



## Vol: VIII – Issue 4 – April 2026

### QS News

#### Legislative Update – April Recap & Early May Outlook

The BC Legislature maintained a steady pace through April, with government advancing key legislation alongside continued budget debate and opposition focus on affordability and service delivery. Core themes included housing, healthcare, and public safety.

At the same time, broader policy uncertainty has emerged around the [Declaration on the Rights of Indigenous Peoples Act](#) (DRIPA). In April, the Eby government signalled its intention to suspend key provisions of the legislation in response to recent court decisions affecting resource development, but faced significant opposition from First Nations. The province has since backed away from immediate legislative changes, instead pursuing further engagement and potential alternative approaches.

The session is scheduled to wrap up at the end of this month. Remember to check the Bills page for a full picture of the current bills and their status. Remember to click the blue [Supplemental Notes](#) icon adjacent to the Bill for a full summary of each Bill.

### New Bills

The following bills were recently introduced:

#### Government Bills

- [Bill 20](#) – K'ómoks Treaty Act
- [Bill 21](#) – Kitselas Treaty Act

#### Members' Bills

- [Bill M240](#) – Transparency of Advocacy Organizations Act
- [Bill M241](#) – Interpretation Amendment Act, 2026
- [Bill M242](#) – Mental Health (Brain Injury) Amendment Act, 2026
- [Bill M243](#) – Speculation and Vacancy Tax Repeal Act

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:

- OnPoint Legal Research – [Arbitration Act](#), [Business Corporations Act](#), [Declaration on the Rights of Indigenous Peoples Act](#), [Land Title Act](#), [Property Law 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](#)  
[COMPANY & FINANCE](#)

[FOREST & ENVIRONMENT](#)  
[HEALTH](#)

[LABOUR & EMPLOYMENT](#)  
[MOTOR VEHICLE & TRAFFIC](#)

[OCCUPATIONAL HEALTH & SAFETY](#)  
[PROPERTY, REAL ESTATE & CONSTRUCTION](#)



## LOCAL GOVERNMENT

### Local Government News:

#### Local Government Corporations Remain Subject to the BC Utilities Commission

On April 7, 2026, the British Columbia Court of Appeal (the "BCCA") held that a local government corporation created for the provision of a service (an "LGC") is a distinct corporate entity from its parent municipality or regional district and is therefore subject to distinct regulation. The BCCA's decision, reported as *Richmond (City) v British Columbia (Utilities Commission)*, [2026 BCCA 139](#), holds that energy-providing LGCs owned and operated by municipalities and regional districts are not exempt from the oversight of the British Columbia Utilities Commission under the [Utilities Commission Act](#), RSBC 1996, c 473 (the "UCA") despite the exclusion of local governments from the definition of "public utility". The Court found that even though LGCs are controlled exclusively by local governments they are not one and the same as a local government. Read the [full article](#) by Josh Krusell and Trevor Wilson with SMS.

#### Development By Water: A Short and Dense Primer on BC Riparian Area Protection

There can be any number of issues arising in development from the physical features of a site and the complex web of regulation relating to those features. Just one aspect for developers to keep in mind is how a site's proximity to a watercourse, waterbody or wetland may impact their plans. British Columbia's [Riparian Areas Protection Act](#) authorizes the Lieutenant Governor in Council to, by regulation, establish directives regarding the protection and enhancement of riparian areas considered to be subject to residential, commercial or industrial development. Read the [full article](#) by Aidan Andrews with Civic Legal LLP.

#### BC Ministry of Housing and Municipal Affairs Proposes Legislation Affecting Local Elected Officials

On April 2, 2026, the BC Ministry of Housing and Municipal Affairs proposed two bills affecting the rights and responsibilities of local elected officials:

##### **Bill 18 – 2026: Housing and Municipal Affairs Statutes (Parental Leave) Amendment Act, 2026 ("Bill 18"):**

Bill 18 proposes minimum parental leave standards for local elected officials. These changes are intended to support equity, and to help parents who have responsibilities related to birth or adoption to participate fully in local governance. Currently, there is no statutory provision requiring a local government to approve leave in any circumstances, including in relation to pregnancy, birth or adoption. Many local governments throughout BC have enacted policies involving parental leave for elected officials. However, these are currently created at the discretion of local governments. They vary from one local government to the next, and often parental leave is addressed on a case-by-case basis, rather than by way of policy.

Read the [full article](#) by Kerri Crawford with SMS.

#### Ombudsperson Encouraged by Government's Introduction of Standard of Conduct Legislation for Local Governments

BC's Ombudsperson Sandy Hermiston is pleased the province is responding to calls from her office and others to ensure independent and enforceable oversight of local officials by introducing legislation to strengthen standards of conduct. The Ombudsperson's office has been calling for legislative action on this issue since 2022. Responding to two independent reports from Vancouver in 2025, the Ombudsperson expressed concern that local ethics commissioners faced risks of interference from the councils or boards whose actions they may be investigating. The new legislation will address these concerns by allowing the province to establish a mandatory code of conduct for all local elected officials in BC with consistent processes for complaints and investigations, supported by independent investigators. Read the full [news release](#) published by the Office of the Ombudsperson.

#### Provincial Plans to Overhaul Heritage Conservation Act Still Need Work

The Union of B.C. Municipalities (UBCM) is calling on the province to test potential amendments to the [Heritage Conservation Act](#) through a pilot project initiative before new legislation is introduced. UBCM has written to Ravi Parmar, Minister of Forests, to say that although the Province has taken some steps to address concerns identified by multiple stakeholders last fall, the proposed changes continue to lack sufficient detail and clarity for UBCM to support the introduction of legislation. Read the UBCM [article](#).

Act or Regulation Affected	Effective Date	Amendment Information
	RETRO to	by 2026 Bill 8, c. 7, section 8 only (in force by Royal Assent),

Civil Forfeiture Act	May 11/23	<a href="#">Civil Forfeiture Amendment Act, 2026</a>
	Apr. 16/26	by 2026 Bill 8, c. 7, sections 1 to 7 and 9 to 11 only (in force by Royal Assent), <a href="#">Civil Forfeiture Amendment Act, 2026</a>
Fees and Student Tuition Protection Fund Regulation (140/2016)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Financial Information Act	Apr. 7/26	by <a href="#">Reg 51/2026</a>
Frequency and Time of Payments of Horse Race Betting Fees (61/2003)	<b>REPEALED</b> Apr. 13/26	by <a href="#">Reg 208/2025</a>
Gaming Control Act	<b>NEW</b> Apr. 13/26	c. 29, SBC 2022, <a href="#">Bill 32</a> , whole Act in force by <a href="#">Reg 208/2025</a>
Gaming Control Act	<b>REPEALED</b> Apr. 13/26	by 2022 Bill 32, c. 29, section 234 only (in force by <a href="#">Reg 208/2025</a> ), <a href="#">Gaming Control Act</a>
Gaming Control Regulation (208/2002)	<b>REPEALED</b> Apr. 13/26	by <a href="#">Reg 208/2025</a>
Gaming Control Regulation (209/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 209/2025</a> , as amended by Reg 54/2026
Gaming Events Regulation (211/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 211/2025</a>
Gaming Services and Gaming Work Regulation (212/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 212/2025</a>
Home Owner Grant Regulation (100/2002)	<b>RETRO to</b> Jan. 1/26	by <a href="#">Reg 24/2026</a>
	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Horse Racing Regulation (213/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 213/2026</a>
Interpretation Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 580 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Liquor Control and Licensing Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 590 only (in force by <a href="#">Reg 126/2025</a> ), <a href="#">Health Professions and Occupations Act</a>
Liquor Control and Licensing Regulation (241/2016)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
	May 1/26	by <a href="#">Reg 43/2026</a>
Lottery Corporation Training Program Regulation (214/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 214/2025</a>
Lottery Scheme Marketing, Advertising and Promotion Regulation (215/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 215/2025</a>
Prevention and Detection of Unlawful Activities Regulation (218/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 218/2025</a>
Private Training Regulation (153/2016)	Apr. 1/26	by <a href="#">Reg 45/2025</a>
Problem Gambling Regulation (216/2025)	<b>NEW</b>	see <a href="#">Reg 216/2025</a>

	Apr. 13/26	
School Act	Apr. 16/26	by 2026 Bill 2, c. 5, section 91 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Security and Surveillance Regulation (220/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 220/2025</a>
Source of Funds Regulation (219/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 219/2025</a>
Taxation (Rural Area) Act	Apr. 16/26	by 2026 Bill 2, c. 5, section 94 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Taxation (Rural Area) Act Regulation (387/82)	Apr. 7/26	by <a href="#">Reg 49/2026</a>
Voluntary Self-Exclusion Regulation (217/2025)	<b>NEW</b> Apr. 13/26	see <a href="#">Reg 217/2025</a>



## COMPANY & FINANCE

### Company and Finance News:

#### Consequences of Ceasing Canadian Tax Residency

Following our [previous discussion](#) of Canadian tax residency, this post explores the next question: what happens when a taxpayer becomes a non-resident of Canada under the [Income Tax Act](#) (Canada) (the "ITA")?

Whether a taxpayer's "exit" is tax motivated or not, the ITA imposes potentially onerous taxation and reporting requirements in the year of exit and beyond. As such, the tax consequences of ceasing Canadian tax residency must be considered. Common "exit" considerations are summarized below, beginning with those applicable to natural persons, followed by key differences for corporations and trusts. Read the [full article](#) by Tracy Tall and Patrick Murray with Thorsteinssons LLP.

#### Retrospective, Not Retroactive: BC Court of Appeal Confirms Temporal Scope of BPCPA Amendments Prohibiting Mandatory Arbitration Clauses in Consumer Contracts

A year ago the [Business Practices and Consumer Protection Act](#), S.B.C. 2004, c. 2 (the "Act") was amended to prohibit and void mandatory arbitration clauses in consumer contracts. The amendments contain a transitional provision stating that the prohibition on mandatory arbitration clauses applies to "contracts entered into before, on, or after the coming into force". They came into force on March 31, 2025. But the amendments do not say whether the prohibition applies where the events at issue in the underlying dispute happened before that date.

In *Vandenbosch v. Rogers Communications Canada Inc.*, [2026 BCCA 102](#) ("Vandenbosch"), the British Columbia Court of Appeal decided it does not: the amendments void mandatory arbitration clauses in consumer contracts made before March 31, 2025, unless the dispute is about events that happened before that date. In other words, the amendments are retrospective, but not retroactive. Read the [full article](#) by Daniel Siracusa and Liam Peet-Pare with McCarthy Tétrault.

#### Clean Sweep: B.C. Supreme Court Dismisses Secondary Market Claims on Multiple Grounds

On April 16, 2026, in *Larouche v. PGM ResidualCo Holdings Inc.*, the British Columbia Supreme Court (Court) denied leave to commence secondary market claims under the B.C. [Securities Act](#) (Act) in a proposed class action alleging misrepresentations in public disclosure documents by a public issuer. The Court found that the petitioner failed to meet the statutory leave requirements in section 140.8 of the Act on multiple independent grounds, including insufficient pleadings, fundamental evidentiary defects, no reasonable prospect of success and applicable limitation defences.

The decision provides significant guidance on the procedural and substantive requirements for leave to bring secondary market claims and reinforces the gatekeeping function of the test. It also provides clear guidance on when the B.C. [Class Proceedings Act](#) (CPA) tolls limitation periods.

In April 2022, the petitioner commenced a proposed class proceeding against defendants, including Pure Gold Mining Inc. (Pure Gold), seeking to advance primary and secondary market misrepresentation claims under the Act for alleged misstatements and omissions in public disclosure documents. Read the [full article](#) by Sean Boyle, Joshua Hutchinson, Jenna Green and Melika Tashakor with Blakes.

#### Tax Court of Canada Confirms GST/HST is Payable on Purchase of Vacant Commercial Space Despite Purchaser's Intention to Convert it to Residential Use

In an informal procedure decision rendered on March 24, 2026, Justice Rabinovitch of the Tax Court of Canada ("Tax Court") dismissed in part the appeal in *Moseley v. The King*, [2026 TCC 59](#), ruling that the appellant taxpayer ("Appellant") was liable for GST/HST on the portion of the purchase price of a commercial building attributable to a former restaurant space that the purchaser proceeded to convert into a residential unit. However, the Tax Court vacated the failure-to-file penalties in light of the retroactive

cancellation of the Appellant's GST/HST registration by Revenu Québec.

On July 11, 2019, the Appellant acquired a used two-storey building in Montréal with an abandoned restaurant on the first floor and a residential apartment on the second (the "Building"). The purchase price was \$425,000, split equally between the two floors. According to the Deed of Sale, the supply of the second floor was exempt from GST/HST as a used residential complex, while the supply of the first floor was taxable. Because the Appellant was registered for GST/HST purposes, the vendors were not required to collect tax with respect to the first floor pursuant to paragraph 221(2)(b) of the [Excise Tax Act](#) ("ETA"); instead, the Appellant was required to self-assess and remit any GST/HST owing under subsection 228(4) of the ETA. Read the [full article](#) by Jean-Guillaume Shooner, Philippe St-Hilaire and Danielle Maor with Stikeman Elliott LLP.

### **CSA Propose to Clarify Insider Reporting Regime Applicable to Investment Funds and Certain Structured Products**

The Canadian Securities Administrators ("CSA") published for comment a [proposed amendment](#) to [National Instrument 55-104 Insider Reporting Requirements and Exemptions](#) ("NI 55-104") that is intended to clarify that the exemption in paragraph 9.7(g) cannot be relied upon by reporting insiders in connection with transactions involving investment funds or certain structured products (the "Proposed Amendment"). Comments are due by June 8, 2026.

In setting out the principal insider reporting requirements and exemptions for insiders of reporting issuers, NI 55-104 serves several functions. These include:

- deterring improper insider trading based on material undisclosed information;
- increasing market efficiency by providing investors with information concerning insiders' trading activities and, by inference, insiders' views of their issuer's prospects; and
- helping to prevent illegal or otherwise improper activities involving stock options and similar equity-based instruments through timely disclosure of option grants and public scrutiny of such disclosure.

Read the [full article](#) from Stikeman Elliott LLP.

### **Teck Loses Court Fight over Sales Tax on Coal Used at Smelting Facility**

The Supreme Court of British Columbia has [dismissed an appeal](#) by Teck Metals Ltd., ruling the company must pay \$192,700 in provincial sales tax (PST) on coal used in its smelting operations.

The case centred on whether coal used at Teck's smelting facility in Trail, B.C., could be exempt from PST under rules that allow tax relief for "direct agents" involved in manufacturing processes.

Teck had argued that a portion of the coal – specifically the carbon used in a chemical reduction process – should be exempt because it directly facilitates chemical reactions essential to metal production. The company had been self-assessing tax on only part of its coal purchases, claiming a partial exemption. Read the [CBC article](#).

### **The Issue with Misconstrued Internal Statements**

It is well-known that the Canada Revenue Agency (the CRA) has broad audit and information gathering powers under the [Income Tax Act](#) (Canada). Subject to the existence of solicitor-client privilege, it is not uncommon for taxpayers to be required at the audit stage to disclose all corporate transaction books and records, including internal and external correspondence in respect of that transaction. In light of a potential CRA auditor reviewing such materials, it is essential that diligence and attention be exercised when describing the purpose of a transaction, even in respect of seemingly inconsequential internal communications. The recent Tax Court of Canada decision of *ExxonMobil Canada Resources Company v. The King*, [2026 TCC 42](#) provides an example of the CRA misinterpreting innocent and innocuous language contained in the taxpayer's books and records (see our full blog post on this decision here and Judgment here). Read the [full article](#) by Sophie Virji and Anna Lekach with Bennett Jones LLP.

### **Updates to BC Sales Taxes**

The following updates to sales taxes were recently posted:

#### **Provincial sales tax (includes municipal and regional district tax)**

- **April 7, 2026**  
Effective May 1, 2026, the Sunshine Coast Regional District and an area of the qathet Regional District will increase the MRDT rate from 2% to 3%. The [MRDT location map](#) has been updated. For more information about MRDT, see our [Accommodation page](#).
- **April 8, 2026**  
The [Liquor Special Event Permits](#) page and the [Application for Refund of Provincial Sales Tax \(PST\) Special Event Permit \(FIN 355/SEP\) \(PDF, 270KB\)](#) have been updated to clarify:
  - Who can apply for a refund of PST paid on liquor purchased under a liquor Special Event Permit
  - How to apply for a refund of PST when your liquor Special Event Permit is withdrawn or cancelled, or the event is cancelled
- **April 22, 2026**
  - [Conferences, trade shows and other events](#) is a new web page that provides information to help planners and organizers of events, such as conferences, trade shows and festivals, understand how PST applies to their businesses. This page also explains how PST applies to party supply businesses.
  - [Food and beverage service providers and retail liquor sellers](#) is a new web page that provides information to help food and beverage service providers (such as restaurant operators and caterers) and retail liquor sellers understand how PST applies to their businesses.
  - Bulletin PST 119, Restaurants and Liquor Sellers, is now web content. Information from this bulletin can now be found

on our new [Food and beverage service providers and retail liquor sellers](#) web page. Please update your bookmarks to the new location on our website.

- Bulletin PST 122, Caterers, Event Planners and Party Supply Stores, is now web content. You can now find this information on our new [Conferences, trade shows and other events](#) web page or our new [Food and beverage service providers and retail liquor sellers](#) web page. Please update your bookmarks to these new locations on our website.

• **April 28, 2026**

The following have been updated to clarify how PST applies to goods shipped out of B.C. by the purchaser for business use:

- [Bulletin PST 116, Motor Vehicle Dealers and Leasing Companies \(PDF, 460KB\)](#)
- [Bulletin PST 129, Florists \(PDF, 320KB\)](#)
- [Bulletin PST 132, Building and Home Improvement Stores \(PDF, 390KB\)](#)
- [Bulletin PST 302, Delivery Charges \(PDF, 330KB\)](#)
- [Exemptions for goods shipped out of B.C. page](#)

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

**BC Securities – Policies & Instruments**

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

- [BC Notice 2026/03](#) – Exemptions for shares or deposits of a credit union [BCN]
- [55-104](#) – Proposed Amendment to National Instrument 55-104 Insider Reporting Requirements and Exemptions Relating to Investment Funds and Certain Structured Products [CSA Notice and Request for Comment]
- [81-106](#) – Investment Fund Continuous Disclosure [NI]
- [23-101](#) – Amendments to National Instrument 23-101 Trading Rules and Changes to Companion Policy 23-101 Trading Rules [CSA Notice]
- [33-930](#) – Exemptions from Requirements to Submit Certain Personal Information Under National Instrument 33-109 Registration Information [CSA Notice]

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

Act or Regulation Affected	Effective Date	Amendment Information
Budget Transparency and Accountability Act	Apr. 16/26	by 2026 Bill 2, c. 5, section 2 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Business Practices and Consumer Protection Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 550 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Designated Accommodation Area Tax Regulation (93/2013)	May 1/26	by <a href="#">Reg 25/2026</a>
Economic Stabilization (Tariff Response) Act	Apr. 16/26	by 2026 Bill 2, c. 5, section 6 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Education and Health Sector Organizations Regulation (53/2010)	Apr. 1/26	by <a href="#">Reg 127/2025</a>
Gaming Services Registration Fee (COVID-19 Emergency) Remission Regulation (95/2021)	Apr. 13/26	by <a href="#">Reg 208/2025</a>
Income Tax Act	Apr. 16/26	by 2026 Bill 2, c. 5, sections 41, 46, 54 to 57, 61 and 67 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
	<b>RETRO</b> to various dates	by 2026 Bill 2, c. 5, sections 37 to 40, 42, 45, 47 to 53, 58 to 60, 64 to 66 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Insurance Premium Tax Regulation (154/2016)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
National Instrument 81-101 <i>Mutual Fund Prospectus Disclosure</i> (1/2000)	Apr. 22/26	by <a href="#">Reg 57/2026</a>

National Instrument 81-102 <i>Investment Funds</i> (2/2000)	Apr. 22/26	by <a href="#">Reg 57/2026</a>
National Instrument 81-106 <i>Investment Fund Continuous Disclosure</i> (218/2005)	Apr. 22/26	by <a href="#">Reg 57/2026</a>
National Instrument 81-107 <i>Independent Review Committee for Investment Funds</i> (276/2006)	Apr. 22/26	by <a href="#">Reg 57/2026</a>
Provincial Sales Tax Act	<b>RETRO to</b> Feb. 18/26	by 2026 Bill 2, c. 5, section 87 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Provincial Sales Tax Exemption and Refund Regulation (97/2013)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Special Accounts Appropriation and Control Act	Apr. 1/26	by 2026 Bill 3, c. 2, section 1 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act (No. 2), 2026</a>
Tobacco and Vapour Products Control Regulation (232/2007)	Apr. 1/26	by <a href="#">Reg 188/2025</a>



## FOREST & ENVIRONMENT

### Forest and Environment News:

#### **B.C. Amends *Environmental Assessment Act*: New Dispute Resolution Processes and Limits to U.S. Tribes' Participation**

On April 16, 2026, the province of British Columbia passed Bill 15, the [Environmental Assessment Amendment Act, 2026](#) (Bill 15), to amend the dispute resolution processes in the [Environmental Assessment Act](#) (EA Act). The changes seek to strengthen consensus-seeking in environmental assessments by introducing a new issue resolution protocol and limiting the matters eligible for dispute resolution. Further, Bill 15 limits participation by United States tribes in environmental assessments by prohibiting their inclusion as a "participating Indigenous nation."

Dispute resolution is a right exercisable by participating Indigenous nations at key decision points in the environmental assessment process with the aim of supporting consensus-seeking between the province and First Nations. Since its introduction in 2022, dispute resolution has been initiated pursuant to the EA Act eleven times in respect of three projects. Both First Nations and proponents have been critical of the process, which has done little to streamline assessments or provide certainty to proponents, and has been a major source of delay in completing timely assessments on major projects.

The province has been engaged in consultation with First Nations and proponents on revisions to the dispute resolution provisions of the EA Act, and this engagement has illustrated demand for clear, structured processes for addressing disagreements, avoiding reliance on formal dispute resolution, and clarity on which decisions are eligible for dispute resolution. Read the [full article](#) by Sam Adkins, Paulina Adamson and Matthew Vreugde with Blakes.

#### **Contaminated Land, No Way Out: BC Court of Appeal Holds Buyer to \$8.25M Purchase Despite Seller's Misrepresentation**

*Zuo v. Chen*, [2026 BCCA 109](#)

If you are buying land and discover prior to closing that it is contaminated, and that the seller had misled your realtor about the presence of contamination, are you entitled to walk away? A recent BC Court of Appeal case would say no.

The British Columbia Court of Appeal has dismissed two appeals arising from a collapsed \$8.25 million commercial property purchase in a decision that should raise concerns for parties purchasing real estate and/or involved in closing disputes involving contaminated land. Of particular concern, the Court:

- Held that the sale contract remained in force despite accepting that the seller had repeatedly falsely represented that it had not received any environmental reports, when in fact it had received a Golder Environmental report confirming that the property was a former gas station and contaminated
- Refused to accept expert evidence that the presence of contamination would make the transaction impossible to finance

Read the [full article](#) by Thomas D. Boyd and Olena Tkachenko with Lawson Lundell LLP.

#### **First Nation Sues B.C for Approving Logging on Land Slated for Conservation**

A B.C. First Nation has mounted a legal challenge against the Ministry of Forests after one of its officials approved a timber-cutting permit in forests that overlap with a proposed Indigenous conservation area.

In an April 21 application, the Kanaka Bar Indian Band claims a district manager approved cutting permits for Interwest Timber Ltd. to harvest roughly 35 hectares across four cut blocks.

B.C.'s Office for the Attorney General and staff for Kanaka Bar both declined to comment on the petition. Interwest did not respond to emails and phone calls by the time of publication.

None of the claims have been tested in court.

The logging area, which also includes a permit to build an access road, "substantially overlaps" with traditional territory the band has spent years negotiating to protect.

In an affidavit, band councillor Pauline Michell described its traditional territory as its "backyard" where extracting resources requires consent. Read the [BIV article](#).

### **Minister Says B.C. Expects Billions from Feds for Forestry if U.S. Talks Fail**

British Columbia's forests minister says he expects billions in additional federal support for the timber sector if future trade talks with the United States don't benefit the softwood lumber industry.

Ravi Parmar says B.C. will use every opportunity to remind Ottawa that the pending renegotiation of the Canada-U.S.-Mexico Agreement on trade, better known as CUSMA, must include forestry.

If it doesn't, he says the province expects Ottawa to double or even triple the more than \$2 billion in supports it has provided the sector nationwide since last August.

Parmar says federal negotiators "must recognize that if they are unsuccessful" in addressing U.S. duties and tariffs on timber, B.C. will need help.

The minister says his province won't be afraid to ask for more money to diversify the industry and help workers. Read the [BIV article](#).

### **Ad Standards Issues New Environmental Claims Guidance**

On April 16, 2026, Ad Standards Advisory issued its [Guidance on Environmental Claims in Advertising](#) (the "Guidance") to help ensure that environmental or "green" claims in advertising comply with the *Canadian Code of Advertising Standards* (the "Code").

A goal of Ad Standards is to help advertisers avoid "greenwashing," which they've noted occurs when an advertiser exaggerates environmental benefits, minimizes negative impacts, or lacks competent and reliable evidence in connection with their "green" claims.

The Guidance sets out 10 tips for advertisers. Notably, pursuant to tip #2, Ad Standards states that advertisers must have up-to-date, valid, reliable, and relevant scientific evidence to support all claims, both direct and implied, that would likely be accepted by experts in the field. Read the [full article](#) by René Bissonnette with Gowling WLG.

### **Indigenous Knowledge Network Launches to Strengthen Community-Led Forest Stewardship Across Canada**

The Forest Stewardship Council (FSC) Canada, together with the FSC Canada Indigenous Chamber, the FSC Indigenous Foundation, and Indigenous communities across the country, is proud to announce the launch of the Indigenous Knowledge Networks, a new Indigenous led initiative designed to strengthen community-driven forest stewardship, knowledge sharing, and rights-based governance.

The Indigenous Knowledge Networks will serve as a collaborative platform where Indigenous communities can connect, share wise practices, and advance their own stewardship priorities in ways that reflect local governance systems, cultural protocols, and community-defined goals.

As part of the launch, Wahkohtowin Development GP has been named the first regional Network, supporting sister Nations across the Northeast Superior Region. Wahkohtowin will lead in-person gatherings, virtual learning opportunities, and community-driven activities that strengthen relationships and build capacity across the region. Read the Canadian Forest Industries [article](#) (paywall).

### **Banning Breeding, Future Ownership of Exotic Cats**

B.C. is moving forward with changes to the [Controlled Alien Species Regulation](#) (CASR) under the [Wildlife Act](#) that ban the breeding, transport and future ownership of all non-native and non-domestic cats, effective Friday, May 1, 2026.

The changes expand the regulation to include all non-native and non-domestic cat species not previously captured by CASR, strengthening protections for public safety, animal welfare and ecosystems. Read the government [news release](#).

### **Spring 2026 Seasonal Outlook**

Heading into the 2026 wildfire season, fuel conditions across British Columbia reflect a combination of last summer's Drought Code, winter precipitation events and recent warm and dry conditions. These factors have influenced moisture levels across the landscape and will shape wildfire potential across the province in the coming months.

Highlights of the seasonal outlook include the following:

- Wetter-than-normal conditions were recorded for B.C. in December prior to freeze-up which helped alleviate drought conditions for the majority of B.C., including the Coast and the Southeast. March was another wet month which helped to further alleviate drought concerns in many regions of the province.
- Despite higher than average rainfall during the 2025 summer, the northeast region of B.C. remains an area of concern given the ongoing, multi-year drought conditions
- Moderate drought conditions also exist in the western parts of the Cariboo Fire Centre (Chilcotin) and the majority of the Kamloops Fire Centre
- Higher-than-normal winter freezing levels have resulted in record low snow at valley bottom. This increases the likelihood of

- early season grass fires in Interior valleys
- The severity of the 2026 wildfire season will largely depend on the amount and frequency of spring (May and June) precipitation
- Unfortunately, there is little or no skill in long range precipitation forecasting so stay tuned via the BC Wildfire Service app and social media

Read the [blog post](#) from the BC Wildfire Service.

### Federal Government Puts Out \$412.9 Million to Renew the Pacific Salmon Initiative

The federal government is spending \$412.9 million over five years to renew the Pacific Salmon Strategy in a plan to protect and rebuild wild populations.

Fisheries Minister Joanne Thompson made the announcement in North Vancouver Tuesday [April 7], saying in a statement that the first five years of the initiative has shown what is possible when partners work together to restore habitat, expand hatchery programs, improve management and find new ways to protect vulnerable stocks.

"But the challenges facing wild Pacific salmon are far from over," Thompson said in the statement. "Through the renewed (salmon strategy), our government is committing to the next chapter of this work – one grounded in science, guided by Indigenous leadership, and driven by the shared responsibility to protect salmon for generations to come." Read the *Canadian Press* [article](#).

### Making Wildlife Trapping More Humane

*New rules limit use of 'egg' traps to improve animal welfare*

[New regulations](#) under the [Wildlife Act](#) are now in effect to restrict the use of foot-encapsulating traps, commonly known as egg traps to licensed trappers.

Changes require the traps to be solidly anchored, strengthening animal welfare standards in B.C. Read the government [news release](#).

### Environmental Appeal Board Decisions

The following Environmental Appeal Board decisions were made recently:

#### [Water Sustainability Act](#)

- [Doreen DeVito, Barbara Round, Save Simms Creek Society v. Water Manager](#) [Preliminary Decision – Denied]

#### [Water Users' Communities Act](#)

- [Randy Reagh v. Deputy Comptroller of Water Rights](#) [Summary Dismissal Decision – Appeal Dismissed]

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

Act or Regulation Affected	Effective Date	Amendment Information
Carbon Neutral Government Regulation (392/2008)	Apr. 1/26	by <a href="#">Reg 127/2025</a>
Controlled Alien Species Regulation (94/2009)	Apr. 28/26	by <a href="#">Reg 71/2026</a>
Designation and Exemption Regulation (168/90)	Apr. 27/26	by <a href="#">Reg 70/2026</a>
Environmental Assessment Act	Apr. 16/26	by 2026 Bill 15, c. 13, sections 1 to 5 and 7 to 10 only (in force by Royal Assent), <a href="#">Environmental Assessment Amendment Act, 2026</a>
Greenhouse Gas Emission Administrative Penalties and Appeals Regulation (248/2015)	Apr. 1/26	by <a href="#">Reg 47/2026</a>
Greenhouse Gas Emission Reporting Regulation (249/2015)	Apr. 1/26	by <a href="#">Reg 47/2026</a>
Guiding Territory Certificate Regulation (115/2015)	Apr. 27/26	by <a href="#">Reg 70/2026</a>
Permit Regulation (253/2000)	Apr. 27/26	by <a href="#">Reg 70/2026</a>
Wildfire Regulation (38/2005)	Apr. 20/26	by <a href="#">Reg 61/2026</a>
Wildlife Act Commercial Activities Regulation (338/82)	Apr. 28/26	by <a href="#">Reg 71/2026</a>



## HEALTH

### Health News:

#### Consent Is Not Jurisdiction: BCCA Confirms Narrow Path for Arbitration Appeals

Case: *Northern Health Authority v. du Plessis*, [2026 BCCA 143](#)

During the COVID-19 pandemic, the Appellant Northern Health Authority ("NHA") employs the Respondent pediatrician under a service contract. NHA then terminates the contract after the Respondent does not receive a COVID-19 vaccination due to health concerns (i.e., suffered a heart attack requiring coronary bypass surgery in 2019; medication he received for thrombosis). (See paras. 7, 12). NHA takes the position that refusing the vaccine frustrates the contract; the Respondent is "required to obtain vaccination" in accordance with an order issued by the Provincial Health Officer. (See paras. 1, 15). The Respondent disputes the termination; commences arbitration seeking redress (i.e., a declaration that he was wrongfully dismissed and damages). (See para. 16). The arbitrator finds NHA breached the contract and awards damages and costs totalling \$388,582.13. (See para. 2). Read the [full article](#) from Supreme Advocacy LLP.

#### BC's Health Professions and Occupations Act, Now in Effect, Boosts Transparency on Prior Discipline

The British Columbia government has highlighted that the [Health Professions and Occupations Act](#) (HPOA) – which broadly aims to improve transparency, regulator governance, and patient protection, including from harm and discrimination in healthcare settings – has taken effect as of Apr. 1.

In a news release, the provincial government shared that the HPOA specifically seeks to:

- Increase the transparency of licensees' prior disciplinary actions on the regulatory colleges' public registries
- Include all instances of disciplinary actions and summary protection orders against a regulated health professional on the registry after the disciplinary hearing process
- Foster communication between employers and colleges concerning professional misconduct
- Improve patient safeguards against health professionals' sexual misconduct and sexual-abuse-related misconduct
- Specify discrimination as a ground for a health professional's misconduct or a health service provider's actionable conduct
- Compel colleges, health professionals and occupations, and the Health Professions Review Board to comply with the legislation's anti-discrimination measures
- Shift to fully appointed regulatory college boards, with members offering diverse perspectives

Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

#### Doctor Who Praised B.C.'s Physician Model Sued \$525K After Fleeing to Ontario

The B.C. government is suing a family doctor for more than \$525,000, alleging she breached a "return of service" contract when she failed to work off her provincially funded residency – instead choosing to practice medicine in Ontario.

Filed Tuesday, April 21 in B.C. Supreme Court, the notice of civil claim names Dr. Laxsanna Sivananthan, a family doctor who now practices medicine at a clinic near Toronto.

In 2020, records show Sivananthan graduated from an Irish medical school that is not recognized by medical accreditation bodies in Canada.

After finishing school, the defendant "chose" to complete her medical residency in B.C., and in May 2021, entered into a "return of service" agreement that would allow her to practice medicine in Canada, the petition claims. Read the [BIV article](#).

#### Northern Advantage: Canada's Federal Court as a Venue for Pharmaceutical Patent Litigation

In the complex and high-stakes world of pharmaceutical patent litigation, selecting the right venue can significantly influence the outcome of a case. For companies marketing or seeking to market pharmaceuticals in Canada, the Federal Court stands out as a preferred forum for resolving disputes related to pharmaceutical patents. This blog explores the unique benefits of choosing Canada's Federal Court as a venue for pharmaceutical patent litigation, highlighting its specialized expertise, procedural efficiency and precedent-based outcomes.

The Federal Court is the preferred venue for adjudicating patent disputes in Canada due to its country-wide jurisdiction and specialized expertise. Read the [full article](#) by Benjamin K. Reingold, Melissa M. Dimilta, Lorelei Graham and Stephen D. Burns with Bennett Jones LLP.

Act or Regulation Affected	Effective Date	Amendment Information
Access to Abortion Services Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 547 and 548 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>

Amalgamation of Regional Health Boards Regulation (338/96) (formerly Amalgamation of Regional Health Boards and Community Health Councils Regulation)	Apr. 7/26	by <a href="#">Reg 52/2026</a>
Assisted Living Regulation (189/2019)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
British Columbia Cancer Agency Research Information Regulation (286/91)	Apr. 1/26	by <a href="#">Reg 136/2025</a>
Chiropractors Regulation (414/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 130/2025</a>
Complementary Health Professionals Regulation (130/2025)	<b>NEW</b> Apr. 1/26	by <a href="#">Reg 130/2025</a>
Community Living Authority Regulation (231/2005)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Consent to Donation Regulation (65/99)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Dental Hygienists Regulation (276/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 134/2025</a>
Dental Technicians Regulation (32/2020)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 134/2025</a>
Dentists Regulation (415/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 134/2025</a>
Denturists Regulation (277/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 134/2025</a>
Designation Regulation (363/95)	Apr. 1/26	by <a href="#">Reg 136/2025</a>
Dietitians Regulation (279/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
E-Health (Personal Health Information Access and Protection of Privacy) Ac	Apr. 1/26	by 2022 Bill 36, c. 43, sections 562 to 564 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Emergency Health Services Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 565 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Emergency Medical Assistants Regulation (210/2010)	Apr. 1/26	by <a href="#">Reg 136/2025</a>
Health and Care Professionals Regulation (131/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 131/2025</a> , as amended by <a href="#">Reg 41/2026</a> and <a href="#">Reg 44/2026</a>
Health Authorities Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 569 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Health Care Consent Regulation (20/2000)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Health Care Costs Recovery Act	Apr. 7/26	by 2025 Bill 9, c. 15, section 1 to 17 only (in force by <a href="#">Reg 50/2026</a> ), <a href="#">Health Care Costs Recovery Amendment Act, 2025</a>
Health Care Costs Recovery Regulation (397/2008)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
	Apr. 7/26	by <a href="#">Reg 50/2026</a>

Health Care Employers Regulation (427/94)	Apr. 20/26	by <a href="#">Reg 60/2026</a>
Health Professions Act	<b>REPEALED</b> Apr. 1/26	by 2022 Bill 36, c. 43, section 546 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Health Professions and Occupations Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 3 to 8, 9(1) (b) to (e), (2), 10 to 13, 14 (1), (4), 15 (3), 16 to 434, 440, 450 (2), 455 to 466, 467 (1), 468 to 484, 486 (1) (b), 488, 490 to 544 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Health Professions and Occupations Regulation (126/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 126/2025</a>
Health Professions and Occupations Transitional Regulation (222/2023)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 125/2025</a>
Health Professions and Occupations Transitional Regulation (No. 2) (125/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 125/2025</a>
Health Professions Designation and Amalgamation Regulation (270/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 126/2025</a>
Health Professions General Regulation (275/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 129/2025</a>
Health Special Account Act	Apr. 13/26	by 2022 Bill 32, c. 29, section 236 only (in force by <a href="#">Reg 208/2025</a> ), <a href="#">Gaming Control Act</a>
Hospital Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 574 and 575 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Hospital Act Regulation (121/97)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Hospital Insurance Act Regulations (25/61)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Hospital Transfer Regulation (359/94)	Apr. 7/26	by <a href="#">Reg 52/2026</a>
Information Management Regulation (328/2021)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Information Regulation (208/2010)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Laboratory Services Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 581 to 585 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Laboratory Services Regulation (52/2015)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Massage Therapists Regulation (280/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 130/2025</a>
Medical and Health Care Services Regulation (426/97)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
	Apr. 7/26	by <a href="#">Reg 51/2026</a>
Medical, Diagnostic and Therapeutic Professionals Regulation (132/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 132/2025</a>
Medical Practitioners Regulation (416/2008)	<b>REPEALED</b>	by <a href="#">Reg 132/2025</a>

	Apr. 1/26	
Medicare Protection Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 591 to 596 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
		by 2003 Bill 92, c. 95, section 5 (part) only (in force by <a href="#">Reg 46/2026</a> ), <a href="#">Medicare Protection Amendment Act, 2003</a>
Mental Disorder Presumption Regulation (136/2018)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Mental Health Regulation (233/96)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Midwives Regulation (281/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 133/2025</a>
Naturopathic Physicians Regulation (282/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 130/2025</a>
Nurses and Midwives Regulation (133/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 133/2025</a> , as amended by <a href="#">Reg 41/2026</a>
Nurses (Licensed Practical) Regulation (224/2015)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 133/2025</a>
Nurses (Registered) and Nurse Practitioners Regulation (284/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 133/2025</a>
Nurses (Registered Psychiatric) Regulation (227/2015)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 133/2025</a>
Occupational Therapists Regulation (286/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Opioid Damages and Health Care Costs Recovery Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 598 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Opticians Regulation (118/2010)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Optometrists Regulation (33/2009)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Oral Health Professionals Regulation (134/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 134/2025</a>
Pharmaceutical Services Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 599 to 604 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Pharmacists Regulation (135/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 135/2025</a> , as amended by <a href="#">Reg 44/2026</a>
Pharmacists Regulation (417/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 135/2025</a>
Pharmacy Operations and Drug Scheduling Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 605 (part) to 629 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Pharmacy Operations General Regulation	Apr. 1/26	by <a href="#">Reg 136/2025</a>

(43/2018)		
Physical Therapists Regulation (288/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Pill Press and Related Equipment Control Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 630 to 635 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Pill Press and Related Equipment Control Regulation (278/2018)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Podiatrists Regulation (214/2010)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 132/2025</a>
Provider Regulation (222/2014)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Psychologists Regulation (289/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Public Health Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 636 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Regional Health Board Purposes Regulation (376/98)	Apr. 7/26	by <a href="#">Reg 52/2026</a>
Regulated Health Practitioners Regulation (129/2025)	<b>NEW</b> Apr. 1/26	see <a href="#">Reg 129/2025</a> , as amended by <a href="#">Reg 41/2026</a>
Reporting Information Affecting Public Health Regulation (167/2018)	Apr. 27/26	by <a href="#">Reg 69/2026</a>
Residential Care Regulation (96/2009)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Speech and Hearing Health Professionals Regulation (413/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 131/2025</a>
Traditional Chinese Medicine Practitioners and Acupuncturists Regulation (290/2008)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 130/2025</a>
Vaccination Status Reporting Regulation (146/2019)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Veterinary Drugs Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 637 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>



## LABOUR & EMPLOYMENT

### Labour and Employment News:

#### **Government of Canada Launches Consultations on Labour Relations Reform under the *Canada Labour Code***

On April 17, 2026, the federal government announced the launch of consultations intended to gather feedback on ways to improve labour relations in the federal sector. The window to provide submissions is short, with feedback due by May 25, 2026.

The information gathered will inform what are expected to be significant changes to the [Canada Labour Code](#) ("Code"), with specific proposed amendments including:

- amended timelines for collective bargaining and the dispute resolution process;
- introducing expedited arbitration provisions; and
- reviewing section 107 of the Code.

The consultations are open to all stakeholders in federally regulated industries and it is expected that major unions operating in the federal sector will make extensive submissions.

Engagements from the government will take place through targeted virtual and in person roundtables, discussions through existing advisory bodies, and written feedback. Interested stakeholders may submit written submissions until May 25, 2026 (originally May 18, 2026) to: [esdc.nc.labour.consultations-travail.nc.edsc@hrsdc-rhdcc.gc.ca](mailto:esdc.nc.labour.consultations-travail.nc.edsc@hrsdc-rhdcc.gc.ca). Read the [full article](#) by Christopher Pigott, Jackie VanDerMeulen, Shane D. Todd, Ian Campbell, Daniel Brock, Andrew J. Gould and Dina Zonoozi with Fasken Martineau DuMoulin LLP.

### **BC Pay Transparency Act – Mandatory Reporting Drops from 300 Employees to 50 in 2026**

British Columbia's [Pay Transparency Act](#), SBC 2023, c 17, [the "Act"] was passed on May 11, 2023. The Act intends to reduce barriers and promote fairness in the workplace. An integral part of the legislation is the requirement that certain employers must prepare and publish annual pay transparency reports.

The Act qualifies two ways to be a "reporting employer". First, the Act lists several government bodies or related corporations, such as British Columbia Transit and British Columbia Hydro and Power Authority, which are deemed upon assent to be reporting employers. Second, there is a phasing-in provision that deems employers as reporting employers depending on how many employees they have. Read the [full article](#) by Elizabeth Collins and Rose Keith, KC with Harper Grey LLP.

### **Injunctions Against Former Employees – Why Speed and Specificity Are Critical!**

In *Quality Chain Canada Ltd. v Xu*, [2026 BCSC 424](#), the Supreme Court of British Columbia (the "Court") dismissed an interlocutory injunction application brought by Quality Chain Canada Ltd. ("Quality Chain") against three former senior employees and their new business. The Court's decision turned on two key failings: Quality Chain waited too long to seek injunctive relief, and it failed to identify with sufficient specificity the alleged "confidential information" it sought to protect.

Quality Chain is a wholesale retailer that sources and sells truck accessories, including tire chains and traction devices, to customers across Canada.

During their employment, Quality Chain's Chief Financial Officer, Director of Supply Chain and Logistics, and Director of Sales (together, the "Individual Defendants") engaged in negotiations and due diligence with the objective of purchasing Quality Chain themselves, but that objective was not achieved, and Quality Chain was acquired by different owners. Read the [full article](#) by Jessica Hoskins with McCarthy Tétrault LLP.

### **BC Bill 10-2026: Amendments Aimed at Improving Efficiency at the BC Employment Standards Branch**

On April 16, 2026, the B.C. government passed Bill 10, [Labour Statutes Amendment Act, 2026](#) (the "Amendment Act") which proposes changes to the [Employment Standards Act](#) ("ESA") and the [Temporary Foreign Worker Protection Act](#) that will come into force on a future date determined by regulation. When these changes take effect, significant changes will be made to the employment standards complaint and dispute resolution process.

While the core employee entitlements under the ESA remain unchanged, the Amendment Act fundamentally restructures how complaints are screened, investigated, resolved, and appealed, with material implications for employment lawyers and non-unionized employees and temporary foreign workers. Through these amendments, the BC Ministry of Labour endeavours to help the Employment Standards Branch (ESB) resolve straightforward complaints more quickly and efficiently, help workers recover unpaid wages sooner, and provide a balancing measure to the appeals process. Read the [full article](#) by Jeffrey Zhang with Alexander Holburn LLP.

### **The Most Expensive Employee to Fire Is the One You Thought You Could Afford to Lose**

When the economy softens, employers tend to reach for the same lever: headcount.

It feels rational. Revenues shrink, forecasts blur, and payroll, usually the largest expense, becomes the obvious place to act. In a weak job market, the assumption follows naturally: employees have fewer options, less leverage and more incentive to accept whatever package is put in front of them.

That assumption is wrong. Worse, it is expensive.

In my practice, I consistently see a pattern emerge during downturns. Employers become more confident in their ability to terminate because it makes economic sense and seems necessary, just as the risks associated with doing so quietly increase. The result is not savings, but liability, often far greater than anyone anticipated at the outset. Read the [full article](#) by Howard Levitt in the *Financial Post*.

### **BC PNP April 2026: What Changed, Who Was Invited, and What It Means for Applicants**

The BC PNP has updated its priorities to support B.C.'s Look West strategy, focusing nominations around critical labour needs and high economic impact. The program is now organized around three core objectives: Care, Build, and Innovate, with at least 35% of nominations expected for candidates outside Metro Vancouver.

The program will prioritize 36 in-demand occupations that support essential public services, including healthcare, education, childcare, and veterinary care. The Health Authority stream will continue to nominate qualified public-sector healthcare professionals, with expanded eligibility for select roles in the broader healthcare sector. Certified early childhood educators, veterinarians, and veterinary technologists working toward Canadian certification will be prioritized. Additional federal allocations will support francophone teacher recruitment. A one-time, time-limited initiative opening in June 2026 will allow up to 250 cleaning and security workers employed by health authorities in rural or remote communities to apply. Read the [full article](#) by S. Sonia Sidhu with Green &

Spiegel.

### Supporting Increased Financial Security in Retirement

[Amendments](#) to the Pension Benefits Standards Act [will take effect in 2026](#), strengthening pension standards and improving long-term outcomes for workers

People with workplace pension plans will soon see updated pension standards that support retirement income security, make it easier to build savings and better protect their families.

B.C.'s [Pension Benefits Standards Act](#) (PBSA) sets minimum standards for B.C. employer-sponsored pension plans to safeguard the interests of members and the long-term financial health of plans. The Province is strengthening the standards by removing exceptions and inconsistencies, while also eliminating an unnecessary administrative burden for employers. Read the government [news release](#).

Act or Regulation Affected	Effective Date	Amendment Information
Crown Agency Employers Exemption Regulation (177/2007)	Apr. 1/26	by <a href="#">Reg 127/2025</a>
Criminal Record Check Authorizations Regulation (386/2007)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Criminal Records Review Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 552 to 561 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Employment and Assistance Regulation (263/2002)	Apr. 1/26	by <a href="#">Reg 128/2025</a> and <a href="#">Reg 21/2026</a>
	Apr. 15/26	by <a href="#">Reg 55/2026</a>
Employment and Assistance for Persons with Disabilities Regulation (265/2002)	Apr. 1/26	by <a href="#">Reg 128/2025</a> and <a href="#">Reg 21/2026</a>
Employment Standards Act	Apr. 1/25	by 2025 Bill 11, c. 6, section 2 only (in force by <a href="#">Reg 193/2025</a> ), <a href="#">Employment Standards Amendment Act, 2025</a>
		by 2025 Bill 30, c. 27, section 2 only (in force by <a href="#">Reg 34/2026</a> ), <a href="#">Employment Standards (Serious Illness or Injury Leave) Amendment Act, 2025</a>
Employment Standards Regulation (396/95)	Apr. 1/26	by <a href="#">Reg 128/2025</a> and <a href="#">Reg 193/2025</a>
Firefighters' Health Act	<b>NEW</b> Apr. 16/26	c. 11, SBC 2026, <a href="#">Bill M214</a> , whole Act in force by Royal Assent
Group Life Insurance Regulation (No. 1) (408/97)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Labour Mobility Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 586 to 588 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Labour Relations Code	Apr. 1/26	by 2022 Bill 36, c. 43, section 589 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Long Term Disability Plan Regulation (409/97)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Mental Disorder Presumption Regulation (136/2018)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Occupational Health and Safety Regulation (296/97)	Apr. 1/26	by <a href="#">Reg 229/2025</a>
		by 2023 Bill 33, c. 34, section 2, 9 (b), 24 (a) only (in force

Pension Benefits Standards Act	Apr. 30/26	by <a href="#">Reg 62/2026</a> , <a href="#">Pension Benefits Standards Amendment Act, 2023</a>
Pension Benefits Standards Regulation (71/2015)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
	Apr. 30/26	by <a href="#">Reg 62/2026</a>
Personal Information Protection Act Regulations (473/2003)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Security Services Regulation (207/2008)	Apr. 13/26	by <a href="#">Reg 208/2025</a>
Workers Compensation Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 641 to 643 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>



## MOTOR VEHICLE & TRAFFIC

### Motor Vehicle and Traffic News:

#### Public Notice – 60-Day Consultation for the New Edition of CSA B625

The Canadian Standards Association (CSA) has released the draft of the update to safety standard CSA B625 for a 60-day consultation period. Safety standard CSA B625 sets out the design and manufacture requirements for UN portable tanks for the transport of dangerous goods. Once the safety standard has been finalized and published, a notice will be issued specifying the coming into force date of the updated standard. Read [more about the consultation](#) on the Transport Canada webpage.

#### Opportunity for Engagement: Legislative Review of Taxis and Ride-hailing Services

The Province is seeking feedback from local governments on ride-hailing and passenger transportation regulations in BC. Senior or technical staff from local governments who are interested in contributing to a review of the regulations are invited to contact the Ministry of Transportation and Transit (MOTT) to express interest. Ride-hailing was introduced in BC in 2019 under a new provincial regulatory framework. In 2024, the Special Committee to Review Passenger Directed Vehicles assessed this framework and provided recommendations on a range of issues, including vehicle supply, safety, employment, environmental impacts, and service to rural and remote communities. Read the UBCM [article](#).

#### 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
  - [CVSE1000](#) – General Permit Conditions to 4.4 m OAW ([Guide to Using the CVSE1000](#))
    - Category A: Term & Single Trip Permits to 3.2 m Wide\*
    - Category B: Term & Single Trip Permits to 3.8 m Wide\*
    - Category C: Single Trip Permits to 4.4 m Wide\*
- \*See form for height and length limits
- [Circular 01-25](#) – Circular to advise of a new preapproved route for specific 9, 10 and 11-axle configurations traveling along Highway 16, from the BC/AB Border to Prince Rupert, and Hwy 37, between Hwy 16 and Kitimat.

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

- **Analogue taxi meters no longer permitted**  
The Passenger Transportation Board wishes to remind all taxi licensees that new standards for taxi meters have now taken effect as of today, May 1, 2026. Read the [full update](#).

##### Applications Received

- [24910-26](#) – Milan Luxe Ride Ltd.
- [25021-26](#) – West Kelowna Taxi Services LTD. (Westcabs)
- [24800-25](#) – Gunter Lothar Schlieper (Imperial VIP Services, Classic Livery and Coach)
- [25121-26](#) – Dara's Dolphins Transportation Services Ltd.

### Application Decisions

- [23679-25](#) – Yellow Top Taxi Ltd. [Approved in Part]
- [23960-25](#) – Transfer from Russell William McLaughlin to Manjinder Singh Hayre [Approved]
- [23696-25](#) – Victoria Taxi Transportation Ltd. [Refused]
- [23798-25](#) – Victoria Taxi Transportation Ltd. [Refused]
- [24085-25](#) – Transfer from Herbert Ernst Rehfeldt to Noah's Premium Bottled Water Ltd. [Approved]
- [24141-25](#) – Luxe Fleet Inc. [Approved]
- [24658-25](#) – Dara's Dolphins Transportation Services Ltd. [Approved]
- [23248-25](#) – Electric Taxi Limited [Approved]
- [24231-25](#) – Harbour Limousine Service Inc. [Approved in Part]
- [24656-25](#) – Parveen Kumari Chandel (Victoria Taxi) [Approved]
- [22703-25](#) – Canada Ever Rising Enterprises Ltd. (West Coast Tours) [Approved in Part]
- [24228-25](#) – Sky Dragon Driving School Ltd. [Approved]
- [24717-25](#) – Sarwara Limousine Service Ltd. [Refused]
- [22568-25](#) – 457562 BC Ltd. (Osoyoos Taxi and Oliver Taxi) [Approved]
- [22569-25](#) – 457562 BC Ltd. (Osoyoos Taxi and Oliver Taxi) [Approved]
- [24117-25](#) – Arbutus Limousine Services Ltd. [Approved in Part]
- [24249-25](#) – Said Mohammad Azam (Pemberton Horseshoe Taxi) [Approved in Part]

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

Act or Regulation Affected	Effective Date	Amendment Information
Blood Sample Certificate Regulation (333/83)	<b>REPEALED</b> Apr. 1/26	by <a href="#">Reg 128/2025</a>
Enhanced Accident Benefits Regulation (59/2021)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Insurance Corporation Act	Apr. 1/26	by 2022 Bill 36, c. 43, section 576 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Insurance Premium Tax Regulation (128/2025)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Insurance (Vehicle) Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 577 to 579 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>
Insurance (Vehicle) Regulation (447/83)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Motor Vehicle Act	Apr. 16/26	by 2026 Bill 6, c. 6, sections 1, 4, 8 and 9 only (in force by Royal Assent), <a href="#">Motor Vehicle Amendment Act, 2026</a>
Motor Vehicle Act Regulations (26/58)	Apr. 20/26	by <a href="#">Reg 59/2026</a>
Offence Act	Apr. 16/26	by 2026 Bill 8, c. 7, section 19 only (in force by Royal Assent), <a href="#">Civil Forfeiture Amendment Act, 2026</a>
Violation Ticket Administration and Fines Regulation (89/97)	Apr. 1/26	by <a href="#">Reg 189/2025</a>
	Apr. 13/26	by <a href="#">Reg 208/2025</a>
	Apr. 27/26	by <a href="#">Reg 70/2026</a>



## OCCUPATIONAL HEALTH & SAFETY

### Occupational Health and Safety News:

**BC Reports 138 Work-related Deaths in 2025; Occupational Diseases the Leading Cause**

British Columbia's workers' compensation agency says 138 people died on the job or from workplace injuries and illnesses last year. WorkSafeBC says in a statement that 79 of those deaths were from occupational diseases, including 36 from asbestos exposure. The deaths for 2025 also include 41 deaths from traumatic workplace injuries such as falls, being struck by objects or being caught in equipment and machinery. There were also 18 deaths stemming from work-related motor-vehicle accidents. The figures were released in advance of the annual day of mourning on Tuesday to commemorate fallen workers in the province. WorkSafeBC says last year's death rate is the lowest in recent years, with the number of fatalities reaching 181 in 2022, then sliding since then to 146 recorded in 2024. Read the [BIV article](#).

**'Walk It Off': New Guide Takes Aim at Dismissive Workplace Culture**

On many Canadian job sites, pain is still treated as a badge of honour rather than a workplace hazard. With the launch of the Guide Line – a free, confidential text service for B.C. trades workers – Pain BC is trying to change that culture and give workers somewhere to turn before chronic pain derails their lives and careers. Backed by a blunt public campaign calling out "walk it off" and "push through the pain" attitudes, the initiative spotlights how normalized suffering can undermine safety and performance. Read the [full article](#) by Stacy Thomas with *Canadian HRReporter*.

**TSB Flags Human Factors and Emergency Gaps after BC Fuel Spilling Train Collision**

A Transportation Safety Board of Canada (TSB) investigation has found that a BNSF freight train that derailed near Delta, B.C., in November 2023 passed a stop signal before striking another freight train in a busy transportation corridor. The investigation report says northbound train 804 "passed a Stop signal indication and collided with southbound BNSF Railway Company freight train M-VBCEVE1-18T" at Oliver siding on the New Westminster Subdivision on 19 November 2023. On the southbound train, two intermodal cars derailed. On the northbound train, two locomotives and five cars came off the track, including three tank cars that were carrying or had carried liquefied petroleum gas. No dangerous goods were released from the tank cars, but the fuel tank on the lead locomotive was "extensively damaged, resulting in the release of approximately 8000 litres of diesel fuel. There were no injuries," the TSB notes. Read the [full article](#) by [Shane Mercer](#) with *Canadian Occupational Safety*.

**Langley Contractor Fined \$575K in Fatal Burnaby Trench Collapse**

Langley, B.C., excavation contractor J. Cote and Son Excavating Ltd. has been fined more than \$575,000 after a 2012 trench collapse in Burnaby killed one worker and seriously injured another during a storm sewer replacement project, according to report. The employer was sentenced in B.C. Supreme Court after being found guilty of criminal negligence causing death and criminal negligence causing bodily harm in relation to the Oct. 11, 2012 incident on Edinburgh Street, CBC reported. Pipe layer Jeffrey (Jeff) Caron, 28, was killed when a concrete retaining wall toppled into an approximately 2.4-metre-deep trench. Co-worker Thomas Richer suffered fractured ribs, chronic back pain and long-term psychological impacts arising from the collapse. Read the [full article](#) by [Jim Wilson](#) with *Canadian Occupational Safety*.

**OHS Policies/Guidelines – Updates  
Guidelines – Occupational Health and Safety Regulation**

April 1, 2026

The following guidelines were revised or retired consequential to amendments to the OHS Regulation in effect on April 1, 2026.

- Part 8: Personal Protective Clothing and Equipment – Safety Headgear
  - [G8.12/8.13 Use of safety headgear for workers on ATVs similar equipment in agricultural operations](#) (revised)
  - [G8.13 Use of safety headgear with bicycles and skates](#) (revised)
- Part 8: Personal Protective Clothing and Equipment – Respirators
  - [G8.33-1 Respiratory protection – Selection](#) (revised)
  - [G8.33\(1\) Selection of respiratory protection – Alternate standard](#) (retired)
  - [G8.34-3 Maximum use concentration and IDLH](#) (revised)
  - [G8.40 Respiratory protection – Fit test](#) (revised)
  - [G8.41 User seal check – Alternate standard](#) (retired)
  - [G8.44 Records](#) (retired)
  - [G8.45 Maintenance and inspection of self-contained breathing apparatus](#) (revised)
- Part 31: Firefighting – Respirators
  - [G31.26 Maintenance and inspection of self-contained breathing apparatus](#) (revised)

**Policies – Occupational Health and Safety Regulation**

April 1, 2026

Housekeeping changes were made to the following policy items to reflect amendments to the OHS Regulation in effect on April 1, 2026.

- [R8.33-1 Respirators – Interchanging Air Cylinders](#)
- [R8.33-2 Respirators – Interchanging Air Lines](#)

Visit the [WorkSafeBC website](#) to explore this and previous updates.

Act or Regulation Affected	Effective Date	Amendment Information
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Firefighters' Health Act	<b>NEW</b> Apr. 16/26	c. 11, SBC 2026, <a href="#">Bill M214</a> , whole Act in force by Royal Assent
Occupational Health and Safety Regulation (296/97)	Apr. 1/26	by <a href="#">Reg 229/2025</a>
Workers Compensation Act	Apr. 1/26	by 2022 Bill 36, c. 43, sections 641 to 643 only (in force by <a href="#">Reg 126/2025</a> , as amended by <a href="#">Reg 19/2026</a> ), <a href="#">Health Professions and Occupations Act</a>



## PROPERTY, REAL ESTATE & CONSTRUCTION

### Property, Real Estate & Construction News:

#### What Can We Build? Zoning Rules Churches Need to Know Before Redeveloping

In our [previous article](#), we discussed the legal and organizational considerations that churches in British Columbia should address before pursuing redevelopment of their property. Whether a congregation is considering affordable housing, a multi-use community hub, or renewed space for worship and ministry, the next step is to understand how municipal land use rules may shape what can be built on the site. For many church boards and trustees, municipal planning requirements can be unfamiliar and complex. However, understanding the basics of zoning is an important early step. If a proposed project does not fit within the existing zoning, the church may need to apply for rezoning before it can move forward. This article explains what zoning is, how it affects church property, when rezoning may be required, what the process involves, and how church leaders can navigate it effectively. Read the [full article](#) by Timothy H. Law and Celest Xu with Lawson Lundell LLP.

#### Changes to Residential Tenancy Framework

The Province has made [changes](#) to the [Residential Tenancy Regulation](#) to allow landlords who are required to provide certain types of affordable rental units under a local government housing agreement to end the tenancy of a tenant who no longer qualifies to rent the unit. These changes follow recently introduced [amendments](#) to the [Residential Tenancy Act](#) to address health and safety in supportive housing. The changes to the Residential Tenancy Regulation were made effective April 7, 2026 and are intended to support local governments in ensuring that below-market rental units are reserved for those who need them. The changes are also consistent with resolution 2025-NR38, "Ending Residential Tenancies due to Income Eligibility." Read the UBCM [article](#).

#### PST Expansion: What It Means for BC's Real Estate Industry

British Columbia's 2026 budget significantly expands the application of the Provincial Sales Tax (PST) to professional services in the real estate sector. Pursuant to [Bill 2](#), the [Budget Measures Implementation Act, 2026](#) ("Bill 2"), amending the [Provincial Sales Tax Act](#), a broad range of real estate-related professional services will become subject to PST effective October 1, 2026. The PST rate itself remains unchanged at 7%, but its reach is expanding considerably to apply to a wider range of services. For the real estate sector, this expansion introduces new, non-recoverable costs with meaningful implications for transactions, property management operations, and development budgets. Read the [full article](#) by Karly Dutczyvich and Andrew Baldin with Gowling WLG.

#### Deal or No Deal: Navigating a Tenant's Rights and a Landlord's Rights during the Sale of a Residential Property

Most residential tenancies in British Columbia are governed by the [Residential Tenancy Act](#), S.B.C. 2002, c. 78 (the "RTA"). In recent years, the RTA has been amended to provide more and more protections to tenants faced with an eviction arising from the sale of the rental property. At present, tenants are entitled to receive three clear months' notice and one month's rent compensation from their landlord when a purchaser or their "close family member" (as defined under the RTA) intends in good faith to occupy the rental property and all of the conditions on the sale have already been satisfied. Landlords are also only able to obtain this kind of notice to end tenancy from the Residential Tenancy Branch portal itself, and only after disclosing the name, contact information, and other personal information of the proposed new occupant of the rental property to the Branch. In addition, the landlord must confirm that they have met eligibility requirements for this end of tenancy option in advance of the Branch actually issuing a notice for the landlord to use. Even after a tenant vacates the rental property under a notice to end tenancy, the RTA equips tenants with additional protections. Tenants are entitled to receive additional compensation equivalent to 12 months' rent when the purchaser or their close family member does not actually occupy the rental property for at least 12 months within a reasonable period of time after their eviction date. Needless to say, the RTA offers strong tenant protections in a rental property sale. But what protections are available to a landlord when their tenant interferes with their efforts to sell the rental property in the first place? The RTA has landlords covered too. Read the [full article](#) by [Lisa Mackie](#) with Alexander Holburn LLP.

#### Renovator Loses Lawsuit against BC Homeowners Who Refused to Pay Double the Estimate

A B.C. Supreme Court judge has sided with a Campbell River couple who had to defend themselves against a breach-of-contract lawsuit from a renovator they fired after the company doubled the estimate for a small home renovation. Element Restorations sued Michaela and Alvin Arruda after the couple balked when the estimated \$35,350 bill for a 120-square-foot addition to their house doubled to \$70,000, according to a judgment [[2026 BCSC 578](#)] by Justice Robin Baird. The Arrudas put their faith and trust in the contractor, he wrote. "In my view, the plaintiff let them down badly and thereby caused them a good deal of undeserved stress and aggravation." Read the [Vancouver Sun article](#).

### Accelerating Short-term Rental Opt-out Process

Eligible municipalities with sustained healthy rental vacancy levels will have an earlier effective date to opt out of provincial rules that restrict short-term rentals to principal residences, helping to meet summer tourism demand in locations where it makes sense for the community. Existing provincial rules allow municipalities that maintain a healthy vacancy rate of at least 3% for two consecutive years to opt out of the principal residence requirement for short-term rentals. Canada Mortgage and Housing Corporation (CMHC) now releases rental vacancy rates in December of each year, allowing the timeline for municipalities to opt out to shift from the previous March 31 submission and Nov. 1 effective date to a Feb. 28 submission and June 1 effective date. The [change](#) supports local governments that have sufficient vacancy rates and want to use that housing to meet tourism demands during busier summer months. Read the government [news release](#).

### Condo Smarts: Conflict of Interest Must Be Declared to Strata Council

**Dear Tony:** Our strata is undergoing some significant repairs to our decks and balconies. The approved budget amount is \$1.3 million and construction begins in May. It has come to the attention of our owners that one of our council members, who is an engineer/consultant and has been instrumental in helping us plan these repairs, is a staff member of the company the strata council has hired to supervise the project. This was not disclosed at the recent special general meeting when owners approved the levy for construction and the consulting fees, and there is no indication in the council minutes of the past two years, identifying or disclosing this information. In addition, this person also held seven proxies on behalf of owners voting for the resolutions. Now owners, including three council members, are raising a petition to demand another meeting to reverse the decision. Help!

**P.M.** This is an unfortunate turn of events as your strata council and owners have planned for these needed repairs for the past 18 months. The [Strata Property Act](#) sets out the conditions for disclosure of a conflict of interest. Read the [full article](#) by Tony Gioventu, published by the *Times Colonist*.

Act or Regulation Affected	Effective Date	Amendment Information
Guide Dog and Service Dog Regulation (223/2015)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Home Owner Grant Regulation (100/2002)	<b>RETRO to</b> Jan. 1/26	by <a href="#">Reg 24/2026</a>
	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Land Tax Deferment Act	<b>RETRO to</b> Jan. 1/26	by 2026 Bill 2, c. 5, sections 68 and 69 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Land Title Act	Apr. 7/26	by 2025 Bill 10, c. 16, sections 5 to 8 only (in force by <a href="#">Reg 48/2026</a> ), <a href="#">Attorney General Statutes Amendment Act, 2025</a>
Property Transfer Tax Act	<b>RETRO to</b> Jan. 1/25	by 2026 Bill 2, c. 5, section 75 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
	Apr. 16/26	by 2026 Bill 2, c. 5, sections 70 to 74 and 76 to 81 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Residential Tenancy Act	Apr. 16/26	by 2026 Bill 11, c. 12, sections 2, 5, 6, 12 and 14 to 16 only (in force by Royal Assent), <a href="#">Residential Tenancy Amendment Act, 2026</a>
Residential Tenancy Regulation (477/2003)	Apr. 1/26	by <a href="#">Reg 128/2025</a>
Speculation and Vacancy Tax Act	Apr. 16/26	by 2026 Bill 2, c. 5, section 93 only (in force by Royal Assent), <a href="#">Budget Measures Implementation Act, 2026</a>
Unclaimed Property Act	Apr. 16/26	by 2026 Bill 8, c. 7, section 20 only (in force by Royal Assent), <a href="#">Civil Forfeiture Amendment Act, 2026</a>

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