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### CANADIAN LAW OF PLANNING AND ZONING

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Written by leading authorities in municipal law in Canada, the fully revised second edition of *Canadian Law of Planning and Zoning* remains the only Canadian text comprehensively covering all aspects of the municipal regulation of land use, including key cases and selected planning legislation from across Canada.

This release features updates to the case law and commentary available in these chapters: 2 (Authority to Plan), 3 (Plan), 4 (Zoning and Land Use), 5 (Subdivision and Development), 7 (Building Construction), 8 (Challenges to Planning Decisions, Reviews and Appeals), 9 (Enforcement) and 10 (Emerging Issues in Planning Law).

#### Case Law — Highlights

- **Zoning — Land Use — Prohibition of Particular Use** — A zoning by-law which prohibited residential development in a privately managed forest area, was upheld as reasonable under the Private Forest Land Management Act: *Galiano Forest Lot Owners Association v. Galiano Island Local Trust Committee*, 2025 CarswellBC 162, 2025 BCCA 15, 57 M.P.L.R. (6th) 52 (B.C. C.A.).

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- **Subdivision — Approval — Conditions** — In addition to various conditions including widening of roads, an Environmental Reserve Easement was required to protect a wetlands area from being developed: *Stocker v. County of Vermilion River (Subdivision Authority)*, 2025 CarswellAlta 1228, 2025 ABLPRT 257 (Alta. L.P.R.T.).
  - **Development — Permit — Impact on Community** — The Land and Property Rights Tribunal revoked the permit for a liquor store and warehouse because the granting authority had not considered its impact on the indigenous community. The Court upheld the revocation as it was appropriate to consider the impacts on the community as a whole and not just neighbouring properties: *Roy v. Wood Buffalo (Subdivision and Development Appeal Board)*, 2025 CarswellAlta 416, 2025 ABCA 69 (Alta. C.A.).
- Development — Permit — Renewal** — Development permits may be renewed. While renewals may be challenged such challenges will not succeed where there has been no change to the permit and where there are no grounds for challenge: *Blanke v. West Vancouver (District)*, 2025 CarswellBC 844, 2025 BCCA 90, 98 B.C.L.R. (6th) 171, 57 M.P.L.R. (6th) 29 (B.C. C.A.).