



Vol: VII – Issue 4 – April 2025

QS News

Spring Session Update

During the spring legislative session, the government tabled 15 Bills and has announced no further legislation will be introduced this session. Currently, a few of these Bills have reached Royal Assent and, with the exception of Bill 7, the remaining have not progressed beyond second reading. On May 1, Government House Leader, Mike Farnworth, stated that second reading debate for Bills 9, 10 and 12 will be postponed until the fall session. Additionally, a total of 12 Members' Bills were put forward, three of which have passed second reading and one, Bill M209, was ruled out of order. The session is scheduled to end on May 29.

New Bills

The following bills were recently introduced:

Government Bills

- [Bill 9](#)* – Health Care Costs Recovery Amendment Act, 2025
- [Bill 10](#)* – Attorney General Statutes Amendment Act, 2025
- [Bill 11](#) – Employment Standards Amendment Act, 2025
- [Bill 12](#)* – Motor Vehicle Amendment Act, 2025
- [Bill 13](#) – Miscellaneous Statutes Amendment Act, 2025
- [Bill 14](#) – Renewable Energy Projects (Streamlined Permitting) Act
- [Bill 15](#) – Infrastructure Projects Act

Members' Bills

- [Bill M208](#) – Emergency and Disaster Management Amendment Act, 2025
- [Bill M209](#) – Tax Relief and Tariff Defence Act
- [Bill M210](#) – Korean Heritage Month Act
- [Bill M211](#) – Zero-Emission Vehicles Repeal Act
- [Bill M212](#) – Income Tax (Grocery Rebate Guarantee) Amendment Act, 2025

*On May 1, Government House Leader, Mike Farnworth, announced that Bills 9, 10 and 12 would not be debated this spring but will be considered at second reading in the fall.

For more information on the status of these or any other bills, visit our dedicated [Bills page](#), located on the left navigation. If you wish to be notified when these or other changes come into force, check out Quickscribe's customizable alerts via the [My Alerts](#) page. Quickscribe alerts are included with your subscription so feel free to select the alerts that work best for you!

New Annotations

New Annotations have been added to Quickscribe:

- [Michael Moll](#), Civic Legal LLP – [Community Charter](#)
- [OnPoint Legal Research](#) – [Business Corporations Act](#), [Industrial Roads Act](#), [Limitation Act](#), [Private Managed Forest Land Act](#), [Residential Tenancy Act](#), [Societies Act](#)

If you wish to be alerted when new annotations are published by our contributors, select " [My Alerts](#) " via the top navigation, then select the "View Expert Annotators". Here you can view and "follow" any contributor from the list.

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LOCAL GOVERNMENT

Local Government News:

Introduction of Miscellaneous Statutes Amendment Act, 2025 [Local Government/Housing Changes]

On April 29, [Bill 13](#), *Miscellaneous Statutes Amendment Act, 2025*, was introduced. The Bill aims to enhance procedural fairness, clarify legal definitions and improve regulatory frameworks across various sectors in British Columbia. If passed, the Bill will affect the following Acts related to local government matters:

[Housing Supply Act](#)

Amendments will ensure compliance measures are undertaken with the City of Vancouver to conform with all other prescribed municipalities that are subject to a housing target order.

[Greater Vancouver Sewerage and Drainage District Act](#)

Amendments will apply new provisions of the [Local Government Act](#) to the Greater Vancouver Sewerage and Drainage District development cost charge bylaws, temporarily extending instream protections for development charges from 12 to 24 months for Metro Vancouver Regional District, Greater Vancouver Water District and Greater Vancouver Sewerage and Drainage District. This will be applied retroactively for developers that have submitted completed applications prior to March 22, 2024 to ensure they continue to have access to the lower rates of development charges for an additional year until March 22, 2026.

[Islands Trust Act](#)

The amendments will allow for the appointment of acting local trustees in specified circumstances.

[Local Elections Campaign Financing Act](#)

Some provisions will be amended to clarify the requirements for the use of a shorter name, abbreviation or acronym other than that included in the register of elector organizations. Other changes include authorizing the BC chief electoral officer to suspend the registration of an elector organization in specified circumstances and to make publicly available information about the financial agent of a candidate.

[Local Government Act](#)

Amendments will clarify the rules concerning elections administration in local elections with respect to endorsement documents, nomination documents, mail ballot returns and election orders. The Act will also be amended to provide an exception to regional district service establishment rules to allow regional districts to establish the service of designating fire inspectors and investigators as required under the new [Fire Safety Act](#). Further amendments will require a municipal collector to give notice to each registered owner of the fee simple of property before the property may be sold at tax sale, as well as establishing requirements in relation to the notice.

[Vancouver Charter](#)

The Bill will add a new provision to establish that the City of Vancouver can regulate in areas also governed by the Province in the same manner as other municipalities under the [Community Charter](#). Other amendments clarify rules respecting local elections, in relation to endorsement documents, nomination documents, mail ballot returns and election orders.

[School Act](#)

A provision will be added to require a board of education, other than the board for School District No. 39 (Vancouver), to identify a public notice posting place.

New Housing Policies, Finance Tools and Guidance

Quickscribe has expanded the [Policy Manuals and Guidelines](#) page by adding new resources [published by the province](#) to help local governments with the implementation of legislative changes aimed at providing more homes for British Columbians.

The following documents are now available, which focus on new and updated tools for enacting bylaws that support proactive planning to build more housing.

- The new [Inclusionary Zoning and Density Bonusing Comprehensive Guidance](#) outlines the requirements and provides technical information and best practices to support the new inclusionary zoning tool and the updates to the density bonus tool. The inclusionary zoning tool enables local governments to require that new residential developments include affordable housing units, while the density bonus tool provides the option to a developer to build to a higher density in exchange for providing amenities or affordable housing.
- The [Tenant Protection Bylaws Provincial Policy Manual](#) provides an overview of the legislative authority for municipalities to develop tenant protection bylaws, as well as a detailed outline for implementing and enforcing these bylaws. The tenant protection bylaws enable municipalities to require owners to provide added support for tenants who are displaced in cases of redevelopment, including financial assistance, moving assistance, help to find a new place to live, or the right to enter into a new tenancy agreement with the owner in another building.
- The [Proactive Planning Guidance](#) provides detailed explanations and implementation guidance related to the [Local Government Act](#) changes that support proactive planning. Included is specific information on Housing Needs Reports, OCPs and Public Hearings.

For further support with the new and updated development finance tools, links to PDFs have been added for the [Amenity Cost Charge Best Practices Guide](#) and the [Development Cost Charge Best Practices Guide](#).

Bylaw Enforcement without Involving the Court – Legislative and Judicial Trends

A local government bylaw is effectively enforced if a person is compelled to cease a contravention or is discouraged from engaging in such prohibited conduct in the first place. When a court becomes involved in an enforcement proceeding the presiding judge will be called upon to consider: (1) what alleged conduct has, in fact, occurred; (2) whether that conduct is, at law, a contravention of a bylaw; and (3) what available and appropriate sanction the judge should impose for the contravention. In many cases, however, a bylaw can be effectively enforced without a court proceeding. This paper discusses recent legislative and judicial trends that have expanded or enhanced the non-court methods by which a local government may effectively enforce its bylaws. These methods engage the same three considerations: (1) what is occurring; (2) what is the law; and (3) what sanction or consequence can be imposed. The non-court processes discussed in this paper can address these considerations using quite different, and often simpler or easier to control, methods of enforcement, when appropriately applied. Read the [full article](#) by [Michael Moll](#) with Civic Legal LLP.

Updated Guidance on Public Records Disclosure in British Columbia

In February 2025, the Office of the Information and Privacy Commissioner for British Columbia (OIPC) published [updated guidance for public bodies](#) on how to develop and maintain proactive disclosure programs under [Freedom of Information and Protection of Privacy Act](#) (OPIC Guidance). The OIPC Guidance follows an OIPC investigation report regarding [municipal disclosure of records](#), which highlighted, in part, the need for public bodies in British Columbia to improve the access-to-information processes offered to the public. One of the recommendations made in the Report was the need for municipalities to establish and publish clear, meaningful categories of records that are routinely disclosed to the public without requiring a formal Freedom of Information (FOI) request. Read the [full article](#) by Jasmine Samra, Arielle Sie-Mah and Nicole Sapieha with Gowling WLG.

Supreme Court Rules that Transmission Lines Don't Include 5G Antennas

The decision could fuel more pushback against installation on municipal property, given the conspiracy theories swirling around the technology

In a [7-2 decision](#), the Supreme Court of Canada ruled that the access regime for telecom companies under the [Telecommunications Act](#), which allows them access to public properties for installation and maintenance purposes, doesn't apply to the small cell antennas necessary for 5G network coverage around the country. With previous cellphone technology, some 13,000 large towers were required nationwide for network coverage. However, 5G technology requires between 250,000 and 300,000 small cell antennas. Both need a hard-wired connection, but the Federal Court of Appeal and the majority of the Supreme Court found that the Canadian Radio-television and Telecommunications Commission (CRTC) correctly interpreted the Act to say that the transmission line only applied to the hard-wired connection. Read the [full article](#) by Dale Smith with CBA National.

Act or Regulation Affected	Effective Date	Amendment Information
Bylaw Notice Enforcement Regulation (175/2004)	Apr. 9/25	by Reg 45/2025
Cannabis Control and Licensing Act	May 1/25	by 2024 Bill 17, c. 16, sections 174 and 175 only (in force by Reg 48/2025), Police Amendment Act, 2024
Community Charter	May 1/25	by 2024 Bill 17, c. 16, section 146 only (in force by Reg 48/2025), Police Amendment Act, 2024

Community Charter Bylaw Enforcement Ticket Regulation (425/2003)	May 1/25	by Reg 48/2025
Disposal of Property in Police Possession Regulation (366/2003)	May 1/25	by Reg 48/2025
Emergency Communications Corporations Act	May 1/25	by 2024 Bill 17, c. 16, section 146 only (in force by Reg 48/2025), Police Amendment Act, 2024
Gas Safety Regulation (103/2004)	May 1/25	by Reg 51/2025
Information Management Systems (Digital Evidence Management System) Regulation (309/2021)	May 1/25	by Reg 48/2025
Liquor Control and Licensing Act	May 1/25	by 2024 Bill 17, c. 16, sections 174 and 175 only (in force by Reg 48/2025), Police Amendment Act, 2024
Provincial Symbols and Honours Act	May 1/25	by 2024 Bill 17, c. 16, section 166 only (in force by Reg 48/2025), Police Amendment Act, 2024
Railway Act	May 1/25	by 2024 Bill 17, c. 16, section 176 only (in force by Reg 48/2025), Police Amendment Act, 2024
Safety Standards Act	May 1/25	by 2024 Bill 17, c. 16, section 169 only (in force by Reg 48/2025), Police Amendment Act, 2024
Taxation (Rural Area) Act Regulation (387/82)	Apr. 14/25	by Reg 53/2025
Union of British Columbia Municipalities Act	Apr. 1/25	by 2024 Bill 4, c. 3, section 9 only (in force by Royal Assent), Union of British Columbia Municipalities Act
Vancouver Charter By-law Enforcement Ticket Regulation (189/2007)	May 1/25	by Reg 48/2025



COMPANY & FINANCE

Company and Finance News:

Fairness and Predictability for Non-resident Investors

It's important to ensure non-resident taxpayers pay applicable Canadian income tax in a timely fashion. But the current application of s. 116 of the [Income Tax Act](#) creates uncertainty, delays and costs to non-resident investors. In a recent submission, the Joint Committee on Taxation of the Canadian Bar Association and Chartered Professional Accountants of Canada made several recommendations to ensure s. 116 is better administered to achieve its goals more effectively, without discouraging investment in Canada. Read the [full article](#) published by CBA National.

CSA Announce Measures to Support Canadian Markets and Issuers

The Canadian Securities Administrators ("CSA") recently announced measures to support the competitiveness of Canadian capital markets in response to the current uncertainty in global markets. The measures are being implemented through three coordinated blanket orders that provide: (i) exemptions from certain prospectus and disclosure requirements; (ii) a prospectus exemption for new reporting issuers; and (iii) an exemption from the investment limit under the offering memorandum prospectus exemption to exclude reinvestment amounts. In Ontario, the blanket orders are in effect from April 17, 2025 to October 16, 2026. The CSA also announced that they are pausing their work on the development of a new mandatory climate-related disclosure rule and amendments to the existing diversity-related disclosure requirements. Read the [full article](#) published by Stikeman Elliott.

British Columbia Financial Services Authority Releases 2025/2026 Regulatory Roadmap

On April 1, 2025, the British Columbia Financial Services Authority (BCFSA) released Advisory No. 25-011: 2025/26 Regulatory Roadmap (the **Roadmap**). The Roadmap outlines the BCFSA's priorities for insurers, credit unions, trust companies, pension plans, money service businesses and other financial service sector participants over the next three fiscal years. The BCFSA focused on the following areas in developing its priorities for insurers for 2024/2025: (i) Regulatory Framework Modernization; (ii) Digitalization Risk; and (iii) Natural Catastrophes and Climate Risk, as discussed in greater detail below. In this regard, the BCFSA:

1. Implemented the Insurer Code of Market Conduct (the **Code**), effective April 1, 2024.

2. Hosted a tabletop exercise with stakeholders to simulate the impact of a major earthquake in British Columbia.
3. Consulted on and published the Information Security Incident Reporting Guideline for Extraprovincial Insurance Corporations and Extraprovincial Trust Corporations (the **IS Guideline**).

Read the [full article](#) by Marisa Coggin with Dentons.

CSA Publishes FAQ and A Suggested Form of Notice of Significant Error or Omission for Derivatives Reporting

The Canadian Securities Administrators (CSA) today [May 1, 2025] published [CSA Staff Notice 96-307 Frequently Asked Questions about Derivatives Trade Reporting](#) (the FAQ) and [CSA Staff Notice 96-308 Notice of Significant Error or Omission](#) (the Notice) in connection with amendments to rules relating to trade repositories and derivatives data reporting that take effect on July 25, 2025. The FAQ helps clarify how certain requirements under the amendments should be implemented, while preserving flexibility to the extent possible for reporting counterparties and trade repositories to operationalize these requirements in the context of their business frameworks. It was developed in response to market participants seeking more precise guidance with respect to the amendments. Read the full BCSC [article](#).

The CSA Releases Proposed Amendments to NI 43-101, the Companion Policy and the Technical Report Form

On February 13, 2025, the Canadian Securities Administrators (CSA) released an informal information notice setting out "near final" drafts of proposed amendments to [National Instrument 43-101 Standards of Disclosure for Mineral Projects](#) (the Instrument), as well as Form 43-101F1 *Technical Report* (the Technical Report Form), and the Companion Policy 43-101CP to the instrument (the Companion Policy). The proposals also include consequential amendments to several existing rules and forms, such as [National Instrument 44-101 Short Form Prospectus Distributions](#), [National Instrument 44-102 Shelf Distributions](#) and Form 51-102F2 *Annual Information Form*. The proposed amendments, which the CSA terms the "Modernized Disclosure Requirements", are in response to Consultation Paper 43-401 Consultation on National Instrument 43-101 *Standards of Disclosure for Mineral Projects*, published by the CSA in April 2022, seeking input on potential amendments to Canada's mining disclosure regime. Read the [full article](#) by David Hunter, Kimberly Burns, Eric Lung and Mary Su with Dentons.

Updates to BC Sales Taxes

The following updates to sales taxes were recently posted:

Provincial sales tax (includes municipal and regional district tax)

• April 11, 2025

[Bulletin PST 301, Related Services \(PDF, 400KB\)](#), has been updated to clarify that a related service provided during a lease is not exempt if the lessor, or a third party through a contract with the lessor, provides the service to the leased good or to a good that is used with, resulting from, or related to the leased good.

[Bulletin PST 303, Warranties, Service Contract and Maintenance Agreements \(PDF, 390KB\)](#), has been updated to:

- Clarify that PST applies to related services provided to a leased good or to goods used with, resulting from or related to the leased good
- Add qualifying electric bicycles and qualifying electric tricycles to the list under "Warranties and Agreements for Exempt Goods"
- Clarify that no documentation is required when manufacturers purchase services to goods covered by a manufacturer warranty or manufacturer recall

[PST 315, Rentals and Leases of Goods \(PDF, 490KB\)](#), has been updated to:

- Add information about online marketplace facilitators and lessors
- Clarify that a rebate received under the B.C. PST Rebate on Select Machinery and Equipment does not disqualify a good from having tax paid status
- Clarify that certain related services provided to goods during a lease are not exempt if the services are provided by the lessor, or by a third party through a contract with the lessor, to the leased good or to goods used with, resulting from or related to the leased good

• April 30, 2025

[FIN 319, Gift of a Vehicle \(PDF, 250KB\)](#), has been updated to reflect that a used zero-emission vehicle (ZEV) must be received as a taxable gift before May 1, 2025, to be eligible for an exemption.

Motor fuel tax and carbon tax

• April 17, 2025

The [Refunds for motor fuel tax and carbon tax page](#) has been updated to add information about carbon tax collected after March 31, 2025

For more information, visit the BC government [website](#).

BC Securities – Policies & Instruments

The following policies and instruments were recently published on the BCSC website:

- [11-347](#) – Notice of Local Amendments in Certain Jurisdictions [CSA Staff Notice]
- [81-338](#) – Guidance on the Use of Discretion under the CSA Investment Risk Classification Methodology
- [81-102](#) – Amendments to National Instrument 81-102 Investment Funds Pertaining to Crypto Assets
- [41-930](#) – [45-930](#) – Coordinated Blanket Order 41-930 Exemptions from Certain Prospectus and Disclosure Requirements Coordinated Blanket Order 45-930 Prospectus Exemption for New Reporting Issuers Coordinated Blanket Order 45-933 Exemption from the Investment Limit under the Offering Memorandum Prospectus Exemption to Exclude Reinvestment

Amounts

- [21-501](#) – Recognition and Designation of Exchanges for the purposes of provisions of the Act or the Rules [BCI Variation Order]
- [96-307](#) – Frequently Asked Questions about Derivatives Trade Reporting
- [96-308](#) – Derivatives Trade Reporting Notice of Significant Error or Omission

For more information, visit the BC Securities [website](#).

Act or Regulation Affected	Effective Date	Amendment Information
Carbon Tax Act	Apr. 1/25	by 2025 Bill 8, c. 5, sections 1 to 5, 7 and 8 only (in force by Royal Assent), Carbon Tax Amendment Act, 2025
Income Tax Act	Apr. 1/25	by 2025 Bill 8, c. 5, section 10 only (in force by Royal Assent), Carbon Tax Amendment Act, 2025
Provincial Sales Tax Exemption and Refund Regulation (97/2013)	May 1/25	by Reg 207/2022 as amended by Reg 56/2025
Provincial Sales Tax Regulation (96/2013)	May 1/25	by Reg 207/2022 as amended by Reg 56/2025



FOREST & ENVIRONMENT

Forest and Environment News:

Introduction of *Miscellaneous Statutes Amendment Act, 2025* [Wildfire/Wildlife/PGA Legislative Changes]

On April 29, [Bill 13](#), *Miscellaneous Statutes Amendment Act, 2025*, was introduced. The Bill aims to enhance procedural fairness, clarify legal definitions and improve regulatory frameworks across various sectors in British Columbia. If passed, the Bill will affect the following forestry- and environment-related Acts:

Wildfire Act

Amendments will require the minister to provide written notice of a proposed order to parties alleged with starting or contributing to the spread of a wildfire. The notice must be given within 3 years and may be extended by a ministerial order by up to 18 months, with a total maximum period of 4 years and six months. This will allow the parties an opportunity to prepare a meaningful response. Additionally, more time will be provided for investigations and calculations for costs and damages to enable decision-makers to assess facts before making a determination order. These amendments will align the limitation period with those in other natural resource statutes.

Professional Governance Act

Amendments will provide greater clarity in relation to regulations made specifying job titles, to ensure that professional regulatory bodies cannot prevent people from using certain job titles as set out in a regulation.

Wildlife Act

Amendments focus on aquatic invasive species, granting the minister broader powers to regulate, inspect and enforce measures to prevent their spread. Included will be powers to stop and inspect vehicles, boats and equipment, as well as requiring inspections and decontamination.

BC Supreme Court Denies Damages to Forest Licence Holder Operating on Haida Gwaii

The British Columbia Supreme Court recently ruled that an integrated forest company failed to show that the provincial government engaged in constructive expropriation or breached its duty of good faith or an oral agreement to keep the company whole.

The regulatory regime applicable in *Teal Cedar Products Ltd. v British Columbia*, [2025 BCSC 595](#), was BC's [Forest and Range Practices Act, 2002](#). Teal Cedar Products Ltd., the plaintiff in this case, operated two tenures on Haida Gwaii – a tree farm licence and a forest licence.

The licensee had the exclusive right to harvest from certain lands over a specific period upon obtaining a cutting, road, or special use permit. For a cutting permit, the licensee had to apply to a district manager appointed under BC's *Ministry of Forests and Range Act, 1996*. Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

Some Things Last Forever: Government of Canada Proposes Regulatory Measures for PFAS

On March 5, 2025, the Government of Canada proposed new regulatory measures for per- and polyfluoroalkyl substances (PFAS), which it outlines in the final [State of Per- and Polyfluoroalkyl Substances \(PFAS\) Report](#) [PDF] (the Report) and the [Risk Management Approach for PFAS, excluding fluoropolymers](#) [PDF] (the Risk Management Approach).

In this Update, we briefly describe the conclusions of the Report and the Risk Management Approach, including government's intention to (i) classify PFAS as "toxic" under the [Canadian Environmental Protection Act, 1999](#) (CEPA) and (ii) introduce additional regulatory instruments to further restrict the manufacture and use of PFAS. We also briefly describe the implications for industry. Read the [full article](#) by Richard J. King, Jennifer Fairfax, Evan Barz, Shelby Empey and A.J. Davison with Osler, Hoskin & Harcourt LLP.

Fort Nelson Fire Zone's Innovative Approach to Managing Overwintering Wildfires

In recent years, catastrophic wildfires in the Fort Nelson area have smouldered through the winter months, waiting for warmer temperatures and drier fuels to reignite. These fires occur in boreal forest landscapes – primarily made up of mixed wood stands and muskeg. While muskeg is a defining feature of the landscape, its saturated ground conditions limit traditional fire suppression efforts. In particular, the high water table restricts heavy equipment use during the snow-free season, when machinery risks becoming stuck or causing ecological damage.

Recognizing this challenge, the Fort Nelson Fire Zone began exploring alternative approaches. Drawing on tactics used by local industry and other wildfire agencies across Canada, the team adapted their strategy to take advantage of winter conditions – when frozen ground allows safer and more effective equipment operations. Read the [BC Wildfire Service blog](#).

Province Releases Annual Climate Report

The Province is reaffirming its commitment to climate action and affordability as it releases its annual [Climate Change Accountability Report](#).

The report is based on 2022 emissions data and highlights actions completed between April 1, 2023, and March 31, 2024, as well as actions underway or planned for the year ahead. It provides the most up-to-date assessment of British Columbia's efforts to cut greenhouse gas emissions and build a low-carbon economy. Read the government [news release](#).

Environmental Appeal Board Decisions

The following Environmental Appeal Board decisions were made recently:

[Environmental Management Act](#)

- [Vintage Views Developments Ltd. & John Aantjes v. Director, Environmental Management Act](#) [Summary Dismissal – Appeal Dismissed]
- [TRLG Enterprise Ltd. v. Director, Environmental Management Act](#) [Preliminary Decision Regarding an Application to Amend Notice of Appeal – Application Dismissed]
- [Executive Flight Centre Fuel Services Ltd. & Danny La Sante v. Director, Environmental Management Act](#) [Settlement Order – Appeals Dismissed]

[Water Sustainability Act](#)

- [Annette D'Souza and David Allen v. Water Manager](#) [Final Decision – Order Confirmed; Appeal Dismissed]
- [Stephen Hunt v. Assistant Water Manager](#) [Dismissal Order – Appeal Dismissed]

Visit the Environmental Appeal Board [website](#) for more information.

Forest Appeals Commission Decisions

The following Forest Appeals Commission decision was made recently:

[Wildfire Act](#)

- [Canadian National Railway Company v. Government of British Columbia](#) [Settlement Order – Appeal Granted; Order Rescinded; No Costs]

Visit the Forest Appeals Commission [website](#) for more information.

Act or Regulation Affected	Effective Date	Amendment Information
Carbon Tax Act	Apr. 1/25	by 2025 Bill 8, c. 5, sections 1 to 5, 7 and 8 only (in force by Royal Assent), Carbon Tax Amendment Act, 2025
Conservation Officer Service Authority Regulation (318/2004)	May 1/25	by Reg 48/2025
Fish and Seafood Act	May 1/25	by 2024 Bill 17, c. 16, section 175 only (in force by Reg 48/2025), Police Amendment Act, 2024
Livestock Identification Act	May 1/25	by 2024 Bill 17, c. 16, section 174 only (in force by Reg 48/2025), Police Amendment Act, 2024
Metal Dealers and Recyclers Act	May 1/25	by 2024 Bill 17, c. 16, section 160 only (in force by Reg 48/2025), Police Amendment Act, 2024



HEALTH

Health News:

Health Care Costs Recovery Amendment Act, 2025 Introduced

Bill 9*, [Health Care Costs Recovery Amendment Act, 2025](#) was introduced on April 8 and proposes amendments to the [Health Care Costs Recovery Act](#) to allow the government greater recovery of health-care costs provided to MSP beneficiaries who have been injured or have died due to the negligence of a wrongdoer. The legislation intends to:

- narrow the circumstances in which the act does not apply because the beneficiary was injured in the course of their work;
- increase the time during which a claim can be amended to include a health services claim;
- expand disclosure obligations for defendants and their insurers;
- define who counts as an "insurer" under the act to ensure that self-insured and mutual defence organizations must provide notice to the Province and information needed to assist cost recovery;
- clarify the effect of liability waivers;
- require that the Province be notified when a third-party defendant is added to the legal proceedings, and automatically include a health-care costs claim against the third-party defendant when this happens;
- extend limitation periods to ensure the Province has time to begin legal proceedings after being informed of a claim; and
- allow pre-judgment interest to be collected from defendants.

If passed, the Bill will come into force by regulation on a future date. Read the full government [information bulletin](#).

*On May 1, Government House Leader, Mike Farnworth, announced that Bill 9 would not be debated this spring but will be considered at second reading in the fall.

BC Court of Appeal Orders Security for Costs of Patient's Appeal against Physiatrist

The British Columbia Court of Appeal recently ordered a patient alleging negligence in a trigger point needling treatment to provide \$1,000 as security for costs and stayed her tort claim against a physiatrist until she posted such security. The patient was the appellant in *Lungu v. Cabrita*, [2025 BCCA 105](#). Her family practitioner referred her to a physiatrist, who was the respondent in this case. The appellant's tort suit alleged that the respondent's negligent administration of a trigger point needling treatment lacked informed consent, amounted to battery, and caused her injuries. The judge at the summary trial dismissed all these claims. Read the [full article](#) by Bernise Carolino with Canadian Lawyer.

BC Premier Announces Review of Mental Health Legislation in Wake of Vancouver Festival Tragedy

In the wake of the Vancouver festival tragedy that left 11 dead, several injured, and people around the world grieving, BC's premier said there will be a review of the province's mental health legislation to ensure it's working the way it's intended. The premier has also announced that Friday, May 2, will be a provincial day of mourning for the victims and their families. On Saturday night [April 26], a 30-year-old man drove an SUV into a crowd of people at a street festival, just as organizers were winding down activities. The festival, called the Lapu-Lapu Day Block Party, was being held to celebrate the contributions of the Filipino Canadian community. Read the CBC [article](#).

Bogus Nurse Lawsuits Continue to Mount against BC Health Authorities

BC's Provincial Health Services Authority (PHSA), the provincial nursing regulator and a woman jailed for years for pretending to be a nurse are facing yet another lawsuit as a result of her actions. B.C. Supreme Court Associate Chief Justice Heather Holmes said Dec. 20 that Brigitte Cleroux, 52, who passed herself off as a nurse at BC Women's Hospital, would spend a total of seven years in prison after being sentenced for crimes affecting 900 or more people. Cleroux "profoundly violated" the victims who had placed themselves in the care of the medical system, at times when they were unconscious or extremely vulnerable. Dozens of lawsuits have been filed as a result of Cleroux pretending to be a health-care professional. The latest, filed April 9 in B.C. Supreme Court by plaintiff AH, names the PHSA, B.C. College of Nurses and Midwives (BCCNM), and Cleroux as defendants. Glacier Media has chosen to use the plaintiff's initials rather than her full name. Read the BIV [article](#).

Health Canada Temporarily Exempts Newly Licensed Natural Health Products from New Labelling Requirements

As we previously [reported](#), amendments to the [Natural Health Products Regulations](#) will implement new labelling requirements for natural health products ("NHPs"), including a product facts table and revised allergen labelling. The new requirements will come into force on June 21, 2025. NHPs licensed on or after this date were to comply with the new requirements from the outset, while NHPs licensed prior to this date are provided with a three-year transition period within which to comply (i.e., a compliance date of June 22, 2028). On March 7, 2025, the Minister of Health issued an order extending the scope of the transition period to NHPs licensed on or after June 21, 2025. Accordingly, all NHPs, whether currently marketed in Canada or new products granted marketing authorization on or after June 21, 2025, are exempt from the new labelling requirements until June 21, 2028. All products must comply with either the existing labelling requirements or the new requirements from June 21, 2025 through June 21, 2028, after which all products must comply with the new requirements. Read the [full article](#) by Timothy M. Squire and Mark Vanderveken with Fasken.

BC Health Coalition Urges Province to End

Contract with U.S. Owner of LifeLabs

A public health advocacy group is urging the BC government to end its contract with the American company that owns LifeLabs, the province's main provider of outpatient lab services. The BC Health Coalition has issued an [open letter](#) asking Premier David Eby to follow through [on a directive he issued](#) last week for all government bodies to review their connections to U.S. firms amid the tariff dispute, and cancel its contract with Quest Diagnostics. The American firm acquired LifeLabs locations across Canada last year for \$1.35 billion, and is now involved in a labour dispute with its BC workers, who are eight weeks into strike action. Read the BIV [article](#).

Here's What the Liberals Promised for Health Care. But Can They Deliver?

Until U.S. President Donald Trump's tariffs and threats to Canadian sovereignty came along, many thought health care would be a key issue in the federal election. Instead, it came across as an after-thought to more immediate economic concerns that often hijacked campaign headlines. "I can't recall an election in recent decades where less attention was given to health care," said Nelson Wiseman, a professor emeritus in political science at the University of Toronto. Wiseman pegs the oversight to tense relations with the United States and the Trump administration, which he says "eclipsed virtually all other issues except affordability." Health issues are certainly no less pressing and the Liberals included several health-care pledges in their platform. Now that the party has been handed another mandate, here's what doctors, nurses and mental health experts say they're happy to see, and what is missing.

More Doctors

The Liberal platform promised to "add thousands of new doctors to Canada's health care system" by working with the provinces and territories to increase medical school and residency spaces, with a special focus on primary care. This pledge comes as more than six million people across the country don't have a family doctor.

Read the BIV [article](#).

Act or Regulation Affected	Effective Date	Amendment Information
Fur Farm Regulation (8/2015)	Apr. 1/25	by Reg 295/2021
Health Care Employers Regulation (427/94)	Apr. 7/25	by Reg 47/2025
Mental Health Act	May 1/25	by 2024 Bill 17, c. 16, section 159 only (in force by Reg 48/2025), Police Amendment Act, 2024
Pill Press and Related Equipment Control Act	May 1/25	by 2024 Bill 17, c. 16, section 175 only (in force by Reg 48/2025), Police Amendment Act, 2024



LABOUR & EMPLOYMENT

Labour and Employment News:

No More Sick Notes? What B.C. Employers Need to Know About

Bill 11, *Employment Standards Amendment Act, 2025*

The B.C. government introduced [Bill 11](#) on April 15, 2025, proposing amendments to the [Employment Standards Act](#), R.S.B.C. 1996, c. 113 (the "ESA") that will restrict employers from asking employees for a sick note for short-term health-related leave. Further details about the changes will come through regulations still to be developed and finalized, but the government has announced that these changes will be in force prior to the Fall 2025 respiratory illness season, which typically begins in October.

Bill 11 and its restriction on sick notes is aimed at easing the administrative burden on B.C.'s healthcare practitioners (including B.C. doctors who wrote approximately 1.6 million sick notes in 2024, according to the Canadian Medical Association, as set out in the Bill 11 news release). However, it will have a significant impact on how employers are allowed to manage their employees' short-term illness and injury leave. Read the [full article](#) by Michael Watt and Michael Switzer with Alexander Holburn Beaudin + Lang LLP.

Changes to Lobbying Rules Will Make Compliance More Manageable

Organizations in British Columbia will benefit from simplified reporting requirements when lobbying government.

[Amendments](#) to the [Lobbyists Transparency Act](#) (LTA), passed in April 2024, will officially come into force on May 27, 2025. The changes were informed by concerns from smaller organizations, such as non-profits, about the administrative burden they bear when complying with the act's reporting requirements. These amendments will apply to all organizations covered by the act.

The LTA requires individuals and organizations that engage in lobbying activities and meet specific criteria to register their efforts in an online public registry, ensuring citizens can see who is attempting to influence government decisions. The changes to the act are not intended to curb transparency, but to make compliance more manageable. Read the government [news release](#).

BC Court of Appeal Says It Lacks Jurisdiction Over

Appeal of Arbitral Award on Worker Privacy

Ruling applies modified test to determine jurisdiction under s. 100 of BC's [Labour Relations Code](#)

The British Columbia Court of Appeal ruled that it did not have jurisdiction to hear an appeal of an arbitral award arising from a grievance alleging that the installation of surveillance cameras in company trucks infringed employee privacy.

In *Rehn Enterprises Ltd. v. United Steelworkers, Local 1-1937*, [2025 BCCA 116](#), the appellant was a tree-falling contractor, while the respondent was the union for the appellant's employees called fallers, who did hand-falling work under the appellant's contract with Western Forest Products. These fallers went to and from worksites in company vehicles for about two to three hours daily. Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

BC Court of Appeal Confirms That the Duty of Honest Performance Does Not Extend to Pre-Contractual Dishonesty

In *Ocean Pacific Hotels Ltd. v Lee*, [2025 BCCA 57](#), the Court of Appeal for British Columbia confirmed that the duty of honest performance in contract does not extend to pre-contractual negotiations.

The plaintiffs are representatives of current and former employees who signed offers of casual employment that replaced their contracts of regular employment with Ocean Pacific. The agreements provided that employees would continue to receive extended benefits coverage "subject to and in accordance with the terms and conditions of the applicable plans and policies and the continued approval of [Ocean Pacific's] carrier." In January 2021, extended benefits coverage terminated for most employees that had opted for casual employment. Read the [full article](#) by Edward Hulshof and Adam Walji with Bennett Jones.

BCFSA Information Security Guideline for Pension

Plan Administrators – Key Takeaways

BCFSA recently released its final [Information Security Guideline for Pension Plan Administrators](#). The new Guideline will come into effect on July 1, 2025.

This new Guideline is specifically for pension plan administrators in British Columbia and will replace the 2021 *Information Security Guideline for Provincially Regulated Financial Institutions* that broadly applies to all provincially regulated financial institutions (e.g. credit unions, insurance companies). The new Guideline is intended to address feedback from the BC pension industry that the 2021 Guideline did not satisfactorily take into account the unique circumstances, mandate and resources of pension plans, as compared to the other sectors regulated by BCFSA. Read the [full article](#) by Meghan Popp and Jessica Kim with Lawson Lundell.

Settlement Agreement Where Tax Treatment Not Agreed Upon is Not a Binding Settlement

In *Brink v Xos Services (Canada), Inc.*, [2025 BCSC 658](#) Justice Hughes had a situation where the parties agreed on the settlement number (\$441,667.00 USD) but the defence offer was based on "less statutory deductions" and the plaintiff accepted the offer on the condition that it be on the basis that it be treated as non employment income.

In Canadian terms this would be asking that the settlement funds be treated as "general damages" which apparently attracts no taxation. Read the [full article](#) on Barry Fisher's Employment Law Blog.

Pensions and Leaves of Absences – No Extension of Canada Labour

Code Protections to Other Retirement or Savings Plans

In the decision of *WestJet Encore v ALPA*, dated March 31, 2025, Arbitrator Kaplan held that a [Canada Labour Code](#) (the "Code") provision which requires that pension (as well as health and disability) benefits continue to be made available during certain prescribed periods of leave do not similarly extend to other types of retirement and savings plans.

WestJet Encore sponsored a voluntary savings program (the "WSP"), comprised of a matching registered retirement savings plan ("RSP")/tax free savings account arrangement ("TFSA"), and a matching cash savings arrangement. The rules governing the WSP provided that employees could, while away from work on certain approved leaves, continue to contribute to and receive WestJet Encore matching contributions for the first 12 continuous months of any such leave. Read the [full article](#) by Jordan Fremont and Karine Bellavance with Stikeman Elliott LLP.

Act or Regulation Affected	Effective Date	Amendment Information
Criminal Records Review Act	May 1/25	by 2024 Bill 17, c. 16, sections 149 and 150 only (in force by Reg 48/2025), Police Amendment Act, 2024
Health Care Employers Regulation (427/94)	Apr. 7/25	by Reg 47/2025
Security Services Act	May 1/25	by 2024 Bill 17, c. 16, section 176 only (in force by Reg 48/2025), Police Amendment Act, 2024
Security Services Regulation (207/2008)	May 1/25	by Reg 48/2025



MOTOR VEHICLE & TRAFFIC

Motor Vehicle and Traffic News:

Motor Vehicle Act – Graduated Licensing Changes

On April 16, [Bill 12*](#), the *Motor Vehicle Amendment Act, 2025*, was introduced, proposing amendments to the *Motor Vehicle Act*, aimed at improving the Graduated Licensing Program and Motorcyclist Licensing Program to increase accessibility for new drivers and safety standards for motorcycle drivers. The legislation will update the Graduated Licensing Program to remove the requirement for a second road test to obtain a Class 5 licence and will create a new 12-month restriction period, during which eligible drivers must demonstrate safe driving behaviour to progress. Additionally, requirements proven not to increase road safety will be removed, reducing wait times for individuals who want to take a road test to earn their Novice (Class 7) licence.

Other changes include setting up a new Motorcyclist Licensing Program to be completed by all new motorcycle riders, ensuring new riders gain the skills needed to ride safely. Regulations will also be introduced to establish a restriction period and greater safety requirements for protective gear. If passed, the Bill will come into force by regulation at a future date.

Read the government [news release](#).

**On May 1, Government House Leader, Mike Farnworth, announced that Bill 12 would not be debated this spring but will be considered at second reading in the fall.*

Dangerous Goods Marks and Classes Description (Handout)

This bulletin explains the classification requirements of dangerous goods. It does not change, create, amend or suggest deviations to the [Transportation of Dangerous Goods Regulations](#) (TDG Regulations).

From: [Transport Canada](#)

Notice – New Edition of CAN/CGSB-43.150 Is Published

A new edition of the following standard has been developed by the Canadian General Standards Board (CGSB) and was published in April 2025:

CAN/CGSB-43.150-2025 "Design, manufacture and use of UN standardized drums, jerricans, boxes, bags, combination packaging, composite packaging and other packagings for the transport of dangerous goods, classes 3, 4, 5, 6.1, 8, and 9".

From: [Transport Canada](#)

BC Court of Appeal Replaces Capital Asset Approach with Earnings Approach in Injury Case

The British Columbia Court of Appeal partly allowed an appeal of a damages award for injuries arising from a motor vehicle accident upon finding errors in the trial judge's use of the capital asset approach and assessment of earning capacity.

In *Lewis v. Gibeau*, [2025 BCCA 127](#), the defendants admitted liability for the appellant's personal injuries in the collision. At trial, the issues revolved around causation and the quantum of damages to compensate the appellant for her loss. Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

Increases Coming to Accident Benefit Health-Care Services Rates

People in British Columbia recovering from vehicle accidents will see increased coverage amounts for many health-care practitioners as the Province makes improvements to Enhanced Accident Benefits paid by Insurance Corporation of BC (ICBC).

Effective May 1, 2025, [changes](#) to regulations [[Enhanced Accident Benefits Regulation](#), [Income Replacement and Retirement Benefits and Benefits for Students and Minors Regulation](#), [Insurance \(Vehicle\) Regulation](#), [Minor Injury Regulation](#) and [Permanent Impairment Regulation](#)] under the *Insurance (Vehicle) Act* will increase the amounts that ICBC pays for many health-care services. These increases are based on a review of accident benefit amounts for accidents that occurred before May 1, 2021. Reviews occur every five years, as required under the act.

The Province will undertake a comprehensive and independent review of enhanced care in 2026 to ensure people are receiving the high-quality health care and supports they need when recovering from a vehicle crash. This increase is an interim measure to help address increased costs of health services. Read the full government [news release](#).

Driving New Standards: An Overview of Automated and Connected Vehicle Governance

Automated and Connected Vehicles (ACVs) are reshaping modern transportation by using advanced sensors, machine learning, and artificial intelligence to reduce the need for human input. The potential for effortless driving and increased productivity has generated interest among both road users and businesses in the sector. Yet, regulatory responses across Canada, the European Union (EU), and the United States (U.S.) remain inconsistent, with no standardized approach to ACV governance. In Canada, for example, ACVs are regulated separately by federal and provincial governments, requiring adherence to both levels. For businesses, understanding the nuances of ACV governance is required to ensure compliance with evolving regulations and industry standards at all times.

This bulletin outlines the legal framework governing ACVs in Canada and beyond. As the first of a series to come, it offers a starting point for businesses and users navigating this space. Read the [full article](#) by Rémi Slama and Emma Peress with Fasken.

CVSE Bulletins & Notices

The following documents were posted recently by CVSE:

- [NSC Bulletin 02-2023](#) – Publication of Carriers Cancelled for Cause
- [NSC Bulletin 01-2024](#) – Safety Rating Certificate and Status for B.C. Carriers

- [CT Bulletin 04-2024](#) – onRouteBC Term Oversize and Term Overweight Permitting

For more information on these and other items, visit the [CVSE website](#).

Passenger Transportation Board Bulletins

The following updates were recently published by the BC Passenger Transportation Board:

News and Updates

- **TNS – Region 1 Geo-Fencing Term & Condition – Feedback Requested**

In response to a request from the City of Vancouver and the Vancouver Fraser Port Authority, the Passenger Transportation Board (Board) is considering changes to its geo-fencing term and condition for all Region 1 Transportation Network Service (TNS) authorized licensees. Read the [full update](#).

Applications Received

- [21101-24](#) – Pacific Western Charters Ltd. (Ebus, Red Arrow)
- [21410-24](#) – Transfer of Licence PDVA (Limo)

Application Decisions

- [20548-24](#) – Z's Limo Service (ZLS) Ltd. [Refused]
- [21265-24](#) – Avantu Charters and Transfers Services Limited [Refused]

Visit the Passenger Transportation Board [website](#) for more information.

Act or Regulation Affected	Effective Date	Amendment Information
Commercial Transport Act	May 1/25	by 2024 Bill 17, c. 16, sections 144 and 145 only (in force by Reg 48/2025), Police Amendment Act, 2024
Emergency Vehicle Driving Regulation (133/98)	May 1/25	by Reg 48/2025
Enhanced Accident Benefits Regulation (59/2021)	May 1/25	by Reg 54/2025
Income Replacement and Retirement Benefits and Benefits for Students and Minors Regulation (60/2021)	May 1/25	by Reg 54/2025
Insurance (Vehicle) Regulation (447/83)	May 1/25	by Reg 54/2025
Minor Injury Regulation (234/2018)	May 1/25	by Reg 54/2025
Motor Fuel Tax Act	Apr. 1/25	by 2025 Bill 8, c. 5, sections 11 and 12 only (in force by Royal Assent), Carbon Tax Amendment Act, 2025
Motor Vehicle Act	May 1/25	by 2024 Bill 17, c. 16, section 174 only (in force by Reg 48/2025), Police Amendment Act, 2024
Motor Vehicle Act Regulations (26/58)	May 1/25	by Reg 48/2025
Offence Act	May 1/25	by 2024 Bill 17, c. 16, sections 163 and 165 only (in force by Reg 48/2025), Police Amendment Act, 2024
Passenger Transportation Regulation (266/2004)	May 1/25	by Reg 48/2025
Permanent Impairment Regulation (61/2021)	May 1/25	by Reg 54/2025
Transportation Act	May 1/25	by 2024 Bill 17, c. 16, section 176 only (in force by Reg 48/2025), Police Amendment Act, 2024
Violation Ticket Administration and Fines Regulation (89/97)	Apr. 1/25	by Reg 295/2021
	May 1/25	by Reg 48/2025



OCCUPATIONAL HEALTH & SAFETY

Occupational Health and Safety News:

Societies and Volunteer Firefighters

from [WorkSafeBC](#):

The *Workers Compensation Amendment Act, 2019* ([Bill 18](#)) expanded the definition of "firefighter" and changed the definition of "worker" in the *Workers Compensation Act*, resulting in implications for society fire brigades that engage volunteer firefighters. Our Policy, Regulation and Research Department is releasing a discussion paper with proposed amendments to policy in the *Assessment Manual* to provide guidance on how WorkSafeBC determines the employer of a volunteer firefighter, and to remove outdated language. The discussion paper and information on how to provide feedback can be found here: [Proposed amendments to policy on societies and volunteer firefighters](#).

WorkSafeBC Cracks Down on Fall Hazards

WorkSafeBC is intensifying efforts to prevent falls from heights on construction sites across the province as outdoor activity ramps up this spring. The organization urges employers to take immediate, proactive measures following a sharp increase in injuries linked to falls from elevation. In 2024 alone, over 1,000 construction workers suffered injuries from falls. From 2020 to 2024, the sector recorded more than 5,400 injury claims, including nearly 1,900 serious injuries and 35 fatalities related to elevation incidents. Read the Canadian Occupational Safety [article](#).

Consultation on Changes to Policy – Duration of Benefits (Retirement Age)

from [WorkSafeBC](#):

To align with legislative amendments to the *Workers Compensation Act* (Act), changes to policy on retirement age determinations were brought into effect on January 1, 2021. On November 9, 2023, WorkSafeBC's Board of Directors (BOD) approved further changes to policy in the Rehabilitation Services & Claims Manual, Volume II, on WorkSafeBC's determination of whether a worker "would retire" after the retirement dates set out in the Act. These policy changes came into effect on January 1, 2024. The BOD approved these policy changes in advance of stakeholder consultation. Our Policy, Regulation and Research Department is now releasing a discussion paper on the 2024 changes to identify whether further policy changes are necessary. You're invited to provide feedback until 4:30 p.m. on Friday, June 6, 2025.

Lane Construction Services Ltd Fined for Repeated Violations

British Columbia employer Lane Construction Services Ltd. has been fined \$68,479.59 for numerous safety violations. The infractions occurred while the company was performing concrete forming work at an apartment complex construction site in North Vancouver. One worker, assigned as the standby person for confined space work in a below-ground stormwater tank, fell approximately 4.3 metres (14 feet) through an unsecured floor opening into the tank. WorkSafeBC determined that while the worker had been wearing [fall protection](#), they had not been provided with a lanyard or an anchor point. Read the [full article](#) by [Jim Wilson](#) with Canadian Occupational Safety.

When Is Burnout Compensable? What HR Needs to Know about Mental Health Claims and Workload Stress

A recent decision by the BC Workers' Compensation Appeal Tribunal (WCAT) offers a detailed look at when work-related stress and burnout rises to the level of a compensable mental disorder – and when it doesn't. In A2202387 (Re), 2025 CanLII 9894 (BC WCAT), a medical laboratory assistant claimed that chronic understaffing and workload pressure led to a panic attack at work. Although the WCAT acknowledged the worker faced stress and high workloads, it denied the claim due to the absence of a formal DSM diagnosis, and concluded her workload did not exceed typical industry job demands in intensity or duration. Read the [full article](#) by Stacy Thomas with Canadian HRReporter.

Act or Regulation Affected	Effective Date	Amendment Information
Gas Safety Regulation (103/2004)	May 1/25	by Reg 51/2025
Safety Standards Act	May 1/25	by 2024 Bill 17, c. 16, section 169 only (in force by Reg 48/2025), Police Amendment Act, 2024



PROPERTY, REAL ESTATE & CONSTRUCTION

Property, Real Estate & Construction News:

Purchaser Prevails: BC Court of Appeal Confirms Purchaser Can Claim Lien, Recission, and Deposits in Collapsed Real Estate Deal

If a vendor under a purchase contract breaches that contract, the purchaser may rescind and also register a lien on title to the vendor's land to secure repayment of its deposit. The British Columbia Court of Appeal recently confirmed this in *1332404 B.C. Ltd. v. 1266685 B.C. Ltd.*, [2025 BCCA 46](#) ("126"), where it overturned a decision cancelling a certificate of pending litigation (a "CPL")

registered at the land title office that was based on a "purchaser's lien". A purchaser who has paid any portion of the purchase price is entitled to such a lien if the transaction collapses for a reason other than the purchaser's fault. 126 confirms that such a lien is an interest in land that permits a CPL filing at the land title office and does not preclude the purchaser from pursuing alternative remedies, including rescission and the recovery of the deposit.

Background

1332404 B.C. Ltd. (the "Purchaser") agreed to purchase property in the Township of Langley from 1317903 B.C. Ltd. (the "Vendor"). The Purchaser intended to subdivide the property and sell the newly subdivided lots. The purchase contract required the Purchaser to pay four deposits directly to the Vendor, of which the Purchaser paid the first three. As a result of Langley's development approval process, the property was to be subdivided into more, but smaller, lots than anticipated. Asserting that the Vendor had breached the Real Estate Development Marketing Act (BC) by failing to obtain the Purchaser's approval of any material changes to the layout of individual lots, the Purchaser sought a purchaser's lien, to rescind the purchase contract and finally to recover its deposits. The Purchaser also filed a CPL to secure repayment of the deposits.

Read the [full article](#) by Daniel Siracusa and Vaibhav Aggarwal with McCarthy Tétrault.

BC Supreme Court Denies Lot Owner's Plea to Modify Easement

The British Columbia Supreme Court refused to modify a registered easement upon finding that it was not obsolete, that the other parties never agreed to change it, and that maintaining it as originally registered resulted in a substantial practical benefit. The case of *Weatherill v Sievwright*, [2025 BCSC 480](#) involved a bare land strata steeply going down from common property to the shore of Sakinaw Lake. The dispute revolved around two recreational properties: the petitioner's strata lot (SL 18) and the respondents' strata lot (SL 19), which was on the left side of SL 18. An easement extending into the middle of SL 18 provided driveway access to SL 19. The petitioner requested a court order decreasing the easement on his property under s. 35 of BC's *Property Law Act*, 1996. Read the [full article](#) by Bernise Carolino with Canadian Lawyer.

'An Attack on Tenants': Advocacy Group Says BC Rule Changes Favour Landlords

Landlords will only need to provide tenants three months notice when taking back a property for their own use

A tenant advocacy group says it's worried that new [provincial regulations](#) announced this week [April 9] could make it easier for landlords to get rid of tenants to increase rents. The measures announced by the Housing Ministry include shortening from four to three months the notice period a landlord has to give a tenant when taking back a property for their own use. They also include shortening from 60 to 30 days the period that landlords have to store a tenant's abandoned items after they leave. And that storage requirement will now apply to items with a minimum dollar value of \$1,000 instead of \$500. Read the Vancouver Sun [article](#) (Paywall).

BC Supreme Court Finds Contractual Breach in Subdivision Developer's Inaction

The British Columbia Supreme Court has ruled that a developer's inaction in a series of contracts of purchase and sale (CPS) – after the builders' continued affirmation of the agreements and the fulfillment of the condition precedent – was an actionable breach. In *Chitchot v 0998823 B.C. Ltd.*, [2025 BCSC 742](#), the defendant was the owner and developer of a proposed 32-lot subdivision and 370-unit townhome project in Abbotsford, BC. The plaintiffs were two brothers and the residential building company they owned and operated. Read the [full article](#) by Bernise Carolino with Canadian Lawyer.

Questions Swirl around New Liberal Government's Housing Plans

As Canadians process the results of Monday's [April 28] federal election, attention is quickly turning to what a fourth Liberal mandate will look like for the country's housing sector. The "centrepiece" of the Liberal housing plan is the "Build Canada Homes" program, which appears inspired by British Columbia's housing market interventions, said Andy Yan, director of the City Program at Simon Fraser University. The BCH program promises "to get the federal government back into the business of building homes," according to the Liberal platform posted to the party's official website. "It is interesting to kind of see that level of direct building," said Yan. "The question is, what's the format of that kind of building? Are we looking at some kind of new federal agency? Are we looking at a kind of sub-contract, a series of grants in towards other levels of government?" Read the BIV [article](#).

BC Strengthens Supports, Cuts Wait Times for Landlords, Renters

Landlords and renters will benefit from new measures that enhance supports, while disputes continue to be resolved quickly and fairly. "Through our government's investments in the Residential Tenancy Branch, we've reduced wait times for renters and landlords by an average of 70% since November 2022," said Ravi Kahlon, Minister of Housing and Municipal Affairs. "Today, we're introducing [more measures](#) to ensure landlords and renters receive additional supports, can continue to build strong partnerships, and have confidence they'll be able to get advice and resolve disputes in a timely manner, should issues ever arise." The Province is introducing regulation changes and enhanced web content to further improve services and increase the confidence of renters and landlords. Read the government [news release](#).

The Risk Equation in Construction: What R. v. Greater Sudbury Means Today

The legal battle in *R. v. Greater Sudbury (City)* was nothing short of a marathon. What started as a tragic construction site accident in 2015 quickly spiraled into a decade-long legal saga – one that would climb the judicial ladder to the Supreme Court of Canada before making its way back down to the Ontario Court of Appeal for a final reckoning. At stake? The very definition of "owner" responsibility in the construction industry and whether such contracting parties could be held liable for the actions of contractors that were not under their day-to-day supervision or "control." This case wasn't just about the plight of one owner/municipality – it sent shockwaves through the construction and workplace safety sectors, forcing project owners, employers and regulators to

rethink how they navigate workplace health and safety laws. Now, after years of legal twists and turns, the case has finally reached its conclusion. Read the [full article](#) by Michael Piaseczny, Sahil Shoor and Tushar Anandasagar.

BC Gives Airbnb, Vrbo an Extension on Monitoring Illegal Short-term Rentals

The province is giving short-term-home-rental platforms like Airbnb and Vrbo a [brief reprieve from new rules](#), after they requested an extension to complete work on changing their online systems to recognize illegal rentals. Homeowners using Airbnb and Vrbo are still required to register listings by May 1, and receive a provincial registration number. But the platforms will have until June 2 to stop the advertising of illegal listings and to block new posts from that host, under a decision announced on Wednesday. They will also have until June 23, instead of the previous deadline of June 1, to cancel bookings from hosts without a valid registration number. Read the Vancouver Sun [article](#).

Act or Regulation Affected	Effective Date	Amendment Information
Land Act	May 1/25	by 2024 Bill 17, c. 16, section 176 only (in force by Reg 48/2025), Police Amendment Act, 2024
Manufactured Home Park Tenancy Regulation (481/2003)	Apr. 9/25	by Reg 50/2025
Residential Tenancy Regulation (477/2003)	Apr. 9/25	by Reg 50/2025
	May 1/25	by Reg 48/2025

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