

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

Applicable legislations:

Evaluation of Site use restrictions:

“Records of Site Condition – Part XV.1 of the Act”, 2009 (O. Reg. 511/09)

Phase II ESA report format: “Z769-00 Phase II Environmental Site Assessment”, 2000.

Evaluation of Site Use Restrictions followed the Ministry of the Environment (MOE) “Technical Guidance Manual for Phase II Environmental Site Assessments in Ontario”, March 2006 and CAN/CSA Z769-00 with modifications as stated in Ontario Regulation 511/09.

“Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario”, 1996.

“Soil, Ground Water and Sediment Standards for Use Under XV.1 of the Environmental Protection Act”, 2004.

“Soil, Ground Water and Sediment Standards for Use Under XV.1 of the Environmental Protection Act”, 2009.

The objective of the Phase II Environmental Site Assessment (Phase II ESA) is to confirm the presence or absence of contamination on a property. If contamination is encountered, delineation of such contaminant can also take place. Typically a Phase II ESA is completed after a Phase I ESA. These assessments can assist in mitigating environmental liability, and may be required before financing.

How Oakhill Can Help:

Oakhill has successfully completed numerous Phase II ESAs for various clients. We are uniquely qualified, as we have two in-house drills (a hand auger and a PionJar Drill) and our Engineers and Technicians carry the Qualified Person designation from the Ministry of the Environment (MOE).

Prior to the completion of a Phase II ESA, Oakhill recommends the completion of a Phase I ESA. The Phase I ESA will help identify Areas of Concern (AOC), to be further investigated in a Phase II ESA.

Typically, the scope of work for a Phase II ESA includes:

- Review of previously completed reports for Site (i.e. Phase I ESA);
- Demarcation of underground utilities by both Ontario One-Call and a private locater for the Site as well as inside the building;
- Complete boreholes, test pits and/or monitoring wells;
- Collect continuous soil samples from boreholes and test pits;
- Soil/water samples will undergo visual and olfactory inspection. All soil samples will be logged for soil texture, staining and odours.
- Headspace combustible vapour concentration measurements will be taken from each soil/water sample using a Gas-Tech metre, to determine presence/absence of petroleum hydrocarbons and volatile organic compounds.
- Laboratory analytical results will be compared to predetermined MOE Site Condition Standards (Tables 1-5); and
- Report preparation detailing procedures and findings concerning soil conditions and recommendations.

Don't get caught buying someone else's environmental liability. Let Oakhill help you with a free, no obligation quote.