



MORRISON HERSHFIELD

FINAL REPORT

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

## **Phase One Environmental Site Assessment, Property 1 and Property 2, Teston Road, Maple, Ontario**

Presented to:

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# 1. EXECUTIVE SUMMARY

Morrison Hershfield Limited (MH) was retained by The Regional Municipality of York (York Region) to conduct a Phase One Environmental Site Assessment (Phase One ESA) for the small portion of land which is a part of two properties with different municipal addresses (2270 and 2400 Teston Road) located at the northwest intersection of Teston Road and Keele Street in Vaughan, Ontario (herein collectively referred to as the “Phase One Property”). The western portion of the Phase One Property is a part of municipal address 2400 Teston Road, while the eastern portion of the Phase One Property is a part of 2270 Teston Road. The Phase One ESA was conducted in support of the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario (the Project).

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

The Phase One Property is an irregular-shaped piece of land covering an area of approximately 1,000 square meters (m<sup>2</sup>) (approximately 0.1 hectares [ha]). The Phase One Property is currently a vacant parcel of land with no building on-site. The Phase One Property is mostly paved with surficial soil/grass and vegetation and the western half of the Phase One Property is used as an agricultural property. 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 Phase One Property was an agricultural land till early 1960. The eastern portion of the Phase One Property was developed with a residential dwelling in the early 1960s. The residential dwelling was demolished in 2005 and has remained vacant ever since, whereas the western portion of the Phase One Property has remained agricultural land up to the present day.

Based on the findings of this Phase One ESA, two areas of potential environmental concern were identified, due to a possible importation of fill material of unknown quality during the development of former residential dwelling at the Phase One Property, and a

spill of diesel fuel at the intersection of Teston Road and Keele Street. 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#NA</b> Diesel fuel spill	Off-site	PHCs, PAHs	Soil, Groundwater*

**Notes:**

\*Groundwater will not be considered as potentially impacted medium unless impact is identified in soil.

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 the small portion of land which is a part of two properties with different municipal addresses (2270 and 2400 Teston Road) located at the northwest intersection of Teston Road and Keele Street in Vaughan, Ontario (herein collectively referred to as the “Phase One Property”). The western portion of the Phase One Property is a part of municipal address 2400 Teston Road, while the eastern portion of the Phase One Property is a part of 2270 Teston Road. 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 an irregular shaped piece of land covering approximately an area of 1,000 square meters (m<sup>2</sup>) (approximately 0.1 hectares [ha]), located northwest of the intersection of Teston Road and Keele Street in Vaughan, Ontario. The Phase One Property is comprised of a small portion of 2400 Teston Road and a small portion of 2270 Teston Road. The Phase One Property is currently a vacant parcel of land with no building on-site. The Phase One Property is mostly paved with surficial soil/grass and vegetation and the western half of the Phase One Property is used as an agricultural property.

According to York Region Official Plan, Map 1A – Land Use Designation (July 2022), the Phase One Property is zoned by as Community Area. Based on York Region Official Plan – Section 2.1.3, Community Area refers to area where residential, population-related employment and community services are directed to accommodate concentrations of existing and future population and employment growth. The surrounding land use is primarily commercial/industrial to the east, residential to the south and agricultural to the north of the Phase One Property.

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

### 3. SCOPE OF INVESTIGATION

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

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

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

- Reviewing the historical occupancy of the Phase One Property through the use of available archived and relevant municipal and business directories, topographical maps and aerial photographs.
- Contacting municipal and provincial agencies to determine the existence of records of environmental regulatory non-compliance, if any, and reviewing such records where available.
- Obtaining an Environmental Risk Information Services Ltd. (ERIS) report for the Phase One Property and surrounding properties within a 250 metre (m) radius of the Phase One Property.
- Reviewing available geological maps, well records and utility maps for the vicinity of the Phase One Property.
- Conducting interviews with designated site representative(s) as a resource for current and historical site 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 Determination

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

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

#### 4.1.2 First Developed Use Determination

Aerial photographs dating back to 1959 were used to determine the approximate date and land use of first development. Based on the aerial photographs, the Phase One Property was a portion of an agricultural field until the 1960s. The eastern portion of the Phase One Property was developed with a residential dwelling in the early 1960s. The residential dwelling was demolished in 2005 and the land has remained vacant ever since, whereas the western portion of the Phase One Property remained agricultural land until the present day. No other historical records were available to confirm the first developed use of the Phase One Property.

Based on the limited information available, the first developed use of the Phase One Property was likely to be in the early 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 the reviewed city directories dated 1960, 1966, 1970/71, 1975, 1979, and 1985. In all the remaining reviewed city directories from 1990 to 2001, the Phase One Property is listed as a residential dwelling with a tenant.

The surrounding streets, Teston Road, and Keele Street were reviewed. In general, no occupants were listed for Teston Road in the reviewed city directories dated 1960 to 1985 and for Keele Street 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>2175</b>	Fabco Systems, Fabco Plastics Wholesale Ltd., Fabricated Plastics Ltd., Hytek Plastic Sales. Kemflo Canada Inc.	1991, 1995, 2001
<b>Keele Street</b>		
<b>10695</b>	Macri Sand & Gravel, Parente Garage	2001
<b>10721</b>	Modular & Custom Cabinets Ltd., Modular Shelf Centre Ltd.	1985, 1990, 1995,

The City Directory review indicated a plastic manufacturing and processing facility located at 2175 Teston Road, and an automobile garage located at 10695 Keele Street. Plastic manufacturing and processing, and an automobile garage are listed as potential contaminating activities (PCAs) according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

#### 4.1.5 Environmental Reports

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

A Contamination Overview Study (COS) report completed by MH in August 2020 was reviewed as part of this Phase One ESA. The COS was prepared to support the environmental assessment and preliminary design for road construction at Teston Road between Keele Street and Dufferin Street in Vaughan, Ontario. The COS included a records review of the Phase One Property and properties within 250 m of the Phase One Property, and a site reconnaissance by MH staff. The COS also included additional

properties that were not part of this Phase One ESA. Based on the findings of the COS, the PCAs identified for the Phase One Study Area included:

- Rail Yards, Tracks and Spurs (located approximately 100 m east of the Phase One Property).
- Plastics (including Fibreglass) Manufacturing and Processing (2175 Teston Road, located approximately 175 m southeast of the Phase One Property).

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

## 4.2 Environmental Source Information

### 4.2.1 Environmental Databases

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

There were seven records available from the ERIS report for the Phase One Property. Out of seven records identified for the Phase One Property, two records were listed in the EHS database, and five records were listed in the Water Well Information System (WWIS) database. Records in the Historical Searches (EHS) are listings of previous ERIS searches. These records do not represent a concern to soil and groundwater at the Phase One Property and therefore are not discussed in detail. Records in the WWIS database for the Phase One Property are summarized below:

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

A total of 5 records in the WWIS database were found for the Phase One Property, including:

- A domestic water supply well, installed in 1960.
- 3 abandoned wells, abandoned in between 2004 to 2005.
- An observation well, installed in 2007.

Based on the nature of the listings, no potential concerns to soil or groundwater at the Phase One Property were identified.

In addition to the records for the Phase One Property, there were 105 records identified for the properties within the 250 m Phase One Study Area. Off-site listings were identified in 13 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 9 records in the CA, 1 record in the EBR, and 2 records in the ECA database for the properties within 250 m of the Phase One Property. The summary of the records is briefly described below:

- 2 records in CA, 2 records in ECA, and 1 record in EBR are registered under Kemflo Canada Inc., and/or Fabricated Plastics Limited for the property located at 2175 Teston Road, for industrial air emissions.
- 7 records in CA for the off-site properties for municipal water/sewage approvals. The records for municipal water/sewage approvals were registered under Mapleview Ravines Ltd., York Major Holdings Inc., R. M. of York, Royal Gardens Home Limited, and Stockworth, Doble Developments Inc. No municipal address was provided in the records.

Based on the nature of the records, no concerns to soil or groundwater at the Phase One Property were identified for any of the records.

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

EASRs are records for online registrations for some common industrial activities. There were 3 records in the Environmental Activity and Sector Registry (EASR) database. Out

of 3 records, 2 records were associated with the air emissions related to industrial operations at the property located at 2175 Teston Road, and 1 record was related to dewatering during construction associated with the property located at 10588 Keele Street.

Based on the nature of the EASR records, no concerns to soil or groundwater at the Phase One Property were identified for any of the records.

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

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

### **Record of Site Condition (RSC)**

There was 1 record in RSC database for an agricultural property located within the 250 m radius of the Phase One Property. No municipal address was provided in the record. The intended land use of the property was listed as residential, after being changed from agricultural land use.

Based on the nature of the RSC record, no concerns to soil or groundwater at the Phase One Property were identified for the record.

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

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

- A record for a spill of unknown quantity of diesel fuel from a transport truck due to an accident at the intersection of Teston Road and Keele Street, with possible environmental impact. The spill record has the potential to impact the soil and/or groundwater quality at the Phase One Property.

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

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

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

Entries in the GEN are for facilities that have registered as generators of subject waste, which included liquid industrial waste and hazardous waste. A total of 30 records from the Ontario Regulation 347 Waste Generators Summary database were found within 250 m of the Phase One Property, including:

- 3 listings for Modular & Custom Cabinets Ltd. at 10721 Keele Street North, for polymeric wastes, in 1986-1998.
- 1 listing for Belfor Property Restoration at 2190 Teston Road, for pathological wastes, in 2021.
- 24 listings registered under various names including Fabricated Plastics Ltd., Kemflo Canada Inc., RPS Composites Ontario Inc. at 2175 Teston Road, for aliphatic solvents, waste oils and lubricants, emulsified oils, in 1986-2022.
- 2 listings for South Maple Pumping Station at 10588 Keele Street registered under The Regional Municipality of York, for inert organic wastes, in 2020-2021.

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 site. There were 13 records in the SCT database for properties within the Phase One Study Area. Notable off-site records are described below:

- 3 records in SCT database listed for the property located at 10721 Keele Street, registered under Modular & Custom Cabinets Ltd., described as wood office and store fixtures manufacturing for the year 1969.
- 10 records in SCT database listed for the property located at 2175 Teston Road, registered under various names Hytek Plastics Sales Inc., Fabricated Plastics Limited, and Kemflo Canada Inc., described as plastic product manufacturing, industrial machinery manufacturing, and machine shop, for years 1962 to 1988.

The review of the SCT records indicated a plastic product manufacturing facility and a machine shop at the property located at 2175 Teston Road. Plastic manufacturing and processing and metal fabrication 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 20 records in the WWIS database were found for the Phase One Study Area, including:

- 2 domestic water supply wells, installed in 1977 and 1986.
- 1 industrial water supply well, installed in 1978.
- 2 abandoned wells, one well abandoned in 1999 and the second in 2007.
- 12 observation wells/monitoring wells, installed in between 1983 and 2020.
- 3 well records with unknown usage descriptions, installed in between 2016 and 2019.

Majority of the observation/monitoring wells are for the property located at 2175 Teston Road (approximately 150 m southeast of the Phase One Property) indicating a potential of previous environmental assessment at the property. No evidence of groundwater contamination was identified based on the WWIS records.

### 4.2.2 Municipal Records

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

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

Records pertaining to the Phase One Property were requested from the Ministry of the Environment, Conservation and Parks (MECP) on April 5, 2023. A response from MECP was received on May 5, 2023, indicating 4 Occurrence Reports related to complaints of odour coming from neighbouring industrial properties in year 1991 to 1992. A copy of the FOI request and its response is included in **Appendix E**.

Based on the nature of the Occurrence Reports, no concerns to soil or groundwater at the Phase One Property were identified.

### 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, 1973, and 1985 were obtained from the City of Toronto online library. In addition, aerial photographs for the Phase One Study Area dated 2002, 2018, 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	Site	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> A developed roadway (currently known as Keele Street) is noted east of the Phase One Property, followed by agricultural land and railway track. Railway line runs from northeast to southeast of the Phase One Property.</p> <p><b>South:</b> A developed roadway (currently known as Teston Road) is noted south of the Phase One Property, followed by agricultural land.</p> <p><b>West:</b> The area west of the Phase One Property appears to be agricultural land.</p>
1964	The western portion of the Phase One Property appears to be agricultural, while eastern portion of the Phase One Property appears to be a small portion of the residential property developed with a residential dwelling.	<p><b>North:</b> Residential property in the eastern portion of the Phase One Property extends northeast of the Phase One Property, followed by agricultural land. Another structure (probably residential) is noted 100 northeast of the Phase One Property.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>South:</b> No significant changes noted from the previous aerial photograph.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
1973	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> A storage shed is noted north of the Phase One Property. No other significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> No significant changes noted from the previous aerial photograph.</p>

Year	Site	Surrounding Properties
		<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>
1985	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No other 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> Development of properties (soil disturbance) is noted south of the Phase One Property.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
2002	No significant changes noted from the previous aerial photograph.	<p><b>North:</b> No other 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 southeast of the Phase One Property, across the intersection of Teston Road and Keele Street. Residential properties are noted to be developed 50 m south of the Phase One Property, across Teston Road.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</p>
2018	The residential dwelling on the eastern portion of the Phase One Property is demolished.	<p><b>North:</b> No other significant changes noted from the previous aerial photograph.</p> <p><b>East:</b> The property followed by railway tracks east of the Phase One Property appears to be developed with a commercial building.</p> <p><b>South:</b> Further development of commercial properties southeast and residential properties southwest of the Phase One Property across Teston Road.</p> <p><b>West:</b> No significant changes noted from the previous aerial photograph.</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>

Importation of Fill Material of Unknown Quality, and Rail Yards, Tracks and Spurs are listed as PCAs according to the MECP's Table 2 of Schedule D of O. Reg. 153/04.

### 4.3.2 Topography, Hydrology and Geology

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

The Phase One Property is located at an elevation of approximately 265 metres above sea level (mASL) (Toporama). The elevation of the Phase One Study Area to the east of the Phase One Property is 280 mASL and Phase One Study Area to the west drops to 260 mASL. The nearest waterbody is a tributary of Don River West Branch, located approximately 390 m northwest of the Phase One Property. Based on topographic maps, the direction of regional groundwater flow is to the southwest towards Don River West Branch. However, underground features such as utility corridors may locally influence groundwater flow. The actual groundwater flow direction and depth at the Phase One Property cannot be determined without site-specific groundwater monitoring well data. **Figure 3** presents the topographic details.

The surface of Phase One Property is covered with surficial soil and vegetation. Stormwater generated at the Phase One Property will either infiltrate the ground surface or flow overland towards the catch basins on Teston Road for eventual discharge into the municipal storm sewers.

### 4.3.3 Fill Materials

The importation of unknown material and origin used during the development of the residential dwelling on the eastern portion of the Phase One Property would have a potential to impact to soil and groundwater quality at the Phase One Property.

### 4.3.4 Water Bodies and Areas of Natural Significance

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

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

### 4.3.5 Well Records

A search of the MECP Water Well Information System (WWIS) database was conducted for all water supply wells within a 250 m radius of the Phase One Property. According to the WWIS, a total of 25 records from the Water Well Information System database were found within 250 m of the Phase One Property, including 4 water supply wells (domestic water supply and 1 industrial water supply), 13 observation/monitoring wells, and 5 abandoned wells. The water supply wells were installed in between 1960 and 1986, and the observation/monitoring wells were installed in between 1983 and 2020.

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

The identified stratigraphy generally followed the expectation for the Phase One Study Area, with high permeability silty sand layer overlying a lower permeability silt/clay layer. The thickness of the silty sand layer varied considerably, extending from 2 m to 13 m. Bedrock was not encountered in any of these monitoring wells and static water levels was reported in be in the range of 4 to 6 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 regarding the Phase One Property with Ms. Lisa la Civita, the developer for the Phase One Property, on October 26, 2022. Ms. Civita has managed the Phase One Property since 2019 and indicated that the Phase One Property is being used as an agricultural property for soya bean farming. There have been no changes to the land use of the Phase One Property since 2019. According to the Ms. Civita, no underground utilities are present at the Phase One Property.

Ms. Civita explained that she was not aware of any chemical use at the Phase One Property. She explained that Soil Engineers Ltd. previously conducted a Phase I ESA for the properties located at 2400 and 2270 Teston Road in 2011 and 2021 respectively. The Phase I ESAs were not provided to MH for review.

Ms. Civita confirmed that no potentially contaminating activities have occurred at the Phase One Property. There has been no storage of fuels and chemical at the Phase One Property. In addition, no septic tanks and fuel storage tanks are present at the Phase One Property.

Ms. Civita mentioned that one or more of 6 single monitoring wells, 1 nested monitoring well, and 7 nested piezometers are present at either 2270 or 2400 Teston Road. Based on the site visit, none of the monitoring wells are present at the Phase One Property.

Ms. Civita 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 agricultural land since 1959, whereas the eastern portion of Phase One Property is vacant land since 2005. No evidence of historical storage tanks was noted at the Phase One Property. The potable water at the Phase One Property is supplied by the York Region.

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

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

#### **6.2.3 Utilities**

No evidence of onsite utilities was observed at the Phase One Property.

During the site reconnaissance numerous overhead wires (including electrical wires) and catch basins and manholes were observed within the surrounding area.

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

No wells (domestic or monitoring wells) were observed at the Phase One Property during the site reconnaissance. The ground surface of the Phase One Property is covered with surficial soil/grass and vegetation. Sewage works were not observed to be

present at the Phase One Property. Railway lines were observed 100 m east of the Phase One Property, running from north to southeast.

### **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), radon, asbestos, mould, noise and vibrations, and electric/magnetic fields (EMF).

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

## **6.3 Enhanced Investigation Property**

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

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

The surrounding properties in the immediate vicinity of the Phase One Property were also inspected during the site reconnaissance. Generally, properties surrounding the Phase One Property have mixed land use including agricultural, residential, and industrial/commercial.

**North:** Adjacent to the Phase One Property to the north is an agricultural property.

**East:** The Phase One Property is bound to the east by Keele Street, followed by a commercial property and railway tracks. The commercial property is occupied by a City of Vaughan Water Pumping Station. A tire warehouse/distribution facility currently occupied by Sutong Tire Resources Inc. is located 125 m northeast of the Phase One Property.

**South:** The Phase One Property is bound to the south by Teston Road, followed by residential properties to the southwest and industrial/commercial properties to the southeast of the Phase One Property. Two properties that require assessment for their potential to impact to the soil and groundwater quality at the Phase One Property are 2175 Teston Road (a plastic product manufacturing facility located approximately 150 m east/southeast of the Phase One Property), and 10695 Keele Street (an automobile garage located approximately 150 m southeast of the Phase One Property)

**West:** Adjacent to the Phase One Property to the west is an agricultural property.

## **6.5 Written Description of Investigation**

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

## 7. REVIEW AND EVALUATION OF INFORMATION

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

The Phase One Property is comprised of a small portion of an agricultural property (2400 Teston Road) and a small portion of a vacant land (2270 Teston Road). Aerial photographs dating back to 1959 were used to determine the approximate date and land use of first development. Based on aerial photographs, the Phase One Property was an agricultural land till 1960s. The eastern portion of the Phase One Property was developed as a residential property in early 1960s. The residential dwelling at the eastern portion of the Phase One Property was demolished in 2005 and the land has remained vacant since then. The western portion, however, remained an agricultural land until the present day.

Current and past uses of the Phase One Property, as identified from the Phase One ESA are summarized in **Table 4**.

**Table 4: 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 1960s	Not available	Agricultural	Agriculture or other use	– 1959 aerial photograph indicated agricultural land.
1960-2005	Not available	Western portion of Phase One Property is agricultural, while eastern portion of Phase One Property is residential	Western portion of Phase One Property is Agriculture or other use, while eastern portion of Phase One Property is Residential use	– 1964 aerial photograph indicated residential dwelling on the eastern portion of the Phase One Property. – 1990 to 2001 City directories indicated that the Phase One Property is listed as a residential dwelling with a tenant.
2005-Present	Not available	Western portion of Phase One Property is agricultural, while eastern portion of Phase One Property is vacant	Agriculture or other use	– 2005 aerial photograph indicated that the residential dwelling at the eastern portion of the Phase One Property has been demolished. – 2018 and 2022 aerial photograph indicated that the western portion of Phase One Property is agricultural land, whereas

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.
				the eastern portion of Phase One Property is vacant.

**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 below:

### 7.2.1 Phase One Property

The only PCA identified for the Phase One Property is as follows:

- **PCA #30: Importation of Fill Material of Unknown Quality**, based on the potential use of fill material in the development of residential dwellings at the eastern portion of the Phase One Property.

### 7.2.2 Phase One Study Area

The following PCAs were identified within the study area:

- **PCA #27: Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles**, based on the automobile garage currently occupied by Parente Garage, located at 10695 Keele Street (approximately 150 m southwest of the Phase One Property)
- **PCA #34: Metal Fabrication and PCA#43: Plastics (including Fibreglass) Manufacturing and Processing**, based on the plastics product manufacturing facility and a machine shop located at 2175 Teston Road (approximately 150 m east/southeast of the Phase One Property).
- **PCA #46: Rail Yards, Tracks and Spurs**, based on the railway line located 100 m east of the Phase One Property.

- **PCA# Not Available (NA)**, based on the spill of diesel fuel from a transport truck due to an accident at the intersection of Teston Road and Keele Street, approximately 20 m southeast of the Phase One Property.

### 7.3 Areas of Potential Environmental Concern

Based on the findings from the records review, interview and site reconnaissance, two areas of potential environmental concern (APECs) were identified on the Phase One Property associated with one on-site and one off-site PCA, as summarized in **Table 5**. The locations of the PCAs and APECs are provided on **Figure 4**.

**Table 5: 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#NA</b> Diesel fuel spill	Off-site	PHCs, PAHs	Soil, Groundwater*

**Notes:**

\*Groundwater will not be considered as potentially impacted medium unless impact is identified in soil.  
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 6** below:

**Table 6: Summary of Findings Considered as *De Minimis* Concern**

Potential Contaminating Activity (PCA)	Rationale
Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles	Based on the distance (approximately 150 m) and the cross-gradient location of the property at 10695 Keele Street with reference to the Phase One Property, the presence of an automobile garage is not considered to present a significant environmental concern for the Phase One Property
Metal Fabrication, and Plastics (including Fibreglass) Manufacturing and Processing	Based on the distance (approximately 150 m) and the cross-gradient location of the property at 2175 Teston Road with reference to the Phase One Property, the presence of a plastic manufacturing facility and a machine shop is not considered to

Potential Contaminating Activity (PCA)	Rationale
	present a significant environmental concern for the Phase One Property.
Rail Yards, Tracks and Spurs	Based on the distance (approximately 100 m) and the cross-gradient location of the railway tracks with reference to the Phase One Property, railway tracks are not considered to present a significant environmental concern for the Phase One Property.

## 7.4 Phase One Conceptual Site Model

The Phase One Conceptual Site Model (CSM) was compiled from the information provided in **Table 5** 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.

No areas of natural significance were located in whole or in part on the Phase One Property or within the Phase One Study Area.

Areas where PCAs are potentially affecting the Phase One Property and associated contaminants of potential concern are provided on **Table 5** in **Section 7.3** of this report. Only two areas of potential environmental concern (APECs) were identified on the Phase One Property associated with one on-site and one off-site PCA.

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

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

The identified stratigraphy generally followed the expectation for the Phase One Study Area, with high permeability silty sand layer overlying a lower permeability silt/clay layer. The thickness of the silty sand layer varied considerably, extending from 2 m to 13 m.

Bedrock was not encountered in any of these monitoring wells and static water levels was reported in be in the range of 4 to 6 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 former residential dwelling at the Phase One Property, and a spill of diesel fuel at the intersection of Teston Road and Keele Street.

### 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:



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Environmental Engineer In Training  
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#### Phase One Supervised By:



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## 9. LIMITATIONS AND USE OF REPORT

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

In preparing this report Morrison Hershfield has relied in good faith on information provided by individuals and companies noted in this report. Morrison Hershfield assumes that the information provided is factual and accurate, and accepts no responsibility for any deficiency, misstatements or inaccuracies contained in this report 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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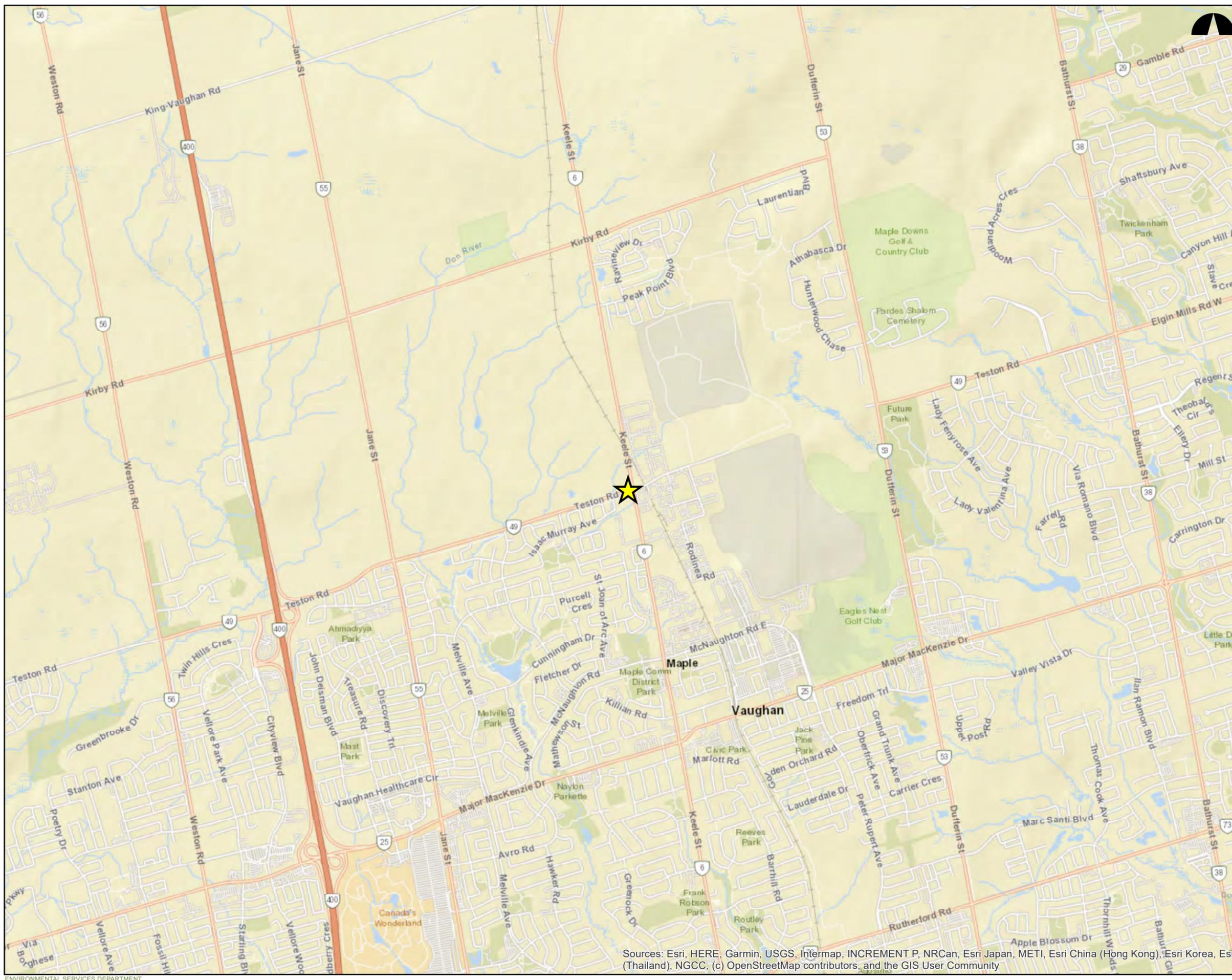
Opta Historical Environmental Services Enviroscan (Opta)

Opta 22090200349 – September 12, 2022

Toporama, The Atlas of Canada:

<https://atlas.gc.ca/toporama/en/index.html>, accessed March 20, 2023

## APPENDIX A: FIGURES

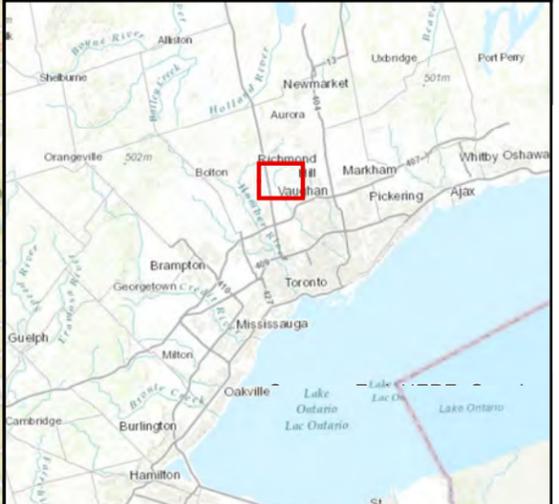


**LEGEND**

 Approximate Site Location

**NOTES:**

- MNR Aurora District



TITLE:  
**Site Location Map**

PROJECT NO.: 190261800  
**Phase One ESA, Properties 1 and 2  
Teston Road, Vaughan Ontario**

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



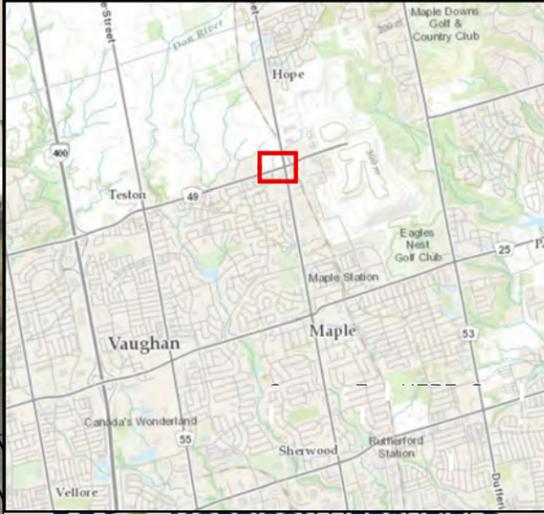
**LEGEND**

- Site Boundaries

**Transportation Network**

- Arterial / Collector
- Local Roads
- ++ Railway

**NOTES:**  
- MNRF Aurora District



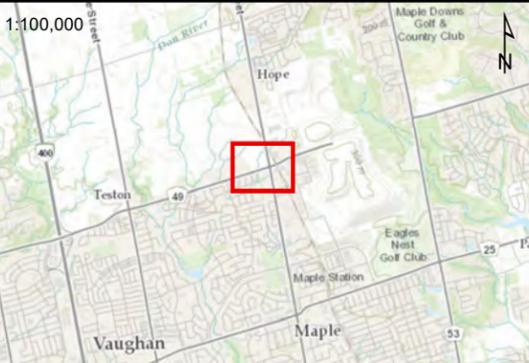
PROJECT NO.: 190261800  
**Phase One ESA, Properties 1 and 2  
Teston Road, Vaughan Ontario**



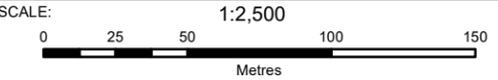
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- Site Boundaries
- Phase One Study Area (250 m)
- Water Wells in Provincial System (WWIS)**
- Domestic
- Industrial
- Monitoring and Test Hole
- Not Used
- Unknown
- Land Information Ontario Data**
- Topographic Contour (mASL)
- Watercourses
- Waterbodies
- Wooded Areas
- Wetland**
- Unevaluated Wetlands
- Transportation Network**
- Arterial / Collector
- Local Roads
- Railway

**NOTES:**  
- MNRF Aurora District



Coordinate System: NAD 1983 UTM Zone 17N  
Sources: MNRF  
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance



TITLE:  
**Natural Features and Water Wells**

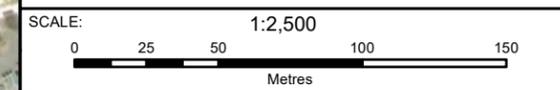
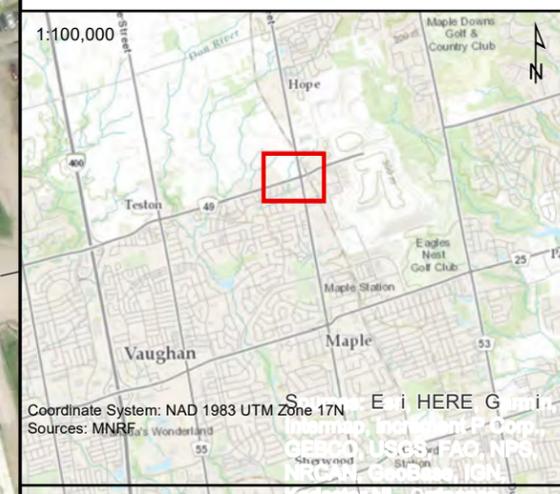
PROJECT NO.: 190261800  
**Phase One ESA, Properties 1 and 2  
Teston Road, Vaughan Ontario**

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#NA - Diesel Spill
- Land Information Ontario Data**
- Watercourses
  - Waterbodies
- Transportation Network**
- Arterial / Collector
  - Local Roads
  - ++ Railway

**NOTES:**  
- MNRF Aurora District



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

PROJECT NO.: 190261800  
**Phase One ESA, Properties 1 and 2**  
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 #NA: Diesel fuel spill	Off-site	PHCs, PAHs	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:

Midori

Site Address:

2270 Teston Road, Vaughan, ON

Project No:

22090200349

Opta Order ID:

113923

Requested by:

Eleanor Goolab  
ERIS

Date Completed:

9/12/2022 12:12:24 PM

Project Name: Phase I ESA  
2270 Teston Rd

Project #: 22090200349  
P.O. #: 1114246

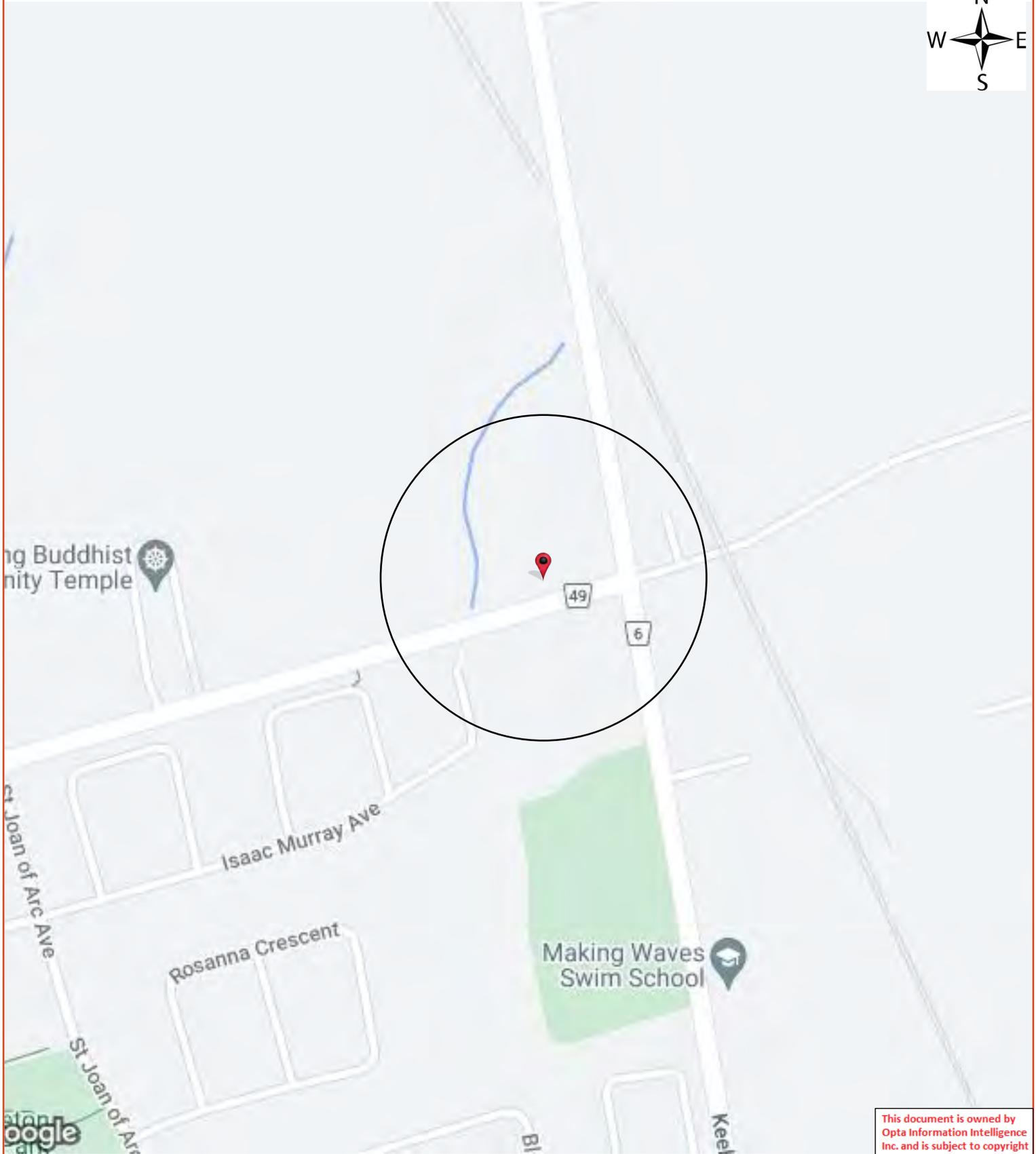
Search Area: 2270 Teston Road, Vaughan, ON

Requested by:  
Eleanor Goolab

Date Completed: 09/12/2022 12:12:24



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

## Report

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

## Disclaimer

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

## Entire Agreement

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

## Governing Document

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

## Law

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



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 12:12:24



OPTA INFORMATION INTELLIGENCE

No Records Found



## **APPENDIX C: CITY DIRECTORIES**



**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



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CITY  
**DIRECTORY**

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

**Environmental Risk Information Services**

A division of Glacier Media Inc.

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

**City Directory Information Source**

Polk York Region Ontario

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **APPENDIX D: ERIS REPORT**

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

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

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

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



## Ali Sultan

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

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

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

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

Hello,

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

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

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

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

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

Accessing the Service Prepayment Portal:

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

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

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

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

Kind Regards,



**Nicola Carty | Public Information Agent**

Public Information

345 Carlingview Drive

Toronto, Ontario M9W 6N9

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

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



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

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

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

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

**Subject:** Request for Information

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

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

Hello,

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

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

Feel free to contact me if further information is required.

Thank you,

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

Environmental EIT

M +1-647-674-3087

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



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

Tel: +1-416-499-3110

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

**People . Culture . Capabilities**

 *Please consider the environment before printing this email.*

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

## Ministry of Public and Business Service Delivery

### Access or Correction Request

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

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

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

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

#### Section A - Type of Request

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

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

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

#### Type of Request \*

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

Name of institution request made to \*

Ministry of the Environment, Conservation and Parks

#### Freedom of Information and Privacy Coordinator Contact

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

Telephone Number: 416-314-4075

## Section B - Requester's Information

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

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

Last Name \*

Sultan

First Name \*

Ali

Mailing Address

Canada  U.S.A.  International

Unit Number

300

Street Number

125

Street Name

Commerce Valley Drive West

PO Box

City/Town \*

Markham

Province \*

ON

Postal Code \*

L3T 7W4

Telephone Number

Home

Mobile

647-674-3087

Business

ext.

Email Address \*

asultan@morrisonhershfield.com

## Section C - Description of Records or Correction Requested

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

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

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

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

### Description of Records or Correction Requested \*

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

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

**Time Period of the Records \***

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

From (yyyy/mm/dd)

To (yyyy/mm/dd)

1984/01/01

2023/05/04

**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: 25790490

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

Access and Privacy Office

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

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

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

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



May 5, 2023

Ali Sultan  
Morrison Hershfield  
125 Commerce Valley Drive West, Unit 300  
Markham, Ontario L3T 7W4  
[asultan@morrisonhershfield.com](mailto:asultan@morrisonhershfield.com)

Dear Ali Sultan:

**RE: MECP FOI A-2023-02105 – Record Release Letter**

This letter is further to your request made pursuant to the Freedom of Information and Protection of Privacy Act (the Act) relating to 2270 and 2400 Teston Road, Maple.

Attached is a copy of the records.

If you have any questions, please contact Sylwia Rynkiewicz at 437-995-1618 or [sylwia.rynkiewicz@ontario.ca](mailto:sylwia.rynkiewicz@ontario.ca).

Yours truly,

*Sylwia* for

Ryan Gunn  
Manager (A), Access and Privacy Office

Attachment

**OCCURENCE REPORT**

<b>Location of Occurrence:</b> VAUGHAN CITY 2430 TESTON SIDE ROAD		<b>Source:</b> UNKNOWN	
<b>Reg: 3 Dist: YD Municipality: 27101</b>		<b>Sector: Source: SIC:</b> <b>UTM:</b> <b>N: [ ] E: [ ] Zone: [ ]</b>	
<b>Entered:</b> :	<b>ORIS No.</b> 9230600396	<b>Abstracts:</b> 0	<b>Diaries:</b> 0
<b>Received By:</b> TRACEY MAHARAJ		<b>Batch:</b> 4488	<b>I. E. B. No.</b>
<b>Occurrence Type:</b> C	<b>Subtype:</b> 01	<b>Occurrence Date:</b>	1992/05/12
<b>Work Plan:</b>		<b>Occurrence Time:</b>	08:30
		<b>Report to MOE :</b> 1991/05/13 09:00	
		<b>MOE at Scene:</b>	
		<b>Assigned To:</b>	KELLY PRITCHARD
<b>Address:</b> 2270 TESTON ROAD VAUGHAN, ONTARIO <b>Postal Code:</b>		<b>ERP Contacted:</b> <b>Callout: [ ]</b> <b>NSP: [ ]</b> <b>ERP Name:</b>	
<b>Syn:</b> NAUSEATING ODOUR.			
<b>Brief Summary:</b> NAUSEATING ODOUR. JULY 13/92 - ADVISED LINDA CIOFFI OF THE COMPLAINTS & THE LIKLIHOOD THAT SOURCE MAY BE KEELE VALLEY. I ASKED LINDA FOR THE WIND DATA FOR THE ABOVE DATE. I LEFT MESSAZGE FOR [ ] WHEN [ ] CALLS, I'LL ADVISE TO [ ] THAT LINDA IS INVOLVED & TO BE MORE SPECIFIC IN TIMES FOR ODOUR COMPLAINT. 92/07/14 ADVISED [ ] OF STATUS [ ] IDENTIFIED KEELY VALLEY GAS COLLECTION SYSTEM AS SOURCE. I ADVISE LINDA OF THIS FILE AI050203 VAUUGHAN GENERAL			
<b>If there are related reports, record initial/master ORIS No. here &gt;&gt;</b>			
<b>Followup Action:</b> Abatement IEB Other <b>BF Date:</b>			
<b>File Closed:</b> <input checked="" type="checkbox"/> Abatement: IEB Other <b>Suspected Violation:</b>			
<b>Report Prepared By:</b> KELLY PRITCHARD	<b>Date:</b> 07/13/92	<b>IEB Investigator:</b>	<b>IEB BF Date</b>
<b>Approving Officer</b> RON BROOKS	<b>Date:</b> 07/15/92	<b>Reviewing Officer:</b>	<b>Date</b>
<b>Specify number(s) for routing Original [ ] [ ] [ ] [ ] [ ]</b>		<b>Continued [ ] Yes</b>	
<b>Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ] [ ]</b>			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
<b>SAC Action Class: 1: 2:</b>			

s.21

<b>Material 1:</b>	<b>Code :</b>
<b>Amount :</b>	<b>UN No.:</b>
<b>Material 2:</b>	<b>Code :</b>

Amount :		UN No.:
Material 3:		Code :
Amount :		UN No.:
Cause. .... :		Code. . . :
Reason. .... :		Code. . . :
Person in Control:		Waste GenNum :
Owner . . . . . :		Waste GenNum :
Agencies Involved . . . . :		
Clean up and Restoration Carried out by:		
<input type="checkbox"/> Controller	<input type="checkbox"/> Owner	<input type="checkbox"/> Other
% Cleaned up:	Estimated Cost:	
Were Directions or Approval Given Under		
EPA Part X <input type="checkbox"/>	Regulation 362 <input type="checkbox"/>	Manifest No.
Waste Class :		Code . . :
Hauler :		Code . . :
Disposal Site :		Code . . :
Environmental Impact:	Nature of Impact:	
		Code . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . :



Reason . . . . . :		Code . . :
Person in Control:		Waste GenNum :
Owner . . . . . :		Waste GenNum :
Agencies Involved . . . . :		
Clean up and Restoration Carried out by:		
<input checked="" type="checkbox"/> Controller		<input type="checkbox"/> Owner
		<input type="checkbox"/> Other
% Cleaned up:		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.
Waste Class :		Code . . :
Hauler :		Code . . :
Disposal Site :		Code . . :
Environmental Impact:	Nature of Impact:	Code . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . :

**OCCURENCE REPORT**

<b>Location of Occurrence:</b> VAUGHAN CITY  <b>Reg: 3 Dist: YD Municipality: 27101</b>		<b>Source:</b> UNKNOWN  <b>Sector: UK Source: UK SIC: 0000</b> <b>UTM:</b> <b>N: [ ] E: [ ] Zone: [ ]</b>	
<b>Entered:</b> :	<b>ORIS No.</b> 9230600102	<b>Abstracts:</b>	<b>Diaries:</b>
<b>Received By:</b> TRACEY MAHARAJ		<b>Batch:</b> 10	<b>I. E. B. No.</b>
<b>Occurrence Type:</b> C	<b>Subtype:</b> 01	<b>Occurrence Date:</b>	1992/02/01
<b>Work Plan:</b>		<b>Occurrence Time:</b>	00:00
		<b>Report to MOE :</b> 1992/02/17 11:46	
		<b>MOE at Scene:</b> 00:00	
		<b>Assigned To:</b>	KELLY PRITCHARD
<b>Address:</b> 2270 TESTON ROAD VAUGHAN, ONTARIO <b>Postal Code:</b>		<b>ERP Contacted:</b> <b>Callout:</b> [ ] <b>NSP:</b> [ ] <b>ERP Name:</b>	
<b>Syn:</b> ODOUR.			
<b>Brief Summary:</b> ODOUR DETECTED LATE EVENING. DID NOT CHECK WIND DATA. ADVISED MS. DE[ANFILIS TO CALL IN A COMPLAINT WHEN ODOUR OCCURS. SOURCE MAY BE INDUSTRIAL OR FROM LANDFILL SITE.			
If there are related reports, record initial/master ORIS No. here >>			
<b>Followup Action:</b> Abatement IEB Other <b>BF Date:</b>			
<b>File Closed:</b> X <b>Abatement:</b> IEB Other <b>Suspected Violation:</b>			
<b>Report Prepared By:</b> KELLY PRITCHARD		<b>Date:</b> 05/15/92	<b>IEB Investigator:</b>
<b>Approving Officer:</b> RON BROOKS		<b>Date:</b> 07/15/92	<b>IEB BF Date:</b>
<b>Reviewing Officer:</b>		<b>Date:</b>	
Specify number(s) for routing Original [ ] [ ] [ ] [ ] [ ]		Continued [ ] Yes	
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ] [ ]			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
<b>SAC Action Class:</b> 1: 2:			

s.21

<b>Material 1:</b>	<b>Code :</b>
<b>Amount :</b>	<b>UN No.:</b>
<b>Material 2:</b>	<b>Code :</b>
<b>Amount :</b>	<b>UN No.:</b>
<b>Material 3:</b>	<b>Code :</b>
<b>Amount :</b>	<b>UN No.:</b>

Cause. .... :		Code. . . :
Reason. .... :		Code. . . :
Person in Control:		Waste GenNum :
Owner .....		Waste GenNum :
Agencies Involved . . . . :		
Clean up and Restoration Carried out by:		
<input checked="" type="checkbox"/> Controller <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Other		
% Cleaned up:		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X <input checked="" type="checkbox"/>	Regulation 362 <input checked="" type="checkbox"/>	Manifest No.
Waste Class :		Code . . . :
Hauler :		Code . . . :
Disposal Site :		Code . . . :
Environmental Impact:	Nature of Impact:	Code . . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . . :

**OCCURENCE REPORT**

<b>Location of Occurrence:</b> VAUGHAN CITY AT THE ABOVE LOCATION  <b>Reg: 3 Dist: YD Municipality: 27101</b>		<b>Source:</b> UNKNOWN  <b>Sector: UK Source: UK SIC: 0000</b> <b>UTM:</b> <b>N: [ ] E: [ ] Zone: [ ]</b>	
<b>Entered:</b> :	<b>ORIS No.</b> 9230600108	<b>Abstracts:</b>	<b>Diaries:</b>
<b>Received By:</b> TRACEY MAHARAJ		<b>Batch:</b> 10	<b>I. E. B. No.</b>
<b>Occurrence Type:</b> C	<b>Subtype:</b> 01	<b>Occurrence Date:</b>	1992/02/18
<b>Work Plan:</b>		<b>Occurrence Time:</b>	08:30
		<b>Report to MOE :</b> 1992/02/19 00:00 <b>MOE at Scene:</b> 00:00	
		<b>Assigned To:</b>	KELLY PRITCHARD
<b>Address:</b> 2270 TESTON SR. VAUGHAN, ONTARIO <b>Postal Code:</b>		<b>ERP Contacted:</b> <b>Callout:</b> [ ] <b>NSP:</b> [ ] <b>ERP Name:</b>	
<b>Syn:</b> STRONG ODOUR.			
<b>Brief Summary:</b> STRONG ODOUR. COULD BE FROM INDUSTRIAL SOURCE.			
KEELE VALLY LIKELY SOURCE BUT FILE AI050203 VAUGHAN GENERAL			
If there are related reports, record initial/master ORIS No. here >>			
<b>Followup Action:</b> Abatement IEB Other <b>BF Date:</b>			
<b>File Closed:</b> X <b>Abatement:</b> IEB Other <b>Suspected Violation:</b>			
<b>Report Prepared By:</b> KELLY PRITCHARD	<b>Date:</b> 05/18/92	<b>IEB Investigator:</b>	<b>IEB BF Date</b>
<b>Approving Officer</b> RON BROOKS	<b>Date:</b> 07/15/92	<b>Reviewing Officer:</b>	<b>Date</b>
Specify number(s) for routing Original [ ] [ ] [ ] [ ] [ ]		Continued [ ] Yes	
Specify number(s) for copy distribution [ ] [ ] [ ] [ ] [ ] [ ] [ ] [ ]			
1. Investigator/E.O.	2. D. O. /File	3. SAC (initial spills)	
4. Reg. Dir. / _____ Mgr.	5. IEB Reg. Spv	6. IEB H.O./file	7. Other _____
<b>SAC Action Class: 1: 2:</b>			

s.21

<b>Material 1:</b> <b>Amount :</b>	<b>Code :</b> <b>UN No.:</b>
<b>Material 2:</b> <b>Amount :</b>	<b>Code :</b> <b>UN No.:</b>
<b>Material 3:</b> <b>Amount :</b>	<b>Code :</b> <b>UN No.:</b>
<b>Cause. .... :</b>	<b>Code. . :</b>

Reason . . . . . :		Code . . :
Person in Control:		Waste GenNum :
Owner . . . . . :		Waste GenNum :
Agencies Involved . . . . :		
Clean up and Restoration Carried out by:		
<input type="checkbox"/> Controller		<input type="checkbox"/> Owner
		<input type="checkbox"/> Other
% Cleaned up:		Estimated Cost:
Were Directions or Approval Given Under		
EPA Part X <input type="checkbox"/>	Regulation 362 <input type="checkbox"/>	Manifest No.
Waste Class :		Code . . :
Hauler :		Code . . :
Disposal Site :		Code . . :
Environmental Impact:	Nature of Impact:	Code . . :
People/Business Damaged		
(Other than to Owner/Controller) :		
Nature of Damage:		Code . . :

## **APPENDIX F: AERIAL PHOTOGRAPHS**



1956

Jane Street

Keele Street

Major Mackenzie Drive West



1956

Teston Road

Keele Street

Dufferin Street

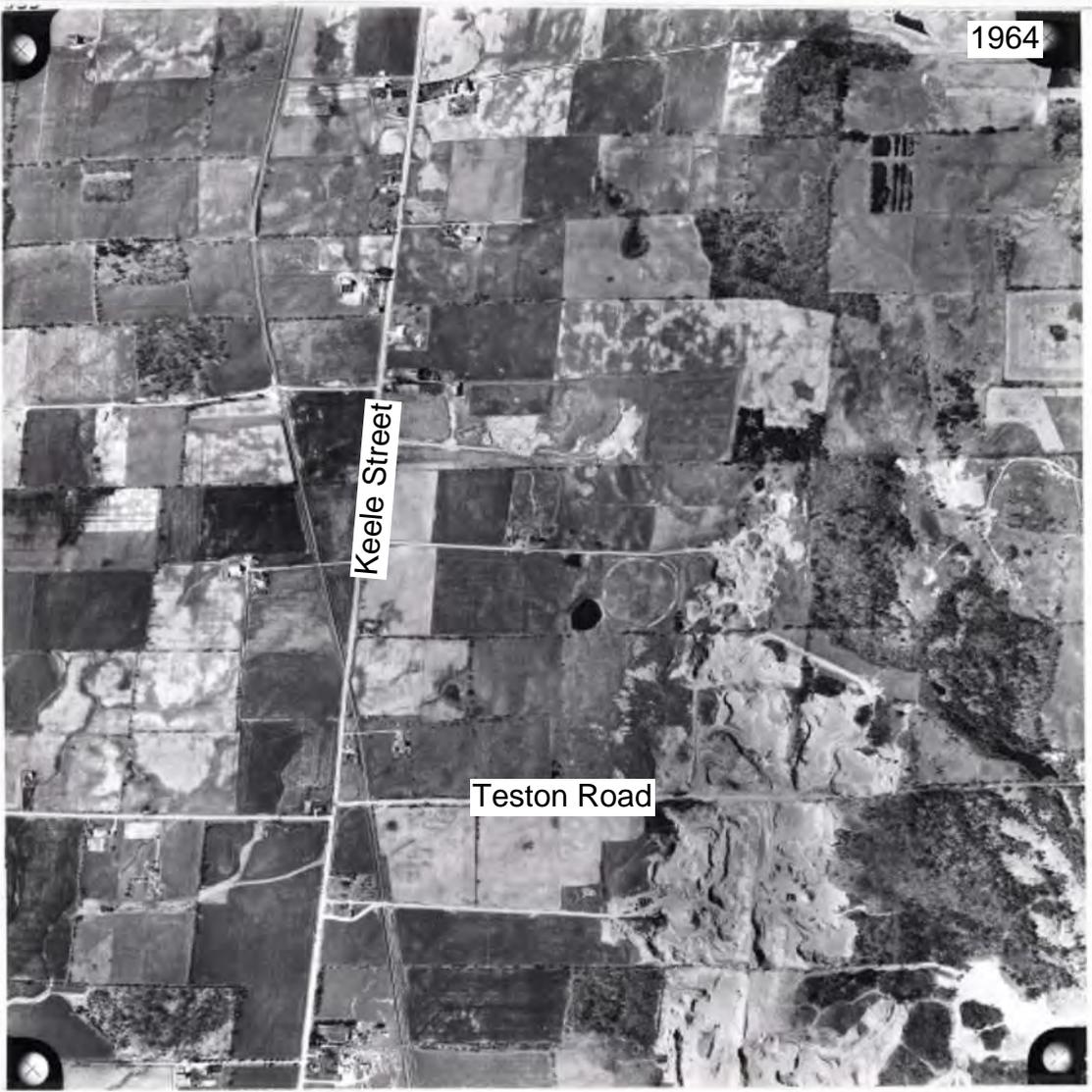
Major Mackenzie Drive West



1964

Keele Street

Teston Road



1973

Teston Road

Keele Street

Major Mackenzie Drive West

# 1985 Aerial Photograph

**Legend**

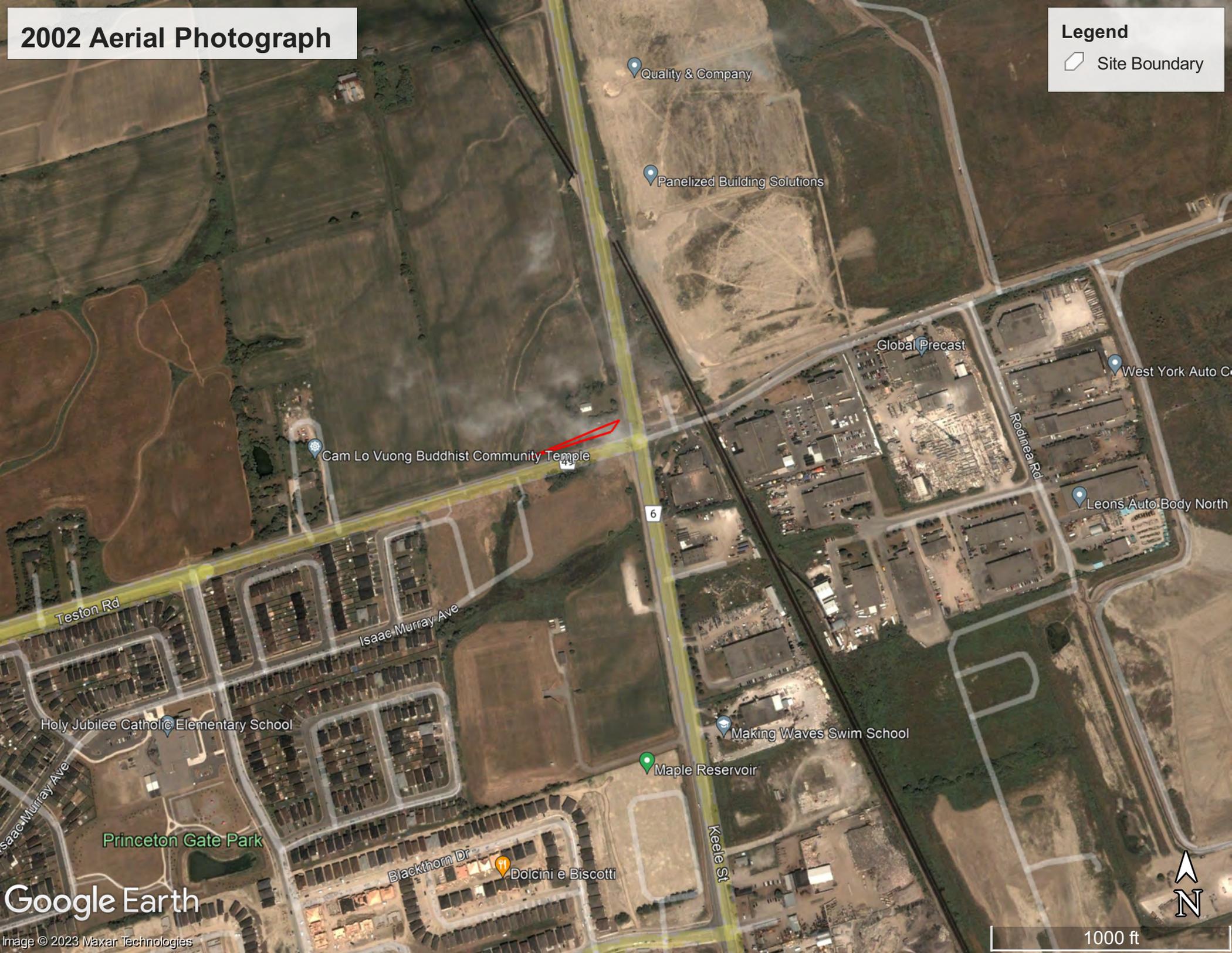
- Site Boundary



# 2002 Aerial Photograph

**Legend**

- Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto C

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Teston Rd

Isaac Murray Ave

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Blackthorn Dr

Dolcini e Biscotti

Keele St

Rodline Rd

Google Earth

Image © 2023 Maxar Technologies

1000 ft



# 2018 Aerial Photograph

## Legend

 Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto C

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Teston Rd

Isaac Murray Ave

6

Reynolds Rd

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Blackthorn Dr

Dolcini e Biscotti

Keele St

Google Earth

Image © 2023 CNES / Airbus

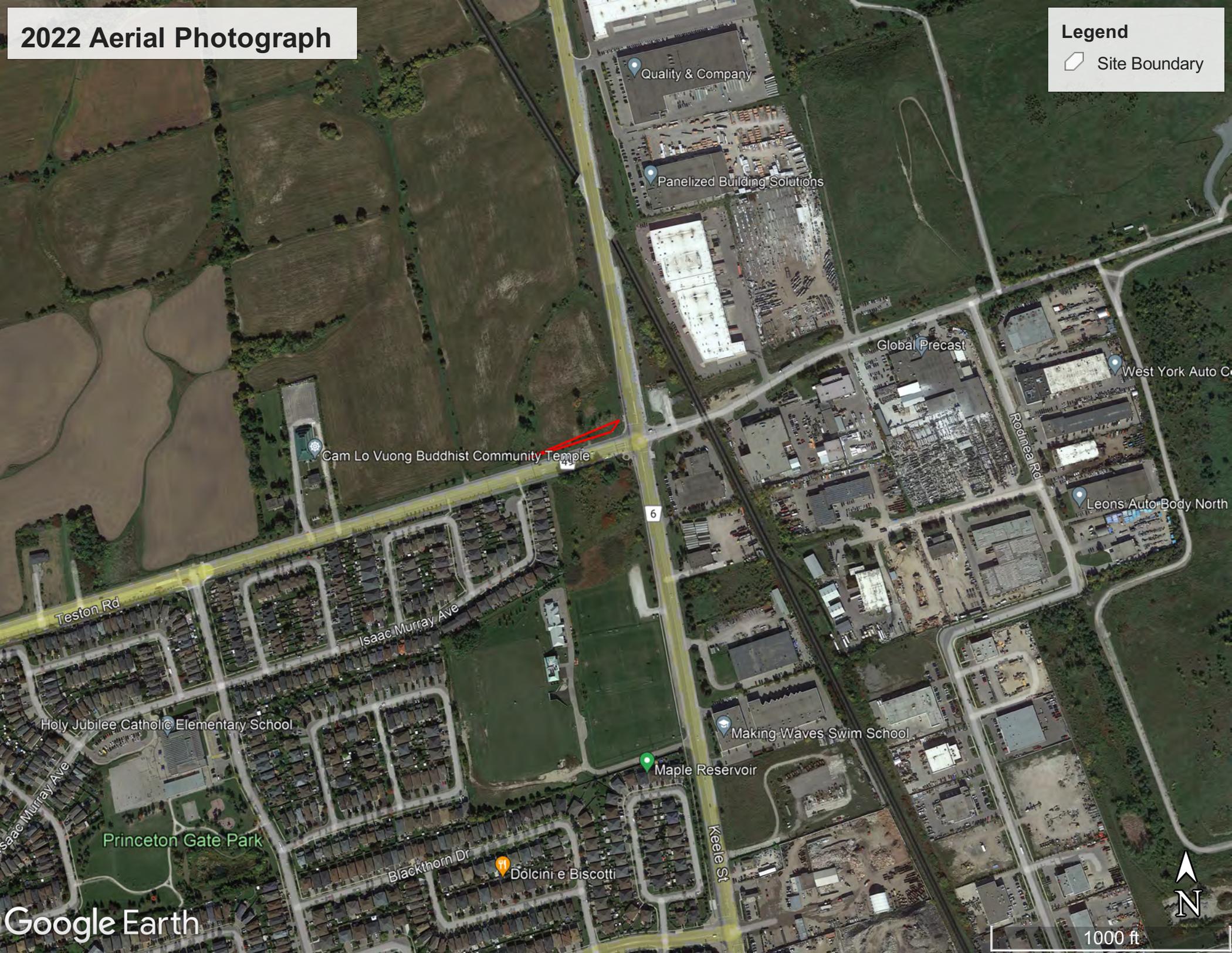
1000 ft



# 2022 Aerial Photograph

## Legend

 Site Boundary



Quality & Company

Panelized Building Solutions

Global Precast

West York Auto C

Cam Lo Vuong Buddhist Community Temple

Leons Auto Body North

Tesfon Rd

Isaac Murray Ave

Holy Jubilee Catholic Elementary School

Making Waves Swim School

Maple Reservoir

Princeton Gate Park

Blackthorn Dr Dolcini e Biscotti

Keele St

Google Earth

1000 ft



**APPENDIX G: INTERVIEW QUESTIONNAIRE**



Interviewer: Sarth Sheth

Project No: 190261800

Interviewee: Lisa La Civita

Date: October 26, 2022

Site Location & Address: 2400 and 2270 Teston Road	
What is your position/role at the site? How long you been involved with the site?	Developer 3 years
When was the site building constructed? What was at the site before this?	N/A
What is the site used for? Has the site use(s) changed - to your knowledge?	Farming No
Who maintains the site? Landscape maintenance? Building maintenance? Agricultural Field Maintenance and Use? Chemicals Used?	Farmer for Agricultural fields – soya bean crops Not sure what chemicals are used
What municipal services/utilities are provided to the site? Water? Sewage? Waste/Recycling? Hydro? Natural Gas?	N/A
Are there any water wells on site? Domestic water supply? Monitoring? How many? Where? Are they being used? Sample results?	Monitoring Wells (single) – 6 Monitoring Wells (nest) – 1 Piezometers (nest) – 7 All currently being used; sample results pending. Enclosed Plan shows locations
Is there a septic system on site? Septic Tank location? Leach Field location?	No

Is waste other than domestic waste generated on site? How is that waste managed?	No
How are the buildings heated and cooled?	N/A
Have fuels or other chemicals ever been stored on the site? Aboveground &/or Underground Storage Tanks (ASTs &/or USTs)?	No
Any fuel or chemical spills reported at the site? If "Yes", describe.	No
Have any of your neighbours made any complaints about you? Do you have any complaints about your neighbours' activities? (Dumping? Odours? Discharges?)	No
Have there been any other environmental assessments previously completed at the site? Phase I ESAs? Phase II ESAs? When? By Whom?	Yes. 2400 Teston Rd.: October 2011 (Phase I ESA) by Soil Engineers Ltd. 2270 Teston Rd.: December 2021 (Phase I ESA) by Soil Engineers Ltd.
Have any Designated Substances audits been previously conducted? Asbestos? PCBs? Lead? Other Hazardous Materials?	N/A
Are there any other people/contacts that would know about the site and its history?	Daniel Belli

Notes:	
--------	--

## **APPENDIX H: SITE PHOTOGRAPHS**





Photo 1: View of the Site facing east



Photo 2: View of the Site facing northwest



Photo 3: View of Teston Road and west neighboring properties facing west



Photo 4: View of north neighboring property facing north-northeast



Photo 5: View of east neighboring property across Keele St, facing northwest



Photo 6: View of Teston Rd and south neighboring properties, facing south



Photo 7: View of properties farther east of the railway tracks, facing east



Photo 8: View of properties along Keele St south of Teston Road, facing south