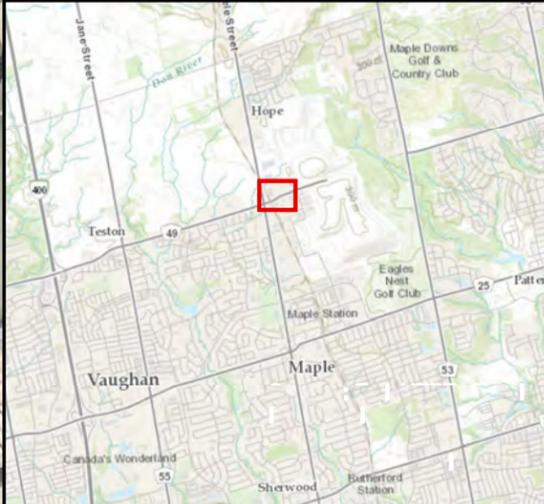
**LEGEND**

- Site Boundaries

**Transportation**

- Arterial / Collector
- Local Roads
- ++ Railway

**NOTES:**  
 - MNRF Aurora District



SCALE: 1:1,500  
 0 50 100  
 Metres

TITLE:  
**Site Layout**

PROJECT NO.: 190261800  
**Phase One ESA, Property 3  
 Teston Road, Vaughan Ontario**

DATE: **March 2023** **Figure 2**

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



## **APPENDIX B: FIRE INSURANCE PLANS**







An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

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

Report Completed By:

Swati

Site Address:

2101 Teston Rd Vaughan ON Canada

Project No:

22091304525

Opta Order ID:

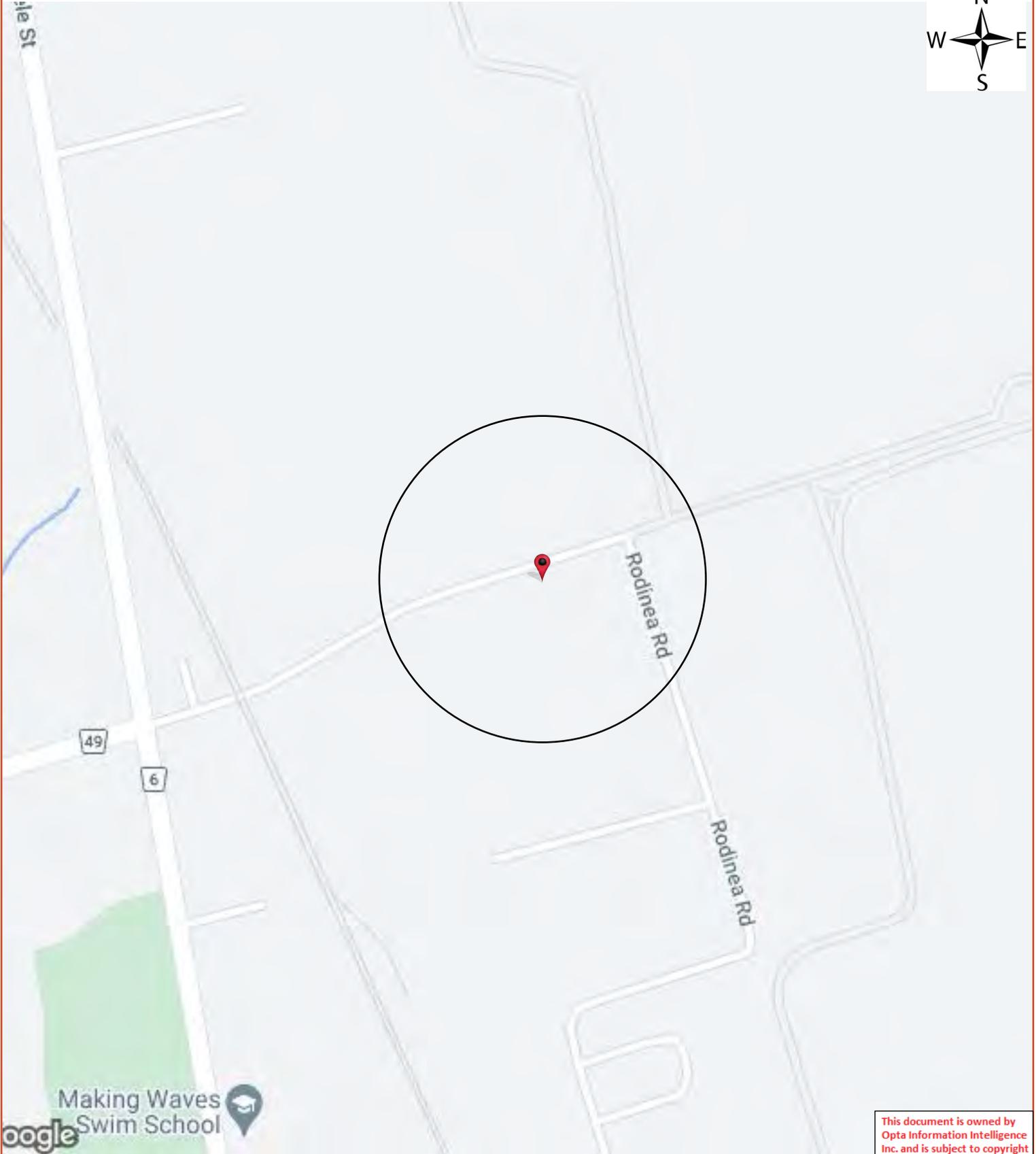
114229

Requested by:

Eleanor Goolab  
ERIS

Date Completed:

9/20/2022 8:24:55 AM



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

## Report

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

## Disclaimer

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

## Entire Agreement

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

## Governing Document

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

## Law

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

No Records Found

Requested by:  
Eleanor Goolab

Date Completed: 09/20/2022 08:24:55



OPTA INFORMATION INTELLIGENCE

No Records Found



## **APPENDIX C: CITY DIRECTORIES**



**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

**Project Property:** *2270 Teston Road, Vaughan, Ontario*  
**Report Type:** *City Directory*  
**Order No:** *22090200349*  
**Information Source:** *Polk York Region Ontario*  
**Date Completed:** *Sep 20, 2022*

**Environmental Risk Information Services**

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

**City Directory Information Source**

Polk York Region Ontario

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 2001	
<b>Site Listing:</b>	-Residential (1 Tenant)
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	2175-Fabco Plastics Wholesale Ltd -Fabco Systems -Fabricated Plastics Ltd -Hytek Plastic Sales -Kemflo Canada Inc 2411 -Residential (1 Tenant) 2430 -Residential (2 Tenants)
<b>D'Amato Crescent (All)</b>	-All Residential
<b>Isaac Murray Avenue (268-371)</b>	291 -Residential (1 Tenant)
<b>Keele Street (10695-10721)</b>	10695-Macri Sand & Gravel

	-Parente Garage 10721-M&CC Ltd -Modular & Custom Cabinets Ltd -Modular Shelf Centre Ltd
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<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 1995	
<b>Site Listing:</b>	-Address Not Listed
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	2175-Fabco Plastics Wholesale Ltd -Fabco Systems -Fabricated Plastics Ltd -Hytek Plastic Sales 2381 -Residential (1 Tenant) 2411 -Residential (1 Tenant) 2430 -Residential (1 Tenant)
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed

<b>Keele Street (10695-10721)</b>	10721-M&CC Ltd & Custom Cabinets Ltd  -Modular & Custom Cabinets Ltd  -Modular Shelf Centre Ltd

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 1990	
<b>Site Listing:</b>	-Residential (1 Tenant)
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	2175-Fabco Systems  2381 -Residential (1 Tenant)  2411 -Residential (1 Tenant)  -Pisa Construction  2430 -Residential (1 Tenant)  -Blue Crest Construction Ltd
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed

<b>Keele Street (10695-10721)</b>	10721-Modular & Custom Cabinets Ltd -Modular Shelf Centre Ltd

<b>PROJECT NUMBER: 22090200349</b>	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year: 1985</b>	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	10721-Modular & Custom Cabinets Ltd

<b>PROJECT NUMBER: 22090200349</b>	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario

<b>Year: 1979</b>	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	-No Listings Within Radius

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year: 1975</b>	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	

<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	-No Listings Within Radius

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 1970/71	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	-No Listings Within Radius

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 1966	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	
<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 22090200349	
<b>Site Address:</b>	2270 Teston Road, Vaughan, Ontario
<b>Year:</b> 1960	
<b>Site Listing:</b>	-Street Not Listed
<b>Adjacent Properties:</b>	

<b>Teston Road (2175-2430)</b>	-Street Not Listed
<b>D'Amato Crescent (All)</b>	-Street Not Listed
<b>Isaac Murray Avenue (268-371)</b>	-Street Not Listed
<b>Keele Street (10695-10721)</b>	-Street Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as "residential" with the number of tenants. The name of the residential tenant is not listed in the above city directory.

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

**Project Property:** *Phase I ESA - Teston Rd, Vaughan, Ontario*  
**Report Type:** *City Directory*  
**Order No:** *22090200347*  
**Information Source:** *Polk York Region Ontario*  
**Date Completed:** *Sep 20, 2022*

**Environmental Risk Information Services**

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

**City Directory Information Source**

Polk York Region Ontario

<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 2001	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	1600 -Residential (1 Tenant) 2101-Connolly Marble & Granite -Cormil Drywall Inc -Global Precast -Stock Mechanical -World Waste System Corp 2175-Fabco Plastics Wholesale Ltd -Fabco Systems -Fabricated Plastics Ltd -Hytek Plastic Sales -Kemflo Canada Inc
<b>Dufferin Street (10500-10800)</b>	10520-Automotive Video Productions 10780 -Residential (2 Tenants)

	10790-Christian Horizons 10800 -Residential (1 Tenant)
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-A&T Auto Refinishing -Blakelock K H Disposal Services -Fiedler Technology Ltd -Iveco Equipment -NP Services -Peppo Foods Ltd -R&W Maintenance Ltd -Tagg Industries -Top Motors -Residential (1 Tenant)
<b>Rodinea Road (21-99)</b>	45-Alpha Elegant Metal & Paper International Inc -Amerco Rentals -EG Construction Fence Rental -J&M Auto Service -The Restorers Group Inc -Solid Wall Concrete Forming -TNT Metal Stripping Inc -UHaul Co Ltd -Wirecomm Systems Inc 67-Cedarcraft Woodworks

	<ul style="list-style-type: none"> <li>-Cool Comfort Heating &amp; Air Conditioning</li> <li>-Doors &amp; More By DDR Ltd</li> <li>-Houston Marine Systems</li> <li>-June Acupuncture</li> <li>-Nortown Self Storage</li> <li>-Sartor &amp; Susin</li> <li>-Residential (1 Tenant)</li> <li>75-Automatic Compactors</li> <li>99-Alsi Contracting Ltd</li> <li>-GBM Rivet &amp; Fasteners Inc</li> </ul>
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<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 1995	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	<ul style="list-style-type: none"> <li>1600 -Residential (1 Tenant)</li> <li>2101-Cormil Drywall Inc</li> <li>-Stock Mechanical</li> <li>-Topax Export Packing Systems</li> <li>2175-Fabco Plastics Wholesale Ltd</li> </ul>

	<ul style="list-style-type: none"> <li>-Fabco Systems</li> <li>-Fabricated Plastics Ltd</li> <li>-Hytek Plastic Sales</li> </ul>
<b>Dufferin Street (10500-10800)</b>	<ul style="list-style-type: none"> <li>10728-The Cottage Book</li> <li>10748 -Residential (2 Tenants)</li> <li>10780 -Residential (2 Tenants)</li> <li>10790-Horizon House</li> <li>10800 -Residential (1 Tenant)</li> </ul>
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	<ul style="list-style-type: none"> <li>-Autograffs</li> <li>-Blakelock KH Disposal Services</li> <li>-Fiedler Technology Ltd</li> <li>-Iveco Equipment</li> <li>-Iveco Excavating</li> <li>-Marcello &amp; Tony Auto Centre</li> <li>-Northern Distributors</li> <li>-Pedovani Guido Painting Contractors</li> <li>-Tagg Industries</li> <li>-Residential (1 Tenant)</li> </ul>
<b>Rodinea Road (21-99)</b>	<ul style="list-style-type: none"> <li>21-Jager Industries Inc</li> <li>45-Alpha Alex Metal Co Ltd</li> <li>-Amerco Rentals</li> </ul>

	<ul style="list-style-type: none"> <li>-Clearway Construction Inc</li> <li>-DCL Co Inc</li> <li>-Downsview Group</li> <li>-Gilbat Metals Ltd</li> <li>-J&amp;M Auto Service</li> <li>-Silvio Constructions Co Ltd</li> <li>-Stahlike Excavating Ltd</li> <li>-Teston Pipeline</li> <li>-U Haul Co Ltd</li> <li>67-Boston Mechanical Contractors Ltd</li> <li>-Cool Comfort Heating &amp; Air Conditioning</li> <li>-Doors &amp; More By DDR Ltd</li> <li>-Nucorp Products</li> <li>-Saritor &amp; Susin</li> <li>75-Automatic Compactors</li> <li>99-Maple Stamping 2</li> <li>-Richmond Wood Products Ltd</li> </ul>
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<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 1990	
<b>Site Listing:</b>	-No Site Civic Address Identified

<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	1600 -Residential (1 Tenant) 2175-Fabco Systems
<b>Dufferin Street (10500-10800)</b>	10748 -Blue Diamond 10780 -Residential (1 Tenant) -Stehower Landscape Centre Designer 10790 -Residential (2 Tenants) 10800 -Residential (1 Tenant) -Demelis S Construction
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Blakelock KH Disposal Services -Fiedler Technology Ltd -The Fluid Recycling Mobile Service -Harvester Place Inc -Iveco Equipment -Joe Pace & Son Contracting Ltd -Mapletown Automotive Inc -Pedovani Guido Painting Contractors -Precision Plumbing & Heating Ltd -R&W Maintenance Ltd -Suburban Food Services Ltd -Surburban Water Distributors Inc

	-Vaughan Collision
<b>Rodinea Road (21-99)</b>	21-TTS Systems 45-Advanced Laminated Components -Clearway Construction Inc -DCL Co Inc -Gilbat Metals Ltd -J&M Auto Service -Silvio Construction Co Ltd -Teston Pipeline -Tonys Heavy Equipment Repairs Ltd 67-Asbury Mechanical Services -Doors & More By DDR Ltd -Lualco Steel Erection & Mechanical Services -Mighty Clean Products Inc -Nucorp Products 75-Automatic Apartment Compactors Ltd 99-Marlex Dimensional -Wood Products Ltd

<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 1985	

<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	-Street Not Listed
<b>Dufferin Street (10500-10800)</b>	10520-Honeypot Ranch -Residential (1 Tenant) 10748 -Residential (2 Tenants) 10780-Stehower Landscape Contractor Designer -Residential (1 Tenant) 10800-De Melis S Construction -Residential (1 Tenant)
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Allsorts Imports Inc -Coombs N Construction Ltd -Dafoe Floor Ltd -Maple Le Car Shop Ltd -Padovani Guido Painting Contractors Ltd -Rockport Enterprises Ltd -Surburban Food Services Ltd -Toronto Reefer Container Service Ltd
<b>Rodinea Road (21-99)</b>	45-Advanced Laminated Components

	<ul style="list-style-type: none"> <li>-Arrow Aluminum</li> <li>-Canadian Conduit &amp; Cable Constructors Inc</li> <li>-Clearway Construction Ltd</li> <li>-J&amp;M Auto Service</li> <li>-Teston Pipeline</li> <li>-Tony's Heavy Equipment Repairs Ltd</li> <li>-Residential (1 Tenant)</li> <li>67-Bateman Charles Ltd</li> <li>-Lualco Steel Erection &amp; Mechanical Services Ltd</li> <li>-Mighty Clean Products Inc</li> <li>-Rob Stead Stairways</li> <li>-Residential (1 Tenant)</li> <li>75-Automatic Apartment Compactors Ltd</li> <li>99-Maplex Dimensional Wood Products Ltd</li> <li>-Stall Master</li> </ul>
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<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 1979	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	

<b>Teston Road (1500-2190)</b>	-Street Not Listed
<b>Dufferin Street (10500-10800)</b>	10520 -Residential (1 Tenant) 10720 -Residential (1 Tenant) 10748 -Residential (1 Tenant) 10780 -Residential (1 Tenant)
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Street Not Listed
<b>Rodinea Road (21-99)</b>	-Street Not Listed

<b>PROJECT NUMBER: 22090200347</b>	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year: 1975</b>	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	-Street Not Listed

<b>Dufferin Street (10500-10800)</b>	10748 -Residential (1 Tenant)
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Street Not Listed
<b>Rodinea Road (21-99)</b>	-Street Not Listed

<b>PROJECT NUMBER:</b> 22090200347	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year:</b> 1970/71	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	-Street Not Listed
<b>Dufferin Street (10500-10800)</b>	-No Listings Within Radius
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Street Not Listed

<b>Rodinea Road (21-99)</b>	-Street Not Listed
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<b>PROJECT NUMBER: 22090200347</b>	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario
<b>Year: 1966</b>	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	-Street Not Listed
<b>Dufferin Street (10500-10800)</b>	-Street Not Listed
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Street Not Listed
<b>Rodinea Road (21-99)</b>	-Street Not Listed

<b>PROJECT NUMBER: 22090200347</b>	
<b>Site Address:</b>	Phase I ESA - Teston Rd, Vaughan, Ontario

<b>Year: 1960</b>	
<b>Site Listing:</b>	-No Site Civic Address Identified
<b>Adjacent Properties:</b>	
<b>Teston Road (1500-2190)</b>	-Street Not Listed
<b>Dufferin Street (10500-10800)</b>	-Street Not Listed
<b>Germana Place (56-101)</b>	-Street Not Listed
<b>84 Malmo Court</b>	-Street Not Listed
<b>Rodinea Road (21-99)</b>	-Street Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

## **APPENDIX D: ERIS REPORT**

The following Appendix falls under the category of exceptions as the information came from another organization, not Stantec. Therefore, this appendix is not accessible as per Accessibility for Ontarians with Disabilities Act, 2005 (AODA).

Appendix C contains data from Environmental Risk Information Services (ERIS) providing current and historical environmental information for the subject properties that fall within the Teston IEA study area.

**Appendix available upon request by emailing: [transportation@york.ca](mailto:transportation@york.ca)**

## **APPENDIX E: REGULATORY RECORDS AND REQUESTS**



## Ali Sultan

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**From:** Public Information Services <publicinformationsservices@tssa.org>  
**Sent:** Thursday, April 6, 2023 2:01 PM  
**To:** Ali Sultan  
**Subject:** RE: Request for Information

You don't often get email from publicinformationsservices@tssa.org. [Learn why this is important](#)

**Please refrain from sending documents to head office. The Public Information (PI) team works remotely, mailing in applications will lengthen the overall processing time.**

### **NO RECORD FOUND IN CURRENT DATABASE**

Hello,

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

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

This is not a confirmation that there are no records in the archives. For a further search in our archives, please submit an application for release of public information (PI Form) through TSSA's new Service Prepayment Portal. The associated fee must be paid via credit card (Visa or MasterCard) through a secure site.

Please follow the steps below to access the new application(s) and Service Prepayment Portal:

1. Click [Release of Public Information - TSSA](#) - TSSA and click "need a copy of a document";
2. Select the appropriate application, download it and complete it in full; and
3. Proceed to page 3 of the application and click the link TSSA Service Prepayment Portal under payment options (the link will take you the secure site to pay for the release via credit card).

Accessing the Service Prepayment Portal:

1. Select new or existing customer (\*if you are an existing customer, you will need your account # & postal code to access your account);
2. Select the program area: AD (Amusement Devices), BPV (Boilers and Pressure Vessels), ED (Elevating Devices), FS (Fuels Services), OE (Operating Engineers) or SKI (Ski Lifts) and click continue;
3. Enter the application form number (obtained from bottom left corner of application form) and click continue;
  - a. When selecting the application form number from the drop-down menu, please make sure you select the application that begins with "PI" (i.e. PI-FS, PI-BPV etc.);
4. Complete the primary contact information section;
5. Complete the fees section;
6. Upload your completed application; and
7. Upload supporting documents (if required) and click continue.

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

Questions? Please contact TSSA's Public Information Release team at [publicinformationsservices@tssa.org](mailto:publicinformationsservices@tssa.org).

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

Kind Regards,



**Nicola Carty | Public Information Agent**

Public Information  
345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel: +1 416-734-3221 | E-Mail: [ncarty@tssa.org](mailto:ncarty@tssa.org)  
[www.tssa.org](http://www.tssa.org)



**Winner of 2022 5-Star Safety Cultures Award**

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**From:** Ali Sultan <ASultan@morrisonhershfield.com>  
**Sent:** Wednesday, April 5, 2023 5:01 PM  
**To:** Public Information Services <publicinformationservices@tssa.org>  
**Subject:** Request for Information

**[CAUTION]:** This email originated outside the organisation.  
Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

Do you have any records/information in your databases pertaining to historical and current fuel tanks and associated piping for the properties stated below?

- 2270 Teston Road, Maple, Ontario
- 2400 Teston Road, Maple, Ontario
- 2190 Teston Road, Maple, Ontario
- 21 Rodinea Road, Maple, Ontario
- City of Vaughan Landfill, Maple Ontario (Parcel ID 156720, based on York Region Maps), (Concession 3, Lot 26, Vaughan City, Regional Municipality of York)
- Keele Valley Landfill, 7 Eaglet Court, Maple, Ontario (231740, based on York Region Maps) (Concession 3, Part of Lot 22, 23, 24 and 25, Vaughan City, Regional Municipality of York)
- 1600 Teston Road, Maple, Ontario
- 10500 Dufferin Street, Maple, Ontario

Feel free to contact me if further information is required.

Thank you,

**Ali Sultan M.Sc., EIT**

Environmental EIT  
M +1-647-674-3087  
[asultan@morrisonhershfield.com](mailto:asultan@morrisonhershfield.com)



Suite 300, 125 Commerce Valley Drive West | Markham, ON L3T 7W4

Tel: +1-416-499-3110

[www.morrisonhershfield.com](http://www.morrisonhershfield.com)

**People . Culture . Capabilities**

 *Please consider the environment before printing this email.*

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

## Ministry of Public and Business Service Delivery

### Access or Correction Request

#### *Freedom of Information and Protection of Privacy Act*

Personal information contained on this form is collected under the *Freedom of Information and Protection of Privacy Act* and will be used to answer your request.

Questions about this collection should be directed to the Freedom of Information and Privacy Coordinator at the institution where you make the request.

Many records of public institutions are available to you without making a request under the *Freedom of Information and Protection of Privacy Act*. Contact the Freedom of Information and Privacy (FOIP) Coordinator at the institution that holds the records to determine whether you need to make a formal request.

#### Section A - Type of Request

Fields marked with an asterisk (\*) are mandatory.

Check the box that indicates what you are requesting. (Records that do not contain personal information are general records.)

The FOIP Coordinator will contact you to verify your identity before giving you access to your own personal information or to secure proof that you have authority to act for another person if making a request for another person's personal information records (e.g., power of attorney, guardian or trusteeship order).

#### Type of Request \*

- Access to general records (non-personal information)
- Access to own personal information
- Access to other's personal information by authorized party
- Correction of own personal information

Name of institution request made to \*

Ministry of the Environment, Conservation and Parks

#### Freedom of Information and Privacy Coordinator Contact

Email Address: [foi.mecp@ontario.ca](mailto:foi.mecp@ontario.ca)

Telephone Number: 416-314-4075

## Section B - Requester's Information

Fields marked with an asterisk (\*) are mandatory.

Please ensure you have entered your name, mailing address, telephone and email address accurately.

Last Name \*

Sultan

First Name \*

Ali

Mailing Address

Canada  U.S.A.  International

Unit Number

300

Street Number

125

Street Name

125 Commerce Valley Drive West

PO Box

City/Town \*

Markham

Province \*

ON

Postal Code \*

L3T 7W4

Telephone Number

Home

Mobile

Business

647-674-3087

ext.

Email Address \*

asultan@morrisonhershfield.com

## Section C - Description of Records or Correction Requested

Fields marked with an asterisk (\*) are mandatory.

Provide as much detail as possible about the requested general records, own personal information, other's personal information or correction of own personal information.

If you are requesting access to personal information, provide the name that appears on the records.

If you are requesting a correction of your own personal information, describe the personal information to be corrected. The Ministry of Environment, Conservation and Parks will contact you with next steps in the process.

### Description of Records or Correction Requested \*

The description of records or correction that you entered for this FOI eRequest has been removed for the purposes of this email to protect the security of any personal information that may have been included.

The institution that you selected has received the complete copy of the FOI eRequest inclusive of contents you entered in this field.

**Time Period of the Records \***

Specify the time period for the records as precisely as possible, e.g., from 2008/07/21 to 2009/11/30.

From (yyyy/mm/dd)

To (yyyy/mm/dd)

1970/01/01

2023/04/05

**Method of Access \***

Check a box to indicate whether you want to examine original documents (which may only be done on site) or receive copies.

Receive copy

Examine original (on site only)

Payment confirmation number: 25790562

**Ministry of the Environment,  
Conservation and Parks**

Access and Privacy Office

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

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

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

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



May 5, 2023

Ali Sultan  
Morrison Hershfield  
125 Commerce Valley Drive West, Unit 300  
Markham, Ontario L3T 7W4  
asultan@morrisonhershfield.com

Dear Ali Sultan:

**RE: MECP FOI A-2023-02104 – Record Release Letter**

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 2190 Teston Road, Maple.

Attached is a copy of the records.

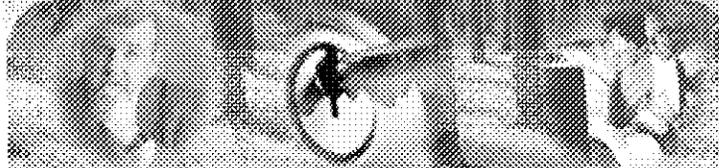
If you have any questions, please contact Mai Tang at 437-996-8412 or Mai.Tang@ontario.ca.

Yours truly,

*Mai* for

Ryan Gunn  
Manager (A), Access and Privacy Office

Attachment



Search

Go

**Generator Details**

**Registration/Notification Number**

ON9614535

**Legal Company Name**

Primary Name: Belfor Property Restoration      Division Name: NA

**Company Operating Name**

Primary Name: Belfor Property Restoration      Division Name: NA

**Mailing Address**

Division Building:	NA	Post Box Number:	NA
Address Line 1:	6497 Edwards Boulevard	Address Line 2:	NA
Town/City:	Mississauga	Postal Code / Zip Code:	L5T 2V2
County: (if inside Ontario)	PEEL (R. M.)	Province/State (If inside Canada/US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

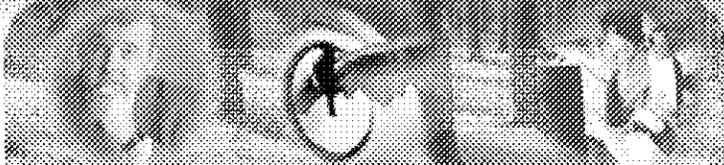
**Site Location**

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

Division Building:	NA	Post Box Number:	NA
Address Line 1:	2190 Teston Road		
Address Line 2:	NA		
Town/City:	Maple	Postal Code / Zip Code:	L6A 4A7
County: (if inside Ontario)	YORK (R. M.)	Province / State (If inside Canada / US)	ONTARIO
County: (if outside Ontario)	NA	Province / State (If outside Canada / US)	NA
Country:	Canada		

[HOME](#) | [AIR](#) | [WATER](#) | [LAND](#) | [WASTE](#) | [REGULATIONS](#) | [NEWS & PUBLICATIONS](#)

[User Management](#) | [Company Mgmt](#) | [Manifests](#) | [Site Data](#) | [HELP](#) | [Logout](#)

Company Name: **Belfor Property Restoration**  
 Company Number: **ON9614535 (Generator)**

**Active Waste Classes**

**Active Waste Class Listing**

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

**Active On-site Waste Classes**

Waste Class	<a href="#">View Details</a>	Hazardous Waste Number (per waste stream)	Reg. 347 Schedules	Disposal Method	Part 2B required	Part 2B complete	Physical State	Off-Site	Status
312 - P	<a href="#">View Details</a>	N/A					Solid	Off-Site	Active

## **APPENDIX F: AERIAL PHOTOGRAPHS**



1956

Teston Road

Keele Street

Dufferin Street

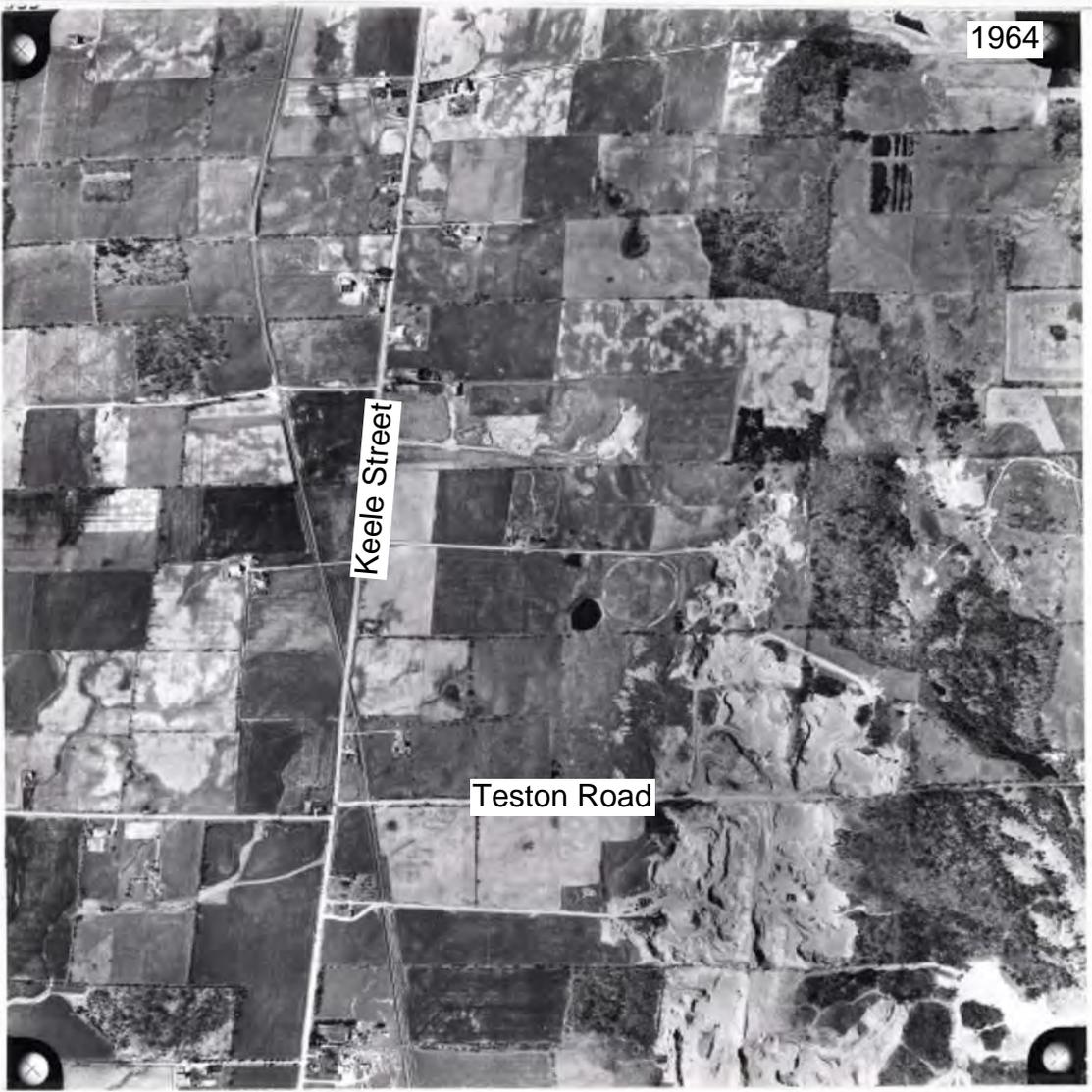
Major Mackenzie Drive West



1964

Keele Street

Teston Road



1973

Teston Road

Keele Street

Major Mackenzie Drive West

# 1985 Aerial Photograph

**Legend**  
Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Centre

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Teston Rd

Isaac Murray Ave

6

Rodina Rd

hion

Isaac Murray Ave

St. Joan of Arc Ave

Making Waves Swim School

Maple Reservoir

Blackthorn Dr

Dolcini e Biscotti

Keeler St

on Gate

Google Earth

Drummond Dr

Blair Building Materials

TIP Canada

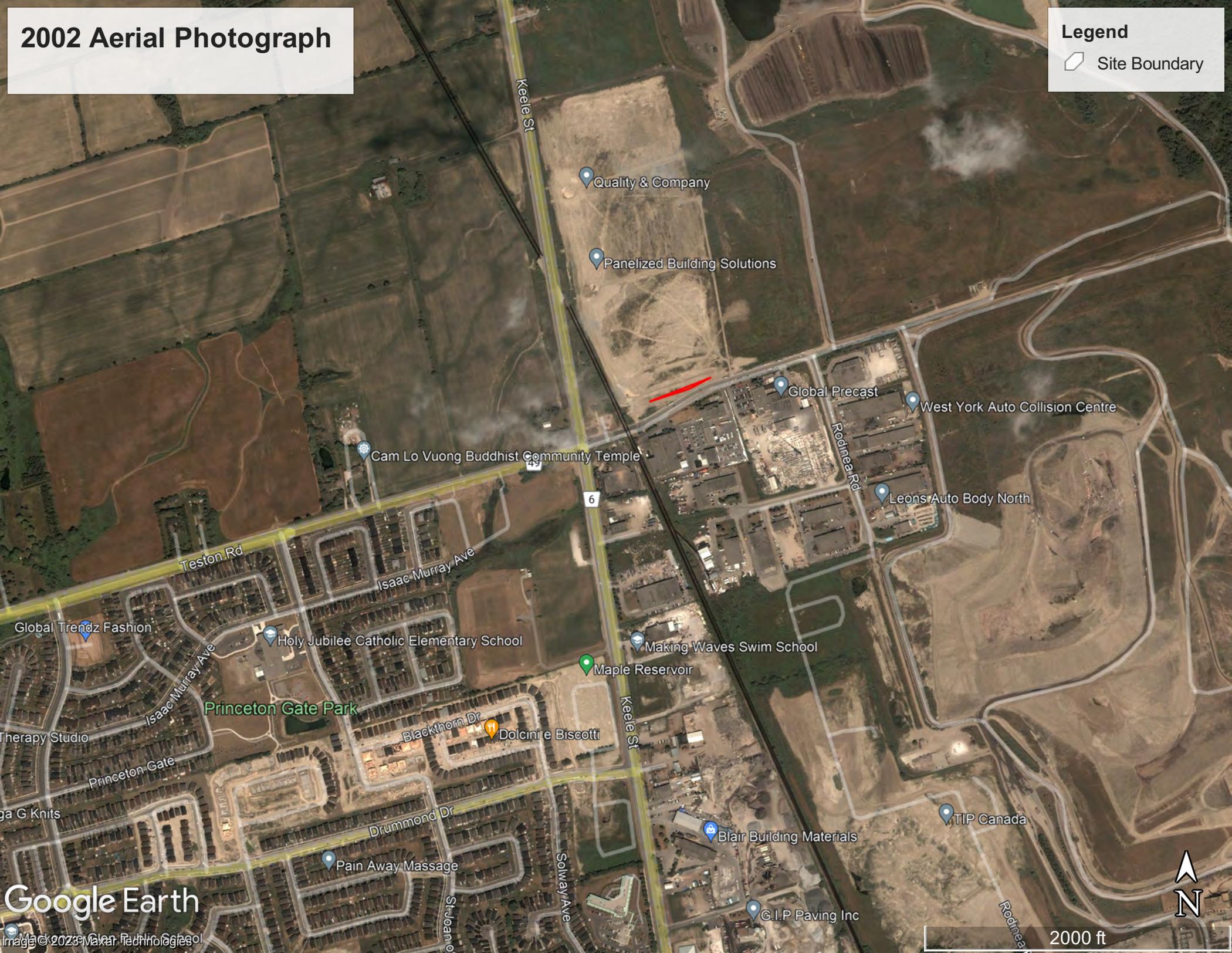
Image Landsat / Copernicus

2000 ft



# 2002 Aerial Photograph

**Legend**  
□ Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Centre

Leons Auto Body North

Cam Lo Vuong Buddhist Community Temple

6

Global Trendz Fashion

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Dolcine Biscotti

Therapy Studio

Pain Away Massage

Blair Building Materials

TIP Canada

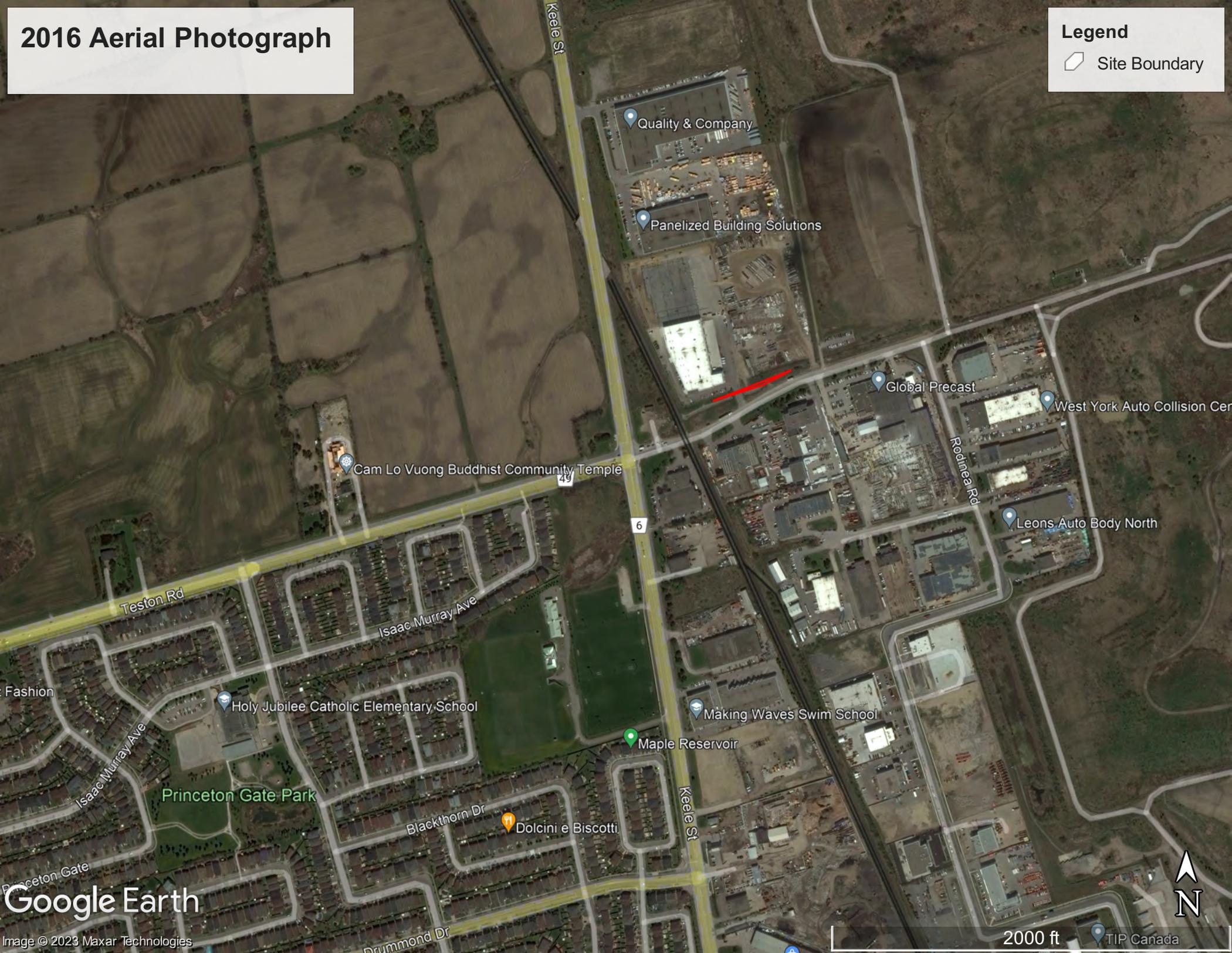
G.I.P. Paving Inc



# 2016 Aerial Photograph

**Legend**

- Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Cen

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Teston Rd

Isaac Murray Ave

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Dolcini e Biscotti

Keeler St

Blackthorn Dr

Drummond Dr

Google Earth

Image © 2023 Maxar Technologies

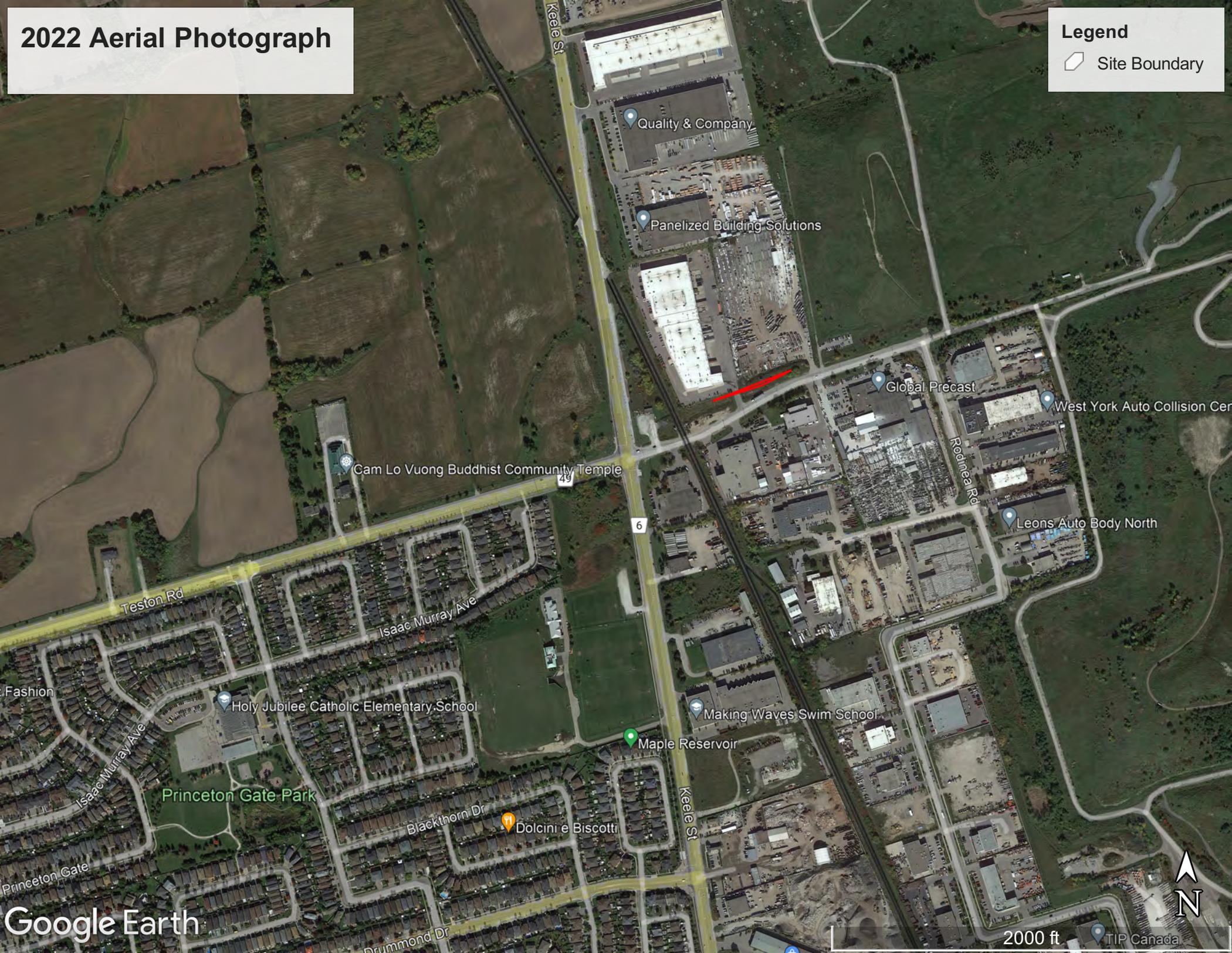
2000 ft

TIP Canada



# 2022 Aerial Photograph

**Legend**  
Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Cen

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Teston Rd

Isaac Murray Ave

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Dolcini e Biscotti

Blackthorn Dr

Keele St

Google Earth

2000 ft

TIP Canada



## **APPENDIX G: SITE PHOTOGRAPHS**





Photo 1: View of the Site and north adjacent property, facing north



Photo 2: View of the Site and the west adjacent railway tracks, facing east-northeast



Photo 3: View of Teston Rd and south neighboring property, facing south



Photo 4: View of Teston Road and southeast neighboring properties, facing east



Photo 5: View of the private landfill located farther east of the Site, facing northwest



Photo 6: View of the west neighboring property across the railway tracks, facing northwest



Photo 7: View of properties farther southwest of the Site, facing southwest



Photo 8: Typical ground surface on and around the Site

**APPENDIX H: GROUNDWATER RESULT FOR MW6-16 AT DISPOSAL  
SERVICES LANDFILL**



**Table 1**  
**Summary of Water Analytical Results Near Teston Road**  
**Disposal Services Landfill Site**  
**York Major Holdings Inc.**

Sample Location		Units	A B C D ODWS	E Ontario SCS	1-74R	MW6-16
Sample Date	1-Oct-21				1-Oct-21	
Sample ID	Sample ID				1-74R	MW6-16
Sampling Company	Sampling Company				STANTEC	STANTEC
Laboratory	Laboratory				BV	BV
Laboratory Work Order	Laboratory Work Order				C1S5484	C1S5484
Laboratory Sample ID	Laboratory Sample ID				QVA069	QVA072
Total/Dissolved	Sample Type					
<b>General Chemistry</b>						
D	Chloride	mg/L	250 <sup>B</sup>	2,300 <sup>E</sup>	1,200 <sup>B</sup>	110
D	Total Dissolved Solids	mg/L	500 <sup>B</sup>	n/v	2,970 <sup>B</sup>	820 <sup>B</sup>
N	Alkalinity, Total (As CaCO3)	mg/L	30-500 <sup>D</sup>	n/v	930 <sup>D</sup>	550 <sup>D</sup>
N	Conductivity, Lab	µmhos/cm	n/v	n/a <sup>E</sup>	4,400	1,300
N	Dissolved Organic Carbon	mg/L	5 <sup>B</sup>	n/v	150 E <sup>Z</sup> <sup>B</sup>	4.9
N	Nitrate + Nitrite (as N)	mg/L	10.0 <sub>d</sub> <sup>A</sup>	n/v	<0.10	<0.10
N	Nitrate(as N)	mg/L	10.0 <sub>d</sub> <sup>A</sup>	n/v	<0.10	<0.10
N	Nitrite(as N)	mg/L	1.0 <sub>d</sub> <sup>A</sup>	n/v	<0.010	0.014
N	pH, Lab	S.U.	6.5-8.5 <sup>D</sup>	n/v	7.67	7.58
N	Phenols-4AAP	mg/L	n/v	n/v	0.11	<0.0010
N	Sulfate	mg/L	500 <sub>h</sub> <sup>B</sup>	n/v	<1.0	47
N	Total Suspended Solids	mg/L	n/v	n/v	170	4,400
T	Ammonia (as N)	mg/L	n/v	n/v	3.1	0.15
T	Biological Oxygen Demand	mg/L	n/v	n/v	200	2
T	Chemical Oxygen Demand (COD)	mg/L	n/v	n/v	440	12
T	Phosphorus, Total	mg/L	n/v	n/v	0.11	2.1
T	Total Kjeldahl Nitrogen (TKN)	mg/L	n/v	n/v	5.5	0.70
<b>Metals</b>						
D	Arsenic	µg/L	10 <sup>A</sup>	1,900 <sup>E</sup>	67 <sup>A</sup>	<1.0
D	Barium	µg/L	1,000 <sup>A</sup>	29,000 <sup>E</sup>	690	150
D	Boron	µg/L	5,000 <sup>A</sup>	45,000 <sup>E</sup>	1,300	55
D	Cadmium	µg/L	5.0 <sup>A</sup>	2.7 <sup>E</sup>	<0.090	<0.090
D	Calcium	µg/L	n/v	n/v	460,000	200,000
D	Chromium (Total)	µg/L	50 <sup>A</sup>	810 <sup>E</sup>	<5.0	<5.0
D	Copper	µg/L	1,000 <sup>B</sup>	87 <sup>E</sup>	<0.90	1.8
D	Iron	µg/L	300 <sup>B</sup>	n/v	54,000 <sup>B</sup>	500 <sup>B</sup>
D	Lead	µg/L	10 <sup>A</sup>	25 <sup>E</sup>	<0.50	<0.50
D	Magnesium	µg/L	n/v	n/v	150,000	56,000
D	Manganese	µg/L	50 <sup>B</sup>	n/v	150 <sup>B</sup>	1,100 <sup>B</sup>
D	Potassium	µg/L	n/v	n/v	5,400	4,100
D	Sodium	µg/L	200,000 <sub>g</sub> <sup>B</sup> 20,000 <sub>g</sub> <sup>C</sup>	2,300,000 <sup>E</sup>	470,000 <sup>BC</sup>	24,000 <sup>C</sup>
D	Zinc	µg/L	5,000 <sup>B</sup>	1,100 <sup>E</sup>	<5.0	<5.0
T	Mercury	µg/L	1.0 <sup>A</sup>	0.29 <sup>E</sup>	-	-
T	Mercury	mg/L	0.001 <sup>A</sup>	0.00029 <sup>E</sup>	<0.00010	<0.00010
<b>Volatile Organic Compounds</b>						
N	Acetone	µg/L	n/v	130,000 <sup>E</sup>	1,500	<10
N	Benzene	µg/L	1.0 <sup>A</sup>	44 <sup>E</sup>	12 <sup>A</sup>	<0.20
N	Bromodichloromethane	µg/L	n/v	85,000 <sup>E</sup>	<0.50	<0.50
N	Bromoform	µg/L	n/v	380 <sup>E</sup>	<1.0	<1.0
N	Bromomethane	µg/L	n/v	5.6 <sup>E</sup>	<0.50	<0.50
N	Chlorobenzene	µg/L	80 <sup>A</sup> 30 <sub>t</sub> <sup>B</sup>	630 <sup>E</sup>	<0.20	<0.20
N	Chloroform	µg/L	n/v	2.4 <sup>E</sup>	<0.20	<0.20
N	Dibromochloromethane	µg/L	n/v	82,000 <sup>E</sup>	<0.50	<0.50
N	Dibromoethane, 1,2- (Ethylene Dibromide)	µg/L	n/v	0.25 <sup>E</sup>	<0.19	<0.19
N	Dichlorobenzene, 1,2-	µg/L	200 <sup>A</sup> 3.0 <sub>f</sub> <sup>B</sup>	4,600 <sup>E</sup>	<0.40	<0.40
N	Dichlorobenzene, 1,3-	µg/L	n/v	9,600 <sup>E</sup>	<0.40	<0.40
N	Dichlorobenzene, 1,4-	µg/L	5.0 <sup>A</sup> 1.0 <sub>f</sub> <sup>B</sup>	8 <sup>E</sup>	<0.40	<0.40
N	Dichlorodifluoromethane	µg/L	n/v	4,400 <sup>E</sup>	<1.0	<1.0
N	Dichloroethane, 1,1-	µg/L	n/v	320 <sup>E</sup>	20	<0.20
N	Dichloroethane, 1,2-	µg/L	5.0 <sup>A</sup>	1.6 <sup>E</sup>	52 <sup>AE</sup>	<0.49
N	Dichloroethene, 1,1-	µg/L	14 <sup>A</sup>	1.6 <sup>E</sup>	<0.20	<0.20
N	Dichloroethene, cis-1,2-	µg/L	n/v	1.6 <sup>E</sup>	<0.50	<0.50
N	Dichloroethene, trans-1,2-	µg/L	n/v	1.6 <sup>E</sup>	<0.50	<0.50
N	Dichloromethane (Methylene Chloride)	µg/L	50 <sup>A</sup>	610 <sup>E</sup>	<2.0	<2.0
N	Dichloropropane, 1,2-	µg/L	n/v	16 <sup>E</sup>	1.9	<0.20
N	Dichloropropene, cis-1,3-	µg/L	n/v	<sup>s11</sup> <sup>E</sup>	<0.30	<0.30
N	Dichloropropene, trans-1,3-	µg/L	n/v	<sup>s11</sup> <sup>E</sup>	<0.40	<0.40
N	Ethylbenzene	µg/L	140 <sup>A</sup> 1.6 <sup>B</sup>	2,300 <sup>E</sup>	<0.20	<0.20
N	Hexane	µg/L	n/v	51 <sup>E</sup>	<1.0	<1.0
N	m & p-Xylene	µg/L	n/v	<sup>s1</sup> <sup>E</sup>	<0.20	<0.20
N	Methyl Ethyl Ketone (MEK)	µg/L	n/v	470,000 <sup>E</sup>	370	<10
N	Methyl Isobutyl Ketone (MIBK)	µg/L	n/v	140,000 <sup>E</sup>	2,400	<5.0
N	Methyl tert-butyl ether (MTBE)	µg/L	15 <sup>B</sup>	190 <sup>E</sup>	<0.50	<0.50
N	o-Xylene	µg/L	n/v	<sup>s1</sup> <sup>E</sup>	<0.20	<0.20
N	Styrene	µg/L	n/v	1,300 <sup>E</sup>	<0.40	<0.40
N	Tetrachloroethane, 1,1,1,2-	µg/L	n/v	3.3 <sup>E</sup>	<0.50	<0.50
N	Tetrachloroethane, 1,1,2,2-	µg/L	n/v	3.2 <sup>E</sup>	<0.40	<0.40
N	Tetrachloroethene	µg/L	10 <sup>A</sup>	1.6 <sup>E</sup>	<0.20	<0.20
N	Tetrachloromethane (Carbon Tetrachloride)	µg/L	2.0 <sup>A</sup>	0.79 <sup>E</sup>	<0.19	<0.19
N	Toluene	µg/L	60 <sup>A</sup> 24 <sup>B</sup>	18,000 <sup>E</sup>	810 <sup>AB</sup>	0.25
N	Trichloroethane, 1,1,1-	µg/L	n/v	640 <sup>E</sup>	<0.20	<0.20
N	Trichloroethane, 1,1,2-	µg/L	n/v	4.7 <sup>E</sup>	<0.40	<0.40
N	Trichloroethene	µg/L	5.0 <sup>A</sup>	1.6 <sup>E</sup>	0.29	<0.20
N	Trichlorofluoromethane	µg/L	n/v	2,500 <sup>E</sup>	<0.50	<0.50
N	Vinyl chloride	µg/L	1.0 <sup>A</sup>	0.5 <sup>E</sup>	<0.20	<0.20
N	Xylenes, Total	µg/L	90 <sup>A</sup>	4,200 <sub>s1</sub> <sup>E</sup>	<0.20	<0.20

**Table 1**  
**Summary of Water Analytical Results Near Teston Road**  
**Disposal Services Landfill Site**  
**York Major Holdings Inc.**

**Notes:**

- ODWS Technical Support Document for Ontario Drinking Water Standards, Objectives and Guidelines (MOE, 2006), in support of O.Reg 169/03 (January 1, 2018)
- A Schedule 2 - Chemical Standards (expressed as a maximum acceptable concentration)
- B ODWS Table 4 - Chemical/Physical Objectives and Guidelines, Aesthetic Objectives
- C ODWS Table 4 - Medical Officer of Health Reporting Limit
- D ODWS Table 4 - Chemical/Physical Objectives and Guidelines, Operational Guidelines
- Ontario SC: Soil, Ground Water and Sediment Standards for Use under Part XV.I of the Environmental Protection Act (MOE, 2011)
- Site Condition Standards (SCS)
- E Table 3 - All Types of Property Use - Coarse Textured Soils
- 6.5<sup>A</sup>** Concentration exceeds the indicated standard.
- 15.2 Measured concentration did not exceed the indicated standard.
- <0.50** Laboratory reporting limit was greater than the applicable standard.
- <0.03 Analyte was not detected at a concentration greater than the laboratory reporting limit.
- n/v No standard/guideline value.
- Parameter not analyzed / not available.
- d Where both nitrate and nitrite are present, the total of the two should not exceed 10 mg/L (as nitrogen).
- f Refer to ODWS Table 2 for health related standard
- <sup>BC</sup>g The aesthetic objective for sodium in drinking water is 200 mg/L. The local Medical Officer of Health should be notified when the sodium concentration exceeds 20 mg/L so that this information may be communicated to local physicians for their use with patients on sodium restricted diets.
- h When sulfate levels exceed 500 mg/L, water may have a laxative effect on some people.
- n/a Not applicable.
- s1 Standard is applicable to total xylenes, and m & p-xylenes and o-xylenes should be summed for comparison.
- s11 Standard is applicable to 1,3-Dichloropropene, and the individual isomers (cis + trans) should be added for comparison.
- EZ Elevated reporting limit due to sample matrix.
- MI The detection limit was raised due to matrix interferences.