

Attachment 1

Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City as a Condition of Approval of a Development Application

POLICY FOR ACCEPTING POTENTIALLY CONTAMINATED LANDS TO BE CONVEYED TO THE CITY AS A CONDITION OF APPROVAL OF A DEVELOPMENT APPLICATION

(revised as of May 25, 2026)

1. STATEMENT

- 1.1 Through this Policy, the City applies certain soil and groundwater quality requirements in respect of real property or interests in real property required to be conveyed to the City as a condition of approval of a development application, with the intention that the City will protect itself from acquisitions having unacceptable liabilities associated with known or suspected environmental contamination.
- 1.2 There shall be no waiver, deviation, or grant of relief from the provisions set out in this Policy without prior authorization of City Council.

2. PURPOSE

- 2.1 The purpose of this Policy is to safeguard the environment, worker safety and public health when accepting conveyances of real property or interests in real property as a condition of approval of a development application.
- 2.2 To achieve the purpose in Section 2.1, this Policy establishes a consistent process by which, prior to conveyances within the scope set out in Section 3, an applicant must satisfy certain City criteria, provide certain information to the City, and make certain representations to the City, in addition to satisfying federal or provincial requirements that may apply.

3. SCOPE

- 3.1 This Policy applies to Conveyance Lands.
- 3.2 Real property for which a peer review process has been commenced in accordance with the 2015 Policy prior to the adoption of this Policy may continue to be subject to the requirements of the 2015 Policy and not the requirements of this this Policy, provided that the conveyance of real property or interests in real property are transferred to the City no later than 18 months following issuance of the confirmation of compliance with the 2015 Policy. In

the event the real property or interests in real property are not conveyed to the City prior to the expiry of 18 months following issuance of confirmation of compliance under the 2015 Policy, then only this Policy shall apply.

3.3 Despite Section 3.1:

3.3.1 This Policy does not apply to:

- 3.3.1.1 conveyance of easement interests in favour of the City over the surface of the ground such as for walkways and passageways;
- 3.3.1.2 conveyance of easement interests in favour of the City over the surface of the ground which provide for access to and from the existing subway and existing light rail transit owned and operated by TTC;
- 3.3.1.3 conveyance of fee simple and easement interests in favour of the City in respect of existing tunnels and all other existing areas located below the surface of the ground which provide for access to and from and the use of the existing subway, existing light rail transit and all existing related operations infrastructure owned and operated by TTC; and

3.3.2 Nothing in this Policy requires:

- 3.3.2.1 subsurface investigations and testing of soil and groundwater and remediation within 3.0 metres of existing TTC transportation infrastructure, including tunnels and related infrastructure used for the purpose of operation of the subway and light rail transit owned and operated by TTC;
- 3.3.2.2 subsurface investigations and testing of soil and groundwater in respect of existing municipal water and wastewater infrastructure other than to the extent of vertical and horizontal clearances as set out in Table 1 of this Policy; and
- 3.3.2.3 remediation of the area comprising new, expanded or replacement easement interests required to be conveyed in respect of existing municipal water and wastewater infrastructure identified in Table 1 of this Policy.

4. DEFINITIONS

For the purposes of this Policy, the following definitions apply:

2015 Policy means Attachment 1 of the report prepared by the Executive Director, Engineering & Construction Services Division (December 16, 2014) adopted by City Council as Item PW1.6 during its meeting of February 10 and 11, 2015;

Adverse Effect has the meaning defined in the Environmental Protection Act;

Aggregate Resources Act means the Aggregate Resources Act, R.S.O. 1990 c. A.8;

Certificate of Property Use or **CPU** has the meaning defined in the Environmental Protection Act and described in O. Reg. 153/04;

Chief Engineer means the City's Chief Engineer and Executive Director, Engineering and Construction Services or their designate;

City means the City of Toronto;

City Council means the Council of the City of Toronto;

City Lands means lands owned by or within control of the City, including local boards as defined in the City of Toronto Act, 2006;

City of Toronto Act, 2006 means the City of Toronto Act, 2006, S.O.2006, c. 11, Sched. A;

Condominium Act, 1998 means the Condominium Act, 1998, S.O.1998, c. 19;

Conveyance Lands means real property or interests in real property to be conveyed to the City as a condition of approval of a development application, including approvals pursuant to the Planning Act, the City of Toronto Act, 2006 and, as applicable, the Condominium Act, 1998;

Corner Rounding/Daylight Triangle means Conveyance Lands which are intended to accommodate physical improvements to an intersection such as protecting for adequate sight lines, increasing corner radii, enhancing the pedestrian realm, etc.;

Development Site means all the lands that are to be developed and the subject of a development application;

Environmental Protection Act means Environmental Protection Act, R.S.O.1990, c. E.19;

Environmental Site Assessment or **ESA** has the meaning defined in O. Reg. 153/04;

Executive Director means the Executive Director, Development Review, Development and Growth Division for the City and their designates;

Excess Soil Quality Standards means the document entitled “Part II: Excess Soil Quality Standards”, published by the MECP and available on the Government of Ontario website as Part II of the document entitled “Rules for Soil Management and Excess Soil Quality Standards” under O. Reg. 406/19 “On-site and Excess Soil Management”;

Full Depth Background Standards means the Site Condition Standards as presented in Table 1 of the document entitled “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act”, published by the MECP;

Generic Standards means the Site Condition Standards as presented in Tables 2, 3, 6, 7, 8 and 9 of the document entitled “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act”, published by the MECP;

Granular Material means aggregate sourced from a commercial sand and gravel pit or quarry licensed by the Ontario Ministry of Natural Resources pursuant to the Aggregate Resources Act, or, if from a non-commercial source, granular material that has been deemed suitable by the applicant's Qualified Person and the City;

Letter of Acknowledgement means a letter from the MECP confirming that the Record of Site Condition has been filed in accordance with O. Reg. 153/04;

MECP means the Ontario Ministry of the Environment, Conservation and Parks or its successor Ministry;

Modified Generic Risk Assessment has the meaning described in O. Reg. 153/04;

O. Reg. 153/04 means Ontario Regulation 153/04, entitled "Records of Site Condition – Part XV.1 of the Act", under the Environmental Protection Act;

O. Reg. 406/19 means Ontario Regulation 406/19, entitled "On-Site and Excess Soil Management" under the Environmental Protection Act;

Operating Division means the City division responsible for the operational management of the Conveyance Lands;

Peer Reviewer means a Qualified Person and a representative of a third-party environmental consulting firm retained and authorized by the City to direct the Peer Review Process and confirm compliance with Policy requirements to the City;

Peer Review Process means the third-party document review process used by the City to ensure the sufficiency and accuracy of environmental reports, documents, statements and opinions pertaining to the environmental condition of the Conveyance Lands;

Phase One Environmental Site Assessment has the meaning described in O. Reg. 153/04;

Phase Two Environmental Site Assessment has the meaning described in O. Reg. 153/04;

Planning Act means the Planning Act, R.S.O.1990, c. P.13;

Property Specific Standards means the standards specified in a Risk Assessment or a Modified Generic Risk Assessment for the Conveyance Lands as accepted by the MECP;

Qualified Person has the meaning described in O. Reg. 153/04;

Qualified Person Preliminary Statement Letter means a letter template obtained from the City and completed by the applicant's Qualified Person that is dated and signed, describing the Conveyance Lands, and identifying the environmental documentation that will be provided to the City's Peer Reviewer to support the conveyance of real property or interests in real property;

Qualified Person Statement means a dated and signed statement from the applicant's Qualified Person written in accordance with Section 6.3.7 of this Policy;

Record of Site Condition or **RSC** has the meaning described in the Environmental Protection Act and described in O. Reg. 153/04;

Reliance Letter means a completed letter template obtained from the City, dated and signed by the applicant's Qualified Person, confirming that both the City and the Peer Reviewer can rely on all submitted statements, opinions and environmental documentation and reports relating to the Conveyance Lands;

Risk Assessment has the meaning defined in the Environmental Protection Act and described in O. Reg. 153/04;

Site Condition Standards has the meaning as defined in O. Reg.153/04 and described in the document entitled "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Act", published by the MECP;

Soil has the meaning defined in O. Reg. 153/04;

Stratified Standards means the Site Condition Standards as presented in Tables 4 and 5 in the document entitled "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", published by the MECP;

TTC means the Toronto Transit Commission; and

Un-impacted Material means materials that may be used in fill caps including Soil meeting the applicable Site Condition Standards, Excess Soil Quality Standards, Granular Material, inert non-soil materials such as crushed concrete free of asbestos and hazardous materials and that has been deemed suitable by a Qualified Person and the Chief Engineer, cobbles, and/or armour stone, or such other materials that are specified in the CPU, subject to Operating Division approval.

5. TECHNICAL REQUIREMENTS

General

- 5.1 The City will not accept cash in lieu of satisfying the requirements for Conveyance Lands regarding soil and groundwater conditions.
- 5.2 All work completed in accordance with this Policy is required to comply with all applicable laws and regulations that are in effect, including but not limited to, the Environmental Protection Act, O. Reg. 153/04, and O. Reg. 406/19.
- 5.3 Work referred to in Section 5.2 that is subject to all applicable laws and regulations includes any importation of Soil onto the Conveyance Lands.
- 5.4 The Peer Review Process set out in Section 6 applies to all Conveyance Lands unless otherwise specified in this Policy.
- 5.5 Where O. Reg. 153/04 requires a Record of Site Condition in respect of the Conveyance Lands, such Record of Site Condition must be provided as part of the Peer Review Process.
- 5.6 Where identified in Table 3 of this Policy, or where the City imposes a condition of approval of a development application that requires a Record of Site Condition for the Conveyance Lands consistent with O. Reg. 153/04, then such Record of Site Condition must be provided as part of the Peer Review Process.

Environmental Site Assessment

- 5.7 The City will accept Conveyance Lands assessed using:
 - 5.7.1 Background, Generic, and Stratified Site Condition Standards;
 - 5.7.2 A Risk Assessment approach provided that the requirements of the Certificate of Property Use are consistent with Section 5.11 of this Policy; or
 - 5.7.3 A Modified Generic Risk Assessment approach provided that the requirements of the Certificate of Property Use are consistent with

Section 5.11 of this Policy.

- 5.8 The Site Condition Standards or the Property Specific Standards provided assessment is applicable to the intended land use of the Conveyance Lands.

Risk Assessment

- 5.9 Conveyance Lands undergoing Risk Assessment will be subject to the Peer Review Process set out in Section 6 of this Policy as well as the requirements set out below in Sections 5.9 through 5.17 of this Policy.
- 5.10 Any conditions outlined in a Certificate of Property Use and associated Risk Assessment shall be to the satisfaction of the Chief Engineer, in consultation with all appropriate Operating Divisions.
- 5.11 The Risk Assessment must consider the future use of the Conveyance Lands including, but not limited to, construction workers in trenches as potential receptors, and the presence of underground municipal services and private utilities.
- 5.12 The City will accept the following Certificate of Property Use conditions and associated risk management plan for Conveyance Lands subject to a Risk Assessment:
- 5.12.1 Standard construction personal protective equipment including as required: high visibility apparel, pants and long sleeve shirt, coveralls, nitrile gloves, hard hat, and safety boots/shoes, safety glasses or chemical splash goggles, escape mask, face shield, other acceptable personal protective equipment will be based upon the hazard and risk situation (e.g., eye protection, hearing protection, cut / chemical resistant gloves, and fall protection), and dust suppression techniques will be accepted;
 - 5.12.2 Inspection of, and annual reporting on, surface cap integrity; and
 - 5.12.3 Requirements to conduct methane, carbon monoxide, or hydrogen sulfide monitoring for health and safety purposes before entering an excavated trench during construction.
- 5.13 The City will not accept the following Certificate of Property Use conditions and associated risk management plan for Conveyance Lands subject to a Risk Assessment:
- 5.13.1 Requirements regarding the use of special personal protective equipment such as hooded chemical resistant clothing (coveralls, chemical splash suit, disposable chemical-resistant coveralls, chemical-resistant inner suit), inner and outer chemical-resistant gloves and

boots, special respiratory masks (full-face or half-mask, negative pressure air purifying respirator), or contained breathing apparatus;

5.13.2 Requirements for ongoing groundwater or soil vapour monitoring and reporting requirements; or

5.13.3 Requirements for risk management measures or conditions that will impact or restrict the intended use of the Conveyance Lands or

5.13.4 Requirements for risk management measures that will result in any significant future cost implications to the City.

5.14 The Un-impacted Material fill cap for Conveyance Lands may utilize both hard and soft material, subject to requirements specified in the Certificate of Property Use, to the satisfaction of the Chief Engineer, in consultation with all appropriate Operating Divisions.

5.15 The acceptable fill cap thickness within Conveyance Lands must be at least 1.5 metres, unless the Chief Engineer determines that a thicker cap must be installed such as when City construction standards T985.100, T985.200, and/or T985.300 apply.

5.16 Subject to having received the prior approval of the Chief Engineer, an exemption from specific conditions in the Policy may be applied where a Certificate of Property Use identifies access restrictions or other physical encumbrances (e.g., existing utilities, duct banks, transit structures, foundations or structural supports, and tree preservation zones) which prevent fill cap installation to the required depth.

5.17 All new or replaced services and utilities constructed using open-cut trenching methods below the fill cap within risk assessed Conveyance Lands must be placed within a corridor (trench) of Un-impacted Material. The width and depth of the trench must provide acceptable access distances around the service or utility to the satisfaction of the Chief Engineer in accordance with the City's Construction Standards (T985.100 through T985.300).

5.18 The applicant shall be responsible for all costs associated with the registration of a certificate of requirement contemplated by the *Environmental Protection Act*.

6. PEER REVIEW PROCESS

6.1 The Peer Review Process has been established to ensure that there is a clear and consistent environmental procedure for City staff and the development industry to follow in respect of the Conveyance Lands.

6.2 All statements, opinions, environmental documentation and reports relating to

Conveyance Lands will be submitted to the Chief Engineer and undergo the Peer Review Process unless exempt from the Peer Review Process as set out in this Policy.

6.3 The applicant shall be required to:

- 6.3.1 Pay all costs associated with the City retaining a Peer Reviewer, including all administrative costs to the City, and submit to the Chief Engineer an initial deposit towards the cost of the Peer Review Process in a form acceptable to the Chief Engineer. Submit further deposits when requested to cover all costs of retaining a Peer Reviewer (unused funds will be refunded to the applicant by the City);
- 6.3.2 Submit a Qualified Person Preliminary Statement Letter, dated and signed by the applicant's Qualified Person, describing the Conveyance Lands and identifying what environmental documentation will be provided, consistent with O. Reg.153/04;
- 6.3.3 In order to be considered for the small parcel exemption process contemplated by Section 7 of this Policy, submit a Qualified Person Preliminary Statement Letter required by Section 6.3.2 that includes a rationale for the exemption based on Table 3 of this Policy;
- 6.3.4 Submit, to the satisfaction of the Peer Reviewer, all environmental documentation and reports prepared in accordance with O. Reg. 153/04 describing the current condition of the Conveyance Lands and the proposed remedial action plan based on the Site Condition Standards or risk-based Property Specific Standards;
- 6.3.5 Provide a Reliance Letter that extends reliance to the City and the Peer Reviewer for each statement or opinion provided and each environmental document submitted in compliance with O. Reg. 153/04 and indicates any limitation on liability or indemnification is consistent with O. Reg. 153/04 insurance requirements, or such greater amount specified by the Chief Engineer;
- 6.3.6 Provide proof of insurance documentation in a format acceptable to the Chief Engineer, to the satisfaction of the Chief Engineer.
- 6.3.7 Prior to conveyance, submit a Qualified Person Statement that is based on the environmental documents and reports submitted pursuant to, and accepted as satisfying, the Peer Review Process, which states:

6.3.7.1 The Conveyance Lands:

6.3.7.1.1 meet the Full Depth Background Standards, Generic Standards or Stratified Standards for the intended land use of the Conveyance Lands; or

6.3.7.1.2 meet the MECP approved risk-based Property Specific Standards which were developed in accordance with the Risk Assessment requirements set out in this Policy; or

6.3.7.1.3 did not require intrusive investigation as has been determined by the Qualified Person through the completion of a Phase One Environmental Site Assessment which did not identify any potentially contaminating activities that generated an area of potential environmental concern on the Conveyance Lands or on adjacent lands within the Phase One Environmental Site Assessment study area.

6.3.7.2 In the opinion of the Qualified Person:

6.3.7.2.1 it is either likely or unlikely that there is contamination resulting from past land uses on the Development Site that has migrated onto adjacent City Lands; and

6.3.7.2.2 to the extent that the opinion in Section 6.3.7.2.1 is that past migration is likely, it is either possible or unlikely that such contamination on adjacent City Lands poses an adverse effect to the environment or human health.

6.4 If the Qualified Person's Statement referenced in Section 6.3.7.2.1 and Section 6.3.7.2.2 above states that it is likely that there is contamination resulting from past land uses on the Development Site that has migrated onto adjacent City Lands and that it is possible that such contamination on adjacent City Lands poses an adverse effect to the environment or human health, the applicant shall notify the MECP in writing if required by the Environmental Protection Act or other applicable law. In addition, the applicant will be required to notify the Chief Engineer in writing, describing the nature of the possible contamination and potential adverse effect.

6.5 For Conveyance Lands requiring a Certificate of Property Use, the applicant shall:

- 6.5.1 Comply with all requirements and conditions outlined in the associated Certificate of Property Use and Risk Assessment up to the later of the transfer of the Conveyance Lands to the City, the City's operational control of the Conveyance Lands, and the assumption of services located within Conveyance Lands; and
- 6.5.2 Submit all associated documents, including, without limitation, plans, cross-sections with surveyed elevations, and as-built drawings (environmental site plan) verifying the installation and location of the specified risk management measures, health and safety plan, soil management plan, inspection reports, and annual reports, if applicable, to the satisfaction of the Chief Engineer and the Peer Reviewer.
- 6.6 For any Conveyance Lands requiring a Record of Site Condition, the applicant's Qualified Person shall:
 - 6.6.1 Submit the Record of Site Condition for MECP review, acknowledgement, and filing on the Environmental Registry of Ontario; and
 - 6.6.2 Submit the MECP's Letter of Acknowledgement to the Chief Engineer and the Peer Reviewer.
- 6.7 The applicant shall provide copies of all certified documents to the satisfaction of the Chief Engineer and Peer Reviewer as applicable (e.g., Phase One Environmental Site Assessment, Phase Two Environmental Site Assessment, remediation report, pre submission form, Risk Assessment report, and associated records (including reports required by a Certificate of Property Use)).
- 6.8 Conveyance Lands shall be transferred to the City no later than 18 months following the day the Peer Reviewer issues notification of compliance with this Policy. If Conveyance Lands have not been transferred to the City prior to 18 months from the day the Peer Review issued notification of compliance with this Policy, the applicant will be required to complete, at a minimum, an updated Phase One Environmental Site Assessment and undergo the Peer Review Process for any updated documents.

7. SMALL PARCEL EXEMPTIONS FROM PEER REVIEW PROCESS

- 7.1 Subject to Section 7.4, satisfaction of the Peer Review Process is not required for Conveyance Lands which meet the criteria set out in Section 7.2.
- 7.2 For Conveyance Lands to qualify for the small parcel exemption from the Peer Review Process, the following criteria must be met (as summarized in Table 3):

- 7.2.1 The former use of the Conveyance Lands is Residential, Parkland or Institutional use as defined in O. Reg. 153/04, and the area of the Conveyance Lands is less than or equal to 100 square metres; or
 - 7.2.2 The former use of the Conveyance Lands is Residential, Parkland or Institutional use as defined in O. Reg. 153/04, and the area of the Conveyance Lands is more than 100 square metres, and the average width of the Conveyance Lands is less than or equal to one metre; or
 - 7.2.3 The former use of the Conveyance Lands is Industrial, Commercial, Community, Residential, Parkland or Institutional use and the intended use is Community use as defined in O. Reg. 153/04, for the purposes of a right-of-way Corner Rounding/Daylight Triangle having an area less than or equal to 12.5 square metres; or
 - 7.2.4 The former use of the Conveyance Lands is Industrial, Commercial or Community use and the intended use is Industrial, Commercial or Community use as defined in O. Reg. 153/04, and the average width of the Conveyance Lands is less than or equal to one metre.
- 7.3 Where the Conveyance Lands being evaluated for an exemption pursuant to this Section 7 are contiguous with any other Conveyance Lands, the size determination for exemption will be based on the combined measurements of all contiguous Conveyance Lands parcels.
- 7.4 Despite Section 7.2, no exemption from compliance with the Peer Review Process will be permitted for Conveyance Lands that are the subject of Certificate of Property Use requirements.

8. INTERPRETATION

- 8.1 Reference in this Policy to statutes, regulations, by-laws, other laws, policies, guidelines, or standards includes any amendment, replacement, subsequent enactment or consolidation thereof.
- 8.2 All Section references made within this Policy, unless otherwise stated, are to a Section of this Policy.
- 8.3 Table 1, Table 2 and Table 3 attached hereto form and are to be read as part of this Policy.

Table 1**Horizontal and Vertical Clearances for Municipal Water and Wastewater Infrastructure**

All dimensions in millimetres (mm)

Category	Description	Preferred Vertical Clearance (mm)	Preferred Horizontal Clearance (mm)
Water Supply	ID* < 100mm	150	600
	100mm ≤ ID < 400mm	300	750
	ID ≥ 400mm	500	900
	Valve Chamber	N.A.	600
Wastewater - Storm	ID < 150mm	150	600
	150mm ≤ ID < 750mm	300	750
	ID ≥ 750mm	500	900
	Maintenance Hole	N.A.	600
Wastewater - Sanitary/Combined	ID < 100mm	150	600
	100mm ≤ ID < 375mm	300	750
	ID ≥ 375mm	500	900
	Maintenance Hole	N.A.	600

*ID means inside diameter

Table 2
Development Applications Subject to the Conveyance Policy

Application Type ¹	Application Type Description	Authority	Scenario Where Conveyance Policy Applies ²	Typical Timing for Fulfillment of Technical Requirements ^{3,4,5}
Consent and/or Variance Application	To seek the approval of a consent pursuant to the <i>Planning Act</i> .	Authority to approve consent and variance applications is delegated to the Committee of Adjustment.	Applicant is required to convey real property or interests in real property to the City as a condition of development approval in accordance with this Policy.	Prior to issuance of the first building permit in respect of the consent or variance application (if no consent agreement, then prior to issuance of a Certificate by Secretary/Treasurer or designate).
Site Plan Application	To seek approval for development pursuant to the <i>City of Toronto Act, 2006</i> .	Authority to approve site plan applications is delegated to the Executive Director.		Prior to issuance of final approval in respect of a site plan control application.
Condominium Application	To seek approval of a condominium pursuant to the <i>Condominium Act, 1998</i> and the <i>Planning Act</i> .	Authority to approve condominium applications is delegated to the Executive Director.		Prior to registration of a condominium.
Subdivision Application	To seek approval of a plan of subdivision pursuant to the <i>Planning Act</i> .	Authority to approve Plan of subdivision applications is delegated to the Executive Director.		Prior to or upon registration of plan of subdivision.

Notes:

- 1 Application type may include a variance, or combined applications with Official Plan or Zoning By-law amendments and any associated agreements.
- 2 Conveyance may include a stratified conveyance of a horizontal layer of land having a defined profile within a vertical column having multiple layers and ownerships.
- 3 The supporting materials prepared in accordance with O. Reg. 153/04 should be submitted in conjunction with the development application, or as soon as the requirement for land conveyance to the City is known.
- 4 Technical requirements set out in Section 5.0 of the Policy must be satisfied prior to conveyance to the City. Timing of conveyance to the City is determined in the context of City policies, By-laws, and site-specific conditions of approval from the Operating Division such as any requirement to construct new below-grade municipal infrastructure in the Conveyance Lands.
- 5 Technical requirements include all environmental work up to and including acknowledgement of a RSC (if required) but does not include implementation of CPU obligations or provision of environmental site plan (as-built) drawings.

Table 3**Requirements for Peer Review and Record of Site Condition filing under the Conveyance Policy**

Former Use of Conveyance Land Parcel ¹	Intended Use of Conveyance Land Parcel ¹	Size of Conveyance Land Parcel (square metres)	Width of Conveyance Land Parcel (metres)	Peer Review Required?	RSC Required ⁴
RPI	RPI or ICC	≤ 100	ANY	NO ³	NO
RPI	RPI or ICC	> 100	≤ 1	NO ³	NO
RPI	RPI or ICC	> 100	> 1	YES	NO
ICC	ICC ² (Corner Rounding/Daylight Triangle only)	≤ 12.5	ANY	NO ³	NO
ICC	ICC ² (Corner Rounding/Daylight Triangle only)	> 12.5	ANY	YES	NO
ICC	ICC	ANY	≤ 1	NO ³	NO
ICC	ICC	ANY	> 1	YES	NO
ICC	RPI	ANY	ANY	YES	YES

Notes:

- 1 Land use change will be supported by the Preliminary Statement Letter from the applicant's Qualified Person (QP) and stated on the application. ICC = Industrial/Commercial/Community Use; RPI = Residential/Parkland/Institutional Use, as per O. Reg. 153/04.
- 2 This refers to stand-alone parcels that are to be conveyed to the City to be used as Corner Rounding/Daylight Triangle that are not contiguous with any other Conveyance Land parcel.
- 3 This exemption to the Peer Review Process requirements does not apply to Conveyance Lands subject to Certificate of Property Use (CPU) obligations (i.e., the Peer Review Process is always required for Conveyance Lands with a CPU).
- 4 Despite the above, RSC filing and the Peer Review Process are required for all land conveyances as part of a Plan of Subdivision when the Phase One Environmental Site Assessment study area identifies a potentially contaminating activity or an area of potential environmental concern within the Phase One Environmental Site Assessment study area.