



Commercial Site
Cambridge, Ontario

“The Phase Two Environmental Site Assessment investigated the areas of concern identified in the Phase One Environmental Site.”

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Fig. 1— Locates marked before drilling

The Problem

A conditional offer to purchase a commercial property was submitted by the municipal government. A Phase One Environmental Site Assessment (ESA) identified several potentially contaminating activities ; therefore, a Phase Two ESA was required as part of the due diligence period of the conditional offer. Peritus was retained to conduct a Phase Two ESA for the

Site in accordance with Ontario Regulation 153/04, as amended, to fully assess and delineate the extent of any subsurface contamination at the Site.

The Solution

A series of monitoring wells were installed across the Site to investigate the areas of concern identified in the Phase One ESA. Analytical data indicated that the soil and groundwater satisfied the Ministry of the Environment and Climate Change Table 2 standards except for a slight exceedance of sodium in the groundwater at a monitoring well close to the road.

The data collected in the Phase Two ESA was used by the client to make an informed decision prior to purchasing the property.



Fig. 2—Gathering soil samples