

**COMMUNICATION – C1  
ITEM 5  
Committee of the Whole (Closed Session)  
May 12, 2021**

**From:** [Simone Barb](#)  
**To:** [Coles, Todd](#); [Carella, Tony](#)  
**Cc:** [Iafrate, Marilyn](#); [Ferri, Mario](#); [Bevilacqua, Maurizio](#); [Robert A. Kenedy](#); [Richard Lorello](#); [IRENE FORD](#); [Phyllis Barbieri](#); [Jackson, Linda](#); [DeFrancesca, Rosanna](#); [Shefman, Alan](#); [Suppa, Frank](#); [Michaels, Gus](#); [Racco, Sandra](#); [Rosati, Gino](#); [Angie Piro](#); [Ryan Stern](#); [Noor Javed](#); [Bob Moroz](#); [Keep Vaughan Green](#); [Guerette, Christian](#); [alexandra ney](#)  
**Subject:** [External] Fwd: 5550 Langstaff April 22/2021  
**Date:** Friday, April 23, 2021 3:31:21 PM

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Hello Todd,

This is an email I received from Celeste Dugas District Manager of the MEPC York Durham district Office.

Todd can you please add this communication to the public record of special committee meeting regarding 5550 Langstaff.

Regards,  
Simone Barbieri

Sent from my iPhone

Begin forwarded message:

**From:** "Dugas, Celeste (MECP)" <Celeste.Dugas@ontario.ca>  
**Date:** April 23, 2021 at 2:52:18 PM EDT  
**To:** Simone Barb [REDACTED] >  
**Cc:** "Brown, Andrea (MECP)" <Andrea.J.Brown@ontario.ca>, "McNeice, Matt (MECP)" <Matt.McNeice@ontario.ca>, "Sones, Kristen (MECP)" <Kristen.Sones@ontario.ca>  
**Subject:** FW: 5550 Langstaff April 22/2021

Simone

In order to ensure future users of a property are protected, a property owner who wants to change the use of a property to a more sensitive use (e.g., residential on a former industrial site), must first demonstrate to the ministry that applicable site condition standards have been met considering the environmental setting and future use.

The Environmental Protection Act requires that a record of site condition (RSC) be submitted and filed in the Environmental Site Registry (ESR) prior to the change of use. A record of site condition is a document that confirms that a property meets the standards applicable for its intended use and the process for submission of an RSC is set out in Ontario Regulation 153/04.

Section 168.3.1 of the Environmental Protection Act, prohibits certain changes in property use unless an RSC is filed. This prohibition makes it mandatory for a property owner to file an RSC before changing the use of a property to a more sensitive use and this is applicable law under the Building Code Act.

As discussed, the ministry identified in our June 25, 2018 letter to the City of Vaughan and property owner, that submission of a new RSC for the Residential Parcel of the Phase 2 lands is required prior to a change to a more sensitive use on these lands.

To date the ministry has not received a new RSC submission for the Residential Parcel.

Regards,

***Celeste Dugas***

District Manager  
York Durham District Office

Ministry of Environment, Conservation and Parks  
Ministère de l'Environnement, de la Protection de la nature et des Parcs  
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