



MORRISON HERSHFIELD

FINAL REPORT

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

## **Phase One Environmental Site Assessment, Property 4, Teston Road, Maple, Ontario**

Presented to:

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# 1. EXECUTIVE SUMMARY

Morrison Hershfield Limited (MH) was retained by The Regional Municipality of York (York Region) to conduct a Phase One Environmental Site Assessment (Phase One ESA) for a small portion of the property with a Parcel ID 156720 (based on York Region Maps) 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 of land covering approximately 9,250 square meters (m<sup>2</sup>). The Phase One Property is a small portion along the southern boundary of the Subject Property. The western portion of the Phase One Property and the Subject Property is a closed City of Vaughan Landfill whereas the eastern portion is an undeveloped land. The Subject Property accepted domestic, commercial and industrial waste from the mid-1960s until its closure in 1984. The western portion of the Phase One Property is mostly covered with surficial soil/grass, while the eastern portion of the Phase One Property (approximately 2500 m<sup>2</sup>) is undeveloped land. In addition, there is a storage shed located on the western portion of the Phase One Property. According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the western portion of the Phase One Property is zoned as Community Area and the eastern undeveloped portion of the Phase One Property is zoned as Rural Area. The surrounding land use to north, west, south is primarily commercial/industrial (i.e., a closed landfill), the land to the east of the Phase One Property is undeveloped. 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 was a part of an agricultural field till mid 1960s, whereas the eastern portion of the Phase One Property is an undeveloped land

since 1959 till the present day. The western portion of the Phase One Property was developed in mid 1960s and operated as part of the landfill at the Subject property from the mid 1960s till its closure in 1984.

Based on the findings of this Phase One ESA, two areas of potential environmental concern were identified at the Phase One Property, due to a possible importation of fill material of unknown quality during the development of the Phase One Property, and waste disposal sites at the Phase One Property, and adjacent north, west and south of the Phase One Property. The APECs are summarized in the **Table 1** below:

**Table 1: Summary of Areas of Potential Environmental Concern**

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potential Contaminating Activity (PCA)	Location of PCA (On-site or Off-site)	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1	Entire Phase One Property	<b>PCA #30:</b> Importation of Fill Material of Unknown Quality	On-site	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater
APEC 2	Entire Phase One Property	<b>PCA#58:</b> Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	- On-site. - Off-site; adjacent north, west and south of the Phase One Property	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater

**Notes:**

VOCs – Volatile Organic Compounds; PHC – Petroleum Hydrocarbon; PAHs – Polycyclic Aromatic Hydrocarbons, PCBs – Polychlorinated Biphenyls.

The evaluation of the Phase One Property concludes that there is a possibility that one or more contaminants of potential concern either sourced from the Phase One Property, or from an off-site PCA within the Phase One Study Area, have affected soil or groundwater on, in, or under the Phase One Property. Therefore, a Phase Two ESA is required before an RSC can be submitted for the Phase One Property.

## 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 156720 (based on York Region Maps) 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 9,250 square meters (m<sup>2</sup>). The Phase One Property is a small portion along the southern boundary of the Subject Property. The western portion of the Phase One Property and the Subject Property is a closed City of Vaughan Landfill whereas the eastern portion is undeveloped. The Subject Property accepted domestic, commercial and industrial waste from the mid-1960s until its closure in 1984. A landfill gas control system was installed at the Subject Property in 1984 with an upgrade in 1997. The gas control system consists of a blower building with an enclosed style flare with landfill gas extracted from wells installed at the Subject Property, along the northern Phase One Property boundary.

The western portion of the Phase One Property is mostly covered with surficial soil/grass, while the eastern portion of the Phase One Property (approximately 2500 m<sup>2</sup>) is undeveloped. In addition, there is a storage shed located on the western portion of the Phase One Property. According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the western portion of the Phase One Property is zoned as Community Area and the eastern undeveloped portion of the Phase One Property is zoned as Rural Area. The surrounding land use to north, west, south is primarily commercial/industrial (i.e., a closed landfill), the land to the east of the Phase One Property is undeveloped.

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 Phase One Property 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, Employment Area, and/or Rural Area, characterized by industrial/ 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 was a part of an agricultural field till mid 1960s, whereas the eastern portion of the Phase One Property is an undeveloped land since 1959 till the present day. The western portion of the Phase One Property was developed in mid 1960s and operated as part of the landfill at the Subject property from the mid 1960s till its closure in 1984.

Based on the limited information available, the first developed use of the Phase One Property was likely to be in the mid 1960s.

#### 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 the Phase One Property in any of the reviewed city directories.

The surrounding streets, Teston Road, and Rodinea Road were reviewed. In general, no occupants were listed for Teston Road in the reviewed city directories dated 1960 to 1985 and for Rodinea Road in the reviewed city directories from 1960 to 1979. The commercial and industrial occupants within 250 m radius of the Phase One Property are summarized in **Table 2** below:

**Table 2: City Directory Listings**

Address	Listing	Years Listed
<b>Teston Road</b>		
<b>2101</b>	Cormill Drywall Inc., Stock Mechanical, Topax packing Systems, Connolly Marble & Granite, Global Precast, World Waste System Corp.	1995, 2001
<b>Rodinea Road</b>		
<b>21</b>	TTS Systems, Jager Industries Inc.	1990, 1995
<b>45</b>	Advanced Laminated Components, Arrow Aluminum, Canadian Conduit & Cable Constructors Inc., Clearway Construction Ltd., Clearway Construction Inc., DCL Co. Inc., Gilbat Metals Ltd., J&M Auto Service, Silvio Construction Co Ltd., Teston Pipeline, Tonys Heavy Equipment Repairs Ltd., Alpha Alex Metal Co Ltd., Amerco Rentals, Downsview Group, Stahlke Excavating Ltd., U Haul Co. Ltd., Alpha Elegant Metal & Paper International Inc., EG Construction Fence Rental, The Restorers Group Inc., Solid Wall Concrete Forming, TNT Metal Stripping Inc., Wirecomm Systems Inc.,	1985, 1990, 1995, 2001
<b>67</b>	Bateman Charles Ltd., Rob Stead Stairways, Asbury Mechanical Services, Doors & More by DDR Ltd., Lualco Steel Erection & Mechanical Services, Mighty Clean Products Inc., Nucorp Products, Boston Mechanical Contractors Ltd., Cool Comfort Heating & Air Conditioning, Saritor & Susin, Cedarcraft Woodworks, Houston Marine Systems, June Acupuncture, Nortown Self Storage	1985, 1990, 1995, 2001
<b>75</b>	Automatic Apartment Compactors Ltd., Automatic Compactors	1985, 1990, 1995, 2001

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

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

#### **2101 Teston Road**

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

#### **45 Rodinea Road**

- Metal Fabrication
- Metal Treatment, Coating, Plating and Finishing
- Paints Manufacturing, Processing and Bulk Storage
- Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles
- Pulp, Paper and Paperboard Manufacturing and Processing

#### **67 Rodinea Road**

- Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications
- Metal Fabrication

#### **75 Rodinea Road**

- Metal Fabrication

### **4.1.5 Environmental Reports**

MH was provided with various environmental reports for the Subject property by the York Region. Only the reports which shows the potential concern to the soil or groundwater conditions at the Phase One Property are summarized below.

**Hydrogeological Monitoring Report (2015), Vaughan Landfill, Vaughan Ontario, MMM Group Limited, a subsidiary of WSP Canada Inc., January 2016.**

MMM Group Limited, a whole owned subsidiary of WSP Canada Inc. was retained by City of Vaughan to conduct ongoing groundwater monitoring at the Subject Property. Based on the hydrogeological assessment at the Subject Property, the groundwater flow is influenced by the effect of two purge well systems (Toronto Keele Valley Landfill Teston Side Road purge wells and operating along the southern boundary of the Subject Property and Southern purge wells located south of the Keele Valley Landfill) and by a tributary of the East Don River, located east of the Subject Property. The effect of these influences creates a groundwater divide, with groundwater flowing in a south-south-

westerly direction on the west side of the divide, and southeast on the east side of the divide. The hydrogeological assessment estimated relatively slow (approximately 0.2 m/yr) nature of groundwater movement in the eastern portion of the Subject Property.

Based on the review of analytical results, the concentration of volatile organic compounds (VOCs) including one or more of cis-1,2-dichloroethylene, trichloroethylene, and vinyl chloride in groundwater exceeded MECP O. Reg 153/04 Table 3 Site condition Standards (MECP Table 3 SCS) from the 2 monitoring well locations (OW9/91-1 and OW5/81) at the Subject Property. The monitoring wells with the exceedances are located approximately 100 m and 200 m north of the Phase One Property.

**2017 Annual Groundwater and Landfill Gas Monitoring Program Report, Former Vaughan Landfill at Teston Road and Keele Street, Cole Engineering, February 2018.**

Cole Engineering Group Ltd. (COLE) was retained in May 2016 by the City of Vaughan (the “City”) to provide groundwater monitoring services for the Subject Property. Based on the groundwater monitoring conducted during the 2017 monitoring event, the following exceedances in the groundwater in comparison to MECP Table 3 SCS were found:

- Cadmium exceeded MECP Table 3 SCS from the 5 monitoring well locations (14-MW2, 14-MW3, 14-MW4, OW1/95, OW4/95) at the Subject Property. All monitoring wells with the exceedances are located north approximately 160 m or more from the Phase One Property.
- VOCs including one or more of cis-1,2-dichloroethylene, trichloroethylene, and vinyl chloride exceeded MECP Table 3 SCS from the 2 monitoring well locations (OW9/91-1 and OW5/81) at the Subject Property. The monitoring wells with the exceedances are located approximately 100 m and 200 m north of the Phase One Property.

**2018 Annual Groundwater and Surface Water Monitoring Program Report, Keele-Teston Landfill in Vaughan, Ontario, Cole Engineering, February 2019.**

COLE was retained by the City of Vaughan (the “City”) to provide groundwater monitoring services for the Subject Property. Monitoring wells with previous metal contaminations were decommissioned and new monitoring wells were installed in the same locations at the Subject Property. It was suspected by COLE that the high sediment content in monitoring wells was causing false positives of some metals parameters in the analytical results.

Based on the groundwater monitoring conducted during the 2018 monitoring event, the following conclusion were made:

- VOCs including one or more of cis-1,2-dichloroethylene, trichloroethylene, and vinyl chloride exceeded MECP Table 3 SCS from the 2 monitoring well locations (OW9/91-1 and OW5/81) at the Subject Property. The monitoring wells with the exceedances are located approximately 100 m and 200 m north of the Phase One Property.
- No exceedances of metals in the groundwater in comparison to MECP Table 3 SCS were found at the Subject Property.
- The inferred groundwater flow at the eastern portion of the Subject Property is to the east/southeast, towards a tributary of Don Rover East Branch.

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

AECOM Canada Ltd. (AECOM) was retained in May 2019 by the City of Vaughan to complete the environmental monitoring program and reporting for the Subject Property. According to AECOM, the evaluation criteria used previously for groundwater was found to be unsuitable for the Subject Property. The Ontario Drinking Water Standards (ODWS) is a more appropriate criteria for assessing potential leachate effects in groundwater for the landfill.

The following conclusions were made based on the investigations conducted by AECOM in 2019:

- The groundwater flow at the eastern portion of the Subject Property was inferred to be east and southeast towards the pond and tributary.
- VOCs including one or more of benzene, 1,1-dichloroethylene, trichloroethylene, and vinyl chloride exceeded Ontario Drinking Water Standards (ODWS) from the 2 monitoring well locations (OW9/91-1 and OW5/81) at the Subject Property. The monitoring wells with the exceedances are located approximately 100 m and 200 m north of the Phase One Property.

**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:

- Commercial Autobody Shops (45 Rodinea Road located approximately 130 m south of the Phase One Property, and 67 Rodinea Road located approximately 200 m south of the Phase One Property)
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners (a closed City of Vaughan Landfill at the Phase One Property, a closed Keele Valley Landfill located adjacent south of the Phase One Property, a closed private landfill located adjacent west of the Phase One Property, and a waste management facility located at 45 Rodinea Road approximately 130 m south of the Phase One Property).

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

### **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 7 shallow soil samples (0-1.5 meters below ground surface [mbgs]) from 5 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 with the exception of one soil sample exceedance for sodium absorption ratio (SAR) from only one borehole location.

## **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 232 records identified for the properties within the 250 m Phase One Study Area. Off-site listings were identified in 19 databases in ERIS report. Those that are considered relevant to this investigation are summarized below:

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

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

There were 5 records in the CA, 3 records in the EBR, and 16 records in the ECA database for the properties within 250 m of the Phase One Property. The summary of the records is briefly described below:

- 1 record in ECA for the property located adjacent west of Phase One Property, registered under Disposal Services Landfill. The record is for the approval of air emissions from the passive gas venting system at the property.
- 7 records in ECA for the development of area within the vicinity of Keele Street and Teston Road, registered under York Major Holdings Inc., Dufferin Heights Estates Inc., First Gulf Capital Corporation, and/or The Regional Municipality of York. The records are for the approval of municipal drinking water systems, and municipal and private sewage works.
- 3 records in CA, 4 records in ECA, and 2 records in EBR are registered under West York Auto Collision Ltd., Waste One Disposal Services Inc., Stiege Signs Limited, and/or 2894131 Ontario Inc., for the property located at 45 Rodinea Road, for industrial air emissions from paint spray booth/room or waste management systems for domestic and commercial waste.
- 1 record in CA, 1 record in ECA are registered under Timber Waste Solutions Inc. and/or Automatic Compactors Corp., for the property located at 75 Rodinea Road, for industrial air emissions or waste management systems for domestic and commercial waste.

- 1 record in CA, 3 records in ECA, and 1 record in EBR are registered under World Waste Systems Corporation, Global Precast Inc., for the property located at 2101 Teston Road, for industrial air emissions or waste management systems for domestic and commercial waste.

Waste management systems at the properties located at 45 Rodinea Road, 75 Rodinea Road, and 2101 Teston Road is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

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

EASRs are records for online registrations for some common industrial activities. There were 4 records in the EASR database. The summary of the records is briefly described below:

- 1 record in EASR database is registered under Global Precast Inc. for the property located at 2101 Teston Road, for heating systems.
- 1 record in EASR database is registered under West York Collison Centre Ltd., for the property located at 45 Rodinea Road, for an automotive refinishing facility.
- 2 records in EASR database are registered under Elite Concepts Inc., for the property located at 67 Rodinea Road, for an automotive refinishing facility.

Commercial autobody shop at the properties located at 45 and 67 Rodinea Road is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **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 Subject 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 property located at adjacent south 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 Subject Property, and the property adjacent south of the Phase One Property is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Automobile Wrecking & Supplies (AUWR)**

There were 2 records identified in the AUWR database for the property located at 45 Rodinea Road, registered under Triple M Exclusive Auto Parts. The records indicated that the property was historically used as automobile parts & supplies.

Commercial autobody shop at the properties located at 45 Rodinea Road is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Waste Disposal Sites - MOE CA Inventory (WDS)**

There were 9 records in WDS database for the Phase One Study Area. The summary of the records is described below:

- 1 record in WDS database for the Subject Property are registered under The Corporation of the City of Vaughan, and/or Teston View Holdings Inc. The records indicated that the Subject Property was historically used as a waste disposal site.
- 4 records in WDS database for the property adjacent west of the Phase One Property, registered under Disposal Services Landfill. The records indicated that the property was historically used as a waste disposal site.
- 4 records in WDS database for the property located at 45 Rodinea Road are registered under Accurate Industrial Waste Limited for a waste disposal site.

Waste disposal at the Subject Property, 45 Rodinea Road, and the property located adjacent 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 adjacent south 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 adjacent south 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 2 records of spills within the Phase One Study Area. The records were noted for the property located at 45 and 67 Rodinea Road. 1 record indicated a release of methane into the air, while the other record indicated a 225-litre oil to the ground, but it was contained and cleaned. Based on the records, there were no concerns to the soil or groundwater quality at the Phase One Property.

### **Pipeline Incident (PINC)**

There was 1 record in PINC database for the property located at 67 Rodinea Road, registered under Pro Sealing Plus Inc. The record indicated that an incident occurred at the property due to the damage to the pipeline. No other pertinent information was available for the record.

### **Private and Retail Fuel Storage Tanks (PRT) and Delisted Fuel Tanks (DTNK)**

There was 1 record in PRT and 2 records in DTNK database for the property located at 45 Rodinea Road, registered under Clearway Construction Inc. The records indicated an

expired propane refill centre, an expired self serve private fuel outlet, and a private fuel storage tank at the property. No other pertinent information was available in the records.

Gasoline and associated products storage in fixed tanks is considered a PCA according to MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Ontario Regulation 347 Waste Receivers Summary (REC)**

There was 1 record in REC database for the property located at 45 Rodinea Road, registered under Accurate Industrial Waste Limited. The record indicated that the property was used as an organic waste transfer and processing station from 1995 to 2019.

### **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 54 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.
- 8 listings for the property located at 45 Rodinea Road, registered under Clearway Construction Ltd., TNT Metal Stripping, Quantum Murray LP, and J. Chefero Sand & Gravel Limited, for petroleum distillates, waste oils & lubricants, acid waste, in 1992 to 2004, and 2010.
- 11 listings for the property located at 67 Rodinea Road, registered under Sartor and Susin Ltd., A & T Auto Refinishing Inc., and Pro Sealing Plus Inc., for waste oils and lubricants, paint/pigment/coating residues, waste crankcase oils and lubricants, in 1996-2014 and 2020-2022.
- 16 listings for the property located at 21 Rodinea Road, registered under various names including PNJ Engineering Inc., Jager Industries Inc., Avesta Profile, Strong Foundation Inc., Modern Niagara, Pine Valley Corp., and Cooper Equipment Rentals, for petroleum distillates, halogenated solvents, waste oils & lubricants, polymeric resins, paint/pigment/coating residues, aliphatic solvents, acid wastes, acid solutions, alkaline solutions, organic acids, waste compressed gases, waste crankcase oils and lubricants, in 1996-2022.
- 14 listings for the property located at 75 Rodinea Road, registered under Automatic Compactors Corp., for waste oils and lubricants, waste crankcase oil s and lubricants, in 1994-2022.
- 2 listings for the property located at 2101 Teston Road, registered under Delaval Turbine Canada Ltd. and 802135 Ontario Ltd. for petroleum distillates, oil skimmings & sludges, waste oils & lubricants, and acid waste in 1986 to 2001.

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

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

Entries in the SCT database are indicative of commercial/industrial uses, depending on their activities; they may or may not pose an environmental concern to the Phase One Property. There were 12 records in the SCT database for properties within 250 m Phase One Study Area. Notable off-site records are described below:

- 3 records in SCT database listed for the property located at 45 Rodinea Road, registered under L.A. Store Fixtures, D.C.L. Company Inc., described as wood window and door manufacturing, and electronic parts & equipment supplier for the years 1979 and 1990.
- 2 records in SCT database listed for the property located at 67 Rodinea Road, registered under Doors & Moore by Ltd., described as metal window and door manufacturing, for the year 1986.
- 2 records in SCT database listed for the property located at 21 Rodinea Road, registered under Comptrusion Corporation, and Jager Industries Inc., described as plastic product and wood product manufacturing facility, for the year 1967.
- 3 records in SCT database listed for the property located at 2101 Teston Road, registered under Global Precast Inc., and Connolly marble & granite Ltd., described as concrete manufacturing facility and non-metallic mineral product manufacturing facility, for the years 1985 and 1995.
- 2 records in SCT database listed for the property located at 75 Rodinea Road, registered under Automatic Compactors Corp., described as sheet metal work and industry machinery manufacturing, for the years 1987 and 1992.

The review of the SCT records indicated a plastic product manufacturing facility at 21 Rodinea Road, a concrete manufacturing facility located at 2101 Teston Road, and a machine shop and an industrial machinery manufacturing facility at 75 Rodinea Road. Plastic manufacturing and processing, metal fabrication, and concrete, cement and lime manufacturing are listed as PCAs according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **Water Well Information System (WWIS)**

A total of 93 records in the WWIS database were found for the Phase One Study Area, including:

- 2 domestic water supply wells, installed in 1953 and 1965.
- 5 industrial/commercial water supply wells, installed in between 1965 to 1979.

- 1 water supply well used as domestic as well as industrial, installed in 1980.
- 4 municipal replacement wells, installed in 1996.
- 9 abandoned wells, abandoned in between 1976 to 2016.
- 49 observation wells/monitoring wells, installed in between 1974 and 2019.
- 10 well records with unknown usage descriptions, installed in 1988 and 2019.
- 13 well records for unfinished wells in between 1997 and 1983.

Majority of the observation/monitoring wells are for the Subject Property and for the property located adjacent south 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 Phase One Property. A copy of the TSSA request, and the response is included in **Appendix E**.

## 4.3 Physical Setting Sources

### 4.3.1 Aerial Photographs

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

The aerial photographs were reviewed to determine the land uses at the Phase One Property and the surrounding properties within a 250 m radius, to identify areas of potential environmental concern. **Table 3** provides a summary of the review of aerial photographs and satellite imagery. Annotated versions of the photographs viewed are included in **Appendix F**.

**Table 3: Summary of Aerial Photographs**

Year	Phase One Property	Surrounding Properties
1956	The Phase One Property appears to be agricultural land.	<p><b>North:</b> The area north of the Phase One Property appears to be agricultural land.</p> <p><b>East:</b> The area east of the Phase One Property appears to be agricultural land, followed by undeveloped land.</p> <p><b>South:</b> A developed roadway (currently known as Teston Road) is noted south of the Phase One Property, followed by an agricultural land.</p> <p><b>West:</b> The area west of the Phase One Property appears to be agricultural land.</p>
1964	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
1973	The Phase One Property appears to be developed as part of the Subject Property and used as a landfill.	<p><b>North:</b> Subject Property extends off-site towards the north and utilized as a landfill.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> A landfill appears to be developed south of the Phase One Property.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>

Year	Phase One Property	Surrounding Properties
1985	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> Commercial properties are noted to be developed southwest of the Phase One Property, across the Teston Road.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
2002	One storage building appears to be developed at the Phase One Property. The landfill at the Phase One Property and the Subject Property appears to be closed and inactive.	<p><b>North:</b> one commercial building (probably the Blower Building) appears to be developed adjacent north of western portion of the Phase One Property. Subject property is no longer an active landfill.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> Further development of commercial properties is noted, southwest of the Phase One Property across Teston Road. Keele Valley Landfill appears closed, at least at its north end.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
2016	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> No significant changes noted from the previous aerial photograph. Keele Valley Landfill appears closed, at least at its north end.</p> <p><b>West:</b> The property adjacent west of the Phase One Property appears to be a landfill.</p>
2022	The Phase One Property appears similar to the current configuration.	<p><b>North:</b> No other significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No other significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> No other significant changes noted from the previous aerial photograph.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>

Waste disposal at the Phase One Property, Subject Property, and west and south 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 western portion of the Phase One Property is clay to silt textured till derived from glaciolacustrine deposits or shale, whereas the eastern portion 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 east i.e, from an elevation of approximately 290 metres above sea level (mASL) from the west to an elevation of approximately 260 mASL to the east. The majority of the Phase One Study Area has downward slope to the Don River East Branch from 295 mASL to 250 mASL, however a small portion of the western Phase One Study Area slopes downwards to the west from 290 mASL to 275 mASL. The nearest waterbody is a tributary of Don River East Branch, located approximately 100 m east of the Phase One Property. Based on topographic maps, the direction of regional groundwater flow is to the east towards Don River East Branch. However, underground features such as purge wells and 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 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 to the east of the Phase One Property for eventual discharge.

### **4.3.3 Fill Materials**

As the Phase One Property is a part of the Subject Property being used as a landfill and accepting domestic, commercial, and domestic refuse, there is a potential of fill materials to have been disposed of at the Phase One Property.

Importation of Fill Material of Unknown Quality is listed as PCA according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

### **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 woodland, and a natural heritage system located on the eastern portion of the Phase One Property. In addition, there is a provincially significant wetland and a surface water body located 100 m east of the Phase One Property.

In addition, based on the Ministry of Natural Resources web mapping tool, areas designated as Settlement Area Land Use and Natural Core Area Land Use, described

under the Oak Ridges Moraine Conservation Plan are located at the Phase One Property.

On the basis of the discussion provided above, parts of 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 93 records from the Water Well Information System database were found within 250 m of the Phase One Property, including 8 water supply wells (2 domestic water supply, 5 industrial/commercial water supply, and 1 domestic/industrial water supply), 49 observation/monitoring wells. The water supply wells were installed in between 1953 and 1980, and the observation/monitoring wells were installed in between 1974 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 Ms. Jennifer Gill, the Acting Manager of Solid Waste operations at the Subject Property, on October 31, 2022, to get information regarding the historical and current operations at the Phase One Property. Ms. Gill has been familiar with the Phase One Property since 2006.

According to Ms. Gill, the Phase One Property is only a small portion of the Subject Property, and no major operation is conducted at the Phase One Property.

Ms. Gill indicated that the Blower Building, located adjacent north of the Phase One Property, was reconstructed, after the previous building was demolished in 2020. The Blower Building contains methane gas flare support system. The building is heated through electric heating, ventilation, and air conditioning system. Ms. Gill did not have any pertinent information regarding the storage shed at the Phase One Property.

According to Ms. Gill, there have been no changes to the land use of the Phase One Property since the development in mid 1960s. Ms. Gill explained that there are underground utilities such as hydro and internet present at the Subject Property. She did not have knowledge of the underground utilities running through the Phase One Property.

Ms. Gill explained that the City of Vaughan's Public Works Department maintains the Phase One Property including grass cutting and building maintenance. Based on the interview, there are water monitoring and gas probes on the Subject Property to comply with environmental reporting requirements. City of Vaughan has retained AECOM and Comcor to support the methane gas and groundwater monitoring at the Subject Property.

Ms. Gill confirmed that no septic tanks and fuel storage tanks are present at the Phase One Property. In addition, Ms. Gill was not aware of any chemical spills at the Phase One Property, or previous environmental assessments conducted for the Phase One Property.

Ms. Gill indicated that propane and nitrogen gas are stored on the Subject Property to support the landfill operations. In addition, methane gas generated at the Subject Property is burnt with the flare support systems located north of the Phase One Property.

Ms. Gill 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 site features.

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

A storage building was present at the western portion of the Phase One Property. The storage building at the Phase One Property is used to store maintenance equipment for the Subject Property. No other buildings or structure was 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), and a stormwater ditch was 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 Phase One Property during the site reconnaissance. Gas extraction wells and infrastructure as part of the gas control system are noted at the properties adjacent north and south of the Phase One Property.

The ground surface of the Phase One Property is covered with surficial soil/grass and vegetation. Sewage works were not observed to be present at the Phase One Property. Railway lines were not observed within 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**

Under regulation O. Reg. 153/04, the Phase One Property is considered an “Enhanced Investigation Property” due to the historical industrial operations at the Phase One Property.

The Phase One Property is a part of City of Vaughan Landfill at the Subject Property. The Subject Property accepted domestic, commercial and industrial waste from the mid-1960s until its closure in 1984. Areas of potential environmental concern associated with the Phase One Property were assessed based on a records review, site reconnaissance, review of previous investigation reports, and interviews with the Site Representatives.

Enhanced investigation property details are outlined in **Table 4**.

**Table 4: Enhanced Investigation Property**

<b>Area of Observation</b>	<b>Observations</b>	<b>Potential Environmental Concerns</b>
<b>Operations including processing or manufacturing</b>	<ul style="list-style-type: none"> <li>Currently there are no industrial operations occur at the Phase One Property.</li> <li>The Phase One Property is a part of City of Vaughan Landfill at the Subject Property, which accepted domestic, commercial and industrial waste from the mid-1960s until its closure in 1984.</li> </ul>	<ul style="list-style-type: none"> <li>Historical landfill operation at the Phase One Property is listed as a PCA.</li> <li>Soil and groundwater impacts are present based on previous investigations.</li> </ul>
<b>Hazardous Materials Used or Stored</b>	<ul style="list-style-type: none"> <li>No hazardous materials were historically or currently stored at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Products Manufactured</b>	<ul style="list-style-type: none"> <li>No products were historically or currently manufactured at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>By-products and Wastes</b>	<ul style="list-style-type: none"> <li>Based on the GEN database, the Phase One Property was not historically or currently listed as a generator of wastes.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Raw Materials Handling and Storage</b>	<ul style="list-style-type: none"> <li>No raw materials were historically or currently handled or stored at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>Details of Drums, Totes and Bins</b>	<ul style="list-style-type: none"> <li>No drums, totes, or bins are currently stored at the Phase One Property.</li> <li>Historically, domestic, commercial and industrial waste were stored at the Phase One Property from the mid-1960s until 1984.</li> </ul>	<ul style="list-style-type: none"> <li>Waste Disposal and Waste Management, including transfer of waste in relation to the historical landfill operations, is a PCA according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.</li> </ul>
<b>Details of Oil/Water Separators</b>	<ul style="list-style-type: none"> <li>No oil/water separators were historically or currently present at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Vehicle and Equipment Maintenance</b>	<ul style="list-style-type: none"> <li>No records regarding historical vehicle or rail cars maintenance at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Spills</b>	<ul style="list-style-type: none"> <li>No records of spill were found for the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified</li> </ul>
<b>Details of Liquid Discharge Points</b>	<ul style="list-style-type: none"> <li>No records of wastewater discharge at the Phase One Property were identified.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

Area of Observation	Observations	Potential Environmental Concerns
<b>Details of Hydraulic Lifts and Loading Docks</b>	<ul style="list-style-type: none"> <li>No hydraulic lifts or loading docks were historically or currently present at the Phase One Property.</li> </ul>	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

## 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 south, west, and north are industrial/commercial, whereas the properties to the east of the Phase One Property of is undeveloped.

**North:** Adjacent to the Phase One Property to the north is a former City of Vaughan Landfill.

**East:** The Phase One Property is bound to the east by an undeveloped land, followed by a surface water body.

**South:** The Phase One Property is bound to the south by Teston Side Road, followed by the City of Toronto's closed Keele Valley Landfill.

**West:** The Phase One Property is bound to the west by a closed private landfill occupied by Disposal Services Landfill.

## 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 former City of Vaughan Landfill. 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 was a part of an agricultural field till mid 1960s, whereas the eastern portion of the Phase One Property is undeveloped land since 1959 till the present day. The western portion of the Phase One Property was developed in mid 1960s and operated as part of the landfill at the Subject property from the mid 1960s till its closure in 1984. Currently, a landfill gas control system is operating at the Subject Property, north of the Phase One Property, to monitor and extract methane gas from the subsurface. Currently, no major operations occur at the Phase One Property.

Current and past uses of the Phase One Property, as identified from the Phase One ESA are summarized in **Table 5**.

**Table 5: Current and Past Uses of the Phase One Property**

Year	Name of Owner <sup>2</sup>	Description of Property Use	Property Use <sup>1</sup>	Other Observations from Aerial Photographs, Fire Insurance Plans, etc.
Up to approximately mid 1960s	Not available	The western portion of the Phase One Property is agricultural, while the eastern portion of the Phase One Property is undeveloped	Agriculture or other use	– 1959 and 1964 aerial photograph indicated agricultural land use for the western portion of the Phase One Property, whereas the eastern portion of the Phase One Property was undeveloped.
Mid 1960s - Present	Not available	The western portion of the Phase One Property is a part of the City of Vaughan Landfill, while the eastern portion of the Phase One Property is undeveloped	The western portion of the Phase One Property is Industrial use, while the eastern portion of the Phase One Property is Agriculture or other use.	– 1973 aerial photograph indicated landfill on the western portion of the Phase One Property. – Review of records in ERIS report indicated that Phase One Property was utilized as a landfill. – 1985 to 2022 aerial photographs indicated that the western portion of Phase One Property is a closed landfill, whereas the eastern portion of the Phase One Property is undeveloped.

**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

The PCAs identified for the Phase One Property are as follows:

- **PCA#30: Importation of Fill Material of Unknown Quality**, based on the importation of fill material during the development of Phase One Property.
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the historical landfill operations at the Phase One Property.

### 7.2.2 Phase One Study Area

The following PCAs were identified within the study area:

- **PCA#10: Commercial Autobody Shops**, based on the historical and current autobody shops, located at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#10: Commercial Autobody Shops**, based on the historical and current autobody shops, located at 67 Rodinea Road (approximately 200 m south of the Phase One Property).
- **PCA#12: Concrete, Cement and Lime Manufacturing**, based on the concrete manufacturing facility currently occupied by Global precast, located at 2101 Teston Road (approximately 110 m southwest of the Phase One Property).
- **PCA#27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles**, based on the historical and current automobile garage, located at 45 Rodinea (approximately 130 m south of the Phase One Property).

- **PCA#28: Gasoline and Associated Products Storage in Fixed Tanks**, based on the historical fuel storage tanks at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#33: Metal Treatment, Coating, Plating and Finishing**, based on the historical metal treatment facility located at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#34: Metal Fabrication**, based on the historical machine shops located at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#34: Metal Fabrication**, based on the historical machine shops located at 67 Rodinea Road (approximately 200 m south of the Phase One Property).
- **PCA#34: Metal Fabrication**, based on the historical machine shops located at 75 Rodinea Road (approximately 230 m south of the Phase One Property).
- **PCA#39: Paints Manufacturing, Processing and Bulk Storage**, based on the historical paint processing and storage located at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#40: Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications**, based on the bulk storage of pesticides at 67 Rodinea Road (approximately 200 m south of the Phase One Property)
- **PCA#43: Plastics (including Fibreglass) Manufacturing and Processing**, based on the historical plastics product manufacturing facility located at 21 Rodinea Road (approximately 45 m south of the Phase One Property).
- **PCA#45: Pulp, Paper and Paperboard Manufacturing and Processing**, based on historical paper manufacturing facility at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the former waste management facility located at 2101 Teston Road (approximately 110 m southwest of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the former waste management facility located at 45 Rodinea Road (approximately 130 m south of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the former waste management facility located at 75 Rodinea Road (approximately 230 m south of the Phase One Property).
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**

**conditioners**, based on the City of Toronto's closed Keeley Valley Landfill located adjacent south of the Phase One Property.

- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the closed private landfill occupied by Disposal Services Landfill, located adjacent west of the Phase One Property.
- **PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners**, based on the closed City of Vaughan Landfill and historical groundwater contamination at Subject Property, north of the Phase One Property.

### 7.3 Areas of Potential Environmental Concern

Based on the findings from records review, interview and site reconnaissance, areas of potential environmental concern (APECs) were identified on the Phase One Property associated with the two on-site PCAs and off-site PCAs at Subject Property, and properties adjacent west and south of the Phase One Property, as summarized in **Table 6**. The location of the PCAs and APECs are provided on **Figure 4**.

**Table 6: Summary of Areas of Potential Environmental Concern**

Area of Potential Environmental Concern (APEC)	Location of Area of Potential Environmental Concern on Phase One Property	Potential Contaminating Activity (PCA)	Location of PCA (On-site or Off-site)	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1	Entire Phase One Property	<b>PCA #30:</b> Importation of Fill Material of Unknown Quality	On-site	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater
APEC 2	Entire Phase One Property	<b>PCA#58:</b> Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	- On-site. - Off-site; adjacent north, west and south of the Phase One Property	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater

**Notes:**

VOCs – Volatile Organic Compounds; PHC – Petroleum Hydrocarbon; PAHs – Polycyclic Aromatic Hydrocarbons, PCBs – Polychlorinated Biphenyls.

The findings that are considered to be of *de minimis* concern are listed in the **Table 7** below:

**Table 7: Summary of Findings Considered as *De Minimis* Concern**

Potential Contaminating Activity (PCA)	Rationale
Commercial Autobody Shops	Based on the distance (approximately 130 m and 200 m) and downgradient locations of the properties located at 45 and 67 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Concrete, Cement and Lime Manufacturing	Based on the distance (approximately 110 m) and downgradient location of the property located at 2101 Teston Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Based on the distance (approximately 130 m) and downgradient location of the property located at 45 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Gasoline and Associated Products Storage in Fixed Tanks	Based on the distance (approximately 130 m) and downgradient location of the property located at 45 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Metal Treatment, Coating, Plating and Finishing	Based on the distance (approximately 130 m) and downgradient location of the property located at 45 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Metal Fabrication	Based on the distance (approximately 130 m, 200 m, 230 m) and downgradient location of the properties located at 45, 67, and 75 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Paints Manufacturing, Processing and Bulk Storage	Based on the distance (approximately 130 m) and downgradient location of the property located at 45 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Pesticides (including Herbicides, Fungicides and	Based on the distance (approximately 200 m) and downgradient location of the property located at 67 Rodinea Road with

Potential Contaminating Activity (PCA)	Rationale
Anti-Fouling Agents) Manufacturing, Processing, Bulk Storage and Large-Scale Applications	reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Plastics (including Fibreglass) Manufacturing and Processing	Based on the distance (approximately 45 m) and downgradient location of the property located at 21 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
Pulp, Paper and Paperboard Manufacturing and Processing	Based on the distance (approximately 130 m) and downgradient location of the property located at 45 Rodinea Road with reference to the Phase One Property, the PCA is not considered to present a significant environmental concern for the Phase One Property.
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 properties located at 45 and 75 Rodinea Road (approximately 130 and 230 m south of the Phase One Property) are downgradient of the Phase One Property and therefore any leaching of chemicals into soil/groundwater would have no affect on the Phase One Property.

## 7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was compiled from the information provided in **Table 6** and information shown on **Figure 1** through **Figure 4**. A site location plan providing the names of roadways within the Phase One Study Area and showing adjacent properties is provided as **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 woodland, and a natural heritage system located on the eastern portion of the Phase One Property. In addition, there is a provincially significant wetland and a surface water body located 100 m east of the Phase One Property. In addition, areas designated as Settlement Area Land Use and Natural Core Area Land Use, described under the Oak Ridges Moraine Conservation Plan are 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.

Areas where PCAs are potentially affecting the Phase One Property and associated contaminants of potential concern are provided on **Table 6** in **Section 7.3** of this report. Only two areas of potential environmental concern (APECs) were identified on the Phase One Property associated with two on-site and three off-site PCAs.

Based on topographic maps, the regional groundwater flow is to the southeast towards the Don River East Branch. However, underground features such as purge wells and 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 western portion of the Phase One Property is clay to silt textured till derived from glaciolacustrine deposits or shale, whereas the eastern portion 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 to 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

Based on the findings of this Phase One ESA, two areas of potential environmental concern were identified at the Phase One Property, due to a possible importation of fill material of unknown quality during the development of the Phase One Property, and waste disposal sites at the Phase One Property, and adjacent north, west and south of the Phase One Property.

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

Based on the logic and reasoning provided in the preceding sections of this report, the evaluation of the Phase One Property concludes that there is a possibility that one or more contaminants of potential concern either sourced from the Phase One Property, or from an off-site PCA within the Phase One Study Area, have affected soil or groundwater on, in, or under the Phase One Property. Therefore, a Phase Two ESA is required before an RSC can be submitted for the Site.

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

An RSC will not be filed based on the findings of this Phase One ESA alone.

### 8.3 Qualifications of Assessors

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

**Anthony (Ant) West, Ph.D., P.Eng., QP<sub>ESA</sub>** - The Phase One ESA was performed under the overall direction of Dr. Anthony (Ant) West. Dr. West is a Senior Environmental Engineer, manager of our environmental engineering and geoscience team, and our company's key contact for hydrogeology, contaminants, and hazardous materials. Ant has been working in contaminated sites assessment and remediation, hazardous materials assessment and abatement, and contaminant and physical hydrogeology for close to thirty years, including during his graduate studies from 1998 to

2006. Dr. West meets the requirements to act as a Qualified Person, other than risk assessment, under O. Reg. 153/04.

## 8.4 Signatures

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

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

### Morrison Hershfield Limited

#### Phase One Written By:



Ali Sultan, M.Sc., EIT.  
Environmental Engineer In Training  
[asultan@morrisonhershfield.com](mailto:asultan@morrisonhershfield.com)  
416 499 3110 Ext. 1011109

#### Phase One Supervised By:



Anthony (Ant) West, Ph.D., P.Eng., QP<sub>ESA</sub>  
Manager, Environmental Engineering and  
Geoscience, East  
[awest@morrisonhershfield.com](mailto: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

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Opta Historical Environmental Services Enviroscan (Opta)

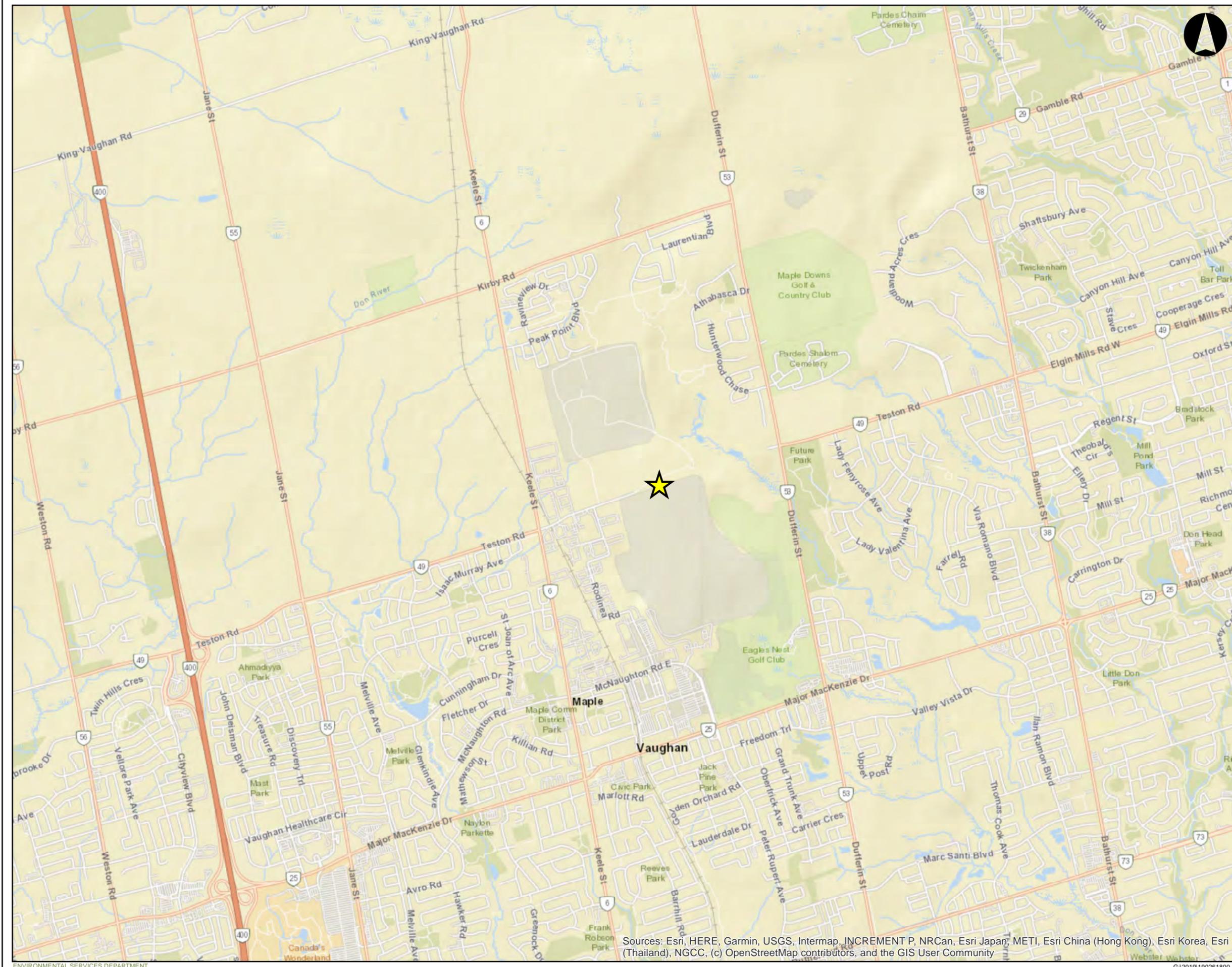
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## APPENDIX A: FIGURES





**LEGEND**

 Approximate Site Location

**NOTES:**  
 - MNRF Aurora District



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



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 4  
 Teston Road, Vaughan Ontario**

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

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



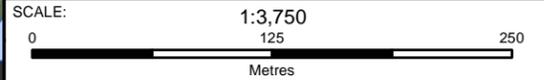
**LEGEND**

- Site Boundaries
- Land Information Ontario Data**
- Watercourses
- Waterbodies
- Transportation Network**
- Local Roads

**NOTES:**  
 - MNRF Aurora District



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

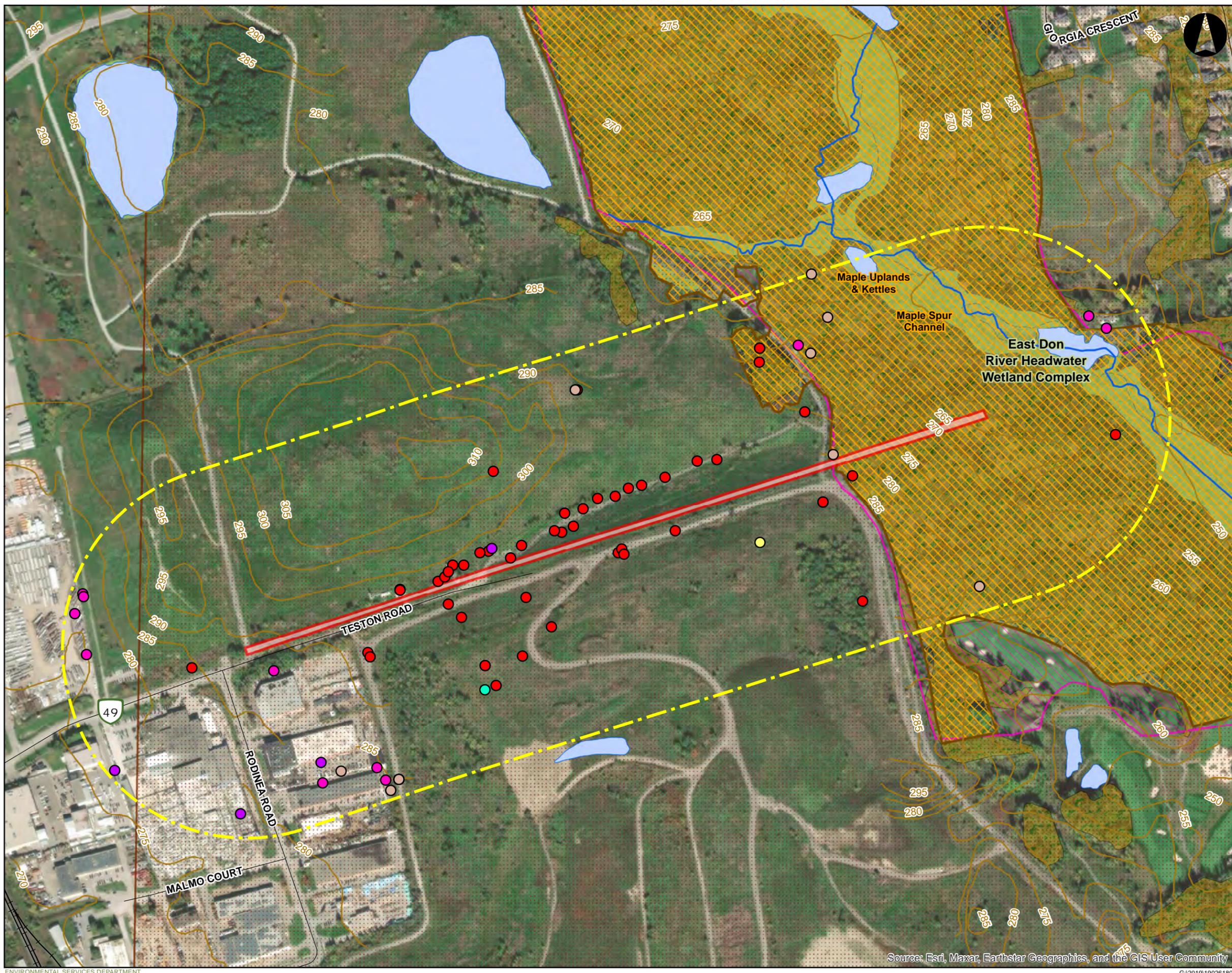


TITLE:  
**Site Layout**

PROJECT NO.: 190261800  
**Phase One ESA, Property 4  
 Teston Road, Vaughan Ontario**

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

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



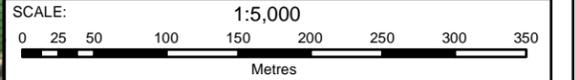
**LEGEND**

- Site Boundaries
- Phase One Study Area (250 m)
- Water Wells in Provincial System (WWIS)**
  - Commerical
  - Domestic
  - Industrial
  - Monitoring
  - Not Used
  - Unknown
- Land Information Ontario Data**
  - Topographic Contour (mASL)
  - Watercourses
  - Waterbodies
  - ANSI
  - Wooded Areas
- Oak Ridge Moraine Conservation Plan**
  - Settlement Area
  - Natural Core Area
- Wetland**
  - Evaluated-Provincially Significant Wetlands
  - Unevaluated Wetlands
- Transportation Network**
  - Local Roads
  - Railway

**NOTES:**  
- MNRF Aurora District



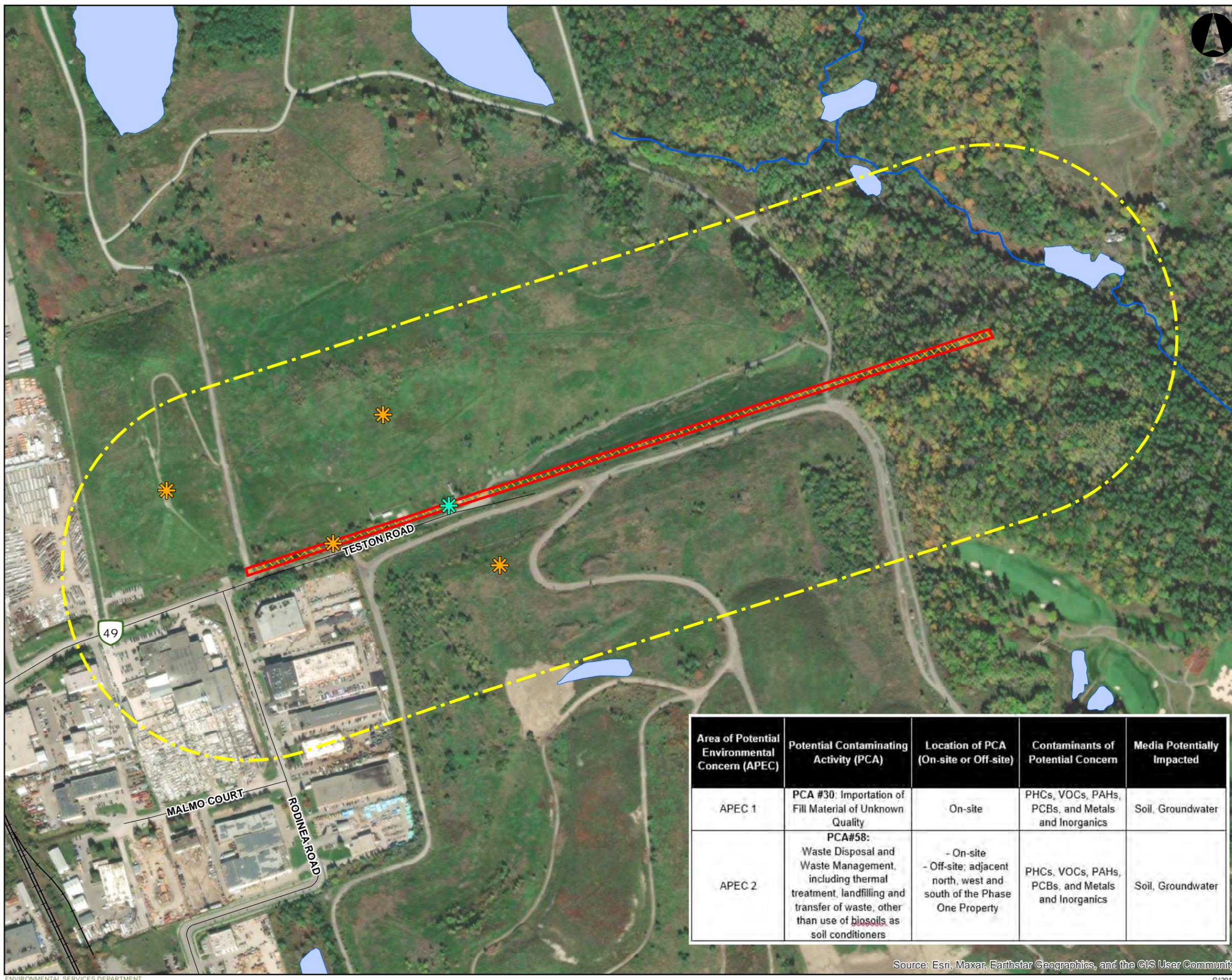
Coordinate System: NAD 1983 UTM Zone 17N  
Sources: MNRF



TITLE:  
**Natural Features and Water Wells**

PROJECT NO.: 190261800  
**Phase One ESA, Property 4  
Teston Road, Vaughan Ontario**

DATE: **March 2023** **Figure 3**



**LEGEND**

- Site Boundaries
- Phase One Study Area (250 m)
- APEC 1 and 2

**Potentially Contaminating Activities**

- ✱ PCA#30 - Importation of Fill Material
- ✱ PCA#58 - Waste Disposal

**Land Information Ontario Data**

- Watercourses
- Waterbodies

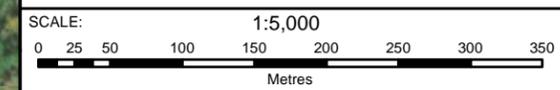
**Transportation Network**

- Local Roads
- Railway

**NOTES:**  
- MNRF Aurora District



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



TITLE:  
**Areas of Potential Contamination Concern (APECs) and Potentially Contaminating Activities (PCAs)**

PROJECT NO.: 190261800  
**Phase One ESA, Property 4  
Teston Road, Vaughan Ontario**

DATE: **March 2023** **Figure 4**

Area of Potential Environmental Concern (APEC)	Potential Contaminating Activity (PCA)	Location of PCA (On-site or Off-site)	Contaminants of Potential Concern	Media Potentially Impacted
APEC 1	PCA #30: Importation of Fill Material of Unknown Quality	On-site	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater
APEC 2	PCA#58: Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners	- On-site - Off-site; adjacent north, west and south of the Phase One Property	PHCs, VOCs, PAHs, PCBs, and Metals and Inorganics	Soil, Groundwater

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

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





# enviroscan



An SCM Company

175 Commerce Valley Drive W  
Markham, Ontario L3T 7Z3

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

Report Completed By:

Swati

Site Address:

Teston Rd Vaughan ON Canada

Project No:

22090200347

Opta Order ID:

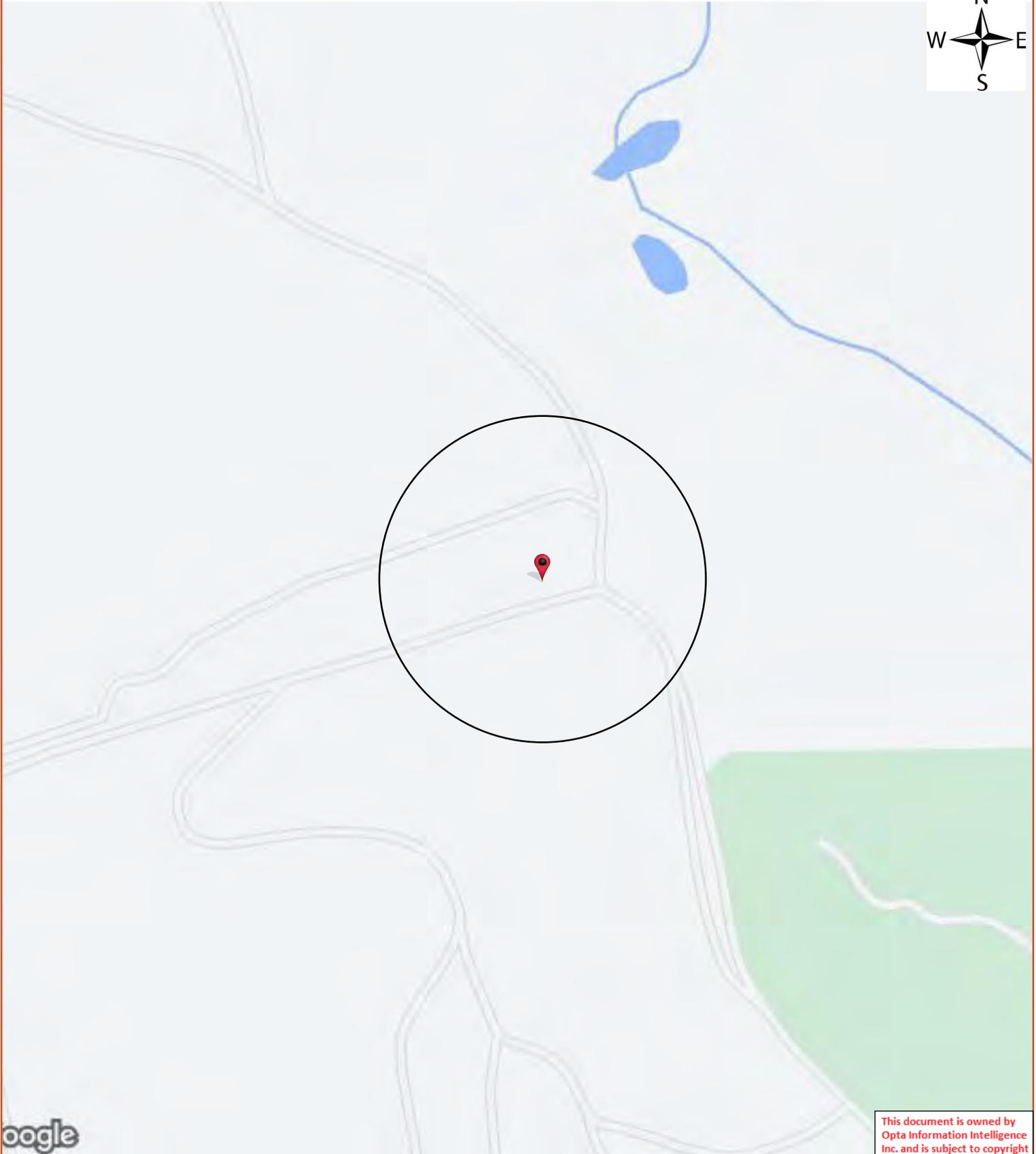
113922

Requested by:

Eleanor Goolab  
ERIS

Date Completed:

9/12/2022 12:12:30 PM





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

## Report

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

## Disclaimer

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

## Entire Agreement

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

## Governing Document

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

## Law

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



175 Commerce Valley Drive W  
Markham, Ontario  
L3T 7Z3

T: 905.882.6300  
Toll Free: 905.882.6300  
F: 905.882.6300

An SCM Company  
[www.optaintel.ca](http://www.optaintel.ca)

No Records Found

Requested by:  
Eleanor Goolab

Date Completed: 09/12/2022 12:12:30



OPTA INFORMATION INTELLIGENCE

No Records Found



## **APPENDIX C: ERIS CITY DIRECTORIES**

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 a city directory for the subject properties that fall within the Teston IEA study area.

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

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

**Environmental Risk Information Services**

A division of Glacier Media Inc.

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

**City Directory Information Source**

Polk York Region Ontario

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

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

**Environmental Risk Information Services**

A division of Glacier Media Inc.

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

**City Directory Information Source**

Polk York Region Ontario

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **APPENDIX D: ERIS REPORT**

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

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

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

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



## Ministry of Public and Business Service Delivery

### Access or Correction Request

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

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

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

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

#### Section A - Type of Request

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

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

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

#### Type of Request \*

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

Name of institution request made to \*

Ministry of the Environment, Conservation and Parks

#### Freedom of Information and Privacy Coordinator Contact

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

Telephone Number: 416-314-4075

## Section B - Requester's Information

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

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

Last Name \*

Sultan

First Name \*

Ali

Mailing Address

Canada  U.S.A.  International

Unit Number

300

Street Number

125

Street Name

Commerce Valley Drive West

PO Box

City/Town \*

Markham

Province \*

ON

Postal Code \*

L3T 7W4

Telephone Number

Home

Mobile

Business

647-674-3087

ext.

Email Address \*

asultan@morrisonhershfield.com

## Section C - Description of Records or Correction Requested

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

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

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

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

**Description of Records or Correction Requested \***

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

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

**Time Period of the Records \***

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

From (yyyy/mm/dd)

To (yyyy/mm/dd)

1970/01/01

2023/04/05

**Method of Access \***

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

Receive copy

Examine original (on site only)

Payment confirmation number: 25790595

## Ali Sultan

---

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

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

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

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

Hello,

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

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

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

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

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

Accessing the Service Prepayment Portal:

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

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

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

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

Kind Regards,



**Nicola Carty | Public Information Agent**

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

Tel: +1 416-734-3221 | E-Mail: [ncarty@tssa.org](mailto:ncarty@tssa.org)

[www.tssa.org](http://www.tssa.org)



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

**From:** Ali Sultan <ASultan@morrisonhershfield.com>

**Sent:** Wednesday, April 5, 2023 5:01 PM

**To:** Public Information Services <publicinformationservices@tssa.org>

**Subject:** Request for Information

**[CAUTION]:** This email originated outside the organisation.

Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Hello,

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

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

Feel free to contact me if further information is required.

Thank you,

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

Environmental EIT

M +1-647-674-3087

[asultan@morrisonhershfield.com](mailto:asultan@morrisonhershfield.com)



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

Tel: +1-416-499-3110

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

**People . Culture . Capabilities**

 *Please consider the environment before printing this email.*

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

## **APPENDIX F: AERIAL PHOTOGRAPHS**



1956

Teston Road

Keele Street

Dufferin Street

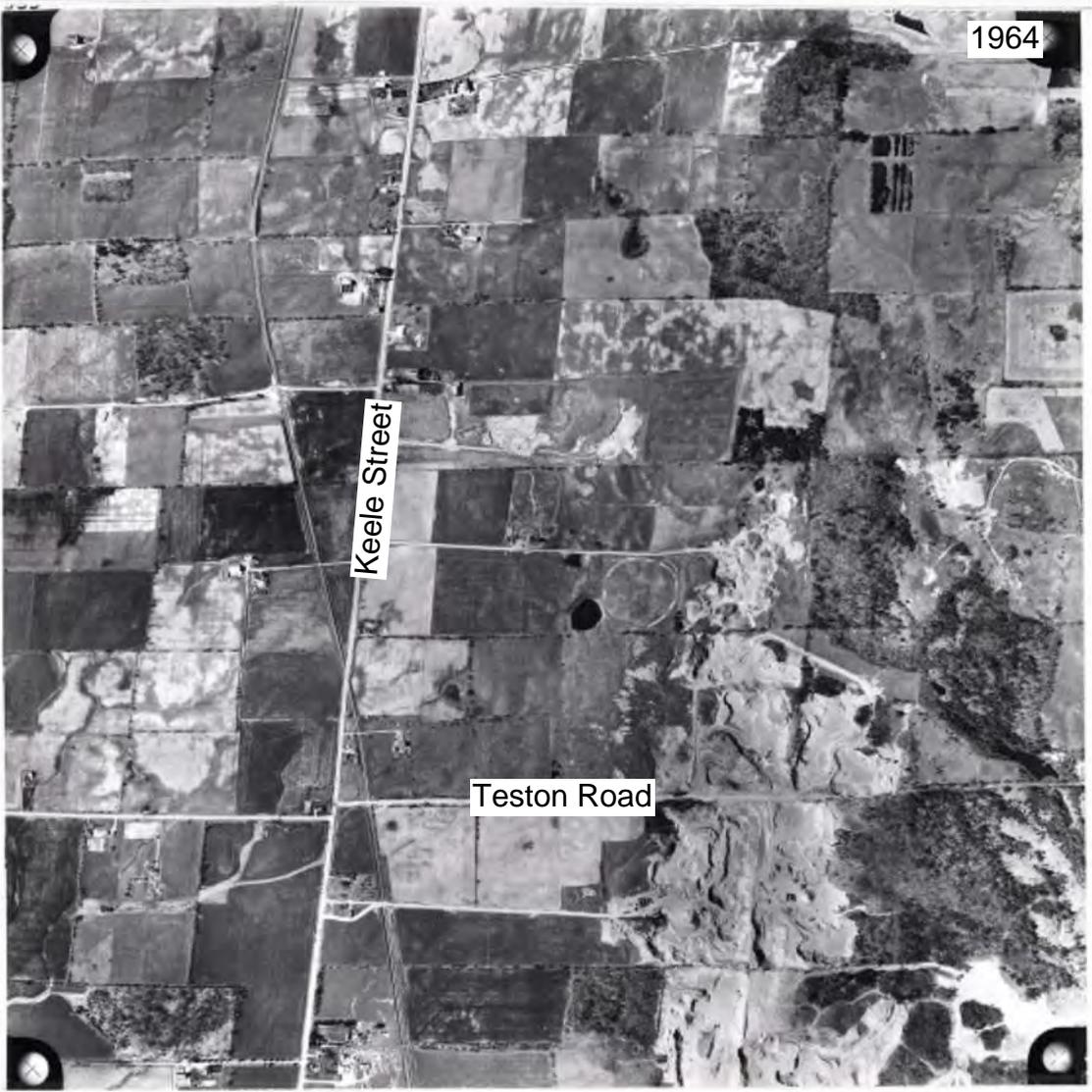
Major Mackenzie Drive West



1964

Keele Street

Teston Road



1973

Teston Road

Keele Street

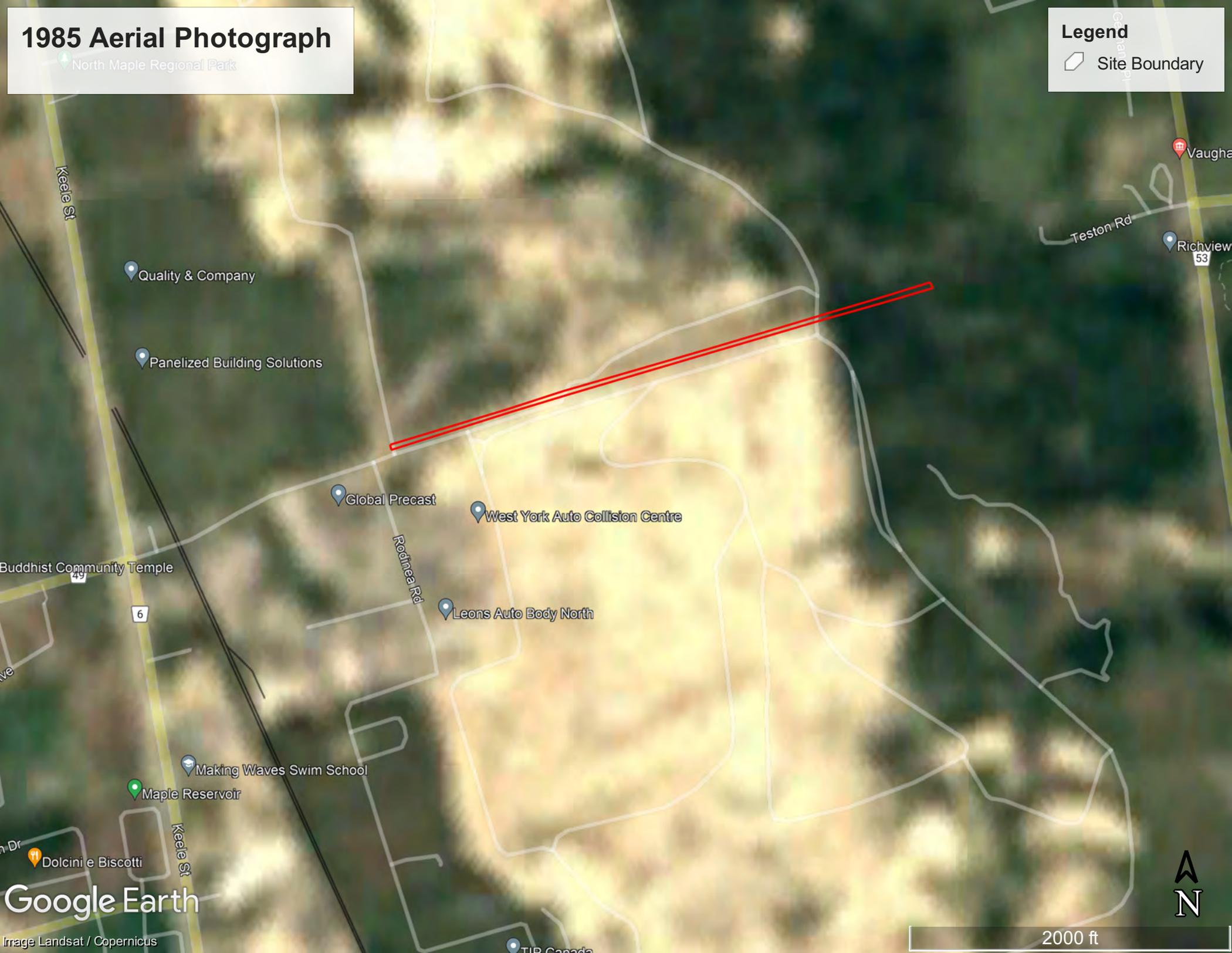
Major Mackenzie Drive West

# 1985 Aerial Photograph

North Maple Regional Park

## Legend

Site Boundary



Buddhist Community Temple

6

Making Waves Swim School

Maple Reservoir

Dolcini e Biscotti

Google Earth

Image Landsat / Copernicus

TIP Canada



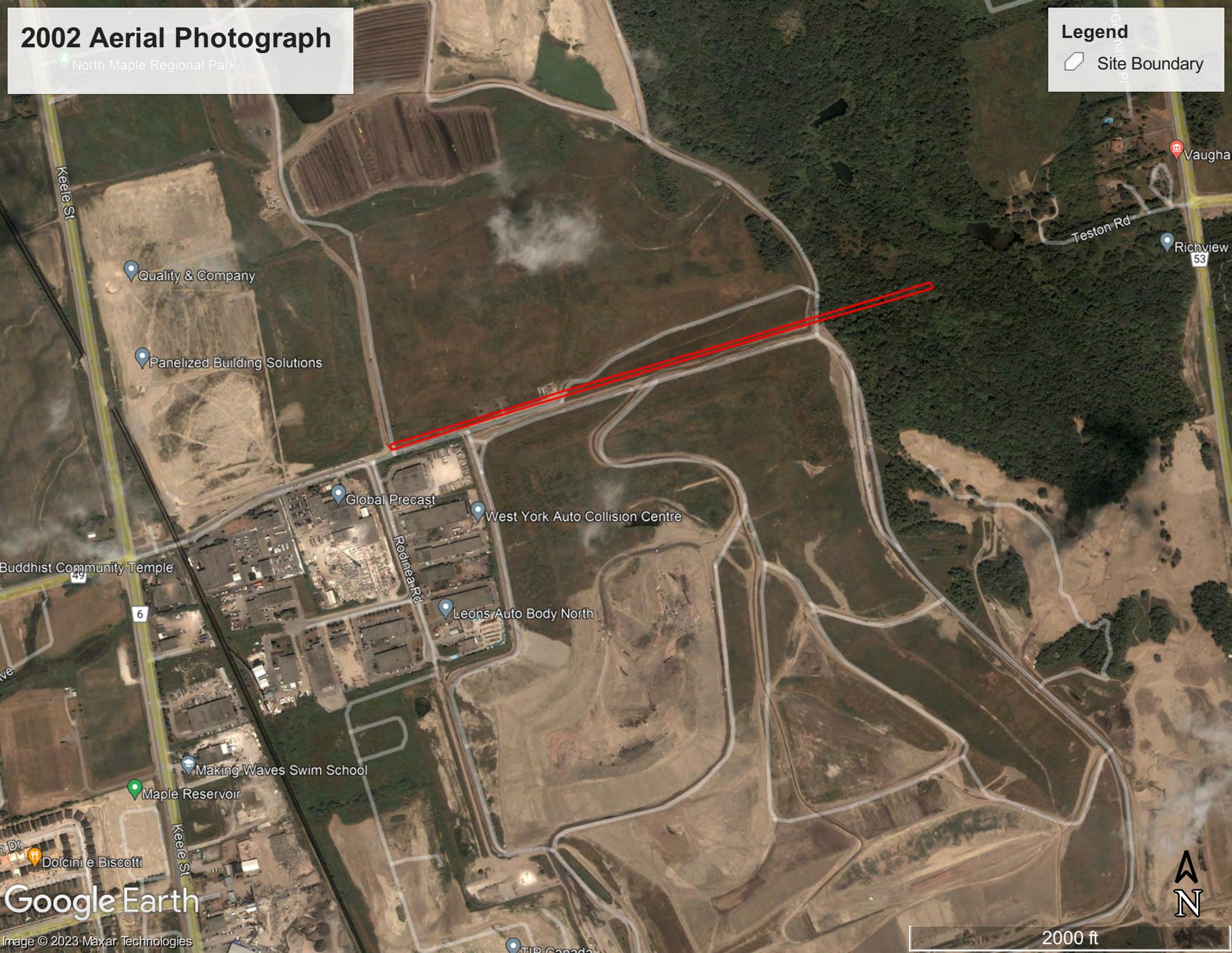
2000 ft

# 2002 Aerial Photograph

North Maple Regional Park

## Legend

Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Centre

Leons Auto Body North

Making Waves Swim School

Maple Reservoir

Dolcini e Biscotti

Google Earth

Image © 2023 Maxar Technologies

TIP Canada

Teston Rd

Vaughan

Richview 53

Keele St

Robinson Rd

Keele St

2000 ft



# 2016 Aerial Photograph

North Maple Regional Park

## Legend

Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Centre

Leons Auto Body North

Making Waves Swim School

Maple Reservoir

Dolcini e Biscotti

Google Earth

Image © 2023 Maxar Technologies

2000 ft



# 2022 Aerial Photograph

North Maple Regional Park

## Legend

 Site Boundary



Vaughan

Teston Rd

Richview 53

Quality & Company

Panelized Building Solutions

Global Precast

West York Auto Collision Centre

Leons Auto Body North

Buddhist Community Temple

6

Making Waves Swim School

Maple Reservoir

Dolcini e Biscotti

Google Earth

2000 ft



## **APPENDIX G: INTERVIEW QUESTIONNAIRE**



Interviewer: Morrison Hershfield

Project No: 190261800

Interviewee: Jennifer Gill

Date: October 31, 2022

Site Location & Address: - Vaughan landfill – 2000 Teston Rd	
What is your position/role at the site? How long you been involved with the site?	I am the acting manager of solid waste effective August 2022 – Kate will return in August of 2023. I have been with the City for 17 years.
When was the site building constructed? What was at the site before this?	The current building was constructed in 2020 after the previous building was torn down. The building contains the City’s methane flair’s support systems.
What is the site used for? Has the site use(s) changed - to your knowledge?	The building houses the City’s methane flair’s support systems. We also have the flair, propane tank, and other systems on-site to support the burning of the methane gas that is generated.
Who maintains the site? Landscape maintenance? Building maintenance? Agricultural Field Maintenance and Use? Chemicals Used?	The City of Vaughan’s Public Works Dept. maintains the site including grass cutting and building maintenance.
What municipal services/utilities are provided to the site? Water? Sewage? Waste/Recycling? Hydro? Natural Gas?	This site has hydro and internet.
Are there any water wells on site? Domestic water supply? Monitoring? How many? Where? Are they being used? Sample results?	We have water monitoring and gas probes on the site to comply with environmental reporting requirements. A map can be provided on request of these systems. Reports are provided to the ministry semi-annually and annually.
Is there a septic system on site? Septic Tank location? Leach Field location?	No – we do not have a septic system at this site.

<p>Is waste other than domestic waste generated on site? How is that waste managed?</p>	<p>No – we do not generate waste at this site.</p>
<p>How are the buildings heated and cooled?</p>	<p>The building is heated through electric heat. We heat the blower room and the control room.</p>
<p>Have fuels or other chemicals ever been stored on the site? Aboveground &amp;/or Underground Storage Tanks (ASTs &amp;/or USTs)?</p>	<p>We have propane and nitrogen onsite to support the landfill operation. We also burn the methane gas generated onsite.</p>
<p>Any fuel or chemical spills reported at the site? If "Yes", describe.</p>	<p>I am not aware of any spills</p>
<p>Have any of your neighbours made any complaints about you? Do you have any complaints about your neighbours' activities? (Dumping? Odours? Discharges?)</p>	<p>We do not get complaints from the neighbours regarding this site.</p>
<p>Have there been any other environmental assessments previously completed at the site? Phase I ESAs? Phase II ESAs? When? By Whom?</p>	<p>Not that I am aware of at this time.</p>
<p>Have any Designated Substances audits been previously conducted? Asbestos? PCBs? Lead? Other Hazardous Materials?</p>	<p>Not that I am aware of at this time.</p>
<p>Are there any other people/contacts that would know about the site and its history?</p>	<p>We contract AECOM and Comcor to help run and monitor the site.</p>

Notes:	The City of Toronto also has to monitor wells and probes on this site. You might want to reach out to them regarding these needs.
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## **APPENDIX H: SITE PHOTOGRAPHS**





Photo 1: View of the western portion of the Site and surrounding area, facing east



Photo 2: View of the west-central portion of the Site, facing northwest



Photo 3: Typical view of the Site and the City of Vaughan Landfill, facing west



Photo 4: View of the City of Toronto Landfill across the fence, facing south