

Phase One Environmental Site Assessment



What is it?

A Phase One Environmental Site Assessment (ESA), prepared in accordance with Ontario Regulation (O. Reg.) 153/04, is a type of study to determine the likelihood that one or more contaminants may be present in the land or water on, in or under the subject property that may cause an adverse effect, as defined under the Environmental Protection Act.

Who prepares it?

A Qualified Person, as defined under O. Reg. 153/04, who holds a valid licence as a Professional Engineer (P. Eng.) or who holds a valid certificate of registration as a Professional Geoscientist (P. Geo.).

Why is it required?

The Phase One ESA is required to develop a preliminary determination whether the environmental condition of the property is suitable for the intended use.

When is it required?

A Phase One ESA may be required in support of the following development application types:

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision / Condominium
- Site Plan Control
- Consent to Sever
- Minor Variance

A Phase One ESA is required for all applications that require land dedications.

How to prepare it

- **Introduction and Background:** Describe the subject property in relation to the location, size, ownership (and contact information), current and proposed future uses. Include an overview of the scope of the Phase One ESA.
- **Criteria and Method:** Follow records review, site reconnaissance and reporting requirements for Phase One Environmental Site Assessments as prescribed under Ontario Regulation 153/04 under Part VII and Schedule D.
- **Assessment/Analysis:** Identify all Potentially Contaminating Activities and Areas of Potential Environmental Concern based on former and current uses within the study area of the subject property. Include a Phase One Conceptual Site Model, as prescribed in O. Reg. 153/04.
- **Conclusions:** Qualified Person makes a determination and provides supporting documentation and rationale on whether a Phase Two ESA is required or whether a Record of Site Condition can be filed based on the findings of the Phase One ESA.

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Appendices:	Site Location Map
	Plan of Survey
	Topographic Map (Ontario Base Map series)
	Photographs of Subject Property and Surrounding Area
	Environmental Database Records
	Aerial Historical and Current Photographs
	Fire Insurance Plans
	Chain of Title Records
	Environmental Reports
	Regulatory and/or Site Operating Records

Additional Information

- Please note that a “Phase I ESA” that is prepared following the Canadian Standards Association (“CSA”) standard Z768-01 (2016), is not regulated under provincial legislation, cannot be used to file a Record of Site Condition (“RSC”), and will not be accepted by the City for a land dedication.
- All Phase One ESA reports submitted to the City must be accompanied by either a Letter of Reliance to the satisfaction of the City or the report must be directly addressed to the Corporation of the City of Mississauga.
- Any Phase One ESA reports submitted to the City for land dedications that exceed 18 months will not be accepted, unless a Record of Site Condition has been filed for the property based on the report(s) on the Environmental Site Registry. For lands that will not be dedicated to the City, Phase One ESA reports older than 5 years will not be accepted.
- If a Phase One ESA recommends a Phase Two ESA, then a Phase Two ESA report will be required. Please see Phase Two ESA terms of reference for more details.
- A Building permit may indicate that a Record of Site Condition is required due to a change in land use to a more sensitive use. In such cases, a Phase One ESA will be required as a first step towards filing a Record of Site Condition.