

# PLANNING AND DEVELOPMENT LAW



## WHAT WE DO

We provide pragmatic, timely, cost-effective advice and assistance in respect of the following:

- Preparing and reviewing land development, subdivision, site plan and zoning agreements
- Obtaining planning approvals, including official plan and zoning by-law amendments, subdivision and site plan approvals, as well as minor variances and severances
- Appearing before municipal councils and committees
- Representing clients in expropriation proceedings, court applications and hearings before the Local Planning Appeal Tribunal, the Toronto Local Appeal Body, the Environmental Review Tribunal and other adjudicative bodies and decision makers
- Obtaining and reviewing environmental approvals
- Drafting construction contracts as well as land acquisition and sale agreements
- Assisting clients with the legal aspects of project financing
- Drafting and enforcing lease agreements
- Providing opinions on title
- Rectifying title, often at the request of and with title insurers
- Defending municipal by-law and provincial offence prosecutions
- Helping clients to understand and to address the constitutional requirements relating to the duty to consult First Nations
- Representing clients in commercial rent arbitrations
- Interpreting and sometimes challenging municipal bylaws and decisions
- Helping clients obtain licences for aggregate extraction as well as any associated official plan and zoning amendments
- Registering, challenging and litigating construction liens matters
- Litigating all aspects of construction and land use planning projects and agreements

## WHY DEVRY SMITH FRANK LLP?

### We understand your demand

DSF provides expert advice and representation on a broad range of issues related to municipal law, zoning, land use planning, expropriation, heritage, and the extraction of sand, stone and gravel in Ontario. Our clients include developers, aggregate operators, land owners, ordinary individuals, municipalities, and ratepayer groups.

### We are experienced

Founded in Toronto, DSF has grown to be an important regional firm with several offices in southern Ontario. It is ranked by Novae Res Urbis as one of the top development law teams in the GTA, actively supports the Ontario Stone, Sand & Gravel Association ("OSSGA"), and, in addition to expertise in municipal law and land use planning, has the benefit of specialized teams of lawyers to address a broad range of other issues.

To learn more about our planning and development group, please visit <https://devrylaw.ca/municipal-law-land-use-planning-development/>

**DEVRY SMITH FRANK LLP**  
LAWYERS & MEDIATORS



EXPERIENCED



PROFESSIONAL



RELIABLE

## ABOUT US

Devry Smith Frank LLP has advised and advocated for corporations, individuals and small businesses since 1964. We are a mid-size firm with a reputation for being approachable, professional and practical. Our rapid growth reflects client confidence — confidence we have built one client at a time.

We advise publicly traded financial institutions, emerging private companies, and the nimblest of start-ups. We act as personal counsel to individuals and families on a wide variety of legal needs. Our expertise spans industries as diverse as financial services, insurance, real estate and land development, service companies, professional services, technology, mining, and not for profits.



Toronto  
Barrie  
Whitby  
Bowmanville  
Haliburton  
Innisfil  
Stouffville



**DSEF**

**DEVRY SMITH FRANK *LLP***

Lawyers & Mediators

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