Land Use Planning

A successful development depends on having a skilled legal team with the expertise and project management experience to advise throughout the approvals process while simultaneously establishing a strong case on appeal.

Defending smart and sustainable communities also requires legal advice to ensure that the policy framework can withstand appeals and successfully reflect the municipality's long-term vision.

Our expertise is broad – from advancing complex development applications to defending large municipal plans against numerous appellants, our lawyers have the legal experience and litigation mindset to successfully represent our clients before the Ontario Land Tribunal and all levels of court.

We can help you assemble the right team of experts to advance your project. Our diverse land use practice offers expertise in all aspects of law affecting development, including:

- planning approvals and appeals
- development charges
- other municipal fees and charges, including parkland and Section 37 contributions
- cost-sharing agreements
- brownfield redevelopment
- property tax
- arbitration and appellant advocacy

Although our lawyers have a proven track record at the Ontario Land Tribunal, we recognize that not every case must go to litigation.

Our Municipal Group has the expertise to assist you with all components of project approval, including:

- negotiating approval instruments, conditions for development approval and settlement agreements
- developing a community engagement strategy to avoid appeals, where possible
- preparing all forms of development agreements, from complex subway access management agreements to crane swing and tieback, cost sharing and encroachment agreements

We represent a broad range of clients, including:

- regional and local municipalities
- public sector agencies and Crown corporations
- school boards and health care providers
- large pension funds

- telecommunications and infrastructure companies
- developers of all sizes
- individual landowners
- ratepayer and public interest groups

We also have a leading Ontario Land Tribunal (formerly the Ontario Municipal Board) litigation practice.

Experience

- Oxford Properties in preparing planning applications for Union Park, a $3.5 billion, 4.3 million-square-foot, mixed-use complex in the heart of downtown Toronto. We are assisting with legal strategy to secure approvals at a time of significant change in Ontario's planning regime.
- Hospital for Sick Children (SickKids) with municipal planning, land use and real estate advice for the development of a new Patient Support Centre on an aggressive development timeline.
- The Regional Municipality of Halton in land development and planning hearings related to growth management, urban structure, employment lands and cultural heritage, including the Halton Hills Premier Gateway Employment Area and the proposed redevelopment of the Glen Abbey Golf Course.
- Healthcare of Ontario Pension Plan (HOOPP) and Blackwood in obtaining site plan and other approvals for large-scale employment uses in the Coleraine West Employment Area in Bolton (Caledon).
- Private property owners in the potential expropriation of their acreage homestead property, as well as assisting with ongoing planning matters and advising on their rights to compensation.
- The City of Vaughan in its endorsement of official plan and zoning amendment approvals for the Islamic Shia-Ithna-Asheri Jamaat of Toronto (Jaffari Community Centre) to significantly expand its cultural centre.

BLG | Canada's Law Firm

As the largest, truly full-service Canadian law firm, Borden Ladner Gervais LLP (BLG) delivers practical legal advice for domestic and international clients across more practices and industries than any Canadian firm. With over 800 lawyers, intellectual property agents and other professionals, BLG serves the legal needs of businesses and institutions across Canada and beyond – from M&A and capital markets, to disputes, financing, and trademark & patent registration.

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