



DENNIS WOOD

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Dennis Wood is a founding partner in Wood Bull LLP.

Dennis Wood's practice encompasses a full range of approvals processes, hearings processes and court applications and appeals in regard to municipal, land use and environmental matters (including the Ontario Municipal Board, Conservation Review Board, environmental tribunals, and Joint Boards established under the Consolidated Hearings Act).

Mr. Wood is able to develop and advance effective, integrated strategies to deal with political, business, public relations, environmental and regulatory obstacles. He is able to formulate cost effective, successful approaches in both routine and adversarial proceedings and for projects large and small. Mr. Wood has a reputation for achieving successful results for clients, even under the most difficult circumstances.

Practice Areas:

- Planning and Development
- Development Charges
- Environmental Approvals
- Expropriations
- Heritage Matters
- Municipal Powers and Authorities

Bar Admission:

Ontario, 1972

Education:

- University of Toronto, LL.B. 1970
- University of Toronto B.Comm, 1967

Awards & Honours:

- Recipient of the *Ontario Bar Association Municipal Law Section Award of Excellence* (2009).
- Recognized by the *Canadian Legal LEXPERT Directory* as a Consistently Recommended leading practitioner in the area of Property Development (2012)
- Received the AV® Preeminent™ certification mark, the highest rating in both legal ability and ethical standards in the *Martindale-Hubbell Peer Review Ratings* (2011-2013)
- Listed in *Best Lawyers International* in the practice area of Real Estate Law (2006-2013)

Professional Affiliations:

- Member and Past Chair, Municipal Law Section, Canadian Bar Association (Ontario)
- Member, Environmental Law Section, Canadian Bar Association (Ontario)
- Member, Administrative Law Section, Canadian Bar Association (Ontario)
- Member, The Advocates' Society
- Member, Canadian Institute of Administrative Justice
- Member, Urban Land Institute
- Member, Canadian Urban Institute
- Member, Lambda Alpha International
- Member, Canadian Nuclear Law Association

Representative Experience:

Mr. Wood has represented a diverse group of private sector and governmental bodies. The approval processes in regard to many of these projects involved hearings before the Ontario Municipal Board, the Conservation Review Board, the Environmental Assessment Board (now the Environmental Review Tribunal) and other environmental tribunals and the courts.

- As counsel for one of the largest retail developers in Canada, Mr. Wood has worked with interdisciplinary teams to successfully achieve approvals for over 40 shopping centre projects in Ontario, many of which are anchored by “big-box” format retail stores.
- Mr. Wood has worked with interdisciplinary teams to achieve development approvals for major residential subdivision housing developments, urban condominium developments and mixed use mainstreets projects.
- As counsel for residential and commercial developers, Mr. Wood has successfully led appeals of development charge by-laws, including the negotiation of advantageous settlements for his clients, avoiding expensive hearings. He has also been retained by municipalities to defend their development charge by-laws.
- Mr. Wood has acted for individual homeowners and neighbourhood associations in support of and in opposition to proposed residential development applications, including single family and multi-family variance applications.
- Mr. Wood has been retained as legal counsel to work closely with scientists and outside consultants to develop solutions to the problem of waste management, including municipal waste, industrial waste, low-level radioactive waste and nuclear fuel waste and to obtain necessary approvals.

Past Positions:

- Chairman, Siting Task Force for Low-level Radioactive Waste Management, May 1993 – October 1995 (Canada)
- Legal Counsel, Atomic Energy of Canada Limited, 1989 – 1995
- Legal Counsel, Interim Waste Authority Limited, 1992 – 1995
- Board Member, Metropolitan Toronto Housing Authority, 1987 – 1993
- Legal Counsel, Metropolitan Toronto Solid Waste Environmental Assessment Program, 1989 – 1992
- Lecturer, Osgoode Hall Law School, York University (Course: Planning, Housing and Urban Development), 1974 - 1989
- Member, Canadian Association of Law Teachers, 1974 – 1989
- Lecturer, Bar Admission Course, Law Society of Upper Canada - "Land Use Controls in Ontario", 1978 – 1987
- Chairman, Canadian Bar Association, Special Committee on The Rules of the Ontario Municipal Board, 1986
- Legal Counsel, Commission on Industrial Waste Management, (formerly Hearing Panel on Industrial Waste Management), 1982 – 1985 (Ontario)
- President and Director, Canadian Environmental Law Research Foundation, 1978 – 1983
- Adjunct Professor, University of Waterloo, Faculty of Environmental Studies, 1975 – 1982 (Course: The Law of Land Use Planning)
- Legal Counsel, Hearing Panel on Industrial Waste Management in South Cayuga, 1981 (Ontario)
- Director, "Sunshine, An Association for the Right to Information", 1978 – 1980
- President, Canadian Environmental Law Association, 1976 – 1978
- Founding Director, Don Area Co-operative Homes, 1972

Legal Publications:

- "The Planning Act: A Sourcebook" (Sixth Edition) (2008) (Carswell)
- "Provincial Plans: A Sourcebook" (2008) (Carswell)
- "McCarthy Tétrault Annotated Environmental Statutes" (1994-2000) (Thomson Professional Publishing/Carswell)
- "The Development Charges Act, 1994: A Manual of Development Charges in Ontario" (1994) (Thomson Professional Publishing/Carswell)

Seminars / Presentations / Papers:

- Speaker, "Recent Developments in Planning and Development Law" at the Commons Institute's Municipal Law: Practice Primers & Contemporary Developments, November 30, 2012
- Speaker, "Development Approvals Process: From Land Acquisition to Building Permit" at the 9th Annual Essentials of Real Estate Development Course, May 16, 2011
- Speaker, "Is the Interpretation of an Official Plan a Matter of Fact or a Question of Law? – The Courts Weigh In" at the Law Society of Upper Canada's Six-Municipal Lawyer, May 12, 2010
- Speaker, "Big Box Development and Employment Lands" at the Ontario Bar Association Institute 2010 Municipal Law Program, February 16, 2010
- Organizer/Speaker, "Planning and Development Law Forum", June 9-10, 2008

Seminars / Presentations / Papers (continued):

- Speaker, "5th Annual Six-Minute Municipal Lawyer", March 5, 2008
- Speaker, "2nd Essentials of Real Estate Development Course", June 11-12, 2007
- Organizer/Speaker, "Third Annual Planning and Development Law Forum", May 8-9, 2007
- Organizer/Speaker, "The Planning Act: Bill 51 What's New, What Remains, What You Should Know - Part II", February 19, 2007
- Organizer/Speaker, "The Planning Act: What's New, What Remains, What You Should Know", June 1, 2006
- Organizer/Speaker, "Second Annual Planning and Development Law Forum", May 9-10, 2006
- Speaker, "Second Annual Summit on the Greater Golden Horseshoe", April 26-27, 2006
- Organizer/Speaker, "Planning and Development Law Forum", May 10-11, 2005
- Speaker, "Nuclear Energy Winter Seminar", February 5-6, 1996, Topic – Siting Task Force
- Speaker, "Environmental Issues" for a conference on "Land Use Planning and Development in Ontario under the P.C.s", February 23, 1996 for The Canadian Institute
- Author, "1996 Ontario Water Resources Act" (1995) (Thomson Professional Publishing/ Carswell)
- Author, "1996 Ontario Environmental Protection Act" (1995) (Thomson Professional Publishing/Carswell)
- Co-editor, McCarthy Tétrault Digest of Environmental Law and Environmental Assessment (Thomson Professional Publishing/Carswell)
- Editorial Board Member, Environmental Law Journal (Federated Press)
- Chair/Organizer, "Practice and Procedure Before the OMB: An Update After Bill 163", October 26, 1995, Insight Information Inc.
- Chair/Organizer, "The Ontario Municipal Board - New Approaches to Planning and Development", November 17, 1993, Insight Information Inc. and The Globe and Mail
- Chair/Organizer, "Development Charges Act", October 4, 1993, The Canadian Institute
- Chair/Organizer, "Fourth Annual - Environmental Assessment & Environmental Assessment Boards", March 6, 1992, Insight Educational Services
- Speaker, "Environmental Assessment and Land Use Planning in Ontario: An Overview", February 18 and 19, 1992 published as part of conference materials, "The Greening of Land Use"
- Planning, "Municipal Powers, the Development Industry and the Environment", The Canadian Institute
- Chair/Organizer, "Third Annual - Development Charges Act", November 20, 1991, The Canadian Institute
- Chair/Organizer, "The Ontario Municipal Board - Setting an Agenda for the '90's" September 13, 1991, Insight Educational Services
- Speaker, "Confronting the Greenhouse Effect: Legal Implications for the City", June 12, 1991 published as part of conference materials, "Cities and Global Change", Climate Institute
- Chair/Organizer, "Third Annual - Environmental Assessment and Environmental Assessment Boards" April 30, 1990, Insight Educational Services
- Chair/Speaker/Organizer, "The Development Charges Act, 1989: An Overview" published as part of conference materials, "Development Charges: Implementing, Challenging and Defending Development Charges and Front-end Agreements", October 19, 1990, The Canadian Institute
- Chair/Speaker, "Hazardous Waste Management: The Legislative and Regulatory Framework in Ontario" September 14, 1990, with Rod Northey, published as part of conference materials "Hazardous Waste", The Canadian Institute

Seminars / Presentations / Papers (continued):

- Chair/Speaker, "Hazardous Waste Management: Ontario's Legislative and Regulatory Framework" June 15, 1990, with Rod Northey, published as part of conference materials "Hazardous Waste Management", The Canadian Institute
- Speaker, "Environmental Constraints and Requirements Related to Official Plan and Zoning By-law Approvals", 8 June 1990, with Rod Northey, published as part of conference materials "Land Transactions, Development Applications and Appeals, And Environmental Law" Canadian Bar Association (Ontario)
- Speaker, "Development Charges and Education Levies" published as part of conference materials, "Subdividing Land", April 30, 1990, The Canadian Institute
- Chair/Organizer, "Second Annual - Environmental Assessment and Environmental Assessment Boards", February 8, 1990, Insight Educational Services
- Chair/Organizer, "Municipal Solid Waste", January 24 and 25, 1990, The Canadian Institute
- Chair/Speaker/Organizer, "Environmental Regulation Course" September, 1989, Executive Enterprises Inc.
- Chair/Speaker/Organizer, "The Development Charges Act, 1989", published as part of conference materials, "Development Charges", December, 1989, The Canadian Institute
- Speaker, "PCBs: Overview of Legislative Requirements" with Lori Nicholls-Car, May 24 and 25, 1989, published as part of conference materials, "Current Issues in PCB Compliance", Executive Enterprises, Inc.
- Speaker, "Implications of Recent Governmental Initiatives: Prosecutions, Sentencing and Environmental Assessment", April 26, 1989 published as part of conference materials, The Gordon Group
- Speaker, "Industry and PCBs: Working Toward a Final Solution" with Lori Nicholls-Car, April 10 and 11, 1989, published as part of conference materials, "3rd Annual Conference and Industry Exhibit", Ontario Ministry of the Environment, The Canadian Electricity Forum
- Speaker - "The Environmental Inspector Arrives at Your Door - Do You Know What to Do?" with Lori Nicholls-Car, April 5 and 6, 1989 published as part of conference materials, "Environmental Management", Institute for International Research
- Speaker, "Legal Requirements Respecting PCBs" with Lori Nicholls-Car, 1989 published as part of conference materials, "Waste Management - The Heat is On", The Gordon Group
- Chair/Organizer, "Environmental Assessment and the Environmental Assessment Board", November, 1988, Insight Educational Services
- Chair/Speaker/Organizer, "Hearings Before the Ontario Municipal Board: Official Plan, Zoning, Interim Control and Other Special By-law Matters", published as part of conference materials "How To Get Land Development Projects Approved", The Canadian Institute, November, 1988
- Speaker, "The Planning Act, 1983, Five Years Later - How Has the Wine Aged?" with Phillip L. Sanford, October 28, 1988 published as part of conference materials, "The Ontario Municipal Board: Practice and Procedure some Nuts and Bolts", the Canadian Bar Association - Ontario
- Speaker, "The Provincial Officer Arrives at Your Door - Do You Know What To Do?" with Lori Nicholls-Car, 1988, published as part of conference materials, "Environmental Law", Institute For International Research
- Chair/Speaker/Organizer, "Environmental Law and Regulation Course", September 1988, Centre for Continuing Education, York University, with Lori Nicholls-Car
- Chair/Speaker/Organizer, "The Ontario Municipal Board: An Overview", 1988, published as part of conference materials, "The Ontario Municipal Board: New Rules, New Powers", Insight Educational Services
- Speaker, "PCBs: A Legal Perspective", with Lori Nicholls-Car, 1987, published as part of conference materials, "Hazardous Materials Management Conference", Tower Conference Management Company

Seminars / Presentations / Papers (continued):

- Speaker, "Environmental Law and Regulation: Principles and Practice Applied to Industry", 1987, published as part of conference materials, "Smart Waste Management Practices", The Gordon Group
- Speaker, "The Ontario Municipal Board and The Planning Act, 1983", 1987, published as part of conference materials, "Land Development - Urban and Suburban", The Canadian Institute
- Speaker, "Urban Infrastructure: Municipal Liability", 1987, published as part of conference materials "First Canadian Conference on Urban Infrastructure", Federation of Canada Municipalities together with the Universities of Toronto and Alberta
- Speaker, "Environmental Law and Its Application to the Mining Industry in Ontario", 1985, Law Society of Upper Canada
- Speaker, "Land Use Controls and Land Use Planning in Ontario: The Planning Act, 1983", published as part of conference materials for The Law Society of Upper Canada Bar Admission Course, January 1984 - 1987 entitled "Real Estate and Landlord and Tenant"
- Speaker, "Mandamus, Building Permits and The Building Code Act" February, 1984, published as part of conference materials "Municipal Law - Counsel at Council and Other Municipal Places" Canadian Bar Association (Ontario)
- Speaker, "The Planning Act, 1983: A Comparative Review" June, 1983, published as part of conference materials "Real Estate Law Update" Insight Educational Services
- Author, Casebook: Law of Land Use Planning, 1978 – 1982, University of Waterloo
- Speaker, "Ontario Municipal Board: Consideration of Environmental Matters: Practice and Procedure", April, 1981, published as part of conference materials "Environmental Tribunals: Practices and Procedures", Canadian Bar Association (Ontario)
- Speaker, "Some Legal Aspects of Storm Water Management", February, 1981, Ministry of the Environment, Ontario
- Chair/Speaker/Organizer, "Practice Before Municipal Councils and the Ontario Municipal Board" June, 1980, published as part of conference materials "The Planning Act, Old Problems and New Mysteries" Canadian Bar Association (Ontario)
- Author, "Land Use Regulation: Is Compensation Payable", June, 1977, 1 Perceptions 4 – People and Agricultural Land, Science Council of Canada
- Speaker, "Public Participation in the Setting of Criteria and Standards" (1976) Pollution Control Association of America
- Author, "The Tail of The Elephant: A Guide to Regional Planning & Development in Southern Ontario" Jointly with Graham Fraser, David Wood and Jay Richardson) (1974)
- Contributor, "Environment on Trial: A Citizen's Guide to Ontario Environmental Law"