

PHASE III ENVIRONMENTAL SITE ASSESSMENTS

Applicable legislations:

Evaluation of Site use restrictions followed the Ministry of the Environment (MOE) "[Records of Site Condition – Part XV.1 of the Act](#)", 2009 (O. Reg. 511/09)

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 153/04.

Soil sampling procedures followed the MOE "[Guidance on Sampling and Analytical Methods for Use at Contaminated Sites in Ontario](#)", 1996.

Analytical results were compared to "[Soil, Ground Water and Sediment Standards for Use Under XV.1 of the Environmental Protection Act](#)", 2004.

Analytical results were compared to "[Soil, Ground Water and Sediment Standards for Use Under XV.1 of the Environmental Protection Act](#)", 2009.

The objective of a Phase III Environmental Site Assessment (Phase III ESA) is to remediate contamination previously identified in a Phase II ESA. Upon remediation, the subject Site will now satisfy the applicable Ministry of the Environment (MOE) Site Condition Standards. These assessments can assist in mitigating environmental liability, and may be required before financing.

Numerous options for remediation exist and all options will be discussed with the client before completion of work. Options include:

- Dig up contaminated material and truck off site;
- Creation of a biodegradation pile; and
- In-situ treatment of contaminated material.

How Oakhill Can Help:

Oakhill has successfully completed numerous Phase III ESAs for various clients throughout the province of Ontario and our engineers and technicians carry the Qualified Person designation from the MOE.

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

- Review of any previously completed reports for the Site (Phase I ESA, Phase II ESA, UST Decommissioning, etc.);
- Meet client to determine remediation plan that meets their budget and necessary environmental regulation requirements; and
- Confirmatory sampling.

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