



Hamilton

DEVELOPMENT APPLICATION GUIDELINES

Environmental Site Assessment and/or Record of Site Condition

PURPOSE:

This document explains the guidelines for the preparation of an Environmental Site Assessment (ESA) and/or Record of Site Condition (RSC), which may be required for the submission of an application under the *Planning Act*. All ESAs and/or RSCs shall follow the guidelines referenced in this document. Failure to adhere to the guidelines may result in a submission being considered unsatisfactory and a submitted application being deemed incomplete.

An ESA is prepared in two phases. Phase One is prepared in accordance with Ontario Regulation (O. Reg.) 153/04, and 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*.

Phase Two is required to confirm whether one or more contaminants may be present on the subject property that exceed any of the applicable standards for the intended use. An ESA is required to develop a preliminary determination of whether the environmental condition of the property is suitable for the intended use.

A RSC sets out the environmental condition of a property at a particular point in time, based on the ESA(s) conducted by a qualified person. An RSC must be filed in this registry before property use changes in certain ways.

PREPARED BY:

A Qualified Person, as defined under O. Reg. 153/04, who holds a valid license as a Professional Engineer or who holds a valid certificate of registration as a Professional Geoscientist.

CONTENTS INCLUDE:

- The City of Hamilton, Planning and Economic Development Department will require a copy of the ESA(s) and/or a copy of the filed RSC signed by the Qualified Person who completed the document, following acknowledgment of completion from the Ministry of the Environment, Conservation and Parks.

Environmental Site Assessment and/or Record of Site Condition – Development
Application Guidelines

- The City of Hamilton, Planning and Economic Development Department will require a copy of all supporting studies listed in the completed RSC that was submitted to the Ministry of Environment, Conservation and Parks.

OTHER INFORMATION:

<https://www.ontario.ca/laws/regulation/040153>

<https://www.ontario.ca/page/guide-site-assessment-cleanup-brownfields-filing-records-site-condition>

REVIEWED AND APPROVED BY:

Ministry of the Environment, Conservation and Parks.

Confirmation of approval by MECP reviewed by Development Planning, Planning and Economic Development Department.

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