



When do you need a Record of Site Condition?

RSC for short

... the lowdown on land development.

Didn't we hear you say:

But, I already did a Record of Site Condition!?

There are actually two types of RSC reports. Knowing your end result can save you time and extra dollars. Here is what you need to know:

Development – Proposed Land Use Changes

A RSC is mandatory if you wish to change your property zoning (land use), from industrial for example to residential.

A RSC is MADATORY for any Zoning Changes.

This report is more detailed than a RSC generated during a Canadian Standards Association (CSA) Environmental Assessment Phase I and II described below. So if you are even contemplating a land use change, ensure you do this extra step!

Of course when you work with Fisher Engineering, we will always try to tease out this information from you and recommend the correct application for your needs right from the start.

Environmental Assessments (ESAs)

Typically a RSC is needed after conducting a Phase I or Phase II Environmental Assessment (ESA). The latter is only necessary when results of the Phase 1 assessment show a likelihood of contaminants. *If contaminants are uncovered during Phase II, the site must be cleaned or remediated in order to file a RSC.*

This often, but not always, leads to ESA Phase III solutions or more commonly referred to as Remediation.

Technically, Phase I and II ESA standards are described by the *Ontario Regulation 153/04 Record of Site Condition – Part XV.1 of the Environmental Protection Act.*

In the case of Phase III remediation solutions, such as site cleanup, the RSC substantiates that certain regulatory standards are met for soil, sediment and groundwater. Therefore the RSC, along with Phase II information must be included as part of the remediation report appendix.

Once the property is cleaned or treated to *regulatory standards*, samples are taken to validate the remediation results for the RSC filing. This is typical of a *Complete Phase III Solution, which includes the monitoring of contaminant levels in soil and groundwater.*

Someone else may be Watching

The Ministry (MOE) will investigate concerns reported by the public. They may issue an order to the property owner to prove/disprove contamination within a certain timeframe. Since contaminants know no boundaries, they can leach and drift through water and soil over time, expanding off site to neighbouring properties.

Who might report a concern?

1. Workers during road repair or sewer maintenance may suspect a problem that has passed onto city property.
2. Neighbours may complain due to a new smell they are noticing.

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