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<p>TOXIC REAL ESTATE MANUAL by Frederick Coburn & Gabrielle K. Kramer, B.A. (Hons.), J.D. Release No. 2, December 2024</p>
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What’s New in this Update:

This release features updates to Appendix H, Summary Table of Ontario Species at Risk With Species-Specific Habitat Regulations, Appendix SLL. Selected Legal Literature and Appendix WP. Words and Phrases.

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Highlights

APPENDIX WP, WORDS AND PHRASES—DIAPAUSE STATE—. . . diapause state, which is a period of suspended development, *The Corporation of the Municipality of Marmora and Lake v. His Majesty the King in Right of Ontario* (2024), 50 M.P.L.R. (6th) 49, 2024 CarswellOnt 5834, 2024 ONSC 2254 (Ont. S.C.J.) at para. 4 Doyle J.

APPENDIX WP, WORDS AND PHRASES—ENVIRONMENTAL EFFECTS OF THE DESIGNATED PROJECT—. . . “environmental effects of the designated project” are those likely to be caused by the Project itself . . . *Halton (Regional Municipality) v. Canada (Environment)* (2024), 2024 FC 348, 2024 CarswellNat 561, 62 C.E.L.R. (4th) 307 (F.C.) at para. 43 Brown J.

APPENDIX WP, WORDS AND PHRASES—NO HUMAN HEALTH THRESHOLDS—. . . these pollutants have no safe exposure limits for human beings. *Halton (Regional Municipality) v. Canada (Environment)* (2024), 2024 FC 348, 2024 CarswellNat 561, 62 C.E.L.R. (4th) 307 (F.C.) at para. 73 Brown J.

APPENDIX WP, WORDS AND PHRASES—SIGNIFICANT DIRECT ADVERSE ENVIRONMENTAL EFFECTS—Significant direct adverse environmental effects are adverse “environmental effects of the designated project” . . . including the environmental effects of malfunctions or accidents that may occur in connection with the Project. *Halton (Regional Municipality) v. Canada (Environment)* (2024), 2024 FC 348, 2024 CarswellNat 561, 62 C.E.L.R. (4th) 307 (F.C.) at para. 43 Brown J.

APPENDIX WP, WORDS AND PHRASES—SPOILATION—Spoliation generally refers to the intentional destruction of evidence that might reasonably be relevant to proceedings before the court. *Gagnon & Associates Inc. v. Genier* (2014), 2014 CarswellOnt 6648, 2014 ONSC 3019, 84 C.E.L.R. (3d) 346 (Ont. S.C.J.) at para. 27 Gordon R.S.J.