

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

Oakhill has been performing Phase I Environmental Site Assessments (Phase I ESA) since 1994. Oakhill carries the Qualified Persons (QP) designation from the Ministry of the Environment and Climate Change (MOECC), and are experienced, having performed hundreds of Phase I ESA investigations.

A Phase 1 ESA is generally carried out as a condition of property financing, transfer or sale and initiated by financial institutions, buyers and sellers to identify actual and/or potential environmental liability of the property.

The objective of the Phase I ESA is to determine if any past and/or present uses of the property and adjacent lands have caused any “areas of potential environmental concern”. All of Oakhill’s Phase 1 ESA’s include detailed findings and recommendations with descriptive ‘Conceptual Site Models’ to provide a clear picture for the Client.

How Oakhill Can Help:

The typical scope of work for a Phase I ESA includes:

- Review of historical background information via: an EcoLog ERIS database search; an Opta Enviroscan fire insurance plan search; an examination of topographic, geological and hydro geological maps; aerial photograph interpretation; a land title search and a Vernon’s business directory search;
- Conduct site visit: documenting observations of the building interiors, site grounds, and adjacent properties;
- Interview with the property representative; and
- Records review of federal, provincial and municipal sources including correspondence with regulatory agencies.

Record of Site Condition:

Often times potential buyers are surprised to be informed that a Record of Site Condition (RSC) must be filed as a stipulation of a new development. This becomes an unaccounted for financial burden and can stall development for an extended period of time. If the property owner intends to change the use of the property to a more ‘sensitive’ use (e.g. dry cleaning site to residential), an RCS must be filed to the MOECC. Oakhill can provide ESA assessments that meet MOECC RSC requirements and determine the RSC Site condition, while providing all liaisons with the Ministry and QP sign-off requirements for the RSC submission.

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

Applicable Legislation:

- Evaluation of Site use restrictions followed the Ministry of the Environment and Climate Change (MOECC)
- “Records of Site Condition – Part XV.1 of the Act” (O. Reg. 513/04, as amended, 2011)
- Phase 1 ESA report format followed the Canadian Standards Association (CSA)
- “Z768-01 Phase I Environmental Site Assessment”, 2001.

Related Documents:

- Oak-10: Phase II ESA
- Oak-11: Env. Drilling & MW Installation
- Oak-12: Phase III ESA
- Oak-13: UST Decom

For further information and your

FREE QUOTE,

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