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ANNOTATED LAND DEVELOPMENT AGREEMENTS

**Mascarin & De Francesca
Release No. 3, December 2023**

Annotated Land Development Agreements is a two-volume work which stands as a complete resource for the public and private sector professional. This resource guides you through and simplifies the complex, lengthy and highly specialized agreements required to develop land in Ontario. The work features a thorough discussion of the law with respect to land development agreements and provides fully annotated model forms of the most prevalent and commonly utilized types of development and municipal agreements. Each chapter focuses on specific agreements, including subdivision, site plan control, development, bonusing, development charge credit, development charge early and late payment and front-ending, developers' cost sharing and various types of easement agreements.

What's New in this Update:

This release updates Appendix WP - Words & Phrases and Appendix A - Legislation.

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Highlights

- § **WP:12.60 – Accretion** – ... the gradual increase in the land area over time due to natural factors...*Tyler v. Eadie* (2023), 2023 ONCA 201, 2023 CarswellOnt 3804 (Ont. C.A.) at para. 8 Backhouse J., Matheson J., Stewart J.
- § **WP:70.50 – Avulsion** – ... a sudden and perceptible change to a water boundary through, for example, natural or engineered flooding...*Tyler v. Eadie* (2023), 2023 ONCA 201, 2023 CarswellOnt 3804 (Ont. C.A.) at para. 8 Backhouse J., Matheson J., Stewart J.
- § **WP:409.50 – Triple Net Lease** – ... under which [the tenant] agrees to pay “base rent” as well as “operating expenses” and “realty taxes”. – *100 Bloor Street West Corporation v. Barry’s BootCamp Canada Inc.* (2023), 48 R.P.R. (6th) 173, 2023 ONCA 247, 2023 CarswellOnt 4848 (Ont. C.A.) at para. 3 Paciocco J.A., Thorburn J.A., Lauwers J.A.

ProView Developments

Your ProView edition of this product now has a new, modified layout:

- The opening page is now the title page of the book as you would see in the print work
- As with the print product, the front matter is in a different order than previously displayed
- The Table of Cases, Table of Statutes and Index are now in PDF with no searching and linking
- The Table of Contents now has internal links to every chapter and section of the book within ProView
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