

## CORPORATE POLICY

**POLICY TITLE:** CONTAMINATED OR POTENTIALLY CONTAMINATED SITES

**POLICY NO.:** 08.C.05

<b>Section:</b>	Development & Planning		
<b>Effective Date:</b>	January 27, 2026	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b> Council	<b>Policy Owner:</b> DCM, Planning and Infrastructure Development		

### POLICY STATEMENT

Soil, ground water, and/or sediment quality can have a direct impact on human and ecological health. In order to minimize risk of health impacts, brownfield and contaminated sites with impacted soils, ground water, and/or sediment are severely restricted in terms of the uses that can occur on the lands.

Redevelopment and intensification will likely result in the identification of an increasing number of brownfield and contaminated sites. These sites are often found in Intensification Areas, where a significant portion of new growth in the City of Vaughan (the City) is being directed, but can exist throughout the City.

The City is committed to providing all stakeholders in a development application, including developers, surrounding landowners and future residents, with a fair application of environmental policies to protect workers and future occupants while encouraging development. This Policy provides the legislative background to establish the “Contaminated or Potentially Contaminated Sites Procedure” (the Procedure) to complete the review of contaminated or potentially contaminated sites during the development application process.

### PURPOSE

This document provides an update to the City of Vaughan’s *Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites* that was originally adopted by Council on May 14, 2001, and updated in January 2014. The Policy’s intent is to ensure contaminated or potentially contaminated sites within the City of Vaughan are addressed according to Provincial statutes and regulations, Regional Municipality of York (York Region) standards, and best management practices to permit development or redevelopment, and to ensure that lands being conveyed to the City meet the applicable environmental standards. As standards, guidelines and best

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practices relating to contaminated sites continue to be revised and refined, an update to the Policy is required to ensure the City's environmental review process is consistent with current industry practices and regulations as well as remaining effective and efficient for Vaughan's development application review process.

### **SCOPE**

This Policy applies to development proposals requiring Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan applications, and where lands are being acquired by the City, except as otherwise stated in this Policy.

This Policy does not apply to applications for minor variance and severance where a change to a more sensitive land use is not contemplated. This Policy also does not apply to Draft Plan of Condominium applications, as considerations under this policy are addressed at the Official Plan, Zoning By-Law, or Site Plan application stages.

### **LEGISLATIVE REQUIREMENTS**

This Policy is based on extensive supporting official plans, policies, legislation and guidelines, as follows:

1. Provincial Planning Statement, 2024
2. York Region Official Plan, 2022
3. Vaughan Official Plan, 2025
4. *Environmental Protection Act, R.S.O. 1990, c. E. 19*
5. *Planning Act, R.S.O. 1990, c. P. 13*
6. *Building Code Act, 1992, S.O. 1992, c. 23*
7. Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (1996)
8. *Brownfields Statute Law Amendment Act, 2001, S.O. 2001, c.17 – Bill 56*
9. Ontario Regulation 153/04: Records of Site Condition – *Part XV.1 of the Environmental Protection Act*

The relevant portions of these documents have been described within the Policy below.

### **DEFINITIONS**

1. **Brownfield Site:** Abandoned or underutilized properties where development or activities have led to the presence of, or potential for, environmental contamination. Brownfields are usually former industrial or industrial/commercial lands (e.g., closed factories, processing plants, gas stations).
2. **City:** The Corporation of the City of Vaughan, including all departments, employees, and administrative divisions.
3. **Contaminated Site:** An area of land in which the soil or underlying ground water or sediment contains a contaminant of concern in an amount or concentration that exceeds provincial environmental quality standards (the *MECP Soil, Ground*

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*Water and Sediment Standards*, or other standards as applicable) or site-specific standards developed through a Risk Assessment.

4. **Council:** Council of the City of Vaughan.
5. **DE:** Development Engineering
6. **Development Application (or Development):** Proposal put forward by a Proponent to the City for review and decision, pertaining to a change of land use, construction of a new building, or the creation of a parcel of land, as governed under the Planning Act. The only types of Development Applications that this policy applies to are Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Applications.
7. **ESA:** Environmental Site Assessment
8. **GUCSO:** *Ontario Ministry of the Environment Guideline for Use at Contaminated Sites in Ontario* (June 1996 and revised February 1997)
9. **MECP:** Ontario Ministry of the Environment, Conservation and Parks
10. **MECP Soil, Ground Water, and Sediment Standards:** *Ontario Ministry of the Environment, Conservation and Parks Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act* (April 15, 2011)
11. **Proponent** – refers to the Owner and/or Owner’s Agent for the subject lands.
12. **Qualified Person (QP)** – is defined under **O. Reg. 153/04** (as amended) as someone:
  - a) Who holds a licence, limited licence or temporary licence under the *Professional Engineers Act*; or,
  - b) Who holds a certificate of registration under the *Professional Geoscientists Act*, 2000, and is a practising member, temporary member or limited member of the Association of Professional Geoscientists of Ontario.
13. **Record of Site Condition (RSC)** – is a document prepared by a Qualified Person based on ESAs and filed electronically with the MECP in the Environmental Site Registry (ESR) to certify that a property has been assessed and meets the soil, ground water, and sediment standards applicable to the proposed use of the property. The RSC will either confirm that the property meets the applicable soil, ground water and sediment standards, or include a Risk Assessment which identifies the mitigation measures required to meet site-specific standards developed for the property. **O. Reg. 153/04** (as amended), made under the *Environmental Protection Act*, outlines the provisions related to RSCs.

## **POLICY**

### **1) Roles and Responsibilities:**

The following roles and responsibilities are identified under this Policy:

- a) **Development and Parks Planning Staff:** Responsible for application intake, circulation of documents, and coordination of comments with Proponent.

- b) **Development Engineering Review Staff:** Responsible for completing technical review of Development Applications, circulation of reports to subject matter experts (including Environmental Engineer) to address technical matters, coordination of technical comments and preparation of formal comment response to Development and Parks Planning Staff.
- c) **Environmental Engineer (or Manager, Development Services and Environmental Engineering):** Responsible for completing review of environmental investigations, preparation of formal comments and identification of data gaps or deficiencies in application.

## **2) Legislative Background:**

The following provides a summary of the applicable provincial and municipal policies, plans, and legislation which has guided the development of this Policy and the Contaminated or Potentially Contaminated Sites Procedure (the Procedure).

### a) Official Plans and Policies

#### i. Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides direction for the entire province on matters of provincial interest related to land use planning and development. The following are excerpts from the PPS which relate to brownfield and contaminated sites:

#### 2.5 Rural Areas in Municipalities

1 *Healthy, integrated and viable rural areas should be supported by:*

*b) promoting regeneration, including the **redevelopment of brownfield sites.***

#### 5.3 Human-Made Hazards

1 *Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.*

2 *Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*

*ii. Regional Municipality of York Official Plan Policies*

The Regional Municipality of York (York Region) comprises nine local municipalities including the City of Vaughan. The York Region Official Plan - 2022 was adopted in June 2022 and approved by the Minister of Municipal Affairs and Housing in November 2022, and was updated to reflect changes resulting from Provincial Bills 150 and 162 in December 2023 and February 2024, respectively.

Section 2.3 of the York Region Official Plan addresses contaminated or potentially contaminated sites as follows:

*It is the policy of Council:*

*2.3.37. That local municipalities shall develop official plan policies and associated procedures for development on **contaminated or potentially contaminated sites**, including the use of community improvement plans where appropriate to promote brownfield site redevelopment.*

*iii. City of Vaughan Official Plan Policies*

On October 28, 2025, the City of Vaughan Council adopted an updated Official Plan (VOP 2025) as part of the City's integrated Growth Management Strategy. The Official Plan addresses all elements of effective, sustainable and successful city-building, while managing projected growth to 2051. It is noted that while VOP 2025 remains subject to approval by the Minister of Municipal Affairs and Housing, the policies outlined below are consistent with those contained within the Vaughan Official Plan 2010.

Section 4.8 (Soil Quality and Site Remediation) of VOP 2025 (City of Vaughan Official Plan 2025 Volume 1, as Adopted by the Council of the City of Vaughan October 28, 2025) outlines the City of Vaughan's policy requirements with respect to soil quality and site remediation as follows (capitalized terms as defined in VOP 2025):

*It is the policy of Council:*

*4.8.1.5. To support the cleanup, renewal, Redevelopment and Development of Brownfield Sites, other contaminated sites, or lands adjacent to Brownfield Sites for a variety of uses when the Brownfield Sites and other contaminated sites are safe and sufficiently remediated.*

*4.8.1.6. That Brownfield Sites and other contaminated sites are a legacy of past or current use that shall be addressed when new Development or a change in land use is proposed. New Development on or adjacent to*

*Brownfield Sites shall plan for the Redevelopment and reintegration of the Brownfield Sites. Secondary Plans and other planning exercises will also be required to plan for the Redevelopment of Brownfield Sites.*

*4.8.1.7. That, where Development is proposed on a site which in the opinion of the City or other approval authority may be contaminated due to previous use, environmental site assessment reports are required to be submitted in accordance with Provincial regulations and guidelines.*

*4.8.1.8. To require that, prior to considering whether to permit Development on contaminated sites, the following be completed to the satisfaction of the City or other approval authority:*

*a. determination of the impacted area of the site, in consultation with the City or appropriate approval authority, on the basis of technical studies;*

*b. submission of studies by the proponent identifying the level of contamination of the site, proposed remediation measures and post clean-up conditions as deemed necessary for the proposed use;*

*c. cleaning or remediation of the site in accordance with provincial criteria, the policies of this Plan, and the directions identified in studies submitted to support Redevelopment; and*

*d. submission of a Ministry of the Environment, Conservation and Parks Record of Site Condition confirming the successful remediation of the contaminated site and/or other technical studies deemed acceptable by the City confirming the management of environmental risks, in accordance with Provincial regulations.*

b) Legislative Framework

i. Environmental Protection Act

The Environmental Protection Act is Ontario's key legislation for environmental protection. The act grants the Ministry of the Environment, Conservation and Parks (MECP) broad powers to deal with the discharge of contaminants which cause negative effects. The act specifically:

- prohibits the discharge of any contaminants into the environment which cause or are likely to cause negative effects - and in the case of some

approved contaminants requires that they must not exceed approved and regulated limits; and

- requires that any spills of pollutants be reported and cleaned up in a timely fashion.

The *Environmental Protection Act* includes, among a number of items, authorization for the MECP to issue a control order where there is an adverse effect to the environment as well as prescribes the requirements for Environmental Compliance Approvals, Waste Management, and Spills. Records of Site Condition (RSCs) setting out the requirements for the assessment and cleanup of a property and prohibiting certain changes in the use of a property are detailed in Part XV.1 of the *Environmental Protection Act*. Part XV.2 contains special provisions reducing the potential liability from orders for municipalities and others who may need to undertake certain investigative or other actions related to brownfield sites.

ii. *Planning Act*

The *Planning Act* legislates land use planning in Ontario and describes how land uses may be controlled, and who may control them. Section 2 of the *Planning Act* states that municipalities shall have regard to:

- (h) *the orderly development of safe and healthy communities;*
- (o) *the protection of public health and safety;*

While Part V, Section 34 relating to *Contaminated lands; sensitive or vulnerable areas* states:

34. (1) *Zoning by-laws may be passed by the councils of local municipalities:*

- 3.1 *For prohibiting any use of land and the erecting, locating or using of any class or classes of buildings or structures on land,*
  - i. *that is contaminated,*
  - ii. *that contains a sensitive groundwater feature or a sensitive surface water feature, or*
  - iii. *that is within an area identified as a vulnerable area in a drinking water source protection plan that has taken effect under the Clean Water Act, 2006.*

iii. *Building Code Act*

The *Environmental Protection Act* is linked to the *Building Code Act, 1992* by requiring that an RSC be filed before construction, if the building will be used in connection with certain property use changes. However, an exemption to the

requirement for an RSC prior to issuance of a building permit can be made in cases where excavation and shoring are required, recognizing that site remediation often takes place in concert with building excavation and an RSC could not be filed until after an excavation has taken place.

*iv. Ministry of Environment Guideline for Use at Contaminated Sites in Ontario*

The Guideline for Use at Contaminated Sites in Ontario (GUCSO) issued by the Ministry of Environment (MOE, now MECP) in June of 1996 and revised in February 1997 provided advice and information to property owners and consultants on assessing the environmental condition of a property, determining whether or not restoration was required and options for clean-up based on background, generic, and site-specific risk assessment approaches. It included details on undertaking site assessments, sampling and analysis, remedial work plans, and RSCs. GUCSO included a section on land use planning which outlined opportunities and considerations for using planning mechanisms to address potential concerns with the reuse or redevelopment of contaminated or potentially contaminated sites.

The majority of the details in GUCSO have largely been formalized and legalized with the implementation of Ontario Regulation (*O. Reg.*) 153/04: *Records of Site Condition – Part XV.1 of the Environmental Protection Act* (as amended). The guidance and recommendations with respect to contaminated sites and land use planning were considered during the development of this Policy and have been incorporated where applicable.

*v. Brownfields Statute Law Amendment Act and O. Reg. 153/04*

In 2001, the Ontario government enacted the *Brownfield Statute Law Amendment Act*, which amended seven provincial statutes including the *Environmental Protection Act*, with the objective of encouraging the redevelopment of thousands of brownfield sites in Ontario. However, since compliance with the existing soil and ground water quality criteria was optional, owners and prospective owners of brownfield sites were reluctant to develop these sites because of concerns about potential liability and unknown future clean-up costs.

In 2004, the *Environmental Protection Act* was amended and *O. Reg. 153/04 – Records of Site Condition – Part XV.1 of the Act*, made under the *Environmental Protection Act*, was passed to address some of these concerns as well as to legalize and formalize the provisions originally set out in the 1996 MECP GUCSO. The regulation set out the technical requirements for conducting Environmental Site Assessments (ESAs), Site Remediation and Risk Assessments. Owners of brownfield sites or sites where a change in land use resulted in a more sensitive site (e.g., commercial or industrial to residential or

parkland) were now required to provide RSCs indicating that their sites have been assessed and whether or not they met the soil, ground water and sediment quality criteria applicable to the proposed use of their sites. *O. Reg. 153/04* strengthened the quality criteria for soil, ground water and sediment from mere guidelines to standards, enforceable through RSCs.

In October 2004, the MECP issued a new guidance document entitled *Records of Site Condition – A Guide on Site Assessment, the Cleanup of Brownfield Sites and the Filing of Records of Site Condition* that provided an overview of the new requirements under the *Environmental Protection Act* and other Acts and generally replaced the 1996 MECP GUSCO.

To address ongoing concerns related to RSCs and liability, *O. Reg. 153/04* was amended again in 2007 and in December 2009, to improve the integrity of RSCs, streamline risk assessments and set quality standards for soil brought to brownfield sites. The MECP also published updated soil and ground water quality standards for approximately 120 chemicals in their technical document entitled *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act* (April 15, 2011) (MECP Soil, Ground water, and Sediment Standards). Most of these amendments and the updated quality standards came into force on July 1, 2011 and have been updated and amended since this date.

As prescribed by the legislation, the requirements of *O. Reg. 153/04* (as amended) and the filing of an RSC are mandatory wherever a property changes to a more sensitive land use (e.g., industrial/commercial to residential). The ESA reports completed to support the filing of an RSC must be conducted or supervised by a Qualified Person (QP), as defined by *O. Reg. 153/04* (as amended).

### **3) General Considerations:**

The Development and Parks Planning Department is responsible for ensuring all required information is received to facilitate the approval of Development Applications. The Development Planner assigned to the application will forward the completed circulation to the Development Engineering (DE) Department.

The DE Department is responsible for coordinating the review of environmental information relating to contamination or potential contamination at a site for a Development Application. The DE Reviewer assigned to the circulation will identify specific requirements to address contamination or potential contamination, and upon receipt of ESA reports and related documents to the City's satisfaction, will provide clearance of Environmental Engineering requirements to the Development and Parks Planning Department.

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Upon receipt of a submitted Development Application, the Development Planner will circulate the submission to the DE Reviewer for technical review. The DE Reviewer will then circulate all Environmental Site Assessment (ESA) reports and associated documents (collectively, the Documents) to the Manager of Development Services and Engineering (Manager, DSEE) and the Environmental Engineer (EE) for further review.

The Manager, DSEE or the EE will conduct a review of the Documents to evaluate the environmental condition of the subject lands, in accordance with the Procedure. The Procedure will be used to evaluate whether sufficient information has been received, whether additional investigations, reports or approvals are required to support the application, and to determine any holds or conditions that should apply to the application.

If the requirements of the Procedure have been satisfied, recommendations will be provided to Council through a technical report to the Committee of the Whole or to a designated authority, where applicable.

#### **ADMINISTRATION**

*Administered by the Office of the City Clerk.*

<b>Review Schedule:</b>	5 Years If other, specify here	<b>Next Review Date:</b>	January 27, 2031
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**Related Policy(ies):**

**Related By-Law(s):**

**Procedural Document:** PRC. 61 – Contaminated Sites

#### **Revision History**

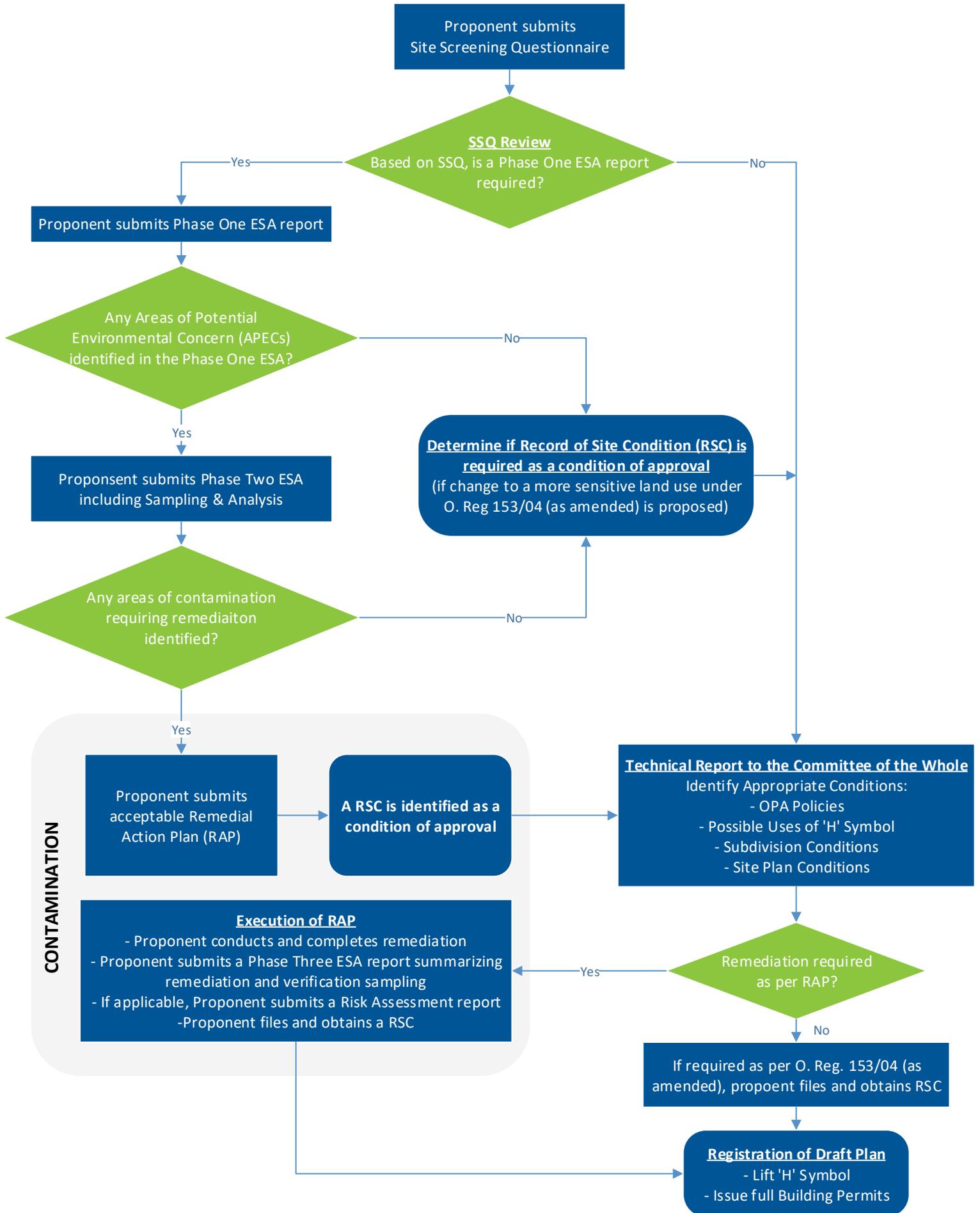
<b>Date:</b>	<b>Description:</b>
January 27, 2026	Approved at Council Report No. 1 Item No. 5

Click or tap to enter a date.

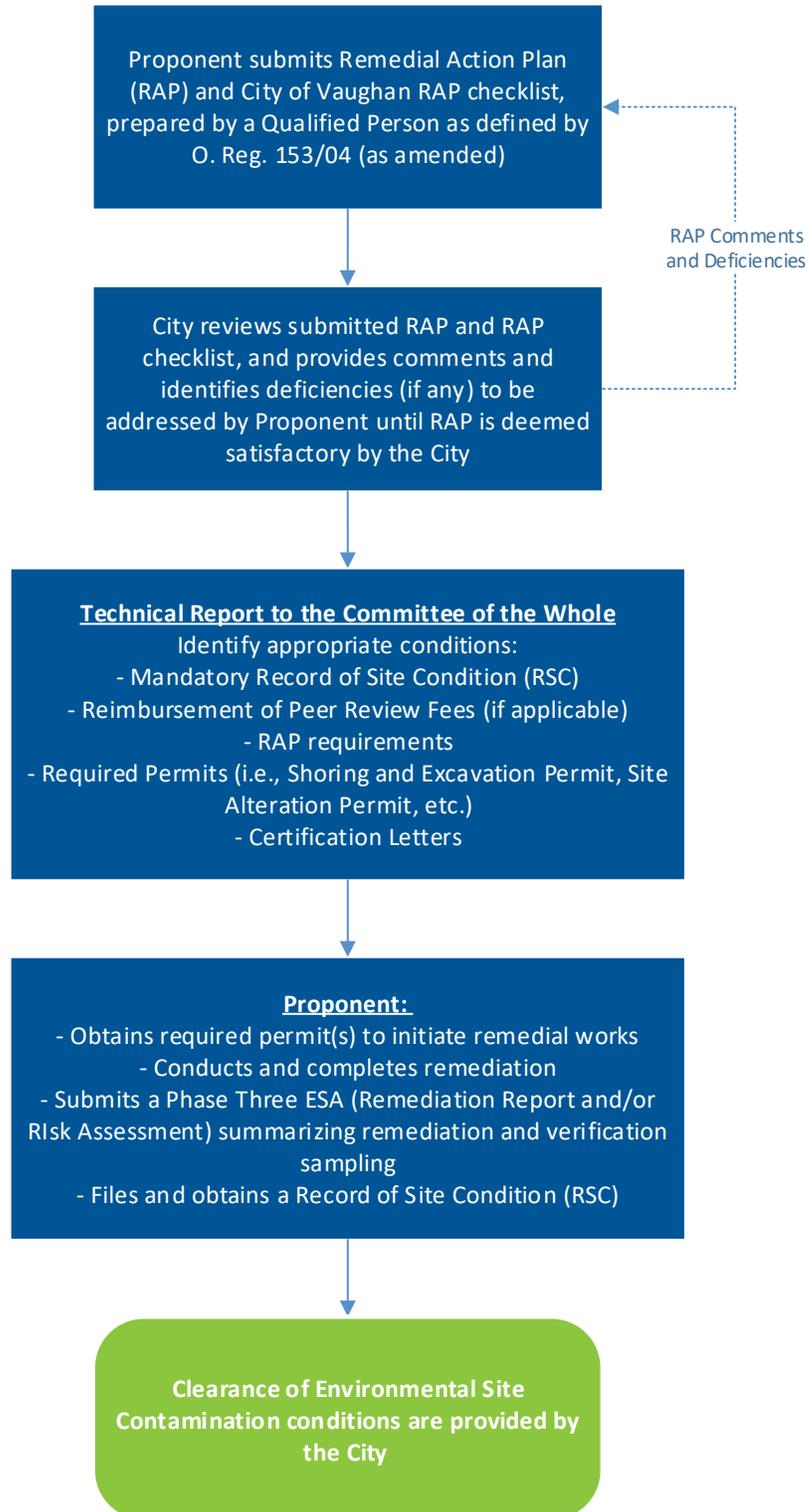
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# Attachment 1: Environmental Site Assessment Review Process



## Attachment 2: Remedial Action Plan Review Flowchart



**SITE SCREENING QUESTIONNAIRE AND ENVIRONMENTAL CERTIFICATION**

**(To be completed by Owner and, if applicable, Purchaser and/or Lessee of the Subject Property)**

This Site Screening Questionnaire is reviewed by City staff alongside information within City of Vaughan files to determine whether additional environmental investigations are required, in accordance with the City's *Contaminated or Potentially Contaminated Sites* Policy and Procedures. Even in cases where no potential environmental concerns are indicated in the form below, additional investigations may be requested, at the sole discretion of City staff.

Furthermore, if a change in land use is proposed through this application, additional investigations and the completion of a Record of Site Condition (RSC) filing on the Ontario Ministry of the Environment, Conservation and Parks (MECP) Environmental Site Registry may be required, in accordance with *Ontario Regulation (O. Reg.) 153/04 (as amended)*.

**ADDRESS OF SUBJECT LANDS (Legal/Municipal):** \_\_\_\_\_

1. What is the historical, current, and proposed use of the Subject Lands? Historical: _____ Current: _____ Proposed: _____	
2. Will lands be conveyed/dedicated to the City as part of this application (including road widenings/road allowances, parks, open space or natural areas)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
3. Is there reason to believe the Subject Lands may be contaminated either from <u>historical</u> or <u>current</u> activities either <u>on-site</u> or <u>off-site</u> ? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
4. Has <u>soil importation</u> , <u>land filling</u> or <u>waste dumping</u> ever occurred on the <u>Subject Lands</u> or on <u>adjacent properties</u> ? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
5. Has a <u>gas station</u> or <u>dry-cleaning operation</u> ever been located on the <u>Subject Lands</u> or on <u>adjacent properties</u> ? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
6. Were the <u>Subject Lands</u> or <u>adjacent properties</u> ever used for industrial/commercial purposes (e.g., <u>product manufacturing</u> , <u>chemical/petroleum bulk storage</u> , <u>rail yards/tracks</u> , <u>automotive repair</u> , <u>metal fabrication</u> , other: _____)? (If yes, please circle/fill-in the applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
7. Were the Subject Lands ever used for agricultural purposes with the application of <u>cyanide-based pesticides</u> (e.g., for orchards) or <u>sewage sludge</u> ? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
8. Are there or have there been any <u>underground</u> or <u>aboveground</u> storage tanks located on the Subject Lands? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
9. Are you aware of any hazardous materials that may be present or that were generated on the Subject Lands (i.e., asbestos, PCBs, lead, mercury, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
10. Are the Subject Lands within 500 m (1,640 ft) of an <u>operational</u> or <u>non-operational</u> landfill or dump? (If yes, please circle applicable underlined item(s))	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain
11. Have any previous environmental reports been prepared for the Subject Lands within the last 5 years, including but not limited to Phase One, Two or Three Environmental Site Assessment(s), Remedial Action Plan, Risk Assessment, Record of Site Condition, or Certificate of Property Use? If Yes, please submit the documents in digital and hard copy format with your application along with a letter granting third party reliance on the documents to the City of Vaughan in accordance with the City's reliance letter template. If the reports were in connection to a previous City of Vaughan Development Application, please provide the City reference file number(s) (e.g., OP-, Z-, 19T-, DA-):  _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Uncertain

**NOTE: ALL QUESTIONS MUST BE ANSWERED.**



City File Number: \_\_\_\_\_  
 City File Name: \_\_\_\_\_  
 City Planner and extension: \_\_\_\_\_

**ENVIRONMENTAL CERTIFICATION**

(To be signed by Owner and, if applicable, purchaser and/or lessee)

I/We \_\_\_\_\_ the owner and/or purchaser \_\_\_\_\_ and/or lessee \_\_\_\_\_ (delete terms not applicable) of the above-noted lands Hereby acknowledge that the information provided in the site screening questionnaire is true to the best of my/our knowledge as of the date below and it is my/our responsibility to ensure that I/We are in compliance with all applicable legislative enactments, guidelines and other government directives pertaining to contaminated or potentially contaminated sites including, but not limited to, the *Environmental Protection Act (as amended)*. I/We further acknowledge that the City of Vaughan and/or the Regional Municipality of York are not responsible for the identification and/or remediation of contaminated sites and in any action or proceeding for losses or damages related to environmental contamination or clean-up of contamination will not sue or claim over against the City of Vaughan and/or the Regional Municipality of York.

Affix Corporate Seal of registered owner of property. Processing will not commence until this is provided.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2\_\_\_\_\_.  
Location Day Month Year

\_\_\_\_\_  
**Signature of OWNER** \_\_\_\_\_  
**Please Print Name**  
**(AFFIX Corporate Seal, if applicable)**

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2\_\_\_\_\_.  
Location Day Month Year

\_\_\_\_\_  
**Signature of PURCHASER** \_\_\_\_\_  
**Please Print Name**  
**(AFFIX Corporate Seal, if applicable)**

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 2\_\_\_\_\_.  
Location Day Month Year

\_\_\_\_\_  
**Signature of LESSEE** \_\_\_\_\_  
**Please Print Name**  
**(AFFIX Corporate Seal, if applicable)**

**(INSERT COMPANY LETTERHEAD/LOGO)**

**(INSERT DATE)**

Development Engineering Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

**Re: Reliance Letter for (INSERT FULL SITE ADDRESS OR LEGAL DESCRIPTION, AND PROJECT NAME AND REFERENCE NUMBER)**

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**(INSERT NAME OF YOUR COMPANY)** (the “Consultant”) understands that **(INSERT NAME OF THE OWNER/PROPONENT)** (the “Client”) is seeking approval of their development application from the City of Vaughan (the “City”) regarding the above-referenced property (the “Site”). The Client has requested that the City accept the following report(s), which was/were prepared by the Consultant for the exclusive benefit and use of the Client:

- **(INSERT THE TITLES OF ALL APPLICABLE ENVIRONMENTAL REPORTS, REFERENCE NUMBERS, AND DATES)**

The Consultant agrees that the City and its peer reviewer may use and rely on the report(s) as if the report(s) had been prepared for the use and benefit of the City notwithstanding any statement to the contrary contained in the report(s) and excluding any limitations agreed to by the Client. The Consultant further agrees that in the case of any inconsistency between this Reliance Letter and any limitations within any report(s) provided to the City, the provisions in this Reliance Letter shall prevail.

The Consultant agrees that the City will utilize the report(s) identified herein for the purposes of assessing the environmental risk of the Site. The Consultant certifies that the report(s) was/were prepared in accordance with the requirements of Ontario Regulation (“O. Reg.”) 153/04 (as amended) by or under the supervision of a Qualified Person (“QP”) as defined under O. Reg. 153/04 (as amended) and was/were prepared in accordance with environmental laws and regulations applicable at the time of the investigation.

The Consultant has appended to this Reliance Letter evidence of insurance, indicating Professional Liability insurance coverage of at least \$2,000,000 per claim.

Yours very truly,

**(INSERT SIGNATURE OF QUALIFIED PERSON, AS DEFINED UNDER O. REG. 153/04 (AS AMENDED))**

**(INSERT YOUR NAME, FOLLOWED BY PROFESSIONAL DESIGNATION) (I.E., P. ENG OR P. GEO)**

**(INSERT YOUR TITLE)**

**(INSERT YOUR CONTACT INFORMATION)**

I have the authority to bind the corporation of the Consultant.