Emma Blanchard

Partner

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Real Estate Project Development
Energy Disputes
Real Estate Disputes & Litigation
Expropriation
Land Use Planning
Municipal Law
Railway
Energy – Power
Energy – Power Regulatory

Emma's practice focuses on municipal and land-use planning issues and related litigation. She regularly acts for municipalities, as well as land owners, to resolve significant issues relating to infrastructure projects and real estate acquisition, expropriation, land use planning and development approvals.

Emma appears regularly before municipal councils, Committees of Adjustment and the Ontario Land Tribunal (OLT, formerly the Local Planning Appeal Tribunal). She is actively involved in using mediation and negotiation to resolve disputes between parties.

Experience

- Representing municipalities and landowners before OLT in land-use planning disputes.
- Conducting expropriations on behalf of municipalities.
- Advising municipalities with respect to the development and adoption of rate structures for water, wastewater and stormwater services and development charges.
- Drafting development agreements, including cost sharing agreements, subdivision agreements and site plan agreements.
- Negotiating complex agreements with crown corporations, federal ministries and other major public institutions.

Insights & Events

- Author, "Ontario introduces Bill 17 to build homes, communities and transit infrastructure faster", BLG Article, May 2025
- Author, "Strong mayor powers and duties are widely expanded in Ontario", BLG Article, May 2025
- Future of litigation: 5 big ideas to solve the court backlog , BLG Perspective, December 2024
- Author, "Bill 23 in Ontario: the More Homes Built Faster Act, 2022 receives Royal Assent", BLG Article, December 2022
- Author, "Re-imagining how planning and development works in Ontario: the More Homes Built Faster Act, 2022", BLG Article, October 2022
- Author, "Significant expansion to the law of “constructive takings”: Annapolis Group Inc v Halifax Regional Municipality", BLG Article, October 2022
- Driving Ontario municipalities forward, BLG Video, September 2022
- Author, "Fundamental Changes to Ontario’s Planning Regime Proposed by Bill 108", BLG Article, May 2019
- Author, "Bill 139 Update: Major Changes to the Planning Act Come into Force on April 3, 2018", BLG Article, March 2018
- Author, "Province Releases Bill 139 Regulations For Transition From The OMB To The New Local Planning Appeal Tribunal", BLG Article, December 2017
- Author, "Bill 139 — The Proposed End Of The Ontario Municipal Board", BLG Article, June 2017

Beyond Our Walls

Professional Involvement

- Member, Canadian Bar Association and the Law Society of Upper Canada
- Member, County of Carleton Law Association (CCLA)
- Member, Greater Ottawa Home Builders Association (Builder Developer Committee)
- Member, Women in Land Development
- Member, Ontario Expropriation Association

Awards & Recognition

- Recognized in the 2027 edition (and since 2022) of *The Best Lawyers in Canada* (Expropriation Law and Municipal Law), and in the 2022 edition (Real Estate Law).
- Recognized in the 2026 edition (and since 2017) of *The Canadian Legal Lexpert® Directory* (Energy (Oil & Gas), Infrastructure Law, Property Development).
- Recognized in the 2025 edition (and since 2017) of *Lexpert®/ROB Special Edition on Canada’s Leading Infrastructure Lawyers.*
- Recognized in the 2025 edition (and since 2023) of *Lexpert® Special Edition: Energy.*
- Recognized as a 2020 *Lexpert® Rising Star*.

Bar Admission & Education

- Ontario, 2007

- LLB, McGill University, 2006
- BCL, McGill University, 2006
- BA, Queen's University, 2002

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