APPENDIX N.5 – Phase 1 Environmental Assessment Reports

FINAL REPORT

Teston Road Area Transportation Improvements Individual Environmental Assessment

Phase One Environmental Site Assessment, Property 6, Teston Road, Maple, Ontario

Presented to:

Praveen John, P.Eng.
Senior Project Manager
The Regional Municipality of York

17250 Yonge Street
Newmarket, Ontario

Report No. 190261800 October 25, 2024

\\EGNYTEDRIVE\MH CLOUD\PROJ\2019\190261800-P-19-218-TESTON ROAD IEA\08. WORKING\CONTAMINATION-WASTE\PHASE ONE ESAS\PHASE ONE ESA_PROPERTY 6\FINAL_PHASEONEESA_PROPERTY6_OCT 11_23.DOCX

TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 3

2.1 Phase One Property Information 3

3. SCOPE OF INVESTIGATION 4

4. RECORDS REVIEW 6

4.1 General 6

4.1.1 Phase One Study Area 6

4.1.2 First Developed Use 6

4.1.3 Fire Insurance Plans 6

4.1.4 City Directories 6

4.1.5 Environmental Reports 7

4.2 Environmental Source Information 8

4.2.1 Environmental Databases 8

4.2.2 Municipal Records 11

4.2.3 Ontario Ministry of the Environment, Conservation and Parks Documentation 11

4.2.4 Technical Standards & Safety Authority 11

4.3 Physical Setting Sources 11

4.3.1 Aerial Photographs 11

4.3.2 Topography, Hydrology and Geology 13

4.3.3 Fill Materials 14

4.3.4 Water Bodies and Areas of Natural Significance 14

4.3.5 Well Records 14

4.3.6 Site Operating Records 15

5. INTERVIEWS 16

6. SITE RECONNAISSANCE 17

6.1 General Requirements 17

6.2 Specific Observations at the Phase One Property 17

6.2.1 Layout, Tanks, Potable Water Sources 17

6.2.2 Buildings and Structures 17

6.2.3 Utilities 17

6.2.4 Wells, Sewage Works, Ground Surface and Railway Lines 17

6.2.5 Land (Signs of Contamination) 18

6.2.6 Special Attention Substances 18

6.3 Enhanced Investigation Property 18

6.4 Observations Within the Phase One Study Area 18

6.5 Written Description of Investigation 19

7. REVIEW AND EVALUATION OF INFORMATION 20

7.1 Current and Past Uses of Phase One Property 20

7.2 Potentially Contaminating Activity 20

7.2.1 Phase One Property 20

7.2.2 Phase One Study Area 21

7.3 Areas of Potential Environmental Concern 21

7.4 Phase One Conceptual Site Model 21

8. CONCLUSIONS 23

8.1 Whether a Phase Two ESA is Required Before Record of Site Condition Submitted 23

8.2 Record of Site Condition Based on Phase One Environmental Site Assessment Alone 23

8.3 Qualifications of Assessors 23

8.4 Signatures 24

9. LIMITATIONS AND USE OF REPORT 25

10. REFERENCES 26

LIST OF TABLES

Table 1: City Directory Listings 7

Table 2: Summary of Aerial Photographs 11

Table 3: Current and Past Uses of the Phase One Property 20

Table 4: Summary of Findings Considered as *De Minimis* Concern 21

LIST OF APPENDICES

Appendix A. Figures
Appendix B. Fire Insurance Plans
Appendix C. City Directories
Appendix D. ERIS Records
Appendix E. Regulatory Records and Requests
Appendix F. Aerial Photographs
Appendix G. Interview Questionnaire
Appendix H. Site Photographs

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 a small portion of the property with a with a Parcel ID 194392 (based on York Region Maps) and a municipal address of 1600 Teston Road in Vaughan, Ontario (herein referred to as the "Phase One Property"). The entire property is referred to as "Subject Property" for the purpose of this Phase One ESA. 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 a rectangular-shaped parcel x`of land covering approximately an area of 5,000 square meters (m^2). The Phase One Property is a small portion along the southern boundary of the Subject Property. The majority of the Phase One Property is an undeveloped land with a surface water body on-site. The eastern portion of the Phase One Property is a residential land which is currently being developed as part of the development of detached residential dwellings at the Subject Property. According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the western undeveloped portion of the Phase One Property is zoned as Rural Area and the eastern portion of the Phase One Property is zoned as Community Area. The surrounding land use is a mix of undeveloped, residential and commercial properties. 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 principally informed by aerial photographs, former environmental reports, records from environmental databases (ERIS), an interview and site reconnaissance. The review of the aerial photographs indicated that the western portion of the Phase One Property is undeveloped, while the eastern portion of the Phase One Property is of residential use since 1959.

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 a small portion of the property with a Parcel ID 194392 (based on York Region Maps) and a municipal address of 1600 Teston Road in Vaughan, Ontario (herein referred to as the "Phase One Property"). The entire property is referred to as "Subject Property" for the purpose of this Phase One ESA. 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).

2.1 Phase One Property Information

The Phase One Property is a rectangular-shaped parcel of land covering approximately an area of 5,000 square meters (m^2). The Phase One Property is a small portion along the southern boundary of the Subject Property. The majority of the Phase One Property is an undeveloped land with a surface water body on-site. The eastern portion of the Phase One Property is a residential land which is currently being developed as part of the development of detached residential dwellings at the Subject Property.

According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the western undeveloped portion of the Phase One Property is zoned as Rural Area and the eastern portion of the Phase One Property is zoned as Community Area. The surrounding land use is a mix of undeveloped, residential and commercial properties.

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 H**.

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 interviews with designated site representative(s) as a resource for current and historical Phase One Property information, as well as to provide MH staff with unrestricted access to all areas 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.

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

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 as Community Area, and/or Rural Area, characterized by residential and commercial properties, and undeveloped land.

4.1.2 First Developed Use

Aerial photographs dating back to 1959 and historical records were used to determine the approximate date and land use of first development. Based on the aerial photographs and historical records, the western portion of the Phase One Property is undeveloped, while the eastern portion of the Phase One Property is of residential use since 1959.

Based on the limited information available, the first developed use of the eastern portion Phase One Property is assumed to be in 1950s.

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 information 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 Teston Road in the reviewed city directories from 1960 to 1985. The Subject Property (1600 Teston Road) was listed as residential with 1 tenant from 1990 to 2001.

The surrounding street, Dufferin Street, was also reviewed. In general, no occupants were listed for Dufferin Street in the reviewed city directories from 1960 to 1970. 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
Dufferin Street		
10520	Honeypot Ranch, Automotive Video Productions	1985, 2001
10728	The Cottage Book	1995
10748	Blue Diamond	1990
10780	Stehower Landscape Contractor Designer, Stehower Landscape Centre Designer	1985, 1990
10790	Horizon House, Christian Horizons	1995, 2001
10800	De Melis S Construction	1985, 1990

No PCAs were identified based on the City Directories review alone.

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:

- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners (a closed City of Vaughan Landfill, the City of Toronto closed Keele Valley Landfill located approximately 240 m west 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.

***Soil Investigation Report*, Morrison Hershfield, June 2023**

MH was retained by the York Region to evaluate the quality of the soil and groundwater within the vicinity of the Phase One Property in January 2023. The drilling of boreholes and installation of monitoring wells were completed by Golder (a subsidiary of WSP Canada Inc.), while environmental soil samples were collected by MH staff. MH collected 5 soil samples from 2 boreholes adjacent south of the Phase One Property (within approximately 5 m of the southern Phase One Property boundary).

Based on the analytical results, no soil samples exceeded the MECP Table 3 SCS.

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 are records in the ERIS report for Subject Property, however, there were no indications that the records are specifically for the Phase One Property. On this basis, all the records for the Subject Property are treated as off-site records.

There were 51 records identified for the properties within the 250 m Phase One Study Area. Off-site listings were identified in 7 databases in ERIS report. Those that are considered relevant to this investigation are summarized below:

Environmental Compliance Approvals (ECA)

Entries in the Environmental Compliance Approvals (ECA) are facilities that obtained approval for air, water, or waste management activities. The summary of the records is briefly described below:

- 2 records in ECA for the property located at 10820 Dufferin Street, registered under Nulook Developments Inc. for municipal and private sewage works.

Anderson's Waste Disposal Sites (ANDR)

There were 4 records in the ANDR database, identified for the properties within the Phase One Study Area. The summary for the records is described below:

- 3 records were listed for the former City of Vaughan Landfill located 240 m west of the Phase One Property, registered under Maple Dump ’09 1976, Maple Dump ’01 1969, and Maple Dump Site 1 1965. The records indicated that the Subject Property was historically used as a sanitary landfill in between 1965 to 1976.
- 1 record was listed for the former Keele Valley Landfill located 240 m west of the Phase One Property, registered under Maple Dump’09. The record indicated that the property was a sanitary landfill in the year 1979.

Landfill at the property located 240 m west of the Phase One Property is considered a PCA according to MECP’s Table 2 of Schedule D of O. Reg. 153/04.

Waste Disposal Sites - MOE 1991 Historical Approval Inventory (WDSH)

There was 1 record in WDSH database for the property located 240 m west of the Phase One Property. The record indicated that the property is a closed waste disposal site permitted for urban municipal/domestic waste.

Waste disposal the property located 240 m west of the Phase One Property is considered a PCA according to MECP’s Table 2 of Schedule D of O. Reg. 153/04.

Ontario Spills (SPL)

The SPL database has 1 record of spills within the Phase One Study Area. The detail of the record is summarized below:

- A record for a spill of 100 L of diesel fuel from a transport truck due to an accident at the intersection of Dufferin Street and Teston Road, approximately 150 m east of the Phase One Property. The spill record has the potential to impact the soil and/or groundwater quality at the Phase One Property.

Fuel Oil Spills and Leaks (INC)

The INC database has 1 record of spills within the Phase One Study Area. The detail of the record is summarized below:

- A record for a spill due to an incident at a historical fuel storage facility located at 10500 Dufferin Street, approximately 60 m southeast of the Phase One Property.

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 13 records from the Ontario Regulation 347 Waste Generators Summary database were found within 250 m of the Phase One Property, including:

- 2 listings for the property located at 1901 Teston Road, registered under Arborea Wood Products Inc., for waste oil and lubricants in 1997 to 1999.
- 4 listings for the property located at 10800 Dufferin Street, registered under City of Vaughan, for waste oil and sludges in 2018 to 2022.
- 7 listings for the property located at 10500 Dufferin Street, registered under Richview Manor Vaughan Limited Partnership, for oil skimmings and sludges in 2013 to 2020.

The GEN records for properties generating subject wastes are consistent with the commercial 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.

Water Well Information System (WWIS)

A total of 29 records in the WWIS database were found for the Phase One Study Area, including:

- 5 domestic water supply wells, installed in 1955 and 1983.
- 6 abandoned wells, abandoned in between 1976 to 2018.
- 14 observation wells/monitoring wells, installed in between 1976 and 2019.
- 4 well records with unknown usage descriptions, installed in 2015 and 2019.

Majority of the observation/monitoring wells are for the waste disposal sites located 240 m west of the Phase One Property, indicating a potential of previous environmental assessments at these properties. No evidence of groundwater contamination at these properties was identified based on the WWIS records alone.

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 copy of the FOI request is included in **Appendix E**. As of the date of this report no records have been received from the MECP. If a response is received which alters the environmental recommendations of this report, a copy of the information will be provided to the Client as an addendum to this report, along with revised recommendations as appropriate.

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 subject properties. 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 and 1988 was obtained from York Region website. 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 western portion of the Phase One Property appears to be undeveloped, while the eastern portion is noted to be a landscape area for a residential dwelling and storage shed at the Subject Property. A surface waterbody is noted at the Phase One Property running from northwest to southeast of the Phase One Property.	**North:** Subject Property extends off-site with a residential dwelling north of the Phase One Property. Towards the north, the western portion of the Subject Property appears to be undeveloped, while the eastern portion is noted to be used as an agricultural land. **East:** The area east of the Phase One Property appears to be agricultural land. **South:** A gravel road to enter into the Subject Property is noted south of the Phase One Property, followed by an agricultural and undeveloped land. **West:** The area west of the Phase One Property appears to be undeveloped land, followed by landfill approximately 240 m west of the Phase One Property.
1964	No significant changes noted from the previous aerial photograph.	**North:** No significant changes noted from the previous aerial photograph. **East:** No significant changes noted from the previous aerial photograph. **South:** No significant changes noted from the previous aerial photograph. **West:** No significant changes noted from the previous aerial photograph.
1973	No significant changes noted from the previous aerial photograph.	**North:** Residential properties are developed northeast of the Phase One Property. **East:** Residential properties are developed east of the Phase One Property. **South:** Residential property appears to be developed on the previous agricultural land, southeast of the Phase One Property. **West:** No significant changes noted from the previous aerial photograph.
1988	No significant changes noted from the previous aerial photograph.	**North:** No significant changes noted from the previous aerial photograph. **East:** No significant changes noted from the previous aerial photograph. **South:** No significant changes noted from the previous aerial photograph. **West:** It appears that landfill 240 m west of the Phase One Property has been closed. No other significant changes noted from the previous aerial photograph.
2002	No significant changes noted from the previous aerial photograph.	**North:** No significant changes noted from the previous aerial photograph. **East:** No significant changes noted from the previous aerial photograph. **South:** Residential property is demolished southeast of the Phase One Property. The property appears to be a vacant land.

Year	Phase One Property	Surrounding Properties
		West: No significant changes noted from the previous aerial photograph.
2016	No significant changes noted from the previous aerial photograph.	**North:** A commercial building (probably a fire station) appears to be developed northeast of the Phase One Property. **East:** No significant changes noted from the previous aerial photograph. **South:** A property southeast of the Phase One Property appears to be re-developed with a residential building. **West:** No significant changes noted from the previous aerial photograph.
2022	The Phase One Property appears similar to the current configuration.	**North:** No other significant changes noted from the previous aerial photograph. **East:** No other significant changes noted from the previous aerial photograph. **South:** No other significant changes noted from the previous aerial photograph. **West:** No significant changes noted from the previous aerial photograph.

Waste disposal site located 240 m west of the Phase One Property is listed as a PCA 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 Moraines physiographic region (Chapman and Putnam, 1984). Based on available surficial geology maps, the underlying geology of the Phase One Property is sand and gravel, minor silt, clay and till. According to quaternary geology maps, the Phase One Property is within Halton Till with predominantly silt to silty clay. 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 has downward slope to the surface water body (a pond) at the centre of the Phase One Property i.e., from an elevation of approximately 275 and 260 metres above sea level (mASL) from the east and west to an elevation of approximately 253 mASL at the surface waterbody. The pond at the Site is connected to a tributary of Don River East Branch running from northwest to southeast of the Phase One Property. The Phase One Study Area also has a downward slope to the pond at the Phase One Property. Based on topographic maps, the direction of regional groundwater flow is to the centre of the Phase One Property towards surface water body at the Phase One Property. 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 the Phase One Property is covered with partially with surficial soil and vegetation and partially with trees. Stormwater generated at the Phase One Property will either infiltrate the ground surface or flow overland towards the Don River East Branch at the centre of the Phase One Property.

4.3.3 Fill Materials

The eastern portion of the Phase One Property is currently being developed for residential use. However, no evidence of importation of fill materials of unknown origin at the Phase One Property has been identified.

4.3.4 Water Bodies and Areas of Natural Significance

Based on the Ministry of Natural Resources web mapping tool, there is an area of natural and scientific interest (ANSI), a provincially significant wetland, a woodland, a natural heritage system, and a surface waterbody located at the Phase One Property.

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

On the basis of the discussion provided above, the Phase One Property is 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 wells within a 250 m radius of the Phase One Property. According to the WWIS, a total of 29 records from the Water Well Information System database were found within 250 m of the Phase One Property, including 5 domestic water supply wells, 14 observation/monitoring wells. The water supply wells were installed in between 1955 and 1983, and the observation/ monitoring wells were installed in between 1976 and 2019.

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 1 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

MH conducted an interview with Mr. Augusto Nalli, the Development Construction Project Manager for the development at the Phase One Property and Subject Property, on October 31, 2022, to get information regarding the historical and current operations at the Phase One Property. Mr. Nalli has been familiar with the Phase One Property since past seven months.

Mr. Nalli indicated that the Phase One Property was a vacant land with trees and vegetation on-site. There have been no changes to the land use of the Phase One Property since 1959. Mr. Nalli was unaware of any underground utilities at the Phase One Property.

Mr. Nalli explained that he was not aware of any chemical use at the Phase One Property. He explained that Environmental Site Assessments (Phase I ESA and Phase II ESA) were previously conducted for the Phase One Property as part of the assessment for the Subject Property. The assessment reports were not provided to MH for review.

Mr. Nalli confirmed that no potentially contaminating activities have occurred at the Phase One Property. Mr. Nalli was unaware of any septic tanks and fuel storage tanks currently/historically present at the Phase One Property.

Mr. Nalli mentioned that a historical domestic water supply well was present at the Subject Property, but its no longer in use. MH does not have current information on the status the well. Based on the site visit, none of the monitoring wells are present at the Phase One Property.

Mr. Nalli confirmed that there have been no complaints related to the Phase One Property, such as illegal dumping, odours, or any other issues that could indicate potential environmental impact.

A copy of the completed interview questionnaire is provided in **Appendix G**.

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 Phase One Property features.

The site reconnaissance was conducted on September 8th, 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 H**.

6.2 Specific Observations at the Phase One Property

6.2.1 Layout, Tanks, Potable Water Sources

The western portion of the Phase One Property is undeveloped whereas the eastern portion is paved with surficial soil/grass. 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 site reconnaissance numerous overhead wires (including electrical wires), fire hydrants, catch basins and manholes were observed within the surrounding area.

6.2.4 Wells, Sewage Works, Ground Surface and Railway Lines

No groundwater wells (domestic or monitoring wells) were observed at the Site during the site reconnaissance. The ground surface of the Site is covered with surficial soil/grass, vegetation and trees. Sewage works were not observed to be present at the Site. Railway lines were not observed with the Phase One Study Area.

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, fill, 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 to the east and north is commercial and residential, whereas the properties to the south and west of the Phase One Property is undeveloped.

North: Adjacent to the Phase One Property to the north are a pond, undeveloped area covered with trees and residential dwellings.

East: The Phase One Property is bound to the east by residential properties.

South: The Phase One Property is bound to the south by an undeveloped land. The property to the southeast is a residential land.

West: The Phase One Property is bound to the west by an undeveloped land, followed by waste disposal sites.

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 the property located at 1600 Teston Road. Aerial photographs dating back to 1959 were used to determine the approximate date and land use of first development. The western portion of the Phase One Property is undeveloped, while the eastern portion of the Phase One Property is of residential use since 1959.

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[2]	Description of Property Use	Property Use[1]	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
1959 - Present	Not available	Partially residential and partially undeveloped	Western portion of the Phase One Property is Agriculture or other use, whereas the eastern portion of the Phase One Property is of Residential Use	– 1959 to 2002 aerial photographs indicated that the western portion of the Phase One Property is undeveloped, whereas the eastern portion of the Phase One Property is of residential use.

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#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 closed City of Vaughan Landfill and Keele Valley Landfill, located 240 m west of the Phase One Property.
- **PCA# Not Available (NA),** based on the spill of 100 L of diesel fuel from a transport truck due to an accident at the intersection of Dufferin Street and Teston Road, approximately 150 m east of the Phase One Property.

7.3 Areas of Potential Environmental Concern

Based on the findings from records review, interview and site reconnaissance as well as soil and groundwater investigation conducted by MH within the vicinity of the Phase One Property and historical groundwater investigations for the waste disposal sites (AECOM, 2020), 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
PCA#30: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	The PCA at the closed City of Vaughan Landfill and Keele Valley Landfill located 240 m west of the Phase One Property is not considered to present a significant environmental concern for the Phase One Property based on the distance, and soil samples collected by MH within the vicinity of the Phase One Property (soil results will be provided under a separate cover).
PCA#NA: Diesel fuel spill	Based on the distance (approximately 150 m), quantity of diesel fuel spill, and soil samples collected by MH within the vicinity of the Phase One Property (soil results are provided under a separate cover), the diesel spill is not considered to present a significant environmental concern for the Phase One Property.

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, there is an area of natural and scientific interest (ANSI), a provincially significant wetland, a woodland, a natural heritage system, and a surface waterbody located at the Phase One Property. In addition, an area designated as Natural Core Area Land Use, described under the Oak Ridges Moraine Conservation Plan is located at the Phase One Property. On this basis, the Phase One Property is an environmentally sensitive area with respect to areas of natural significance.

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 towards the Don River East Branch in the centre of the Phase One Property. 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 Moraines physiographic region (Chapman and Putnam, 1984). Based on available surficial geology maps, the underlying geology of the Phase One Property is sand and gravel, minor silt, clay and till. According to quaternary geology maps, the Phase One Property is within Halton Till with predominantly silt to silty clay. 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 in be in the range of 1 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 2 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 recent soil and groundwater investigations within the vicinity of the Phase One Property, it was determined that 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

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_{ESA} - 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:

Ali Sultan, M.Sc., EIT.
Environmental Engineer In Training
asultan@morrisonhershfield.com
416 499 3110 Ext. 1011109

Phase One Supervised By:

Anthony (Ant) West, Ph.D., P.Eng., QP_{ESA}
Manager, Environmental Engineering and Geoscience, East
awest@morrisonhershfield.com
613 739 2910 Ext. 1022424

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 as a result of 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

AECOM, 2020:
2019 Annual Monitoring Report, Keele-Teston Landfill Site, February 2020.

Chapman, L.J. and Putnam, D.F., 1984.
The Physiography of Southern Ontario, Ontario Geological Survey, Special Volume 2. Ontario.

City of Toronto:
Toronto Aerial Photos Library website (https://www.toronto.ca/city-government/accountabilityoperations-customer-service/access-city-information-or-records/city-of-toronto-archives/whatsonline/maps/aerial-photographs/, accessed September 2020)

Environmental Risk Information Service (ERIS):
ERIS - 22090200348 – January 27, 2023

Geological Survey of Canada:
Quaternary Geology of Ontario. Scale 1:1,000,000. Map 2556. 1991.
Bedrock Geology of Ontario. Scale 1:1,000,000. Map 2544. 1991.

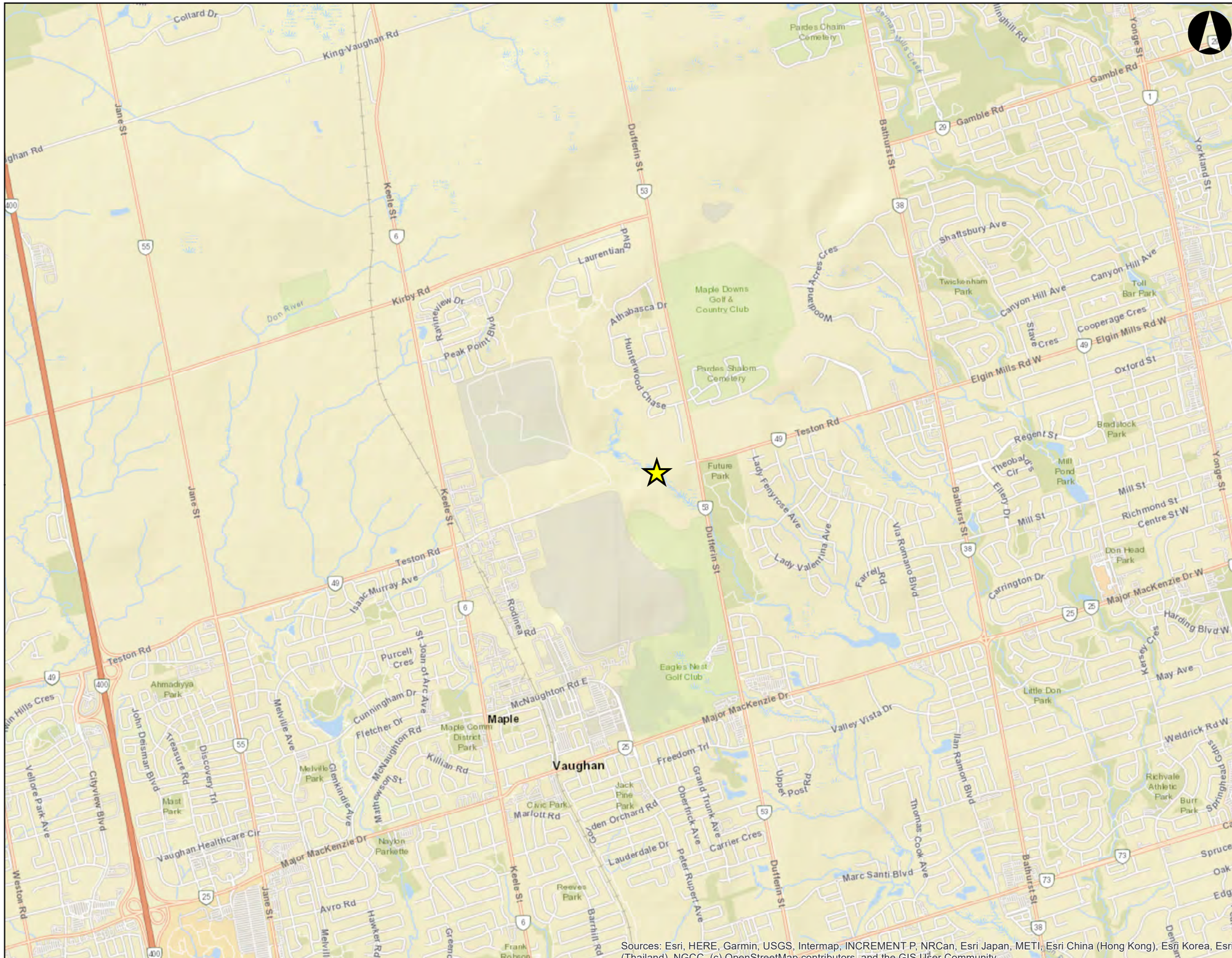
Morrison Hershfield Limited, 2020
Contamination Overview Study, Teston Road Area Transportation Improvements Individual Environmental Assessment, September 2, 2020.

Ontario Geological Survey, 2010:
Surficial geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV, accessed March 20, 2023.

Opta Historical Environmental Services Enviroscan (Opta)
Opta 22091304525 – September 20, 2022

Toporama, The Atlas of Canada:
https://atlas.gc.ca/toporama/en/index.html, accessed March 20, 2023.

APPENDIX A: FIGURES

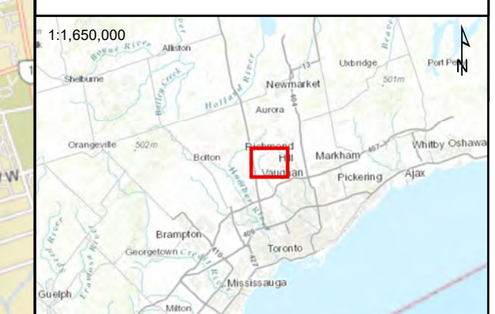


LEGEND

Approximate Site Location

NOTES:
- MNRF Aurora District

1:1,650,000



Coordinate System: NAD 1983 UTM Zone 17N
Sources: MNRF

MORRISON HERSHFIELD

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

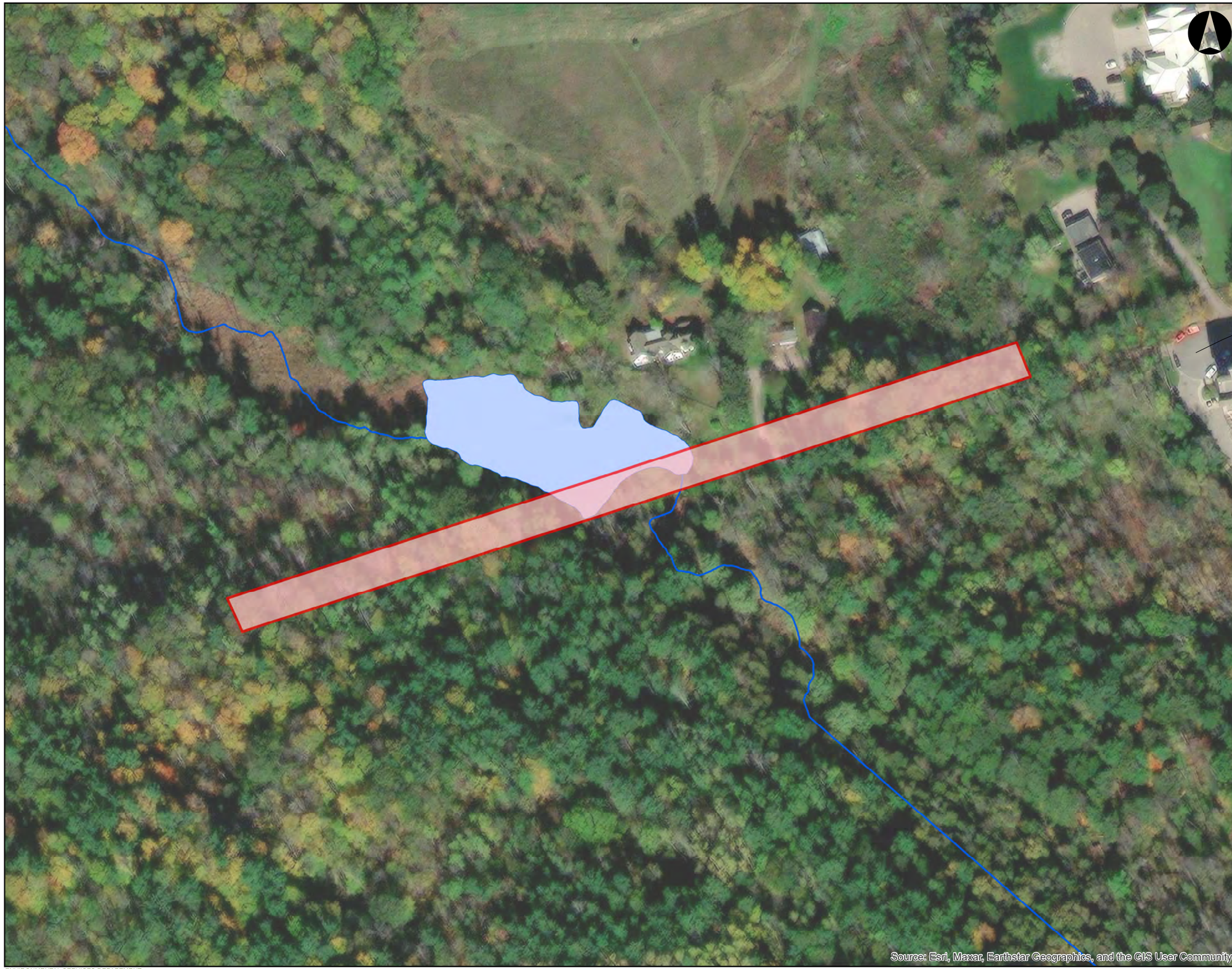
Phase One ESA, Property 6
Teston Road, Vaughan Ontario

DATE: **March 2023**

Figure 1

ENVIRONMENTAL SERVICES DEPARTMENT

G:\2019\190261800_Teston_Rd\Maps\Phase_I_ESA\Property_6\190261800_Teston_Property6_SiteLocality_Map.mxd



LEGEND

Site Boundaries

Land Information Ontario

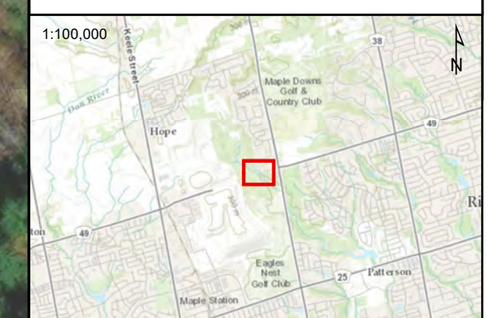
Watercourses

Waterbodies

Transportation Network

Local Roads

NOTES:
- MNRF Aurora District



Coordinate System: NAD 1983 UTM Zone 17N
Sources: MNRF

MORRISON HERSHFIELD

SCALE: 1:1,500

0 50 100
Metres

TITLE:

Site Layout

PROJECT NO.: 190261800

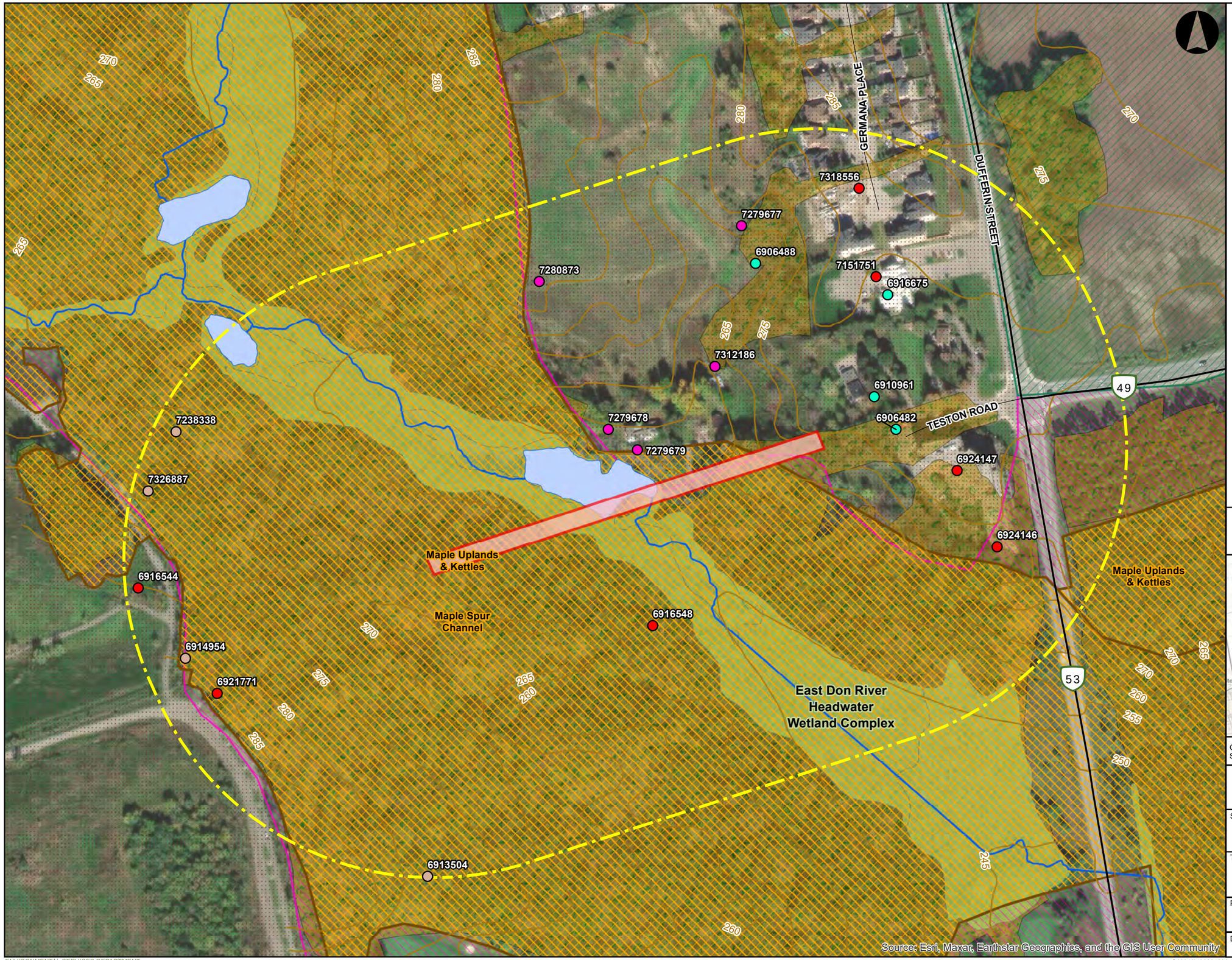
Phase One ESA, Property 6
Teston Road, Vaughan Ontario

DATE: **March 2023**

Figure 2

ENVIRONMENTAL SERVICES DEPARTMENT

G:\2019\190261800_Teston_Rd\Maps\Phase_I_ESA\Property_6\190261800_Teston_Property6_SiteLayout.mxd



LEGEND

- Site Boundaries
- Phase One Study Area (250 m)

Water Wells in Provincial System (WWIS)

- Domestic
- Monitoring
- Not Used
- Unknown

Land Information Ontario Data

- Topographic Contour (mASL)
- Watercourses
- Waterbodies
- ANSI
- Wooded Areas

Oak Ridge Moraine Conservation Plan

- Countryside Area
- Settlement Area
- Natural Core Area

Wetland

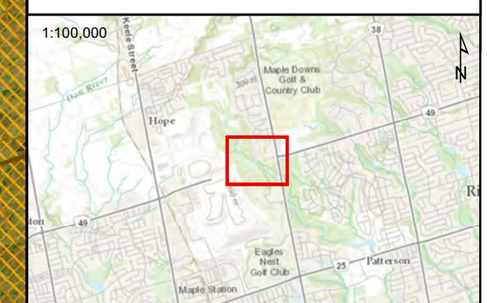
- Evaluated-Provincially Significant Wetlands

Transportation Network

- Arterial / Collector
- Local Roads

NOTES:
- MNRF Aurora District

1:100,000



Coordinate System: NAD 1983 UTM Zone 17N
Sources: MNRF

MORRISON HERSHFIELD

SCALE: 1:3,000

0 25 50 100 150 200
Metres

TITLE:

Natural Features and Water Wells

PROJECT NO.: 190261800

Phase One ESA, Property 6
Teston Road, Vaughan Ontario

DATE: **March 2023**

Figure 3

APPENDIX B: FIRE INSURANCE PLANS

opta
INFORMATION INTELLIGENCE

enviroscan

An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Swati

Site Address:

Teston RdVaughan ON Canada

Project No:

22090200347

Opta Order ID:

113922

Requested by:

Eleanor Goolab
ERIS

Date Completed:

9/12/2022 12:12:30 PM

Project Name: Phase I ESA
Teston Rd

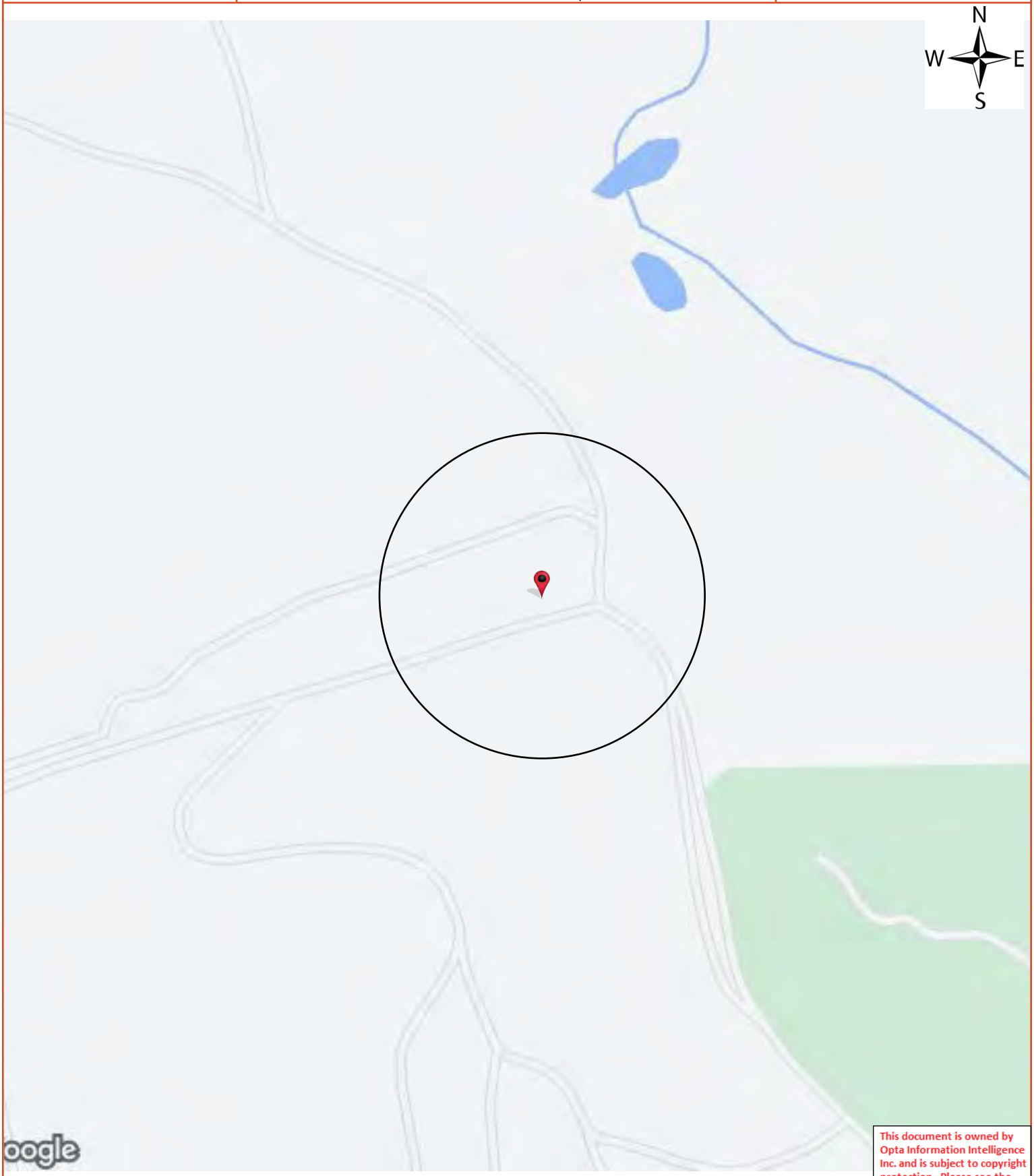
Project #: 22090200347
P.O. #: 1114246

ENVIROSCAN Report

Search Area: Teston RdVaughan ON Canada

Requested by:
Eleanor Goolab
Date Completed: 09/12/2022 12:12:30

OPTA INFORMATION INTELLIGENCE



This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

Opta Historical Environmental Services Enviroscan ™ 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

This document is owned by Opta Information Intelligence Inc. and is subject to copyright protection. Please see the full Terms and Conditions at the front of this document.

N
W E
S

APPENDIX C: CITY DIRECTORIES

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

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 | erisinfo.com

City Directory Information Source
Polk York Region Ontario

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

	-Parente Garage 10721-M&CC Ltd -Modular & Custom Cabinets Ltd -Modular Shelf Centre Ltd

PROJECT NUMBER: 22090200349	
Site Address:	2270 Teston Road, Vaughan, Ontario
Year: 1995	
Site Listing:	-Address Not Listed
Adjacent Properties:	
Teston Road (2175-2430)	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)
D'Amato Crescent (All)	-Street Not Listed
Isaac Murray Avenue (268-371)	-Street Not Listed

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

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

Keele Street (10695-10721)	10721-Modular & Custom Cabinets Ltd -Modular Shelf Centre Ltd

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

PROJECT NUMBER: 22090200349	
Site Address:	2270 Teston Road, Vaughan, Ontario

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

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

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

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

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

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

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

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 | erisinfo.com

City Directory Information Source
Polk York Region Ontario

PROJECT NUMBER: 22090200347	
Site Address:	Phase I ESA - Teston Rd, Vaughan, Ontario
Year: 2001	
Site Listing:	-No Site Civic Address Identified
Adjacent Properties:	
Teston Road (1500-2190)	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
Dufferin Street (10500-10800)	10520-Automotive Video Productions 10780 -Residential (2 Tenants)

	10790-Christian Horizons 10800 -Residential (1 Tenant)
Germana Place (56-101)	-Street Not Listed
84 Malmo Court	-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)
Rodinea Road (21-99)	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

	-Cool Comfort Heating & Air Conditioning -Doors & More By DDR Ltd -Houston Marine Systems -June Acupuncture -Nortown Self Storage -Sartor & Susin -Residential (1 Tenant) 75-Automatic Compactors 99-Alsi Contracting Ltd -GBM Rivet & Fasteners Inc

PROJECT NUMBER: 22090200347	
Site Address:	Phase I ESA - Teston Rd, Vaughan, Ontario
Year: 1995	
Site Listing:	-No Site Civic Address Identified
Adjacent Properties:	
Teston Road (1500-2190)	1600 -Residential (1 Tenant) 2101-Cormil Drywall Inc -Stock Mechanical -Topax Export Packing Systems 2175-Fabco Plastics Wholesale Ltd

	-Fabco Systems -Fabricated Plastics Ltd -Hytek Plastic Sales
Dufferin Street (10500-10800)	10728-The Cottage Book 10748 -Residential (2 Tenants) 10780 -Residential (2 Tenants) 10790-Horizon House 10800 -Residential (1 Tenant)
Germana Place (56-101)	-Street Not Listed
84 Malmo Court	-Autograffs -Blakelock KH Disposal Services -Fiedler Technology Ltd -Iveco Equipment -Iveco Excavating -Marcello & Tony Auto Centre -Northern Distributors -Pedovani Guido Painting Contractors -Tagg Industries -Residential (1 Tenant)
Rodinea Road (21-99)	21-Jager Industries Inc 45-Alpha Alex Metal Co Ltd -Amerco Rentals

	-Clearway Construction Inc -DCL Co Inc -Downsview Group -Gilbat Metals Ltd -J&M Auto Service -Silvio Constructions Co Ltd -Stahlike Excavating Ltd -Teston Pipeline -U Haul Co Ltd 67-Boston Mechanical Contractors Ltd -Cool Comfort Heating & Air Conditioning -Doors & More By DDR Ltd -Nucorp Products -Saritor & Susin 75-Automatic Compactors 99-Maple Stamping 2 -Richmond Wood Products Ltd

PROJECT NUMBER: 22090200347	
Site Address:	Phase I ESA - Teston Rd, Vaughan, Ontario
Year: 1990	
Site Listing:	-No Site Civic Address Identified

Adjacent Properties:	
Teston Road (1500-2190)	1600 -Residential (1 Tenant) 2175-Fabco Systems
Dufferin Street (10500-10800)	10748 -Blue Diamond 10780 -Residential (1 Tenant) -Stehower Landscape Centre Designer 10790 -Residential (2 Tenants) 10800 -Residential (1 Tenant) -Demelis S Construction
Germana Place (56-101)	-Street Not Listed
84 Malmo Court	-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
Rodinea Road (21-99)	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

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

Site Listing:	-No Site Civic Address Identified
Adjacent Properties:	
Teston Road (1500-2190)	-Street Not Listed
Dufferin Street (10500-10800)	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)
Germana Place (56-101)	-Street Not Listed
84 Malmo Court	-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
Rodinea Road (21-99)	45-Advanced Laminated Components

	-Arrow Aluminum -Canadian Conduit & Cable Constructors Inc -Clearway Construction Ltd -J&M Auto Service -Teston Pipeline -Tony's Heavy Equipment Repairs Ltd -Residential (1 Tenant) 67-Bateman Charles Ltd -Lualco Steel Erection & Mechanical Services Ltd -Mighty Clean Products Inc -Rob Stead Stairways -Residential (1 Tenant) 75-Automatic Apartment Compactors Ltd 99-Maplex Dimensional Wood Products Ltd -Stall Master

PROJECT NUMBER: 22090200347	
Site Address:	Phase I ESA - Teston Rd, Vaughan, Ontario
Year: 1979	
Site Listing:	-No Site Civic Address Identified
Adjacent Properties:	

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

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

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

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

Rodinea Road (21-99)	-Street Not Listed

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

PROJECT NUMBER: 22090200347	
Site Address:	Phase I ESA - Teston Rd, Vaughan, Ontario

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

APPENDIX E: REGULATORY RECORDS AND REQUESTS

Ontario

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 *

- [x] 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

Telephone Number: 416-314-4075

 © King's Printer for Ontario, 2022

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: Commerce Valley Drive West

PO Box:

City/Town *: Markham

Province *: ON

Postal Code *: L3T 7W4

Telephone Number

Home:

Mobile: 647-674-3087

Business: 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.

- [x] Receive copy
- [ ] Examine original (on site only)

Payment confirmation number: 25790658

APPENDIX E: REGULATORY RECORDS AND REQUESTS

Ontario

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 *

- [x] 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

Telephone Number: 416-314-4075

 © King's Printer for Ontario, 2022

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: Commerce Valley Drive West

PO Box:

City/Town *: Markham

Province *: ON

Postal Code *: L3T 7W4

Telephone Number

Home:

Mobile: 647-674-3087

Business: 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.

- [x] Receive copy
- [ ] Examine original (on site only)

Payment confirmation number: 25790658

Ali Sultan

From: Public Information Services <publicinformationservices@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 publicinformationservices@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 publicinformationservices@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
www.tssa.org

Winner of 2022 5-Star Safety Cultures Award

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

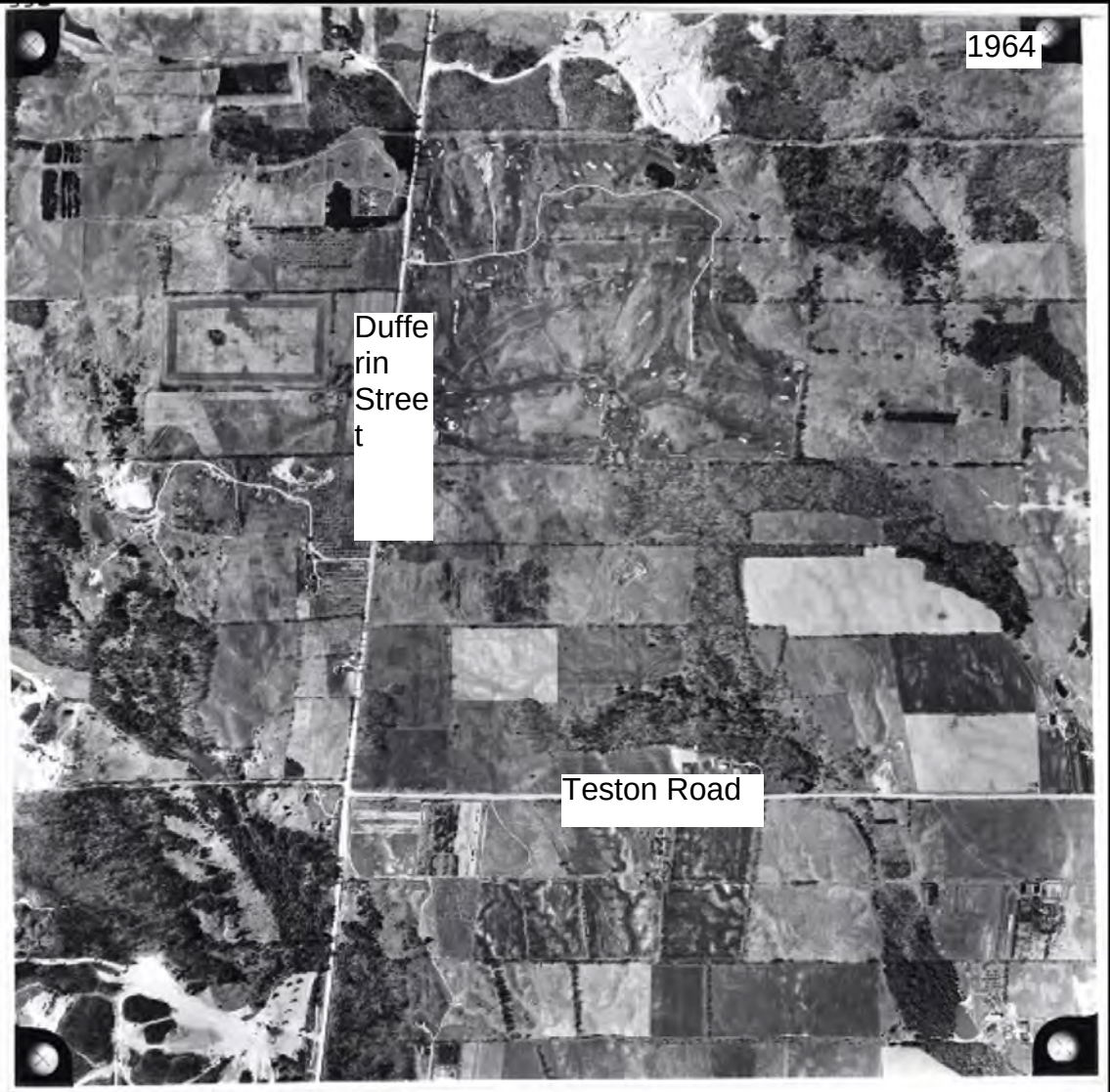
Suite 300, 125 Commerce Valley Drive West | Markham, ON L3T 7W4
Tel: +1-416-499-3110
www.morrisonhershfield.com
People . Culture . Capabilities

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.

APPENDIX F: AERIAL PHOTOGRAPHS

1956
Teston Road
Keele Street
Dufferin Street
Major Mackenzie Drive West


1964
Duffe
rin
Stree
t
Teston Road

1973
Teston Road
Dufferin Street
Major Mackenzie Drive West
COPYRIGHT
Lockwood Survey Corporation Limited
C5773 22.5.73056 1:15 17

1988 Aerial Photograph

1: 9,028

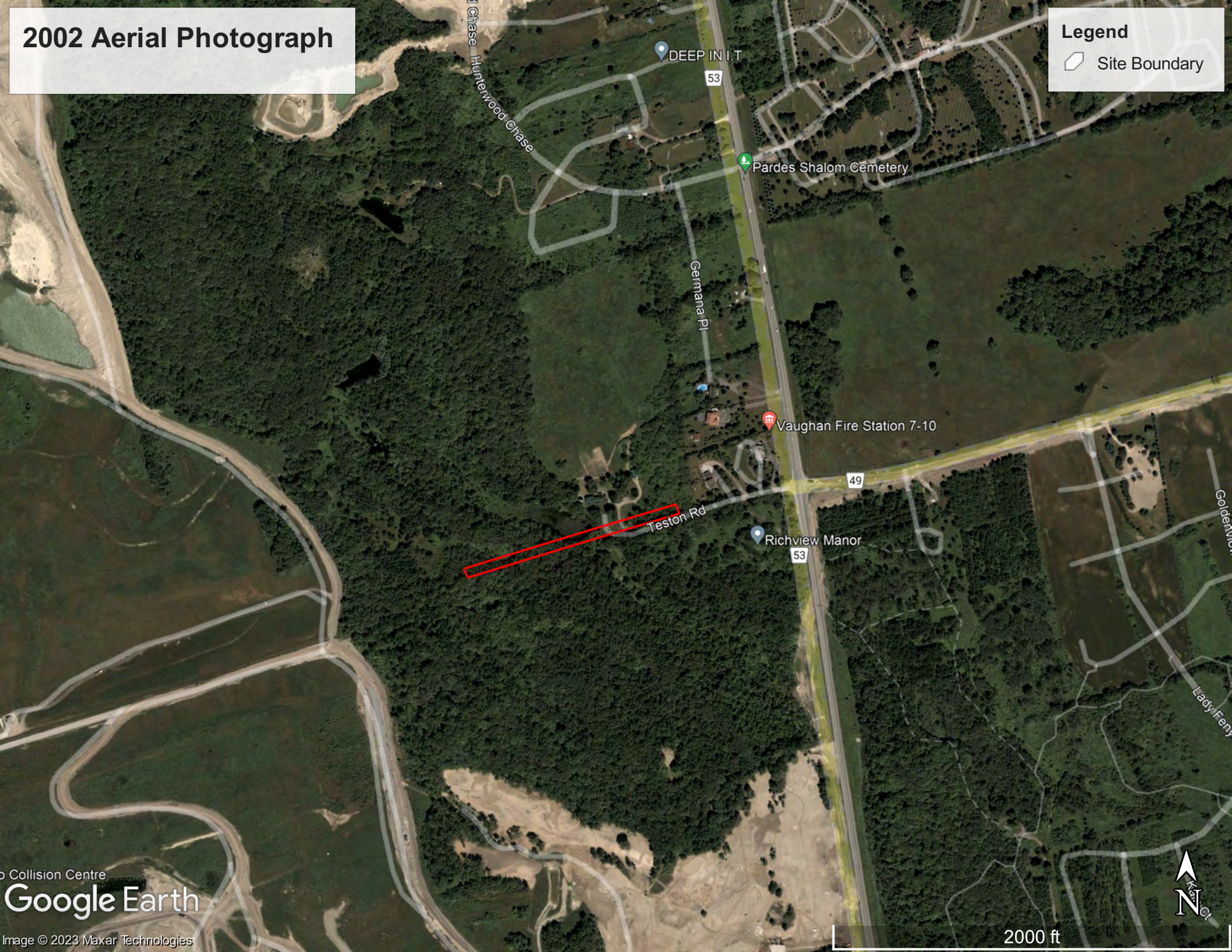
March 29, 2023

Notes

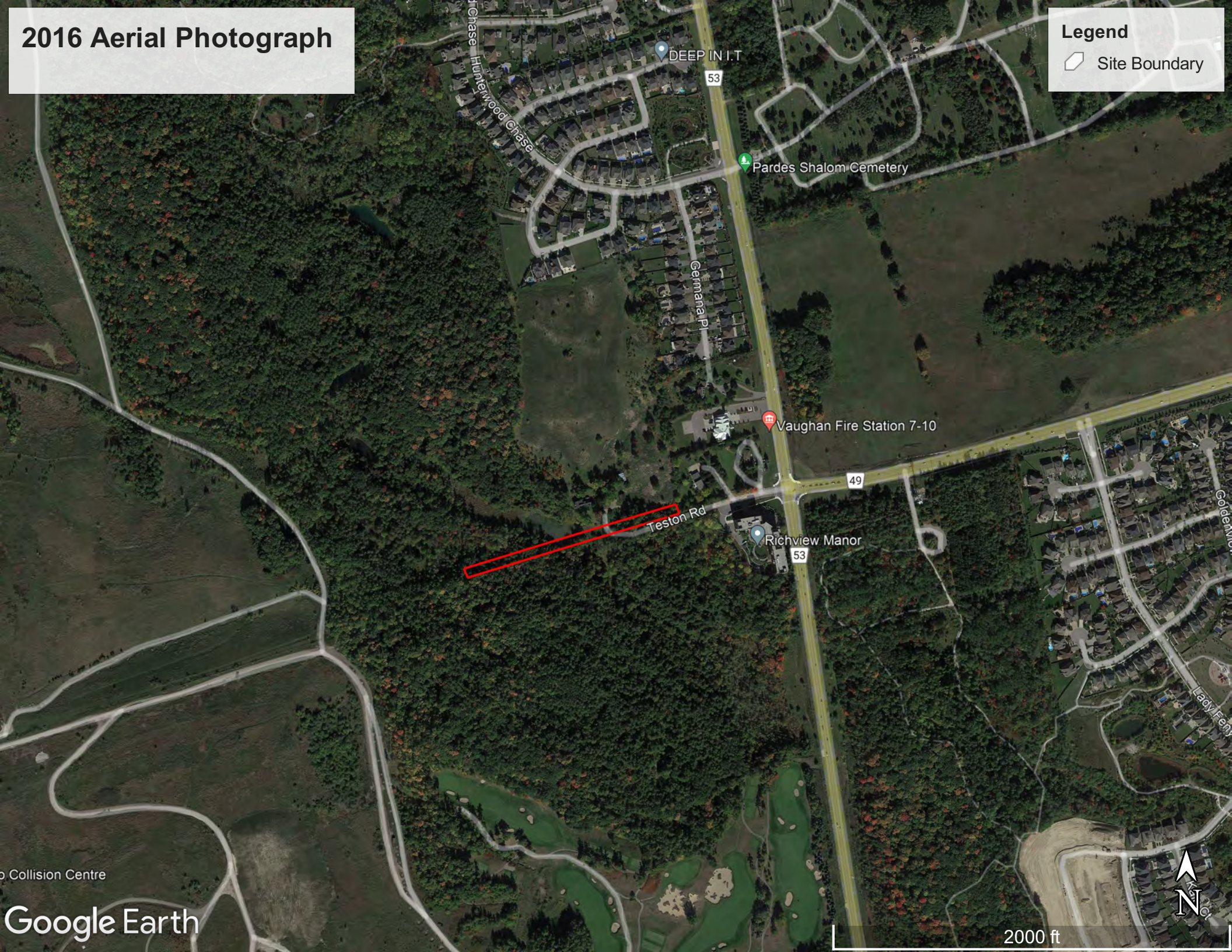
This map was printed from a YorkMaps application.

© 2023 The Regional Municipality of York
Kings's Printer for Ontario 2003-2023

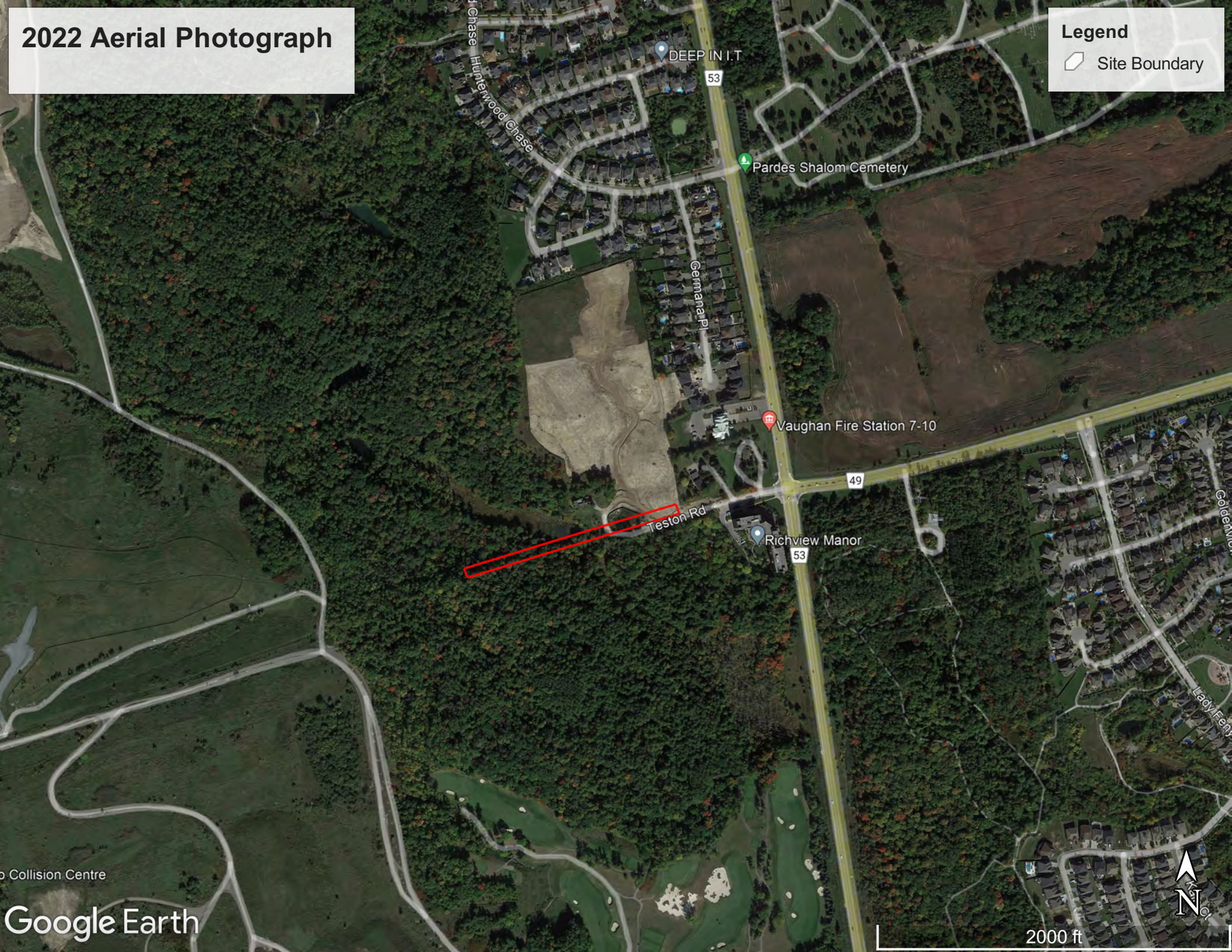
2002 Aerial Photograph



2016 Aerial Photograph



2022 Aerial Photograph



APPENDIX G: INTERVIEW QUESTIONNAIRE

MORRISON HERSHFIELD

Interviewer: Morrison Hershfield

Project No: 190261800

Interviewee: Augusto Nalli

Date: 2022 10 31

Site Location & Address:	
What is your position/role at the site? How long you been involved with the site?	Development Construction Project Manager 7 months
When was the site building constructed? What was at the site before this?	Vacant land Farm, trees
What is the site used for? Has the site use(s) changed - to your knowledge?	Farming No, aside from approval of residential development
Who maintains the site? Landscape maintenance? Building maintenance? Agricultural Field Maintenance and Use? Chemicals Used?	Contractor unknown
What municipal services/utilities are provided to the site? Water? Sewage? Waste/Recycling? Hydro? Natural Gas?	None hydro
Are there any water wells on site? Domestic water supply? Monitoring? How many? Where? Are they being used? Sample results?	No No longer in servicer
Is there a septic system on site? Septic Tank location? Leach Field location?	Unknown unknown

Is waste other than domestic waste generated on site? How is that waste managed?	no
How are the buildings heated and cooled?	n/a
Have fuels or other chemicals ever been stored on the site? Aboveground &/or Underground Storage Tanks (ASTs &/or USTs)?	Unknown Unknown
Any fuel or chemical spills reported at the site? If "Yes", describe.	
Have any of your neighbours made any complaints about you? Do you have any complaints about your neighbours' activities? (Dumping? Odours? Discharges?)	No no
Have there been any other environmental assessments previously completed at the site? Phase I ESAs? Phase II ESAs? When? By Whom?	ESA's Phase 1 and 2
Have any Designated Substances audits been previously conducted? Asbestos? PCBs? Lead? Other Hazardous Materials?	Unknown unknown
Are there any other people/contacts that would know about the site and its history?	no

Notes:	

APPENDIX H: SITE PHOTOGRAPHS

Photo 1: View of the western portion of the Site - to the left of fence, facing east

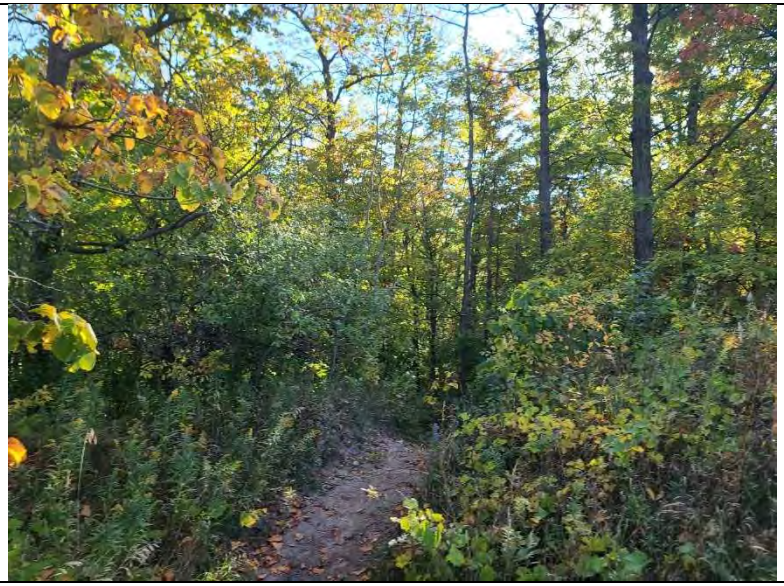


Photo 2: Typical view of the area surrounding the western portion of the Site

Photo 3: View of the eastern portion of the Site, facing west

Photo 4: View of the valley region, facing west