



Date: September 19, 2019

Municipal, Planning & Environmental

Our Municipal, Planning & Environmental Group represents a wide variety of clients, including municipalities, developers and private, public and Crown corporations. Our areas of expertise include:

Municipal Law

- Advising on all aspects of business licensing, including representation at tribunal hearings and the courts
- Drafting and interpreting by-laws and agreements
- Advising on municipal restructurings and amalgamations
- Advising on the regulation of signs, including variances and by-law amendments
- Initiating and opposing judicial review applications
- Drafting and advising on development charges, front-ending agreements and development charge credit agreements
- Providing advice and representation respecting all aspects of the *Elections Act*
- Representing clients on property tax assessment appeals before the Assessment Review Board, the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board) and the courts
- Providing expropriation advice to both land owners and expropriating authorities; representing clients before the Board of Negotiation, the OMB and the courts

A representative selection of our work in this area includes:

- Representing landowners and municipalities at the OMB with respect to appeals under the *Development Charges Act*
- Advising municipalities and telecommunication providers with respect to the construction of telecommunication towers and the negotiation of license agreements
- Assisting municipalities with large scale expansions of infrastructure, including roads and water and sewer lines
- Representing private developers, municipalities and chief building officials in all matters respecting the

Building Code Act, including court proceedings involving emergency orders

- Drafting and challenging numerous by-laws, including by-laws regulating adult entertainment, site-alteration, trees, wood lots and property standards
- Successfully representing members of the circus industry in a landmark municipal law decision overturning an exotic animal by-law, which had prohibited any entertainment involving exotic animals
- Representing a large Ontario municipality respecting enforcement of its sign by-law
- Successfully defending a southern Ontario region's no-smoking by-law, which regulated smoking in workplaces and public areas, at the Ontario Court of Appeal

Planning Law

As part of our [Land Development Group](#), our planning lawyers have experience in a wide variety of transactions including:

- Advising on real estate purchases and development
- Advising on permitted uses of lands
- Advising on restrictions such as special policy areas, holding provisions and environmental limitations
- Advising on the preservation and redevelopment of heritage properties, including representation before the Conservation Review Board
- Obtaining development approvals across Ontario
- Representing clients before courts and tribunals such as the OMB, the Niagara Escarpment Commission, and the Lands and Mining Commission

A representative selection of our work in this area includes:

- Representing both public and private sector clients in the development of new large-scale mixed-use developments across Ontario, including settlement area expansions and employment land conversions
- Obtaining approval for high rise condominiums, including a five star luxury hotel and condominium in the prestigious Yorkville area of Toronto
- Acting for the University of Toronto in the development of numerous academic and other institutional facilities including obtaining approvals for the Pan Am Aquatics Centre, signature venue for the 2015 Pan/Parapan American Games
- Acting for existing industrial users to protect them from encroaching sensitive land uses
- Acting for a large retailer in the development of "big box" stores across Ontario
- Acting for Infrastructure Ontario in the development of the West Don Lands, a new mixed-use community in Toronto's Waterfront
- Creating joint ventures for the acquisition and development of properties including partnership arrangements

between the public and private sectors

- Acting for a national restaurant chain in obtaining development approvals across Ontario
- Acting for mining companies with respect to development in the far north

Environmental Law

Our environmental law lawyers provide advice and representation on all aspects of environmental law including regulatory approvals, environmental offences, and third party civil liability. Our lawyers:

- Advise on purchase, sale and development, and decommissioning of property
- Assist clients with obtaining/amending all required Environmental Compliance Approvals
- Advise on landfill site selection
- Advise on spill cleanup, including the defence of environmental offences
- Providing advice and representation respecting Environmental Assessments, including Class Environmental Assessments
- Represent clients in environmental appeals
- Assist clients with obtaining all required environmental approvals, including Records of Site Condition, in a timely manner to facilitate the redevelopment of land
- Advise clients with respect to product regulation, including the import and transport of dangerous goods
- Act for plaintiffs and defendants in actions involving environmental liability issues

A representative selection of our work in this area includes:

- Advising corporate clients on environmental issues in commercial transactions with respect to the management of environmental risks, corporate governance, regulatory compliance, real property realizations and bankruptcies
- Obtaining approvals for the development of the Pan Am Aquatics Facility at the former Morningside Landfill in Toronto
- Acting for a client in obtaining approvals for the development of a 325 hectare “energy park” with renewable (wind and solar) and non-renewable (liquid fuels storage and transportation) components
- Assisting manufacturing and industrial enterprises with ongoing Environmental Compliance Approval advice and representation including liaising with the Ministry of the Environment
- Assisting a U.S. chemical distribution company with the establishment of a Canadian company for the import of dangerous goods into Canada
- Advising the State Environmental Protection Administration of the Government of China on Ontario’s environmental laws to assist them in preparing environmental regulations for China

- Defending a client in a construction action where the central issue involved soil contamination and remediation