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<p>CANADIAN ENVIRONMENTAL ASSESSMENT ACT: AN ANNOTATED GUIDE</p> <p>Beverly Hobby</p> <p>Release No. 2, August 2025</p>

This looseleaf service contains all the current case law and legislation and is your one-stop resource for a clear and complete understanding of the legislation and policies governing this area of law. Written by a team of experts who helped develop the Act, this resource includes: the historical context in which the *Canadian Environmental Assessment Act* was proclaimed; a detailed and practical commentary of each section of the Act with cross-references to other sections and regulations; a useful summary of relevant case law and cases pending before the courts; a useful summary of all important legal procedural issues addressed by the courts; as well as the text of the Act and main regulations. The full text of the *Impact Assessment Act* is now also included.

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What's New in this Update:

This release features updates to Appendix WP. Words and Phrases. Additionally, there have been legislative updates made throughout the book.

Highlights:

- **APPENDIX WP—WORDS AND PHRASES—ODOUR UNIT**—Essentially, an odour unit is an assessment protocol or mechanism to detect and recognize odors at certain sensitive receptors. *District Director, Metro Vancouver v. Environmental Appeal Board (2024)*, 63 C.E.L.R. (4th) 305, 2024 CarswellBC 1760, 2024 BCSC 1064 (B.C. S.C.) at para. 54 Baker J.
- **APPENDIX WP—WORDS AND PHRASES—PALPABLE AND OVERRIDING ERROR**—A palpable and overriding error is one that is obvious and goes to the very core of the outcome of the case. *Weyerhaeuser Company Limited v. Ontario (Attorney General)*, [2017] O.J. No. 6654, 77 B.L.R. (5th) 175, 13 C.E.L.R. (4th) 28, 2017 ONCA 1007, 2017 CarswellOnt 20156 (Ont. C.A.) at para. 80 Brown J.A. (Lauwers J.A. concurring).
- **APPENDIX WP—WORDS AND PHRASES—RESPONSIBLE PERSON**—Although the language establishing the categories of “responsible person” [for purposes of Part 4 of Environmental Management Act, S.B.C. 2003, c. 53], is broad, it is not without limit. For example, it does not include “persons” who have ceased to exist, such as dissolved corporations. *Foster v. Tundra Turbos Inc.*, 2018 CarswellBC 805, 2018 BCSC 563 (B.C. S.C.) at para. 30 Warren J.
- **APPENDIX WP—WORDS AND PHRASES—STIGMA DAMAGES**—Stigma damages may be described generally as the diminution in the market value of an asset because of some real or perceived defect in that asset caused by the defendant’s wrongful act. *Jansen Industries 2010 Ltd. v. Victory Motors (Abbotsford) Ltd.*, 2019 BCSC 1621, 2019 CarswellBC 2829 (B.C. S.C.) at para. 83 Sewell J.