

# Environmental Site Assessment Records of Site Condition (Ontario Regulations 153/04)

## PHASE 1 & 2 ENVIRONMENTAL SITE ASSESSMENT

The purpose of the Phase 1 Environmental Site Assessment (ESA) report is to identify potential site contamination through a process of collecting current visually accessible evidence on the site and the reviewing of background documents. No laboratory testing, sample gathering, intrusive investigation, or physical analysis is required.

The version done under O.Reg. 153/04 is intended to meet governmental requirements, particularly when a building permit application or a Record of Site Condition is required. These are needed when a property undergoes development of new buildings or when the zoning is to be changed to a more sensitive use.

Should the Phase 1 ESA reveal potential contamination with a property, a Phase 2 Environmental Site Assessment is done to determine if the contamination actually exist. This includes on-site soil and groundwater sampling; the samples are then analyzed in a laboratory for levels of contaminants such as PCBs, petroleum hydrocarbons, organic compounds and so forth.

## RECORDS OF SITE CONDITION

The Records of Site Condition (RSC) is a process of filing the environmental site condition of a specific property in the Environmental Site Registry with The Ministry of the Environment and Climate . The environmental condition of the site is based on a prior investigation process, which includes one or more environmental assessments (Phase 1 ESA and Phase 2 ESA), which were described above.

The Records of Site Condition is typically required if the use of the property is being changed to a new and more sensitive use than the previous (e.g., from an auto repair garage, a gasoline service station or a drycleaner into residential use). These properties may also include vacant or abandoned properties that were used in the past for commercial or industrial activities, such as factories, gasoline service stations and waterfront properties, also known as brownfield properties.

In these cases, filing the Record of Site Condition in the Environmental Site Registry is required before the new use of the property is permitted. The filing may also reduce the liability of the property owner.



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