

APPENDIX M – Contamination Overview Study

Teston Road Area Transportation Improvements Individual Environmental Assessment

Contamination Overview Study

Presented to:

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EXECUTIVE SUMMARY

Morrison Hershfield Limited now Stantec Consulting Ltd. (MHnS) was retained by The Regional Municipality of York (the Region) to prepare a Contamination Overview Study (COS) as part of the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario (the Subject Property).

MHnS performed the work in accordance with generally accepted professional practices. Subject to this standard of care, MHnS makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in **Appendix A**.

The Study Area includes the surrounding areas within a 500 meter (m) buffer around the Subject Property. A locality plan is provided as **Figure 1** in **Appendix B**.

It is understood that the proposed location of the potential Teston Road extension between Keele Street and Dufferin Street (or an alternative transportation corridor) is situated between three landfills: Disposal Services Landfill, Vaughan Landfill to the north and Keele Valley Landfill to the south.

Based on the findings of this COS, twelve (12) potentially contaminating activities (PCA) were identified within the Study Area. The 12 PCAs were considered to be contributing towards five (5) areas of potential environmental concern (APECs). The PCAs and APECs are summarized in the tables below respectively.

PCA	Address	Description
1. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	N/A	Keele Valley Landfill - Closed Landfill
	NA	Disposal Services Landfill – Closed Landfill
	N/A	Vaughan Landfill - Closed landfill
2.1 Chemical Manufacturing, Processing and Bulk Storage	85 Malmo Court	Anco Chemicals Inc. – Chemical Manufacturing Plant
2.2 Plastics (including Fibreglass) Manufacturing and Processing	2175 Teston Road	Fabco/Fabricated Plastics – Plastic Manufacturing Plant
2.3 Metal Treatment, Coating, Plating and Finishing	10651 Keele Street	Electro-Coating Inc. – Metal coating company
2.4 Commercial Trucking and Container Terminals	61 Malmo Court	Team Float Service – Commercial Trucking Transportation Service
2.5 Commercial Autobody Shops & Waste Management	84 Malmo Court	Above Toronto Collision Repair – Auto Maintenance Shop Orion Waste Management Inc. - Waste management service
2.6 Commercial Autobody Shops & Waste Management	45 Rodinea Road	Gerry's Car Care – Auto Maintenance Shop Accurate Industrial Waste Limited - Waste Management Service
2.7 Commercial Autobody Shops	67 Rodinea Road, Unit #5	APS-Autobahn Performance & Sport – Auto Maintenance Shop
2.8 Waste Management	111 Rodinea Road	Universal Disposal – Closed Disposal Service
3. Railway Tracks	North-south oriented tracks crossing Study Area	Metrolinx Railway Tracks Crosses the Subject Property approximately 100 m east of Keele Street
4. Gasoline and Associated Products Storage in Fixed Tanks	10700 Bathurst Street	Shell Gas Station
5. Operation of Dry Cleaning Equipment (where chemicals are used)	10815 Bathurst Street	Dry Cleaning operations

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Subject Property	Potential Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1	Full width of Teston Road Right-of-Way from centreline of Keele Street to Centreline of East Don River Tributary	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	On-site at location of former Disposal Services Landfill, Vaughan Landfill and Keele Valley Landfill	Petroleum Hydrocarbons (PHC), Volatile Organic Compounds (VOC), Polycyclic Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCB), Organochlorine (OC) Pesticides, Phenols, Metals and Inorganic Parameters, Methane Gas	Soil and groundwater
APEC 2	Full width of Teston Road Right-of-Way from centreline of Keele Street, 670 m east	Chemical Manufacturing, Processing and Bulk Storage	On-site: 85 Malmo Court	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Plastics (including Fibreglass) Manufacturing and Processing	On-site: 2175 Teston Road	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Metal Treatment, Coating, Plating and Finishing	On-site: 10651 Keele Street	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Electronic and Computer Equipment Manufacturing	On-site: 245 McNaughton Road East	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Commercial Trucking and Container Terminals	On-site: 61 Malmo Court	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Commercial Autobody Shops	On-site: 84 Malmo Court On-site: 45 Rodinea Road	PHC, VOC, PAH, Metals and Inorganic Parameters	Soil and groundwater

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Subject Property	Potential Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted
			On-site: 67 Rodinea Road, Unit #5		
		Rail Yards, Tracks and Spurs	On-site: Spurs leading to Anco Chemicals Inc. located at 85 Malmo Court and Argo Lumber Inc. located at 10275 Keele Street.	PHC, VOC, PAH and Metals	Soil and groundwater
APEC 3	Full width of Teston Road Right-of-Way from centreline of Keele Street, 200 m east	Rail Yards, Tracks and Spurs	On-site: Running in a north-south orientation through the entire length of the subject property approximately 100 m east of Keele Street.	PHC, VOC, PAH and Metals	Soil and groundwater
APEC 4	South half of Teston Road Right-of-Way, from centreline of Bathurst Street, 100 m west	Gasoline and Associated Products Storage in Fixed Tanks	Off-site: Shell gas station at 10700 Bathurst Street.	PHC, VOC, PAH and Metals	Soil and groundwater
APEC 5	Full width of Teston Road Right-of-Way, from centreline of Bathurst Street, 10 m west	Operation of Dry Cleaning Equipment	Off-site: Dry cleaning operations at 10815 Bathurst Street.	VOC, Metals, PAH	Soil and groundwater

Based on the findings of the COS, it is recommended that additional investigation, including Phase I Environmental Site Assessment (ESA) and/or soil and groundwater assessment, be conducted within any areas of potential environmental concern which may be impacted by the proposed construction activities.

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1. INTRODUCTION

1.1 Terms of Reference

Morrison Hershfield Limited now Stantec Consulting Ltd. (MHnS) was retained by The Regional Municipality of York (the Region) to prepare a Contamination Overview Study (COS) as part of the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario (the Subject Property).

MHnS performed the work in accordance with generally accepted professional practices. Subject to this standard of care, MHnS makes no express or implied warranties regarding its services and no third party beneficiaries are intended. Limitation of liability, scope of report and third party reliance are outlined in **Appendix A**.

1.2 Property Information

The Study Area includes the surrounding areas within a 500 meter (m) buffer around the Subject Property. A locality plan is provided as **Figure 1** in **Appendix B**.

It is understood that the proposed location of the potential Teston Road extension between Keele Street and Dufferin Street (or an alternative transportation corridor) is situated between three landfills: Disposal Services Landfill, Vaughan Landfill to the north and Keele Valley Landfill to the south.

2. SCOPE OF WORK

The objective of the COS is to determine if there are any indications of environmental impairment to the subject property related to activities that have occurred at the subject property or from activities that have occurred at neighbouring properties.

2.1 Scope of Investigation

The scope of work of the COS consisted of the following activities:

- Reviewing the historical occupancy of the subject property through the use of topographical maps and aerial photographs.
- Obtaining an EcoLog Environmental Risk Information Services Ltd. (ERIS) report for the subject and surrounding properties within a 250 metre (m) radius of the subject property.
- Reviewing available geological maps, well records and utility maps for the vicinity of the subject property.
- Conducting a reconnaissance of the subject and surrounding properties, within a 250 metre (m) radius of the subject property, in order to identify the presence of actual and/or potential environmental contaminants or environmental concerns of significance. All properties were observed during a windshield survey and walk-by inspection from publically accessible sidewalks and roadways.
- Reviewing the current use of the subject 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 subject property.

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

2.2 Study Area

The COS study area comprises the subject property and surrounding properties within 250 m of the subject property. The 250 m radius was chosen to gain an understanding of the current and historical uses of surrounding properties, to determine whether these uses may have contributed to subsurface environmental impacts at the subject property.

The subject property is a 2800 hectare (ha) area in Vaughan, Ontario. The subject property includes Teston Road and the surrounding area between Highway 400 to the west, Bathurst Street to the east, Major Mackenzie Drive to the south, and Kirby Road to the north.

The subject property is generally zoned as agricultural to the northwest, residential to the southwest, open space to the east and industrial in the central region west of the Keele Valley Landfill.

A copy of the City of Vaughan Official Plan zoning information is provided in **Appendix C**.

3. Records Review

3.1 First Developed Use

Based on a review of historical aerial photographs and other records review, it appears the subject property was first developed prior to 1956 as a gravel pit, situated approximately in the present day location of the former Vaughan, Disposal Service and Keele Valley landfills. The gravel pit was eventually closed and transformed into the two landfills. The Vaughan Landfill and the Disposal Service Landfill began operations in the mid-1960s and remained in operation until the mid 1980s. The Keele Valley Landfill began operation in 1983 and remained in operation until 2003.

Prior to 1956, most of the lands comprising the subject property and surrounding properties were primarily used for agricultural purposes. Outside of the landfills, many of the surrounding properties have since been developed and are now used for industrial, commercial and residential purposes. Lands within the northwest portion of the subject property and surrounding properties to the north and west continue to be used for agricultural purposes.

3.2 Federal, Provincial and Private Database Information

A standard search of provincial, federal and private databases for records pertaining to the subject property and the adjacent properties even beyond a 500 meter radius, was completed by Ecolog ERIS. A copy of the Ecolog ERIS report is available in **Appendix D**.

The EcoLog ERIS search returned a total of two thousand one hundred and nineteen (2,119) listings for the subject property and an additional three hundred and fifteen (315) listings were found within their search radius. All citations were reviewed for content and assessed for their potential to have caused or be causing contamination on the subject property.

Listings were found in the following databases:

- Anderson's Waste Disposal Sites
- Automobile Wrecking & Supplies
- Certificates of Approval
- Dry Cleaning Facilities
- Commercial Fuel Oil Tanks
- Chemical Register
- Compliance and Convictions
- Environmental Activity and Sector Registry
- Environmental Registry
- Environmental Compliance Approval
- ERIS Historical Searches
- Emergency Management Historical Event
- List of Expired Fuels Safety Facilities

- Fuel Storage Tank
- Fuel Storage Tank – Historic
- Ontario Regulation 347 Waste Generators Summary
- Greenhouse Gas Emissions from Large Facilities
- TSSA Historic Incidents
- Fuel Oil Spills and Leaks
- National PCB Inventory
- National Pollutant Release Inventory
- Inventory of PCB Storage Sites
- Orders
- Canadian Pulp and Paper
- Pesticide Register
- Pipeline Incidents
- Private and Retail Fuel Storage Tanks
- Permit to Take Water
- Ontario Regulation 347 Waste Receivers Summary
- Record of Site Condition
- Retail Fuel Storage Tanks
- Scott's Manufacturing Directory
- Ontario Spills
- Waste Disposal Sites - MOE CA Inventory
- Waste Disposal Sites - MOE 1991 Historical Approval Inventory

Based on the review of the Ecolog ERIS records, potentially contaminating activities (PCA) have been identified and are summarized below in **Table 1**.

Table 1: Summary of EcoLog ERIS Report

PCA	Address	Company Name	Date of Operation	Risk Level
1) Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	N/A	Keele Valley Landfill	1983 to 2003	High
	N/A	Vaughan Landfill (Maple Dump)	Mid-1960s to 1984	High
	10525 Keele Street	Waste Excellence Corporation/Keele North Recycling Inc.	2006 to Present	High
	45 Rodinea Road	Accurate Industrial Waste Limited	1995 to 2005	Medium
	84 Malmo Court	Orion Waste Management Inc.	2005 to 2019	Medium
	111 Rodinea Road	Universal Disposal	1990 to 1998	Medium
	2960 Teston Road	True North Disposal & Contracting Ltd./Inland Excavating and Disposal Inc.	2002 to 2009	Medium
	2101 Teston Road	World Waste System Corporation	2004 to unknown	Low
	75 Rodinea Road	Timber Waste Solution Inc.	1992 to unknown	Low
	77 Eagleview Heights	YC Disposal & Excavating Inc.	2003 to unknown	Low
23 Eagle Rock Way	Zetra Waste Systems Ltd.	2011 to unknown	Low	
2) Chemical Manufacturing, Processing and Bulk Storage	85 Malmo Court	ANCO Chemical Ltd./Great North Chemicals	1962 to Present	High

PCA	Address	Company Name	Date of Operation	Risk Level
3) Asphalt and Bitumen Manufacturing	10475 Keele Street	Lafarge Canada Inc./Coco Paving	1983 to Present	High
4) Concrete, Cement and Lime Manufacturing	10351 Keele Street	Dufferin Concrete Maple Plant	1989 to Present	High
5) Plastics (including Fibreglass) Manufacturing and Processing	2175 Teston Road	Fabco/Fabricated Plastics Ltd./Kemflo Canada Inc	1962 to Present	High
6) Metal Treatment, Coating, Plating and Finishing	10651 Keele Street	Electro-Coating Inc.	1984 to Present	High
	65 Malmo Court	Duro-Cote Powder Coaters Inc.	1998 to unknown	Medium
7) Electronic and Computer Equipment Manufacturing	245 McNaughton Road East	Northern Transformer Corporation	2015 to Present	Medium
8) Commercial Trucking and Container Terminals	61 Malmo Court	Team Float Service/Boart Longyear Inc.	1992 to Present	High
9) Rail Yards, Tracks and Spurs	N/A	Metrolinx Barrie Corridor	Prior to 1956 to Present	High
10) Commercial Autobody Shops	84 Malmo Court	Above Toronto Collision Repair	1986 to Present	High
	45 Rodinea Road	Gerry's Car Care	2008 to Present	High
11) Gasoline and Associated Products Storage in Fixed Tanks	11200 Highway 400	Esso/Winz Inc.	1979 to Present	High
	3100 Major Mackenzie Drive	Esso	1989 to Present	High

PCA	Address	Company Name	Date of Operation	Risk Level
	2396 Major Mackenzie Drive	Petro Canada	1992 to Present	High
	10749 Bathurst Street	Petro Canada/Suncor Energy	1998 to Present	High
	2660 Major Mackenzie Drive	Suncor Energy	2005 to Present	High
	11600 Keele Street	Suncor Energy	2006 to Present	High
	10700 Bathurst Street	Shell Canada	2007 to Present	High
	1500 Major Mackenzie Drive	Imperial Oil	2007 to Present	High
	1867 Major Mackenzie Drive	Suncor Energy	2010 to Present	High
	3000 Major Mackenzie Drive	Shell Canada	2013 to Present	High
	10750 Jane Street	Imperial Oil	2014 to Present	High
	10479 Bathurst Street	Petro Canada	1998 to unknown	High
	2881 Major Mackenzie Drive	Shell Canada	2014 to unknown	High
12) Operation of Dry Cleaning Equipment (where chemicals are used)	2354 Major Mackenzie Drive	Belli Cleaners	1990 to Present	High
	9929 Keele Street	Maple Dry Cleaners	1995 to Present	High
	2563 Major Mackenzie Drive	Stay Fresh Cleaners	1996 to Present	High

3.3 Physical Setting Sources

3.3.1 Aerial Photographs

Aerial photographs for the subject property, dated 1956 (black and white), 1964 (black and white), and 1973 (black and white) were obtained from the City of Toronto online library. Aerial photographs for the subject property were also taken from Google Earth from dates ranging from 1984 to 2018. It should be noted that due to the global pandemic caused by the COVID-19 outbreak the National Air Photo Library was unable to process orders at the time of writing this report.

Aerial photographs were obtained from the earliest date available and at a reasonable frequency to capture significant changes that occurred on the subject property and surrounding properties. Consideration was also given to years available and scale of photographs. A summary of the significant findings from the aerial imagery is included in **Table 2** below. Annotated copies of the aerial photographs are provided in **Appendix E**.

Table 2: Aerial Photograph Summary

Date	Present Day Landfill Location	Other Portions of the Subject Property
1956	The gravel pit appears to be in operation, extending from Major Mackenzie Drive to Teston Road.	The surrounding land use appears to be primarily agricultural land with rural residential use. A small residential subdivision can be seen southwest of the gravel pit at the southwest quadrant of the Major Mackenzie Drive and Keele Street intersection. The railroad extending from the north to the south subject property boundaries and located west of the landfills appears to be in the same alignment as present day.
1964	The gravel pit appears to be in operation and extends further north past Teston Road.	The land use within the surrounding area appears to be similar to the 1956 photograph. However, an industrial/commercial property appears to be present west of the gravel pit and the residential neighbourhood at Major Mackenzie Drive and Keele Street has expanded into the northeast quadrant of the intersection.
1973	The Vaughan Landfill and the Disposal Service Landfill appear to be in operation north of Teston Road. The gravel pit south of Teston Road appears to be similar to the 1964 photograph.	Two additional industrial/commercial properties appear to be present west of the landfill. Otherwise the land use within the surrounding area appears to be similar to the 1964 photograph.

Date	Present Day Landfill Location	Other Portions of the Subject Property
1984 Google Earth	The Keele Valley Landfill appears to be in operation south of Teston Road. The Vaughan Landfill and Disposal Service Landfill north of Teston Road appear to be similar to the 1973 photograph.	The surrounding properties are still primarily used for agricultural purposes, however, multiple new industrial/commercial properties appear to be present west of the Keele Valley Landfill. Additionally, the residential subdivision at Major Mackenzie Drive and Keele Street has expanded to all four quadrants of the intersection, a residential subdivision appears to be present northeast of the landfills along Bathurst Street, and the Maple View Downs Golf and Country Club golf course can be seen northwest of the landfills west of Dufferin Street.
2004 Google Earth	The Vaughan Landfill and the Disposal Service Landfill appear to have ceased operation. The Keele Valley Landfill appears to be similar to the 1984 photograph.	Agricultural lands are now only present northwest of the landfills north of Teston Road to Kirby Road, and east of the landfills from Major Mackenzie Drive to Teston Road. Rodinea Road appears to have been constructed and the industrial/commercial properties appear to be similar to present day. The remaining properties are primarily for residential and light commercial use.
2018 Google Earth	The former landfills now appear to be grass covered and Eagles Nest Golf Club is visible south of the Keele Valley Landfill.	Agricultural lands are now only present northwest of the landfills north of Teston Road to Kirby Road. The properties east of the landfills have been developed into residential/light commercial use. Otherwise the land use within the surrounding area appears to be similar to the 2004 photograph.

3.3.2 Topography, Hydrology, Geology

The subject property is located in the physiographic region known as the South Slope. The South Slope is the southern portion of the Oak Ridges Moraine but it includes the strip south of the Peel Plain. The South Slope contains a variety of soils, some of which have proved to be excellent through more than a century of agricultural use. In the vicinity of the subject property the topography consists mostly of till with some clay and silt deposits and ground surface elevations ranging from 230 to 300 meters above sea level (Chapman and Putnam, 1984). The majority of the surficial soils in the area are mapped as Till consisting of clay to silt-textured till derived from glaciolacustrine deposits or shale. The surficial soils in the northeastern section of the subject property are mapped as ice-contact stratified deposits/ice-contact stratified deposits consisting of sand and gravel, minor silt, clay and till (OGS, 2010). The subject property slopes gently towards the south-east.

Multiple tributaries of the Don River and Humber River flow through the subject property. The inferred regional groundwater flow direction is south towards Lake

Ontario. The streams and associated ravines likely exert a local influence on the groundwater flow. Topographic information is included on **Figure 2** in **Appendix B**.

According to the City of Vaughan's website, water is supplied to the City of Vaughan from the City of Toronto and the Region of Peel. Both the City of Toronto and Peel Region use surface water from Lake Ontario which is treated for domestic consumption.

3.3.3 Waterbodies and Areas of Natural Significance

One (1) area of natural and scientific significance (ANSI) is located within the subject property. The Maple Spur Channel is designated as a life science ANSI located east of the landfills and extends from Kirby Road to Major Mackenzie Drive. Three (3) wetlands are located within the subject property, including: King Vaughan Wetland Complex, Keele Wetland and East Humber River Wetland Complex. The subject property also includes one (1) unnamed waterbody southwest of the landfills and multiple tributaries to the Don River and Humber River. All areas of natural significance are shown on **Figure 2** in **Appendix B**.

3.3.4 Well Records

3.3.4.1 Water Wells

The Ministry of the Environment, Conservation and Parks (MECP) Water Well Information System (WWIS) database was queried for records of water supply wells at the Subject Property and surrounding areas even greater than 500 m (MECP, 2020). A total of nine-hundred and forty (940) water supply well records were identified including: one-hundred and ninety-three (193) domestic supply wells, one-hundred and eighty-five (185) monitoring wells, twenty-two (22) commercial wells, eighteen (18) agricultural wells, sixteen (16) industrial wells, and ten (10) irrigation wells. The well installation dates range from 1947 to 2017.

The map of MECP water well locations is provided on **Figure 3** in **Appendix B**. It is noted that the margin of error of the locations of MECP well records ranges from 100 to 300 meters.

3.3.4.2 Oil and Gas Wells

A search was conducted on the Oil, Gas & Salt Resources Library website (www.geohub.lio.gov.on.ca) for wells within the study area and no results were found.

3.4 Site Reconnaissance

The purpose of the site reconnaissance is to document any PCAs which may be contributing to or causing a potential environmental concern at the Subject Property, and to identify any structures or other significant site features.

The site reconnaissance was conducted by Mr. Alex Marshall under the supervision of Mr. Tom Hlavacek, a Qualified Person as defined in Ontario Regulation 153/04.

The site reconnaissance was completed on August 6th, 2020, between 9 am and 1 pm. The reconnaissance consisted of windshield survey and self-directed walkthrough of the subject property. On the day of the reconnaissance, the temperature was approximately 25°C and the skies were mostly clear.

Photographs were taken of the subject property during the reconnaissance. These are included and described in **Appendix F**.

The findings of the site reconnaissance are summarized below.

3.4.1 Buildings and Structures

Various buildings/structures were observed within the subject property and study area associated with industrial facilities, including the following:

- Fabco/Fabricated Plastics - 2175 Teston Road
- Anco Chemicals - 85 Malmo Court
- Maple Transfer & Recycling Inc. - 10525 Keele Street
- Coco Paving Maple Asphalt Plant - 10475 Keele Street
- Dufferin Concrete Maple Plant - 10351 Keele Street
- Northern Transformer Corporation - 245 McNaughton Road East
- Team Float Service - 61 Malmo Court

Other types of buildings observed within the subject property included:

- Commercial buildings (Grocery stores, big box stores, small businesses, etc.)
- Institutional buildings (Schools, churches, etc.)
- Residential buildings

The following structures were observed within the subject property:

- Former landfills
- Bridges/overpasses/ramps
- Cellular towers

3.4.2 Utilities

Overhead electrical wires, street lights and signs for Enbridge gas mains were noted throughout the subject property.

3.4.3 Wells, Sewage Works, Ground Surface and Railway Lines

The majority of the roadways within the subject property were observed as being paved and curbed. Some gravel or dirt roadways were observed leading to rural residential properties and into the former landfills.

Catch basins and fire hydrants were observed throughout the subject property indicating that the area is serviced with water mains and storm sewers.

The Metrolinx Barrie Corridor railroad was noted running in a north-south orientation through the central portion of the subject property. The Maple GO Station is located at 30 Station Street. The Canadian National Railroad (CNR) also operates freight trains on this rail corridor. Additionally, rail spurs were observed leading to Anco Chemicals Inc. located at 85 Malmo Court and Argo Lumber Inc. located at 10275 Keele Street.

Two (2) monitoring wells were observed at the west entrance to the landfill near the intersection of Teston Road and Rodinea Road.

3.4.4 Land (Signs of Contamination)

The subject 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.

The former landfills were observed to be large grass covered hills. The Vaughan Landfill has been partially transformed into a park complete with walking/bike trails. The Keele Valley Landfill was fenced off and could not be fully inspected.

During the site inspection, none of the following were observed:

- Areas of stained soil, vegetation or pavement, with the exception of staining on the asphalt road surface consistent with normal highway operation.
- Stressed vegetation.
- Any unidentified substances.
- Debris, with the exception of miscellaneous debris on highway shoulders (metal, plastic, glass) consistent with normal highway operation.

3.4.5 Observations within the Study Area

The following ten (10) service stations were observed within the area surrounded by Hwy 400 and Bathurst Street, and by Kirby Road and Major MacKenzie Drive:

- Esso - 3100 Major MacKenzie Drive West
- Shell - 3000 Major MacKenzie Drive West
- Circle K - 2660 Major MacKenzie Drive West
- Petro Canada - 1867 Major MacKenzie Drive West
- Esso - 1500 Major MacKenzie Drive West
- Shell - 10700 Bathurst Street
- Petro Canada - 10749 Bathurst Street
- Esso - 10750 Jane Street
- Esso - 11200 Highway 400
- Petro Canada - 11600 Keele Street

The following ten (10) dry cleaning businesses were observed within the subject property:

- The Dry Cleaner (Fortino's) - 2911 Major MacKenzie Drive West
- Stay Fresh Cleaners - 2563 Major MacKenzie Drive West
- Belli Dry Cleaners - 2354 Major MacKenzie Drive West
- Spotless Dry Cleaners - 1450 Major MacKenzie Drive West
- Express Cleaners - 11399 Keele Street
- Berez Cleaner - 10040 Keele Street
- Woodland Dry Cleaners - 10815 Bathurst Street, Unit #27
- Gentle Dry Cleaners - 10555 Jane Street
- KO Kleaners - 118 Laramie Crescent
- Himalayan Alteration and Dry Cleaning - 20 Cranston Park Avenue, Unit 8

The following three (3) autobody shops were observed within the subject property:

- Above Toronto Collision and Repair – 84 Malmo Court
- Gerry's Car Care - 45 Rodinea Road, Unit #4
- APS-Autobahn Performance & Sport - 67 Rodinea Road, Unit #5

Although, this included an expanded search outside of the Study Area, only two of them were situated within the Study Area which is the gas station at 10700 Bathurst Street occupied by Shell and Woodland Dry Cleaners at 10815 Bathurst Street, Unit #27.

4. Review and Evaluation of Information

4.1 Current and Past Uses of the Subject Property and Surrounding Properties

The subject property was primarily agricultural land with a gravel pit in operation prior to 1956. The gravel pit was eventually transformed into two landfills: Vaughan Landfill in the mid-1960s and Keele Valley Landfill in 1983. The properties surrounding the landfills have experienced major development in the southwest, southeast and northeast quadrants of the subject property. The development has consisted of industrial, commercial and residential properties. The northwest quadrant remains primarily used for agricultural purposes. **Table 3** summarizes the current and past uses of the subject property, as identified during the COS.

Table 3: Summary of Current and Past Uses of Subject Property

Year or Period	Description of Subject Property Use
Prior to 1956	The gravel pit is in operation at the location of the Vaughan and Keele Valley Landfills. The remainder of the subject property is used for agricultural purposes.
1964	Minor residential development near Major Mackenzie Drive West and Keele Street
Mid-1960s	Vaughan Landfill begins operation north of Teston Road.
1973	Development of industrial park west of the landfill begins. Further residential development at Major Mackenzie Drive West and Keele Street.
1983	Keele Valley Landfill begins operation south of Teston Road.
1984	Vaughan Landfill closes. Further development of industrial park. Development of multiple residential neighborhoods.
2003	Keele Valley Landfill closes.
2004	Industrial park development similar to present day. Residential developments found throughout southwest, and northeast quadrants of subject property. Southeast and northwest portions of subject property still used for agricultural purposes.
Present	Southeast quadrant of subject property is now primarily residential. Northwest portion of subject property is still used for agricultural purposes.

4.2 Potentially Contaminating Activities

Twelve (12) PCAs were identified within the study area. The PCA are summarized in **Table 4** and shown on **Figures 4 and 5** in **Appendix B**.

Table 4: Summary of PCAs Identified within the Study Area

PCA	Address	Description
1. Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	N/A	Disposal Services Landfill – Closed Landfill
	N/A	Vaughan Landfill - Closed Landfill
	N/A	Keele Valley Landfill - Closed landfill
2.1 Chemical Manufacturing, Processing and Bulk Storage	85 Malmo Court	Anco Chemicals Inc. – Chemical Manufacturing Plant
2.2 Plastics (including Fibreglass) Manufacturing and Processing	2175 Teston Road	Fabco/Fabricated Plastics – Plastic Manufacturing Plant
2.3 Metal Treatment, Coating, Plating and Finishing	10651 Keele Street	Electro-Coating Inc. – Metal coating company
2.4 Commercial Trucking and Container Terminals	61 Malmo Court	Team Float Service – Commercial Trucking Transportation Service
2.5 Commercial Autobody Shops & Waste Management	84 Malmo Court	Above Toronto Collision Repair – Auto Maintenance Shop
		Orion Waste Management Inc. – Waste management service
2.6 Commercial Autobody Shops & Waste Management	45 Rodinea Road	Gerry’s Car Care – Auto Maintenance Shop
		Accurate Industrial Waste Limited - Waste Management Service
2.7 Commercial Autobody Shops	67 Rodinea Road, Unit #5	APS-Autobahn Performance & Sport – Auto Maintenance Shop
2.8 Waste Management	111 Rodinea Road	Universal Disposal – Closed Disposal Service
3. Railway Tracks	North-south oriented tracks crossing Study Area	Metrolinx Railway Tracks Crosses the Subject Property approximately 100 m east of Keele Street
4. Gasoline and Associated Products Storage in Fixed Tanks	10700 Bathurst Street	Shell Gas Station
5. Operation of Dry Cleaning Equipment (where chemicals are used)	10815 Bathurst Street	Dry Cleaning Operations

4.3 Areas of Potential Environmental Concern

Based on the findings from the records review and site reconnaissance, ten (10) areas of potential environmental concern (APEC) were identified on the subject property, as summarized in Error! Not a valid bookmark self-reference. and shown on **Figures 4 and 5** in **Appendix B**.

Table 5: Summary of APECs Identified on the Subject Property

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Subject Property	Potential Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1	Full width of Teston Road Right-of-Way from centreline of Keele Street to Centreline of East Don River Tributary	Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	On-site at location of former Disposal Services Landfill, Vaughan Landfill and Keele Valley Landfill	Petroleum Hydrocarbons (PHC), Volatile Organic Compounds (VOC), Polycyclic Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCB), Organochlorine (OC) Pesticides, Phenols, Metals and Inorganic Parameters, Methane Gas	Soil and groundwater
APEC 2	Full width of Teston Road Right-of-Way from centreline of Keele Street, 670 m east	Chemical Manufacturing, Processing and Bulk Storage	On-site: 85 Malmo Court	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Plastics (including Fibreglass) Manufacturing and Processing	On-site: 2175 Teston Road	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Metal Treatment, Coating, Plating and Finishing	On-site: 10651 Keele Street	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater

Area of Potential Environmental Concern	Location of Area of Potential Environmental Concern on Subject Property	Potential Contaminating Activity	Location of PCA (On-Site or Off-Site)	Contaminants of Potential Concern	Media Potentially Impacted
		Electronic and Computer Equipment Manufacturing	On-site: 245 McNaughton Road East	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Commercial Trucking and Container Terminals	On-site: 61 Malmo Court	PHC, VOC, PAH, PCB, Phthalates, Metals and Inorganic Parameters	Soil and groundwater
		Commercial Autobody Shops	On-site: 84 Malmo Court	PHC, VOC, PAH, Metals and Inorganic Parameters	Soil and groundwater
			On-site: 45 Rodinea Road		
			On-site: 67 Rodinea Road, Unit #5		
Rail Yards, Tracks and Spurs	On-site: Spurs leading to Anco Chemicals Inc. located at 85 Malmo Court and Argo Lumber Inc. located at 10275 Keele Street.	PHC, VOC, PAH and Metals	Soil and groundwater		
APEC 3	Full width of Teston Road Right-of-Way from centreline of Keele Street, 200 m east	Rail Yards, Tracks and Spurs	On-site: Running in a north-south orientation through the entire length of the subject property approximately 100 m east of Keele Street.	PHC, VOC, PAH and Metals	Soil and groundwater
APEC 4	South half of Teston Road Right-of-Way, from centreline of Bathurst Street, 100 m west	Gasoline and Associated Products Storage in Fixed Tanks	Off-site: Shell gas station at 10700 Bathurst Street.	PHC, VOC, PAH and Metals	Soil and groundwater
APEC 5	Full width of Teston Road Right-of-Way, from centreline of Bathurst Street, 10 m west	Operation of Dry Cleaning Equipment	Off-site: Dry cleaning operations at 10815 Bathurst Street.	VOC, Metals, PAH	Soil and groundwater

5. Conclusions and Recommendations

According to the historical documentation search that was completed during this investigation, the inspection of the subject property and surrounding properties and their historical use, the following environmental concerns have been identified:

- The potential contaminants from the former Disposal Services Landfill, Vaughan Landfill and Keele Valley Landfill within the central portion of the subject property.
- The potential contaminants from the industrial operations west of the Keele Valley Landfill, within the subject property.
- The potential contaminants from the Metrolinx Barrie Corridor railroad tracks and spurs that cross the subject property west of the landfills.
- The potential contaminants from the gasoline service station located at 10700 Bathurst Street
- The potential contaminants from the multiple dry-cleaning businesses located at 10815 Bathurst Street.

Additional investigation, including Phase I Environmental Site Assessment (ESA) and/or soil and groundwater assessment, should be conducted within any APEC which may be impacted by the proposed construction activities.

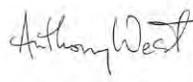
Following our inspection and a review of current and historical documentation of the area the potential contaminants of concern (PCOC) to consider for any future assessment purposes in soil and ground water include:

- Petroleum related parameters, including PHC fractions F1 to F4 and BTEX, from fuels, vehicular fluids, and landfills
- VOC from solvents, fuel additives, cleaning products, vehicular fluids, and landfills
- PAH from diesel, oils, landfills and railroad operations
- OC Pesticides from vegetation management and landfills
- PCB from transformer oils and landfills
- Phenols from landfills
- Phthalates from plastics manufacture
- Metals from gasoline, waste oils, pesticides, landfills and industrial waste
- Inorganic parameters from landfills and industrial waste
- Landfill gas, including its constituent, methane

6. CLOSURE

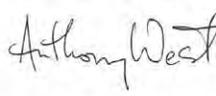
We trust the information presented in this report meets your requirements. If you have any further questions or need addition details, please do not hesitate to contact the undersigned.

Morrison Hershfield Limited now Stantec Consulting Ltd.

 Digitally signed by
West, Ant
Date: 2025.04.10
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for Sarth Sheth, M.Sc., P.Eng.
Environmental Engineer
sarth.sheth@stantec.com
437 734 1942

Reviewed By:

 Digitally signed by
West, Ant
Date: 2025.04.10
16:37:15-04'00'

Ant West, PhD., P.Eng.
Senior Groundwater Modeler
ant.west@stantec.com
613 739 2910 Ext. 1022424

7. References

Ministry of the Environment, 2012. Well Record Data, downloaded in June 2012, Queen's Printer.

Natural Resources Canada, 2013. The Atlas of Canada, Toporama.
<http://atlas.nrcan.gc.ca/site/english/toporama/index.html#>.

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Ontario Geological Survey 2010. Surficial geology of Southern Ontario; Ontario Geological Survey, Miscellaneous Release--Data 128-REV.

Ontario Ministry of the Environment and Climate Change, Hazardous Waste Information Network website (www.hwin.ca).

Ontario Ministry of the Environment and Climate Change, Water Well Information website (<http://www.ontario.ca/environment-and-energy/map-well-records>).

Toronto Aerial Photos Library website (<https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>)

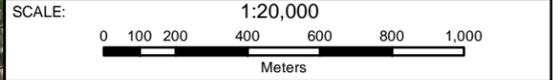
APPENDIX A: FIGURES



- LEGEND**
- Subject Property
 - - - Environmental Study Area (500 m Buffer)
 - Municipal Boundaries
- Transportation Network**
- Arterial / Collector
 - Local Roads
 - Railway



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

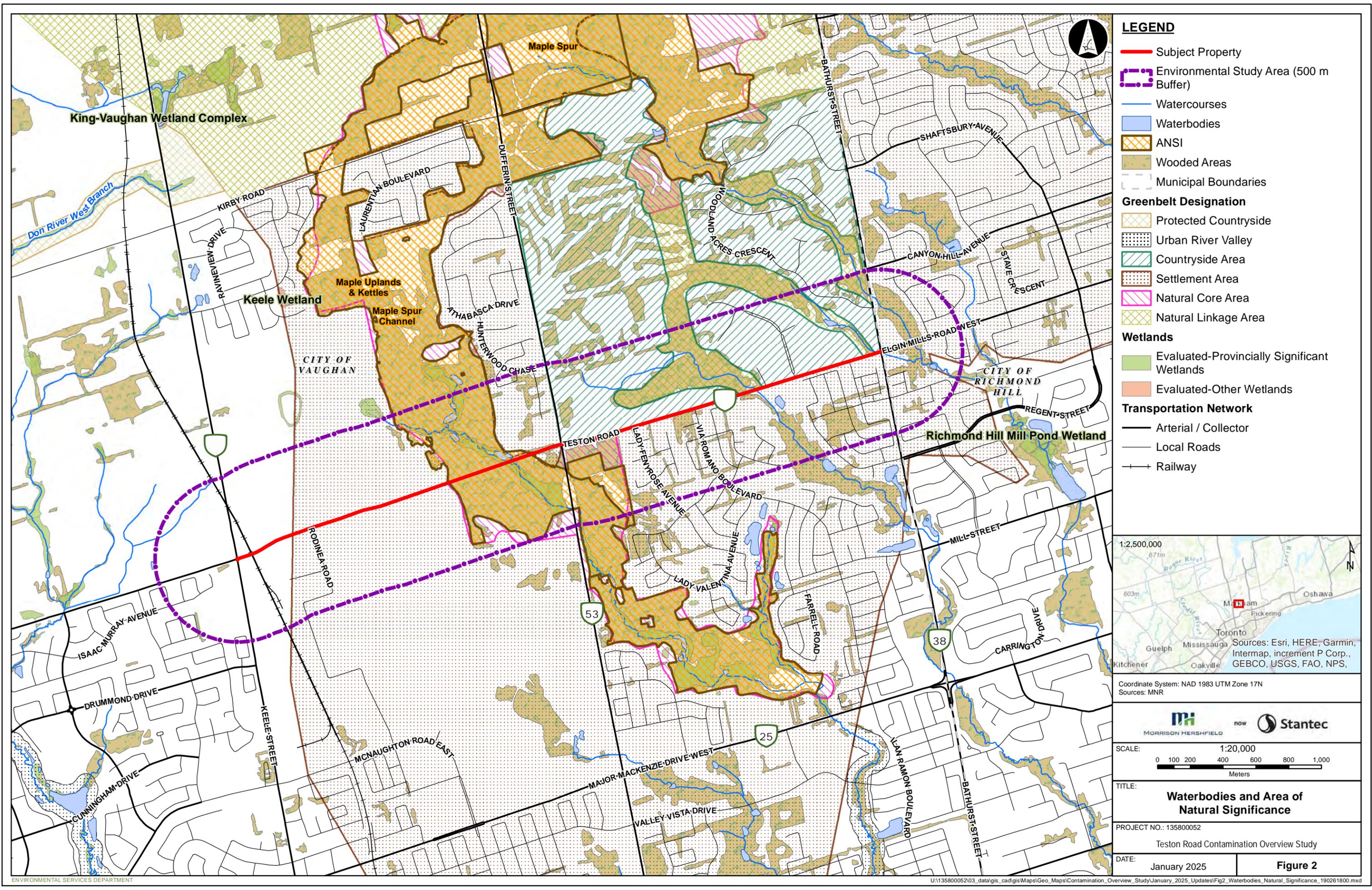


TITLE: **Site Locality Plan**

PROJECT NO.: 135800052
Teston Road Contamination Overview Study

DATE: January 2025 **Figure 1**

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



LEGEND

- Subject Property
- Environmental Study Area (500 m Buffer)
- Watercourses
- Waterbodies
- ANSI
- Wooded Areas
- Municipal Boundaries

Greenbelt Designation

- Protected Countryside
- Urban River Valley
- Countryside Area
- Settlement Area
- Natural Core Area
- Natural Linkage Area

Wetlands

- Evaluated-Provincially Significant Wetlands
- Evaluated-Other Wetlands

Transportation Network

- Arterial / Collector
- Local Roads
- Railway

1:2,500,000

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, MNR

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

MORRISON HERSHFIELD now Stantec

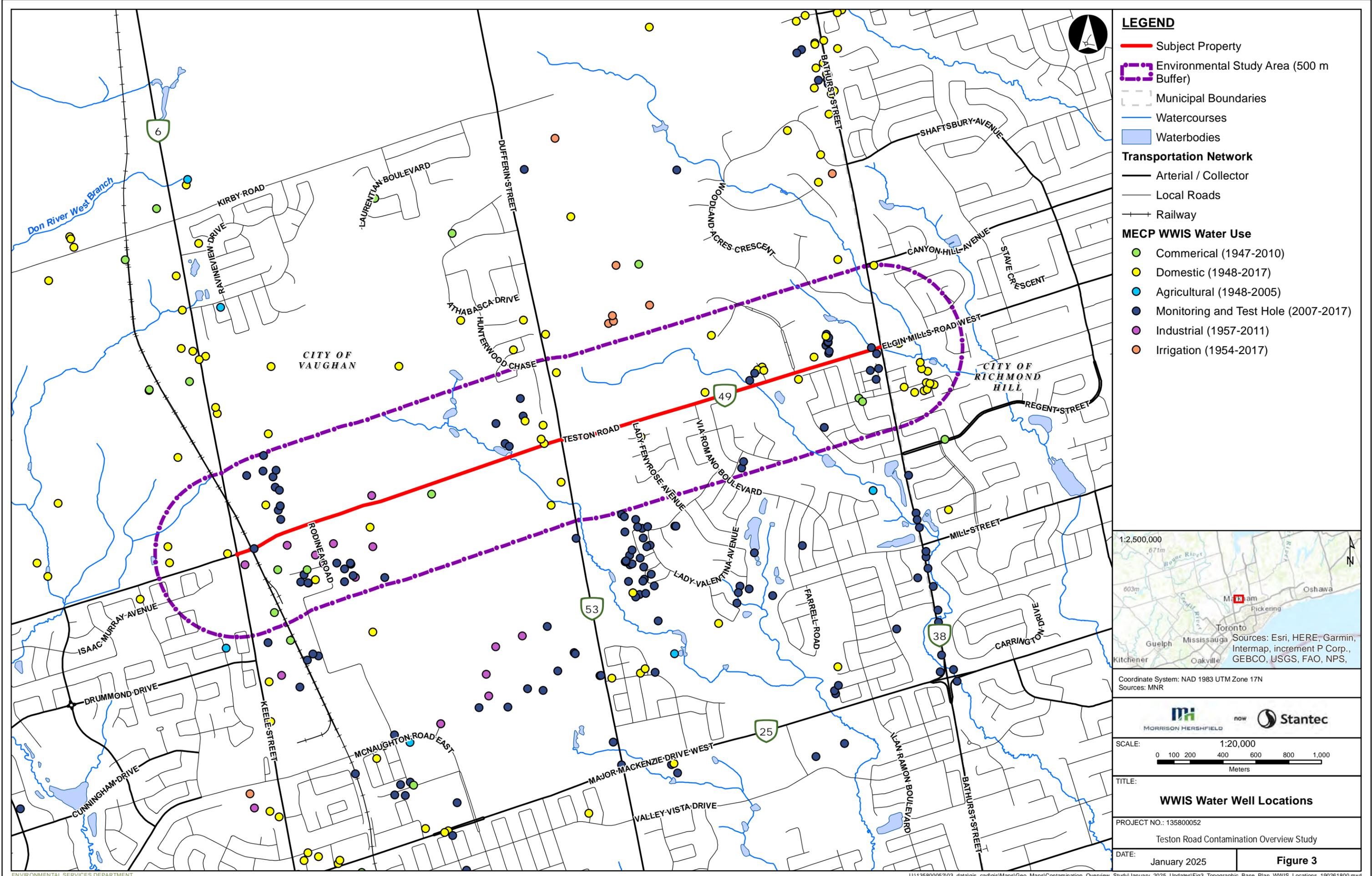
SCALE: 1:20,000

Meters

TITLE: **Waterbodies and Area of Natural Significance**

PROJECT NO.: 135800052
Teston Road Contamination Overview Study

DATE: January 2025 **Figure 2**



LEGEND

- Subject Property
- Environmental Study Area (500 m Buffer)
- Municipal Boundaries
- Watercourses
- Waterbodies

Transportation Network

- Arterial / Collector
- Local Roads
- Railway

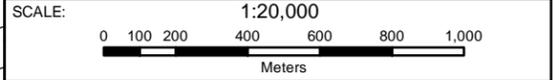
MECP WWIS Water Use

- Commercial (1947-2010)
- Domestic (1948-2017)
- Agricultural (1948-2005)
- Monitoring and Test Hole (2007-2017)
- Industrial (1957-2011)
- Irrigation (1954-2017)



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

MORRISON HERSHFIELD now **Stantec**



TITLE:
WWIS Water Well Locations

PROJECT NO.: 135800052
Teston Road Contamination Overview Study

DATE: January 2025 **Figure 3**



LEGEND

- Subject Property
- Environmental Study Area (500 m Buffer)

Transportation Network

- Arterial / Collector
- Local Roads

Potentially Contaminating Activities

- Operation of Dry Cleaning Equipment (where chemicals are used)
- Gasoline and Associated Products Storage in Fixed Tanks
- Rail Yards, Tracks and Spurs
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners
- Industrial Use (Various - see Figure 5)

PCA 3

PCA 2

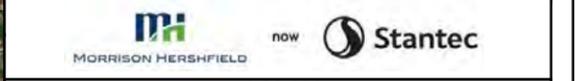
PCA 1

PCA 4: Gas Station at 10700 Bathurst Street

PCA 5: Dry Cleaners at 10815 Bathurst Street



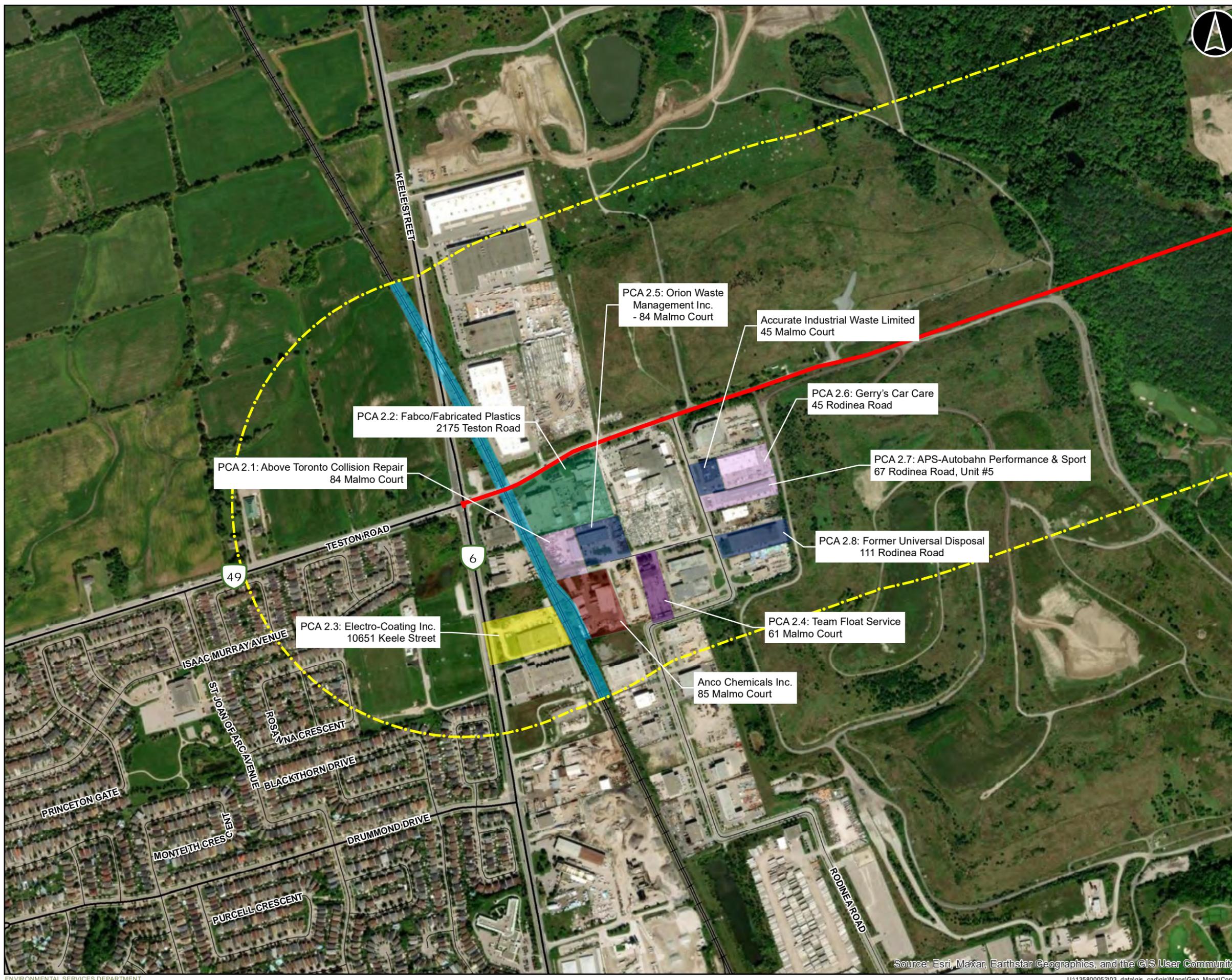
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, etc.



Potentially Contaminating Activities

PROJECT NO.: 135800052
Teston Road Contamination Overview Study

DATE: January 2025 **Figure 4**



LEGEND

- Subject Property
- Environmental Study Area (500 m Buffer)
- Potentially Contaminating Activities**
- Chemical Manufacturing
- Commercial Autobody Shops
- Commercial Trucking and Container Terminals
- Electronic and Computer Equipment Manufacturing
- Plastics (including Fibreglass) Manufacturing and Processing
- Rail Yards, Tracks and Spurs
- Transportation Network**
- Arterial / Collector
- Local Roads
- ++ Railway

PCA 2.1: Above Toronto Collision Repair
84 Malmo Court

PCA 2.2: Fabco/Fabricated Plastics
2175 Teston Road

PCA 2.3: Electro-Coating Inc.
10651 Keele Street

PCA 2.4: Team Float Service
61 Malmo Court

PCA 2.5: Orion Waste Management Inc.
- 84 Malmo Court

Accurate Industrial Waste Limited
45 Malmo Court

PCA 2.6: Gerry's Car Care
45 Rodinea Road

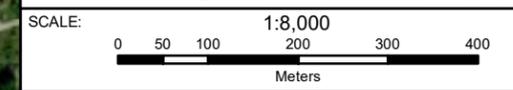
PCA 2.7: APS-Autobahn Performance & Sport
67 Rodinea Road, Unit #5

PCA 2.8: Former Universal Disposal
111 Rodinea Road

Anco Chemicals Inc.
85 Malmo Court



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



TITLE:
**Potentially Contaminating Activities
(Industrial Park)**

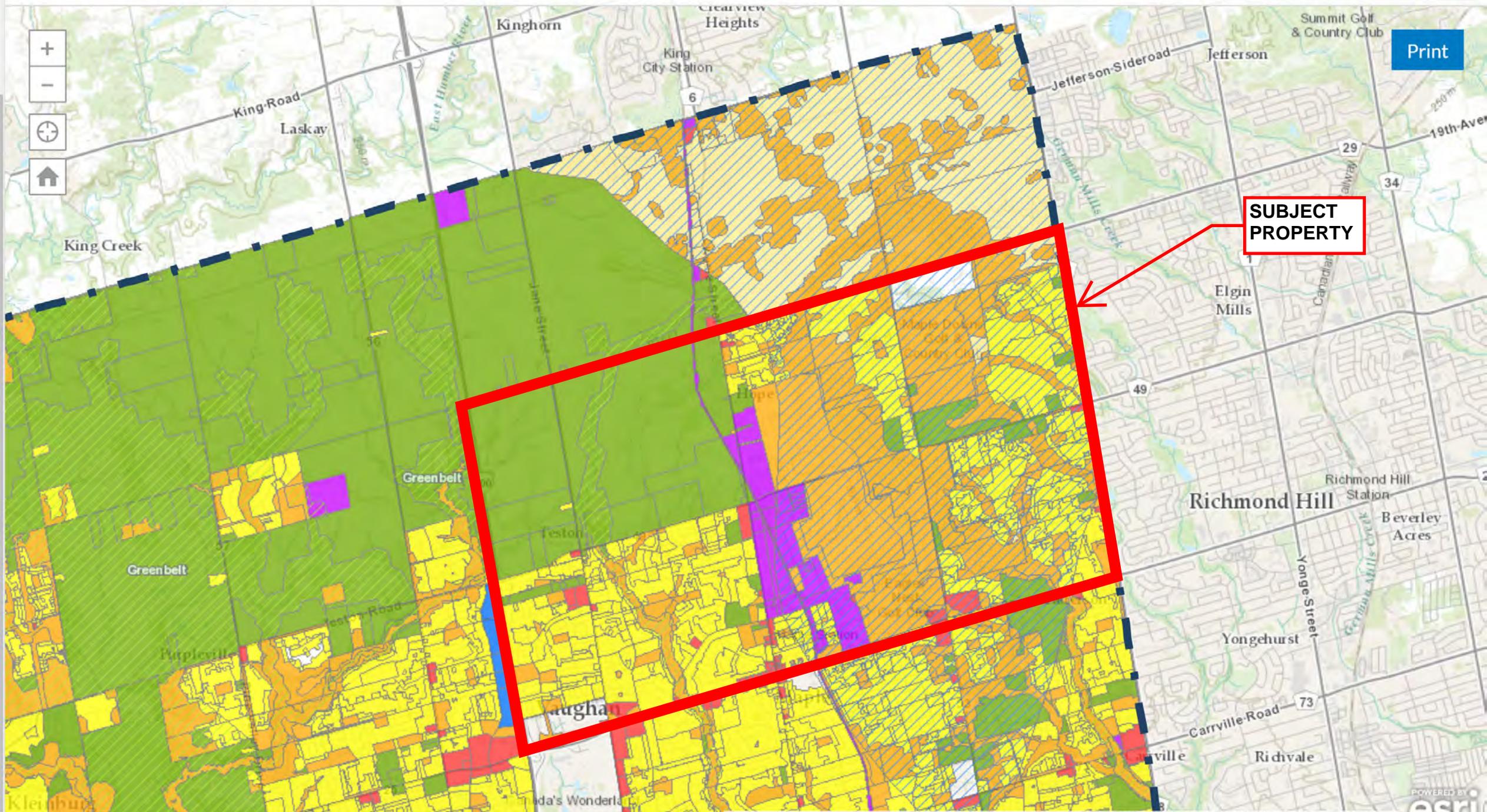
PROJECT NO.: 135800052
Teston Road Contamination Overview Study

DATE: January 2025 **Figure 5**

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

APPENDIX B: ZONING

- Zones
- Oak Ridges Moraine Area
 - Greenbelt Area
 - Agricultural
 - Commercial
 - Commercial/Residential
 - Employment
 - Industrial
 - Open Space
 - Parkway Belt
 - Residential
 - Shopping Centre District
 - Oak Ridges Moraine



APPENDIX C: ECOLOG 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 ecolog 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 D: AERIAL PHOTOGRAPHS

1956

Jane Street

Keele Street

Major Mackenzie Drive West



1956

Teston Road

Keele Street

Dufferin Street

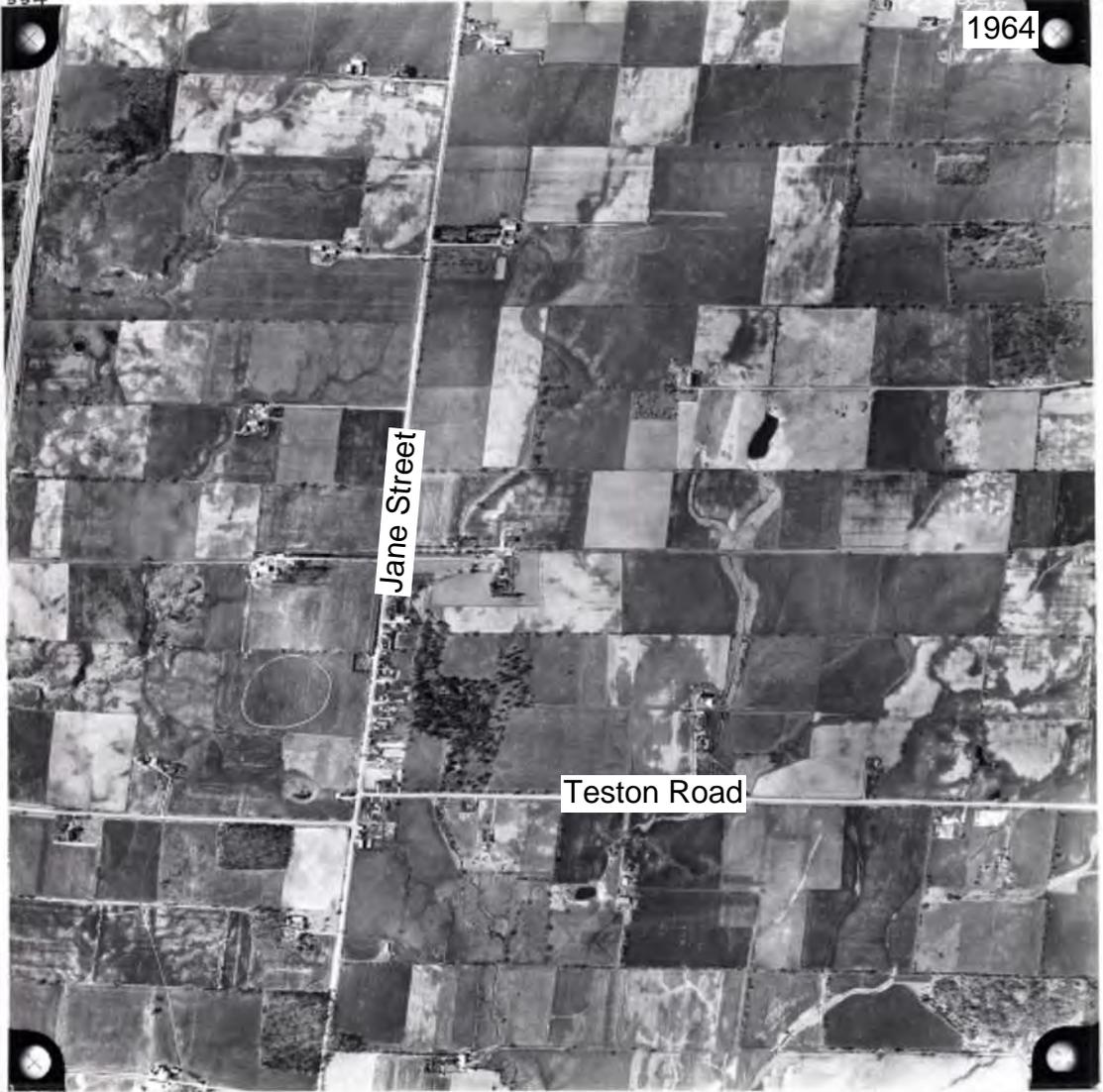
Major Mackenzie Drive West



1964

Jane Street

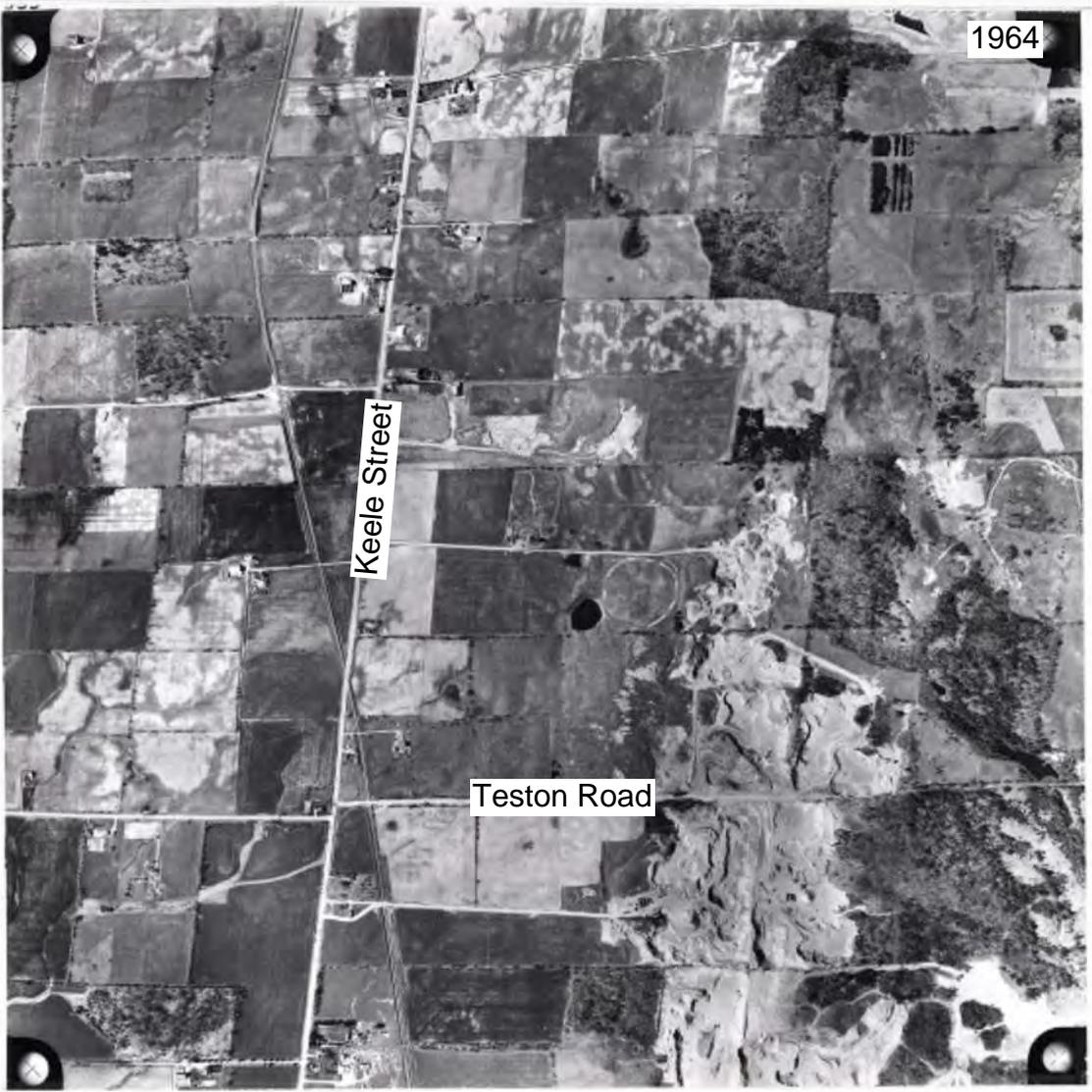
Teston Road



1964

Keele Street

Teston Road



Teston Road

1964

Jane Street

Major Mackenzie Drive West



1964

Teston Road

Keele Street

Major Mackenzie Drive West



1964

Dufferin Street

Bathurst Street

Major Mackenzie Drive West

374

1973

Teston Road

Hwy 400

Jane Street

Major Mackenzie Drive West

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Lockwood Survey Corporation Limited

C5773 22.5.73050 115 13

1973

Teston Road

Keele Street

Major Mackenzie Drive West

Teston Road

Dufferin Street

Major Mackenzie Drive West

12/30/1984

1984

Subject Property

Teston NW (Hwy 400 + Kirby Rd.)

Teston NE (Bathurst St + Gamble R.)

Teston Rd 57

Teston 49

Elgin Mills Rd W

Drummond Dr

Regent St

Richmond

McNaughton Rd

Teston SE (Bathurst St +

Teston SW (Hwy 400 + Major Mack Dr. W)

400

53

38

Pine Valley Dr

Via Campanile

Fossil Hill Rd

56

5 Jane St

Melville Ave

Keele St

Barrhill Rd

Peter Rupert Ave

Dufferin St

Bathurst St

Harding Blvd W

Avenue Rd

Image Landsat / Copernicus

Vaughan

Google Earth

2002

Imagery Date: 12/30/1984 17 T 618643.84 m E 4858386.25 m N elev 250 m eye alt 12.71 km

10/18/2004

2004

Teston NW (Hwy 400 + Kirby Rd.)

Teston NE (Bathurst St + Gamble R.)

Subject Property

Teston Rd 57

Teston 49

Elgin Mills Rd W

Drummond Dr

Regent St

McNaughton Rd

Teston SE (Bathurst St +

Teston SW (Hwy 400 + Major MacK Dr. W)

400

53

38

Pine Valley Dr

Via Campanile

Fossil Hill Rd

56

Jane St

Melville Ave

Keele St

Barrhill Rd

Peter Rupert Ave

Dufferin St

Bathurst St

Avenue Rd

Image © 2020 Maxar Technologies

Vaughan

Google Earth

2002

Imagery Date: 10/18/2004

17 T 618643.84 m E 4858386.25 m N elev 250 m eye alt 12.71 km

6/9/2018

2018



Teston NW (Hwy 400 + Kirby Rd.)

Teston NE (Bathurst St + Gamble Rd)

Subject Property

Teston Rd 57

Teston 49

Drummond Dr

McNaughton Rd

Elgin Mills Rd W

Regent St

Richmond

Teston SW (Hwy 400 + Major Mack Dr. W)

Teston SE (Bathurst St +

Pine Valley Dr

Via Campanile

Fossil Hill Rd

56

St. Jane St

Melville Ave

Keele St

Barrhill Rd

Peter Rupert Ave

Dufferin St

53

Bathurst St

38

Harding Blvd W

Rutherford Rd

Vaughan

Google Earth

Avenue Rd

APPENDIX E: SITE PHOTOGRAPHS

CONTAMINATION OVERVIEW STUDY: TESTON ROAD, VAUGHAN, ONTARIO.
APPENDIX F: SITE PHOTOGRAPHS



Photo 1: Keele Valley Landfill, facing southeast.



Photo 2: Keele Valley Landfill, facing northeast.

CONTAMINATION OVERVIEW STUDY: TESTON ROAD, VAUGHAN, ONTARIO.
APPENDIX F: SITE PHOTOGRAPHS



Photo 3: Coco Paving Maple Asphalt Plant at 10475 Keele Street.



Photo 4: Dufferin Concrete Maple Plant at 10351 Keele Street.

CONTAMINATION OVERVIEW STUDY: TESTON ROAD, VAUGHAN, ONTARIO.
APPENDIX F: SITE PHOTOGRAPHS



Photo 5: Anco Chemicals at 85 Malmo Court.



Photo 6: Fabco/Fabricated Plastics at 2175 Teston Road.

CONTAMINATION OVERVIEW STUDY: TESTON ROAD, VAUGHAN, ONTARIO.
APPENDIX F: SITE PHOTOGRAPHS



Photo 7: Maple Transfer & Recycling Inc. at 10525 Keele Street.



Photo 8: Northern Transformer Corporation at 245 McNaughton Road East.

CONTAMINATION OVERVIEW STUDY: TESTON ROAD, VAUGHAN, ONTARIO.
APPENDIX F: SITE PHOTOGRAPHS



Photo 9: Team Float Service at 61 Malmo Court.



Photo 10: Above Toronto Collision and Repair at 84 Malmo Court.