



Vol: VIII – Issue 7 – July 2026

QS News

Lexi AI Research – Early Access Update

Quickscribe has begun a small, controlled preview of [Lexi](#) with a limited number of users while we complete additional testing and refinements ahead of the broader Early Launch. We have been very encouraged by the number of clients who have requested early access. Those requests remain on file, and we will contact participants directly as access is expanded.

Lexi will be an optional Quickscribe feature, with administrative and configuration options that allow each organization to determine how it is made available to its users. Before enabling Lexi more broadly, Quickscribe plans to contact clients individually to provide further information and help ensure the feature is configured appropriately for their organization. We appreciate your continued interest and patience as we complete this work, and we look forward to sharing more information soon.

New Annotations

New Annotations have been added to Quickscribe:

- Guy Patterson, Young Anderson – [Local Government 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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Reporter Categories

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LOCAL GOVERNMENT

Local Government News:

A Recent Decision on Liability for Unsafe Crosswalks

On January 27, 2026, the BC Supreme Court released its judgment in *H.D. v. North Vancouver (District)*, [2026 BCSC 124](#), which considered a local government's duty to construct and maintain crosswalks in a non-negligent manner such that their users are safe from an unreasonable risk of harm. The events giving rise to this case occurred on June 12, 2015. That morning, the seven-year-old plaintiff was walking to school when she was struck by a van while crossing a crosswalk, resulting in a life-altering traumatic brain injury. The plaintiff subsequently sued the District of North Vancouver (the District), alleging that it had been negligent in maintaining

the crosswalk. The issues at trial were (a) how liability for the accident should be apportioned as between the District, the driver, and the plaintiff, and (b) the amount of damages to which the plaintiff was entitled. Read the [full article](#) by Piers Fibiger, published in the Young Anderson Barristers & Solicitors Newsletter Volume 37, Number 2 – LGMA Conference Issue.

Lessons from Lougheed: Staff Interactions with Development Variance Permit Applicants Need to Be Disclosed to Council

In the recent decision of *Lougheed v Sechelt (District)*, [2026 BCSC 1219](#), the BC Supreme Court found that District staff's failure to provide Council with complete information regarding staff's engagement with the applicant rendered a Council decision to deny the applicant's Development Variance Permit ("DVP") unreasonable because it was based on incomplete factual assumptions. This decision is a reminder that, even though the courts grant a high degree of deference to elected bodies, a municipal council decision may still be set aside where it was based on an incomplete or inaccurate record. Read the [full article](#) by Thomas Haughian and Kiyara Armogam with Stewart McDannold Stuart.

Where the Rubber Meets the Law: Road Dedication Agreements

When a local government seeks to acquire a piece of privately owned land for highway purposes, we frequently see that accomplished through a 'road dedication agreement' in which the private owner agrees to dedicate a portion of their land shown on a survey plan for highway purposes pursuant to [section 107 of the Land Title Act](#). The [Community Charter](#) broadly defines highway to include a street, road, lane, bridge, viaduct and any other way open to public use, other than a private right of way on private property. Section 107 of the *Land Title Act* provides that the deposit [in the land title office] of a subdivision, reference or explanatory plan showing a portion of the land as highway operates as an immediate and conclusive dedication by the owner to the public of that portion of land shown as a highway. Read the [full article](#) by Jacob Lewin, published in the Young Anderson Barristers & Solicitors Newsletter Volume 37, Number 2 – LGMA Conference Issue.

Privilege and Reprisal Clauses: Tipping the Balance

This article explores how local governments exercise broad discretion in awarding construction contracts through "privilege clauses", including related "reprisal clauses". "Tendering" is the process by which a person (an "Owner"), who intends to enter into an agreement relating to their land with another person (a "Contractor"), solicits binding offers. In Canada, tendering is governed by two contracts: Contract A and Contract B. "Contract A" arises when a bidder submits a bid to an Owner. Once it is submitted, the bid and the rules that help the Owner determine its potential selection are governed by the terms, conditions, and instructions specified by the Owner when they began soliciting bids. These specifications are usually published simultaneously with the announcement that the Owner is seeking to find a Contractor for a project. "Contract B" on the other hand is a formal agreement entered into by an Owner and a Contractor when a bid, which is subject to Contract A, is selected. Customarily, Owners were expected to select the lowest cost bid when awarding Contract B. Read the [full article](#) by Peter Mate with Civic Legal LLP.

Groups Ask BC to Help Those in Custody Vote in this Year's Local Elections

The BC Civil Liberties Association (BCCLA), the Union of BC Indian Chiefs (UBCIC), and Prisoners' Legal Services have asked the British Columbia government to ensure that eligible voters confined in provincial correctional centres can participate in BC's Oct. 17 general local elections. "The Province must ensure eligible voters in custody can obtain information, establish their eligibility, and cast a private and valid ballot," said Meghan McDermott, BCCLA policy director, in a press release. "Consistent provincial leadership is necessary to protect equality, democratic participation and respect for the rule of law." In their recent joint letter, the organizations specifically sought:

- province-wide guidance from BC's Ministry of Housing and Municipal Affairs and Ministry of Public Safety and Solicitor General
- operational support from BC Corrections
- coordination with local governments and chief election officers
- potential legislative or regulatory reform to address any lack of meaningful voting access within the existing system

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

Fisheries Act Authorization Changes to Take Effect in October

Fisheries and Oceans Canada (DFO) has announced [amendments](#) to the [Authorizations Concerning Fish and Fish Habitat Protection Regulations](#) that will take effect on October 15, 2026. Local governments with public works projects that may require *Fisheries Act* approvals should review these changes. These regulatory changes are intended to simplify and streamline the authorization process for projects that may affect fish and fish habitat, while maintaining environmental protections. This is relevant to local governments undertaking infrastructure, drainage, flood mitigation, water, transportation, and other public works projects that may require *Fisheries Act* approvals. Read the UBCM [article](#).

Province Seeks Input on Food Processing in ALR

The Province is seeking feedback on a proposal that could expand food processing activity within British Columbia's Agricultural Land Reserve (ALR). The Ministry of Agriculture and Food has released a [discussion paper](#) proposing a new "5% rule" that would allow certain food processing facilities to be developed on lower-capability ALR lands without Agricultural Land Commission approval, provided at least five percent of the product being processed is grown or raised in BC. Read the UBCM [article](#).

Act or Regulation Affected	Effective Date	Amendment Information
School Calendar Regulation (314/2012)	July 1/26	by Reg 109/2026



**COMPANY & FINANCE****Company and Finance News:****Exemptions to BC's Expanded PST on Professional Services Announced**

This update follows our March 23, 2026 [blog post](#) on British Columbia's expansion of Provincial Sales Tax ("PST") to certain new categories of professional services. On July 9, 2026, the Province announced new [exemptions](#) relating to these services ("Exemptions"). The new rules, and exemptions, take effect on October 1, 2026.

The following Exemptions will apply to accounting services, architectural services, engineering services, and security services:

1. services connected to places outside British Columbia;
2. services provided to First Nations, First Nation individuals, and certain services connected to First Nation land;
3. services provided between related companies in the same corporate group; and
4. services bought only so they can be resold.

Read the [full article](#) by Elizabeth Egberts with Thorsteinssons LLP.

Changes to British Columbia's Business Practices and Consumer Protection Act Take Effect August 1, 2026: What Businesses Need to Know

Businesses dealing with consumers in British Columbia [are now required to] comply with significant new consumer protection requirements in the province. On August 1, 2026, amendments to BC's [Business Practices and Consumer Protection Act](#) ("BPCPA") [came] into force, introducing mandatory terms for most types of consumer contracts, new rules for subscription agreements, and stronger protections against high-pressure sales tactics, among other things.

If your business involves consumer contracts, especially internet agreements, subscription-based agreements, fitness services agreements, or direct agreements made in consumers' homes, your contracts and procedures should be reviewed and updated before August 1, 2026. This article sets out the key changes and what they mean in practice. Read the [full article](#) by Alissa Ricioppo and Celeste Olson with Miller Thomson.

Canadian Securities Regulators Seek Input on Modernizing the Regulation of Public Companies

The Canadian Securities Administrators (CSA) recently published Consultation Paper 51-406 – *Modernizing the Regulation of Public Companies*, seeking stakeholder input on a broad range of potential reforms to the regulation of reporting issuers in Canada. Rather than proposing specific rule amendments, the Consultation Paper represents a comprehensive review of whether key elements of Canada's public company regulatory framework remain fit for purpose in today's capital markets and seeks feedback on a number of potential modernization initiatives described below. The comment period expires on November 13, 2026.

The CSA questions whether the current binary distinction between "venture issuers" and "non-venture issuers," which is primarily determined by exchange listing, continues to achieve its intended regulatory objective. According to the CSA, approximately 76 per cent of Canadian-listed issuers are currently classified as venture issuers, despite significant differences in size, maturity and complexity within that category. The Consultation Paper notes that some large, established issuers remain listed on venture exchanges, while other issuers lose venture issuer status solely as a result of obtaining secondary listings. Read the [full article](#) by Pierre-Olivier Valiquette and Bernard Maftei with Norton Rose Fulbright Canada LLP.

Tax Court Upholds Reassessment to Include \$10.5k Income from Return of Life Insurance Premiums

Canada's Tax Court has dismissed a taxpayer's appeal against the minister of national revenue's reassessment based on a finding that the income should have included investment income of \$10,529.20 from the return of life insurance premiums.

The taxpayer – the appellant in *Akhavan v. The King*, [2026 TCC 135](#) – bought a Manulife term life insurance policy in 2003.

Upon maturity in 2023, in line with the policy terms, Manulife paid the taxpayer \$10,529.20, representing the total of all monthly premiums he had paid over the policy's 20-year term. Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

CSA Finalizes New Rules for Principal Distributor Model in Mutual Fund Distribution

The CSA has finalized amendments to the "principal distributor" model that limit dealers to acting as principal distributor for a single mutual fund family, introduce new disclosure requirements, and prohibit deferred sales charges through principal distributors.

Why it matters: These amendments affect fund managers, dealers, and distributors using principal distributor arrangements. Most changes take effect October 1, 2026, with transition periods of up to 24 months, and may require firms to review distribution structures, update disclosure documents, and align compensation practices with the new rules. Read the [full article](#) by Sean D. Sadler and Daanish Pasricha with McCarthy Tétrault.

Summer 2026 Canadian Draft Tax Legislation Release: Simplified Transfer Pricing Documentation Regime, Hybrid Mismatch Rules and More

On July 23, 2026, the Canadian federal government released draft legislation to implement various tax measures, update certain previously released draft legislation and make certain technical changes (July 2026 proposals).

The key measures included in the July 2026 proposals are simplified transfer pricing documentation requirements, first proposed in Budget 2025, and amendments to the second package of hybrid mismatch rules released in January 2026. The July 2026 proposals also amend the foreign accrual property income (FAPI) services rule for investment funds in subparagraph 95(2)(b)(i) previously

recommended in a comfort letter from the Department of Finance. Read the [full article](#) by Kaitlin Gray, Amanda Heale, Patrick Marley and Ilana Ludwin with Osler.

CSA Propose to Codify Increased Limits for LIFE Offerings

The Canadian Securities Administrators ("CSA") have published for comment [proposed amendments](#) (the "Proposed Amendments") to the listed issuer financing exemption ("LIFE" or the "Exemption"). The Proposed Amendments would codify certain elements of Coordinated Blanket Order 45-935 *Exemptions from Certain Conditions of the Listed Issuer Financing Exemption* (the "Blanket Order"), including an increase to the amount of funds that can be raised under the Exemption, and streamline certain other conditions and disclosure requirements. Comments are due by October 21, 2026. Read the [full article](#) from Stikeman Elliott LLP.

Updates to BC Sales Taxes

The following updates to sales taxes were recently posted:

Provincial sales tax (includes municipal and regional district tax)

• July 9, 2026

Budget 2026 announced an expansion of the provincial sales tax (PST) to certain professional services, effective October 1, 2026. The related regulations are now complete, and the following pages have been updated with new information on taxable services, PST exemptions, fees, charges and disbursements, bundled sales and electronic filing and payment requirements:

- [PST on accounting services](#)
- [PST on architectural services](#)
- [PST on engineering and geoscience services](#)
- [PST on non-residential real estate services](#)
- [PST on security services](#)

Related information has also been added to the following:

- [Bulletin PST 003, Small Sellers \(PDF, 340KB\)](#)
- [PST on sales to First Nations](#)

If you sell any taxable accounting, architectural, engineering, geoscience, non-residential real estate or security services provided on or after October 1, 2026, you must file your tax returns and pay your taxes electronically. The following pages have been updated:

- [Guide to completing the municipal and regional district tax \(MRDT\) return](#)
- [Guide to completing the provincial sales tax \(PST\) return](#)
- [Mandatory electronic filers for PST](#)
- [Report and pay PST at a government office](#)
- [Report and pay PST through mail or courier](#)
- [Report and pay PST using eTaxBC](#)
- [Reporting and paying PST](#)

[Bulletin CTB 007, Exemption for Members of the Diplomatic and Consular Corps \(PDF, 160KB\)](#), has been updated to reflect exemptions related to the above professional services, effective October 1, 2026, as well as the elimination of the carbon tax, effective April 1, 2025.

[Bulletin PST 210, Related Party Asset Transfers \(PDF, 510KB\)](#), has been updated to reflect exemptions related to the above professional services, effective October 1, 2026, and to clarify tax obligations regarding transfers of vehicles between related corporations where one corporation is dissolved or wound up following the transfer.

• July 13, 2026

The [Telecommunication services page](#) has been updated to:

- Reflect that, effective October 1, 2026, the following are no longer exempt from PST:
 - Residential landline phone services
 - Toll-free telephone services
 - Basic cable TV services
- Add transitional rules for billing periods that straddle October 1, 2026

[Bulletin PST 101, Farmers \(PDF, 440KB\)](#), has been updated to:

- Reflect that, effective October 1, 2026:
 - Yarn and natural fibres commonly used in making or repairing clothing are taxable
 - Accounting services, architectural services, engineering services, geoscience services and security services are taxable services
 - Non-residential real estate services in relation to farmland and real property on or affixed to farmland are exempt from PST
- Add registration information for businesses selling taxable goods

[Bulletin PST 130, Fabric and Craft Stores \(PDF, 380KB\)](#), has been updated to reflect that, effective October 1, 2026, the following are taxable:

- Clothing patterns
- Yarn, natural fibres, synthetic thread, and fabric that are commonly used in making or repairing clothing
- Services to clothing or footwear

[Bulletin PST 301, Related Services \(PDF, 410KB\)](#), has been updated to reflect that, effective October 1, 2026:

- Services to clothing or footwear are no longer exempt from PST, except for services to protective clothing or footwear

- Dry-cleaning, wet-cleaning and laundry services are exempt services, even if they are provided with another related service that is subject to PST
- Accounting, architectural, engineering and non-residential real estate services are taxable services
- **July 30, 2026**
Effective September 1, 2026, the City of Courtenay will temporarily cease collection of MRDT until further notice.

Tobacco tax

- **July 14, 2026**
The [Heated tobacco products page](#) has been updated to reflect that TEREAs for use in the ILUMA system is authorized for sale in B.C.

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

BC Securities – Policies & Instruments

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

- [33-322](#) – Review of Registered Firms' Cybersecurity Practices and Additional Guidance [CSA Staff Notice]
- [51-406](#) – Modernizing the Regulation of Public Companies [CSA Consultation Paper]
- [45-106](#) – Proposed Amendments to National Instrument 45-106 Prospectus Exemptions relating to the Listed Issuer Financing Exemption [CSA Notice and Request for Comment]
- [96-506](#) – Exemption from Derivatives Trade Reporting Requirements for Certain Value-Referenced Crypto Assets [BCI]
- [31-370](#) – OBSI Joint Regulators Committee Annual Report for 2025 [CSA Staff Notice]
- [81-339](#) – Industry Practices Relating to Foreign-Listed Exchange-Traded Funds [Joint CSA CIRO Staff Notice]

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

Act or Regulation Affected	Effective Date	Amendment Information
British Columbia Strategic Investments Regulation (148/2026)	NEW July 24/26	see Reg 148/2026
Business Practices and Consumer Protection Act	Aug. 1/26	by 2025 Bill 4, c. 3, sections 4 to 6, 7 (a), 8 to 19, 21 to 27, 36 and 40 only (in force by Reg 10/2026), Business Practices and Consumer Protection Amendment Act, 2025
Business Practices and Consumer Protection Regulation (294/2004)	Aug. 1/26	by Reg 10/2026
Consumer Contracts Regulation (272/2004)	Aug. 1/26	by Reg 10/2026
Debt Collection and Repayment Regulation (295/2004)	Aug. 1/26	by Reg 10/2026
Designated Accommodation Area Tax Regulation (93/2013)	July 10/26	by Reg 120/2026
Financial Institutions Act	July 1/26	by 2019 Bill 37, c. 39, sections 15, 20 to 23 and 79 (f) only (in force by Reg 117/2025), Financial Institutions Amendment Act, 2019
Home Inspector Licensing Regulation (12/2009)	Aug. 1/26	by Reg 10/2026
Investment and Lending Regulation (330/90)	July 1/26	by Reg 117/2025
Natural Gas Tax Credit Regulation (145/2019)	RETRO to June 1/25	by Reg 118/2026
Provincial Sales Tax Exemption and Refund Regulation (97/2013)	RETRO to Feb. 18/26	by Reg 112/2026

**FOREST & ENVIRONMENT**

Forest and Environment News:

Ministerial Approval and the Duty to Accommodate

Section 54(2)(a) of British Columbia's [Forest Act](#) provides that any transfer of a forest tenure issued under the Act is "without effect" if the transfer does not first receive the approval of the Minister of Forests. While there are many issues related to competition and the public interest that will factor into a minister's decision whether to approve any particular tenure transfer, an important part of the process involves the Crown's constitutional obligation of consultation and accommodation owed to First Nations whose constitutionally protected Aboriginal rights are potentially affected by a proposed tenure transfer.

Since the Supreme Court of Canada's 2004 decision in [Haida Nation v. British Columbia \(Ministry of Forests\)](#), there is no debate whether a decision to approve a tenure transfer attracts the Crown's obligation of consultation and accommodation. While the existence of the duty is no longer seriously disputed, the content of the duty in particular circumstances is a more difficult question given it will vary based upon a potentially affected First Nation's strength of claim and the impact of a transfer approval on the rights of the nation. Read the [full article](#) by Jeff Waatainen in the *BC Forest Professional*.

Back to 'Reasons First': FCA Reinforces Vavilov in *Canadian Nuclear Laboratories Ltd. v Canada (Attorney General)*

The Federal Court of Appeal's recent decision in *Canadian Nuclear Laboratories Ltd. v Canada (Attorney General)*, [2026 FCA 106](#), reinforces the 'reasons first' approach to reasonableness review as articulated by the Supreme Court of Canada in *Canada (Minister of Citizenship and Immigration) v Vavilov*, [2019 SCC 65](#) (*Vavilov*).

The Federal Court of Appeal dismissed an appeal from a decision overturning the Minister of Environment and Climate Change Canada's issuance of a permit under the [Species at Risk Act](#), SC 2002, c 29.

While both the Federal Court and the Federal Court of Appeal found the Minister's decision unreasonable, the Federal Court of Appeal reached that conclusion by focusing on the adequacy of the Minister's reasons, and found that the Federal Court had wrongly focused on the substantive merits of the decision. Read the [full article](#) by Richard Lizius and Kasia Wodz with McCarthy Tétrault.

B.C. EPR Requirements Expanding to Automotive Products and Canisters

British Columbia is preparing to expand its extended producer responsibility requirements for hazardous and special products. According to Gowling WLG's latest national product stewardship update, [Product Care Recycling](#) was required to submit an amended Household Hazardous Waste Plan by June 30, 2026, incorporating newly designated products in the automotive and canister categories. The new regulatory requirements are scheduled to take effect on **February 1, 2027, for automotive products**, followed by **April 1, 2027, for canisters**.

The B.C. changes form part of a broader expansion and refinement of EPR programs across Canada, affecting packaging and printed paper, batteries, electronics, beverage containers, lighting products and hazardous materials. Businesses operating in multiple provinces may wish to review Gowling WLG's full article, "[Canadian product stewardship and EPR: 2026 summer update](#)" for a concise overview of recent developments, implementation dates and emerging compliance obligations across the country.

Wildfire Liability in British Columbia: Legal Exposure, Cost Recovery, and Emerging Litigation Trends

Within the last five years, Canada has experienced two of its worst wildfire seasons on record. Over the last three years, wildfires have burned roughly 31 million hectares of land – a staggering total that exceeds the area burned during each of the three preceding decades – and underscores the accelerating scale of wildfire risk across the country. On the heels of these record-setting seasons, the 2026 wildfire season is already showing signs of a similar pattern: wildfires have triggered numerous evacuation orders, and warmer and drier-than-normal conditions are forecast for the months ahead.

Wildfires have not only destroyed vast forest resources, but have caused catastrophic property damage, including the loss of the Village of Lytton in 2021, the destruction of a substantial portion of the town of Jasper in 2024, and widespread destruction in Fort McMurray in 2016. The impacts have also extended far beyond the burned areas. In recent seasons, smoke from Canadian wildfires has drifted across central and eastern Canada and into the United States, leading to hazardous air quality, reduced visibility, and public health advisories in major cities including Toronto, Ottawa, and Montreal. Read the [full article](#) by Scott Marcus and Frances Miltimore with Alexander Holburn Beaudin + Lang LLP.

New Provincial Guidance for Considering Cumulative Effects

The Government of British Columbia has released new guidance materials under the Cumulative Effects Framework (CEF) to support the consideration of cumulative effects in applications for land and resource use activities, where required by regulating agencies.

These materials are intended to support Qualified Environmental Professionals (QEPs), including Forest Professionals of BC (FPBC) registrants, who are involved in the planning, assessment, and preparation of applications for natural resource projects across BC. Read the [full article](#) by Melissa Lucchetta in the *BC Forest Professional*.

Environmental Appeal Board Decisions

The following Environmental Appeal Board decisions were made recently:

[Environmental Management Act](#)

- [Regional District of Bulkley-Nechako v. Director, Environmental Management Act](#) [Final Decision – Appeal Dismissed]

[Integrated Pest Management Act](#)

- [Gordon Lageweg and Sonja Lageweg v. Administrator, Integrated Pest Management Act](#) [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:

Forest and Range Practices Act

- [Tolko Industries Ltd. v. Government of British Columbia](#) [Final Decision – Administrative Penalties Varied]

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

Act or Regulation Affected	Effective Date	Amendment Information
Administrative Penalties (Environmental Management Act) Regulation (133/2014)	Aug. 1/26	by Reg 171/2025
BC Timber Sales Regulation (381/2008)	July 13/26	by Reg 124/2026
Closed Areas Regulation (76/84)	July 1/26	by Reg 97/2026
Code of Practice for Agricultural Environment Management (8/2019)	July 15/26	by Reg 8/2019
Contaminated Sites Regulation (375/96)	July 1/26	by Reg 102/2026
Designation and Exemption Regulation (168/90)	July 1/26	by Reg 97/2026
Environmental Data Quality Assurance Regulation (301/90)	July 20/26	by Reg 138/2026
Greenhouse Gas Reduction (Clean Energy) Regulation (102/2012)	July 24/26	by Reg 145/2026
Hazardous Waste Regulation (63/88)	July 1/26	by Reg 101/2026
Hunting Regulation (190/84)	July 1/26	by Reg 97/2026
Limited Entry Hunting Regulation (134/93)	July 1/26	by Reg 97/2026
Motor Vehicle Prohibition Regulation (18/2024)	July 1/26	by Reg 97/2026
Required Consent (Simpco First Nation – Reviewable Mine Projects) Regulation (133/2026)	NEW July 20/26	see Reg 133/2026
Sustainable Environment Fund Regulation (100/2026)	NEW July 1/26	see Reg 100/2026
Sustainable Environment Fund Revenue Regulation (142/2011)	REPEALED July 1/26	by Reg 100/2026
University Endowment Land Act	July 16/26	by 2026 Bill 16, c. 15, sections 17 to 21, 23 and 24 only (in force by Reg 131/2026), Miscellaneous Statutes Amendment Act, 2026
University Endowment Land Bylaw Enforcement Ticket Regulation (131/2026)	NEW July 17/26	see Reg 131/2026
Wildlife Act Commercial Activities Regulation (338/82)	July 1/26	by Reg 97/2026
Wildlife Act General Regulation (340/82)	July 1/26	by Reg 97/2026
Wildlife Management Areas Regulation (12/2015)	July 9/26	by Reg 115/2026



HEALTH

Health News:

Significant Charter Win for the Council of Canadians with Disabilities

McCarthy Tétrault represented the Council of Canadians with Disabilities ("CCD") in a successful [Charter](#) challenge to the involuntary treatment regime under British Columbia's [Mental Health Act](#). The Supreme Court of British Columbia [in [2026 BCSC 1416](#)] held that the regime established by the *Mental Health Act* was unconstitutional – a significant victory for persons living with mental disabilities in British Columbia and confirmation of the Charter's strong protection for healthcare decision-making autonomy.

Under the *Mental Health Act* and related legislation, individuals involuntarily detained for treatment lack the health care consent rights enjoyed by all other British Columbians. Involuntary patients do not have the right to give, refuse, or revoke consent to psychiatric treatment – even if they are capable of making treatment decisions while detained (as some are). Further, involuntary patients cannot appoint a representative or rely on a family member or friend to serve as a substitute decision-maker: the power to administer treatment rests with the director of the facility detaining the person. No other province or territory has a regime for involuntary treatment that limits health care consent rights as much as the *Mental Health Act* and related legislation.

CCD challenged British Columbia's involuntary treatment regime under s. 7 (the right to life, liberty, and security of the person) and s. 15 (the right to equality) of the Charter. The trial lasted 34 days and involved dozens of witnesses, including experts from around the world, health care practitioners, and patients and their family members. Read the [full article](#) by Patrick Williams, Connor Bildfell, Tanner Lorenson and Kyra McGovern with McCarthy Tétrault.

Supreme Court of Canada Upholds Validity of Dosage Regimen Patent While Maintaining Status Quo That Methods of Medical Treatment Are Unpatentable Subject Matter

The Supreme Court of Canada (SCC) released its much-anticipated decision in *Pharmascience Inc. v. Janssen Inc.*, [2026 SCC 26](#), addressing the patentability of methods of medical treatment (MMT). In particular, the court was asked to determine whether claims to a dosage regimen in a Janssen patent were patentable subject matter. In a 158-page decision, the SCC affirmed the Federal Court of Appeal's (FCA) decision that the dosage regimen claims were not MMT and therefore patentable subject matter. Lengthy concurring minority reasons supported the outcome but found that MMT are not inherently unpatentable.

Janssen markets INVEGA SUSTENNA® (paliperidone palmitate) for the treatment of schizophrenia and related disorders. Janssen's Canadian Patent No. 2,655,335 (335 Patent) teaches a dosing regimen. Patients are to receive a first and second loading dose followed by maintenance doses at specific concentrations on specific days. Read the [full article](#) by Pardeep Heir, Kristin E. Wall and Orestes Pasparakis with Norton Rose Fulbright Canada LLP.

Minister's Statement About New Licensing Bylaws Approved by College of Physicians and Surgeons of BC

Josie Osborne, Minister of Health, has released the following statement about new licensing bylaws approved by the College of Physicians and Surgeons of British Columbia for internationally trained physicians:

"To meet the growing health-care needs of people across the province, we are continuing to take action to strengthen health care and connect more patients with the care they need. This means training more doctors here, recruiting experienced physicians from elsewhere and removing unnecessary barriers that can keep qualified professionals from getting to work.

"Starting Monday, July 6, 2026, bylaw changes by the College of Physicians and Surgeons of BC come into effect. The changes will allow more internationally trained physicians to apply directly for a full licence to practise in B.C., rather than first having to work under a provisional licence. This will reduce paperwork, make the process easier to navigate and help qualified physicians begin practising independently sooner." Read the BC government [news release](#).

Health Canada's New Draft Guidance on Foreign Regulatory Reliance for Certain Drugs

On July 15, 2026, Health Canada's [Ministerial Reliance Order Providing for Reliance on Decisions of, or Documents produced by, Foreign Regulatory Authorities in Respect of Certain Drugs](#) ("MRO") came into force, marking a significant shift in the way certain drug submissions may be reviewed in Canada. On the same day, Health Canada published a new [draft guidance](#) that provides the first detailed explanation of how the framework will operate in practice. A 60-day public consultation period, during which Health Canada is [seeking feedback](#) from industry stakeholders, is open until September 12, 2026.

Under the [MRO](#), Health Canada may, in certain circumstances, rely on decisions or review documents produced by specified foreign regulatory authorities ("FRAs") when reviewing eligible human and veterinary drug submissions. While Health Canada retains full authority for Canadian approval decisions, the framework introduces a mechanism through which portions of the review process can be deemed to have already been satisfied based on work performed by trusted international regulators. Read the [full article](#) by Robert Quesnel, Mathieu Gagné, Jean-Raphaël Champagne, Dara Jospé, Lina Bensaidane, Justine Letellier and Raphaëlle Nadon with Fasken.

Act or Regulation Affected	Effective Date	Amendment Information
There were no amendments this month.		



LABOUR & EMPLOYMENT

Labour and Employment News:

Employment Standards Act and Temporary Foreign Worker Protection Act Changes in Force

The [Labour Statutes Amendment Act, 2026](#) came into force on August 1, 2026, by [B.C. Reg. 141/2026](#), amending the [Employment Standards Act](#) and [Temporary Foreign Worker Protection Act](#). The amendments aim to improve the efficiency of the complaint and dispute resolution process for employers and workers by resolving complaints on straightforward issues more quickly and by helping workers recover unpaid wages sooner.

The amendments will allow the Employment Standards Branch to return unclaimed wages to workers more quickly through Unclaimed BC, a provincial fund that holds money for rightful owners. Employers may appeal a decision but must deposit the full amount owed before an appeal can proceed. Additionally, the director of employment standards will be granted the ability to close a complaint when no wages are owed and decide when a written report is necessary.

Other changes require employers and workers to attend complaint resolution meetings for straightforward matters to encourage earlier communication between the parties, before a full investigation is launched. According to the government, these amendments will align BC practices with other Canadian jurisdictions.

Worker Classification to After-Acquired Cause: Key Employment Law Lessons from *Salina v. Investors Group*

In *Salina v. Investors Group Financial Services Inc.*, [2026 BCSC 1168](#), the Supreme Court of British Columbia considered the termination of a long-serving investment advisor whose relationship with the defendant spanned almost three decades. The decision provides helpful guidance on worker classification, termination clauses, just cause, after-acquired cause, and the enforceability of post-contract obligations.

The advisor worked with the defendant and its predecessor from 1991 until termination of the relationship in 2018. At the time the relationship ended, the advisor managed approximately \$92.5 million in client assets and serviced roughly 500 clients.

On May 23, 2018, he attended what he believed would be a congratulatory breakfast meeting with a senior executive, only to be handed a termination letter.

The defendant terminated the advisor's contract for cause, alleging that he was "unsupervisable." The advisor subsequently commenced a wrongful dismissal action, while the defendant advanced a counterclaim alleging breaches of his non-solicitation and confidentiality obligations following his departure. Read the [full article](#) by Tanner Lorenson with McCarthy Tétrault.

The Equal Pay Countdown: Preparing for the Canada Labour Code's New Wage Rules

Federally regulated employers have a new compliance deadline on the horizon. New equal pay provisions under the [Canada Labour Code](#) (CLC) come into force on October 20, 2026, establishing a statutory framework that requires equal pay for substantially similar work, regardless of an employee's employment status.

For employers with a mix of full-time, part-time, temporary and agency workers, this is more than a paperwork exercise. It requires a real look at how pay decisions are made and documented. Here is what employers need to know, and what they should be doing now to get ready. Read the [full article](#) by Andrew Bratt with Gowling WLG.

BC Supreme Court Finds Insurance Brokerage Wrongfully Dismissed Employee Who Was Stalked for Years

The British Columbia Supreme Court ruled that an insurance brokerage company wrongfully terminated an insurance producer who developed post-traumatic stress disorder (PTSD) and major depressive disorder after a representative of one of her clients stalked and harassed her for years.

In 2014, the plaintiff in *Hedrick v Johnston Meier Insurance Agencies Ltd.*, [2026 BCSC 1250](#), began working as an insurance producer at the defendant insurance brokerage.

Shortly after the stalking began, the employee informed her manager about the situation, which they addressed through office safeguards. However, by summer 2021, the stalking had become more frequent and intense. Read the [full article](#) by Bernise Carolino in the *Canadian Lawyer*.

Bank of Canada Ordered to Stop Using Replacement Workers During Strike – Again

The Bank of Canada has been ordered for the second time this month to stop using contract workers to replace striking security officers, after the Canada Industrial Relations Board found the central bank had again contravened the [Canada Labour Code](#).

The board found that the bank had used contractors from Pinkerton Consulting & Investigations during the ongoing strike by its security officers, the Canadian Press reported.

An earlier ruling earlier in July found the bank had similarly relied on contractors from Garda Canada Security Corporation, as well as the services of union members, in violation of the code. Read the [full article](#) by Louise Smith in the *Canadian HRReporter*.

Cressey Construction Corporation v. Parolin: BC Court of Appeal Provides Guidance on Remote Work and Constructive Dismissal

In [Cressey Construction Corporation v. Parolin](#), the British Columbia Court of Appeal ("the Court of Appeal") upheld the British Columbia Supreme Court's ("Supreme Court") decision that the employer constructively dismissed the employee when the company ordered her to return to the office full-time without providing her with reasonable notice. The Court of Appeal held that the remote work arrangement constituted an enforceable express oral term of the employee's agreement with the employer. The Court of Appeal dismissed the employer's appeal.

In this case, the employee worked for the employer for approximately 18 years. For the last five years of the employment relationship, the employee was the employer's Director of Marketing. The employee's employment contract's terms were primarily oral except for a written job description of the Director of Marketing's roles and responsibilities. Following the employee's return from maternity leave, the employee's request for a flexible work schedule was approved by the employer. Read the [full article](#) by Tiffany Lee with Pushor Mitchell LLP.

Act or Regulation Affected	Effective Date	Amendment Information
Employment and Assistance Regulation (263/2002)	July 1/26	by Reg 108/2026
	Aug. 1/26	
Employment and Assistance for Persons with Disabilities Regulation (265/2002)	July 1/26	by Reg 108/2026
	July 13/26	by Reg 107/2026
	Aug. 1/26	by Reg 108/2026
Employment Standards Act	Aug. 1/26	by 2026 Bill 10, c. 10, sections 1 to 15 only (in force by Reg 141/2026), Labour Statutes Amendment Act, 2026
Employment Standards Regulation (396/95)	Aug. 1/26	by Reg 141/2026
Health Care Employers Regulation (427/94)	July 10/26	by Reg 121/2026
Minister's Skilled Trades BC Regulation (256/2022)	July 6/26	by Reg 111/2026
Skilled Trades BC Regulation (252/2022)	July 6/26	by Reg 110/2026
Social Services Employers Regulation (84/2003)	July 10/26	by Reg 121/2026
Temporary Foreign Worker Protection Act	Aug. 1/26	by 2026 Bill 10, c. 10, sections 16 to 18 only (in force by Reg 141/2026), Labour Statutes Amendment Act, 2026



MOTOR VEHICLE & TRAFFIC

Motor Vehicle and Traffic News:

Ottawa Launches Two Rail Safety Funding Calls for Crossings and Corridors

Transport Canada has opened two calls for proposals under its Rail Safety Improvement Program, seeking applications from municipalities, road authorities, Indigenous groups and other organizations for projects to reduce injuries and fatalities at railway crossings and along rail corridors. Minister of Transport and Leader of the Government in the House of Commons Steven MacKinnon announced the intakes, opening the Education and Awareness stream and the Infrastructure, Technology and Research stream. Transport Canada said the funding is meant to help "protect communities and prevent injuries and fatalities." Read the [full article](#) published by *Canadian Occupational Safety*.

Input Opportunity for Road Safety Strategy

In June, local government staff and elected officials were invited to attend provincial virtual engagement [sessions](#) to discuss the [draft](#) of the next B.C. Road Safety Strategy, along with its first action plan. Over 100 representatives from 51 local governments and other organizations attended these sessions. Those that did not attend, and that still wish to provide [input](#), may do so until August 31, 2026. Webinars presented an opportunity for local government attendees to offer their input on how the B.C. Road Safety Strategy could be adjusted to better reflect the road safety needs of communities throughout B.C. Many participants indicated that they would like to see increased collaboration and transparency between the Province and local governments. The importance of having a Strategy that recognizes different regions' needs was also raised – noting differences in road safety approaches and priorities between rural and remote areas and urban settings. Read the UBCM [article](#).

BC Hydro to Triple EV-charging Network to 3,500 Ports by 2035

British Columbia's Crown power utility is planning to add more than 2,500 public charging ports for electric vehicles, tripling the size of its network by 2035. The province's Transport Ministry says the expansion of BC Hydro's network to 3,500 ports will be along major highway corridors and in communities across the province, supported by a \$700-million investment. Energy Minister Adrian Dix says in a news release that more BC residents are purchasing electric vehicles as fuel prices increase, and the government needs to make sure people can count on a reliable charging network. Read the [BIV article](#).

Supporting Road Safety, Streamlining Licensing for New Drivers

People learning to drive in British Columbia will get the experience they need to develop good driving habits as changes to the Graduated Licensing Program (GLP) prioritize safety and ongoing driver monitoring. "Evidence shows that driving experience gained over time predicts long-term safety as reliably as a single road test," said Nina Krieger, Minister of Public Safety and Solicitor General. "The changes we're making to the GLP maintain our high road safety standards, with a focus on helping new drivers get more time behind the wheel to develop the habits they need to drive responsibly." BC has introduced new regulatory amendments to enable the removal of the second road test to progress to a Class 5 licence by replacing it with a driving record assessment. The assessment shows whether drivers have met the minimum driving experience as a novice driver. A record of unsafe behaviours, including convictions for excessive speeding and electronic device use, will result in re-starting the "novice" driving period. Read the government [news release](#).

CVSE Bulletins & Notices

The following documents were posted recently by CVSE:

- [VI Bulletin 02-2026](#) – Publication of Designated Inspection Facilities Cancelled for Cause
- [NSC Bulletin 01-2024](#) – Safety Rating Certificate and Status for B.C. Carriers
- [NSC Bulletin 02-2023](#) – Publication of Carriers Cancelled for Cause
- [CVSE1052](#) – District Authorizations & Notifications for Very Large Loads
 - [List of Contacts for Use with Form CVSE1052](#)
 - [Information for Authorities Signing the CVSE1052](#)

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:

Applications Received

- [22704-25 24768-25 25578-26 25588-26 25608-26 25580-26 25587-26 25591-26 25705-26 25733-26 25737-26 25735-26 25704-26 25706-26 25738-26 25703-26 25729-26 25730-26 25727-26 25816-26](#) – Multiple applicants
- [24604-25](#) – Northern Rainforest Safaris, NRS
- [25134-26](#) – Vancouver Outdoor Adventures Ltd.
- [25108-26](#) – Greyhound Lines Inc.
- [25363-26](#) – Atlas Private Car Service
- [25250-26](#) – Bluebird Cabs
- [25605-26](#) – Infinity Limousines
- [25728-26](#) – EcoVancouver Tours Inc.
- [25801-26 TNS](#) – Hublverse Inc.
- [25127-26](#) – Associate Taxi Ltd.
- [25602-26](#) – Transfer from Cando Venture Corp. to Kooterra Venture Corp.

Application Decisions

- [24760-25](#) – Z's Limo Service (ZLS) Ltd. [Approved in Part]
- [22661-25](#) – Spoonbill Partners Inc. [Refused]
- [23145-25](#) – Terrace Taxi Ltd. [Refused]
- [24717-25](#) – Sarwara Limousine Service Ltd. [Refused]
- [26216-26 PS TOP](#) – Modern Limousine Ltd. [Approved]
- [24139-25](#) – K & K Ventures Ltd. [Refused]
- [26274-26 PS TOP](#) – Island Chauffeur Inc. [Approved]
- [24679-25](#) – Ark Cab Company Ltd. [Approved]
- [24716-25](#) – Peake Driving Services/North Island Party Bus [Approved in Part]
- [24738-25](#) – Sener Art Motion [Approved]
- [25052-26](#) – City Star Limousine Service Ltd. [Approved in Part]
- [25202-26](#) – KJ Limousine Service Inc. [Approved]
- [25121-26](#) – Dara's Dolphins Transportation Services Ltd. [Approved]

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

Act or Regulation Affected	Effective Date	Amendment Information
Designation Regulation (109/2003)	July 17/26	by Reg 128/2026



OCCUPATIONAL HEALTH & SAFETY

Occupational Health and Safety News:

Occupational Health and Safety Prosecutions – Supreme Court Clarifies Delay Framework

On May 29, 2026, the Supreme Court of Canada released [R. v. Vrbanic](#) ("Vrbanic") and [R. v. Jacques-Taylor](#) ("Jacques-Taylor"), clarifying how delay will be assessed under section 11(b) of the [Charter](#). In these two companion decisions arising from complex multi-accused criminal prosecutions, the Supreme Court reaffirmed the Jordan framework, which sets presumptive ceilings of 18 months (provincial court) and 30 months (superior court) from charge to trial, after which delay is presumed unreasonable. The decisions also clarify how courts will assess delay in complex cases, especially those involving large amounts of evidence, multiple parties, and scheduling challenges. Read the [full article](#) by Tala Khoury and Dina Zonoozi with Fasken.

Board of Directors Approves Amendments to the Occupational Health and Safety Regulation

At its July 2026 meeting, WorkSafeBC's Board of Directors approved amendments to the [Occupational Health and Safety Regulation](#). The amendments relate to [Face Seal](#), [Automotive Lifts](#), and [Periodic Certification](#). Source: [WorkSafeBC](#)

BOD Decision – 2026/07/09-03 – Classification of Sawmill and Forest Tenure Firms

On July 9, 2026, WorkSafeBC's Board of Directors revised policy in the Assessment Manual to clarify that firms engaged in forest tenure operations in connection with a sawmill may be assigned to multiple classification units. The revised policy applies to all decisions made on or after January 1, 2027. Source: [WorkSafeBC](#)

WorkSafeBC Announces Base Rate for Employer Premiums in 2027

WorkSafeBC announced Monday [July 13] that it will hold the average base rate for employer premiums at \$1.55 per \$100 of assessable payroll in 2027. This marks a decade of consecutive years without an increase if the proposal receives final approval from the organization's board of directors this fall. WorkSafeBC also confirmed the organization plans to return approximately \$960 million in surplus funds to employers through two separate mechanisms: discounted base rates and direct assessment credits. Read the [full article](#) by Louise Smith with *Canadian HRReporter*.

OHS Policies/Guidelines – Updates Guidelines – *Workers Compensation Act*

July 9, 2026

Editorial revisions were made to the following guideline:

- Division 2 – Scope of OHS Provisions
 - [G-P1-2-7 Jurisdiction over mines](#)

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

Act or Regulation Affected	Effective Date	Amendment Information
There were no amendments this month.		



PROPERTY, REAL ESTATE & CONSTRUCTION

Property, Real Estate & Construction News:

New Residential Tenancy Act Supportive Housing Regulations

On July 30, provisions of [2026 Bill 11, c. 12](#), the *Residential Tenancy Amendment Act, 2026*, were brought into force by [B.C. Reg. 142/2026](#). The Bill amended the [Residential Tenancy Act](#) to add a division to the of special provisions for supportive housing, and allow for regulations on amending supportive housing tenancy agreements and the standard terms for supportive housing. The new [Residential Tenancy \(Supportive Housing\) Regulation](#) also came into force. The remainder of the changes in Bill 11 will come into force by regulation at a future date.

Kelowna's Exemption from the Principal Residence Requirement under BC's Short-Term Rental Accommodation Act

Since the introduction of British Columbia's [Short-Term Rental Accommodations Act](#) (the "Act"), property owners, municipalities, developers, and tourism operators across the province have been operating within a significantly restructured regulatory framework. In practical terms, the Act is intended to redirect residential properties away from commercial short-term rental use and back into the long-term housing market. At the same time, the framework allows for some flexibility in areas where local housing conditions improve. Municipalities that meet certain criteria may qualify for an exemption from the principal residence requirement. Kelowna was recently granted such an exemption by the Province, effective June 1, 2026. This exemption provides an early example of how the framework may balance the need for long-term housing with the economic realities of tourism-driven markets.

The Principal Residency Requirement and Eligible Vacancy Rate

In general, the principal residence requirement restricts short-term rental activity to an individual's principal residence or a prescribed secondary dwelling unit associated with that residence. Under the statutory framework, municipalities may be exempt from the principal residence requirement upon satisfaction of a prescribed eligible vacancy rate. In particular, section 7 of the [Short-Term Rental Accommodations Regulation](#) (the "Regulation") provides that a municipality may qualify for exemption if it maintains an eligible vacancy rate of at least 3% for two consecutive years immediately preceding the relevant reference date.

Read the [full article](#) by Rachel Lum (Articling Student) with Boughton Law.

Certifying Completion: Look to the Contract, Not the Project Phase

Can an owner certify only part of the work under a contract as complete? In *Aragon (Lampson) Properties Ltd. v. Stanmar Construction Inc.*, [2026 BCSC 1052](#), the Supreme Court of British Columbia held that it cannot. Under the British Columbia [Builders Lien Act](#) (the Act), a certificate of completion can be issued only once the work under a contract – not merely one phase of it – has been substantially completed. The dispute arose from the redevelopment of a heritage hotel in Esquimalt, British Columbia. The head contract between the registered owner, Aragon (Lampson) Properties Ltd. (Aragon), and Stanmar Construction Inc. (Stanmar), divided the siding work into two phases under a single contract. In January 2024, Aragon's construction manager issued a certificate of completion for the "phase 1" works and released the corresponding holdback to Stanmar. After the contract was terminated in August 2025, three lien claims were filed. Aragon applied to pay money into court to extinguish its lien liability. Read the [full article](#) by Chelsea Wilson and Ju Hee Park with Dentons.

BC Housing Breached Agreement with Ramada Duncan, Judge Rules

BC Housing has breached its agreement with the Ramada Duncan hotel which required it to return the hotel to its previous condition and pay rent up until the work was complete, a judge has ruled. During the COVID-19 pandemic, BC Housing leased the Ramada Duncan hotel to use as a homeless shelter. "For the unhoused, creative solutions were required to address the reality that shelters could not accommodate the same number of individuals," Justice Karrie Anne Wolfe [wrote in her decision](#). "In some communities in British Columbia, provincial entities worked with organizations involved in social housing to temporarily rent hotel space to provide shelter for the unhoused." Read the CHEK news [article](#).

BC Strata Ordered to Pay Condo Owner after Four Floods

A BC condo owner had limited success at the online Civil Resolution Tribunal (CRT) after her unit flooded four times in seven months starting in November 2022 due to what she alleged was the strata's failure to maintain the common property plumbing. Maintenance of the kitchen stacks and pipes was at issue in a July 9 decision by the CRT, where Frances Choe alleged negligence against her strata, known as The Owners, Strata Plan BCS 3495, in a dispute that may hold lessons for other BC stratas. Choe claimed \$51,071.01 for alternative living expenses, personal belongings, the amount of two insurance deductibles, emergency service expenses and an increase in insurance premiums. The strata denied Choe's claims and said she failed to prove the strata breached its repair and maintenance obligations. The strata also said most of Choe's claimed damages had already been paid by its insurer or were speculative, duplicative or unrecoverable. Addressing the dispute, tribunal member Megan Stewart found the common property pipes caused the flooding in Choe's unit. Evidence indicated the floods were most likely caused by blockages in the common property stacks and pipes, the tribunal said. Read the *BIV* [article](#).

Inventory or Capital Property? Seek Tax Advice before You Do Anything with Your Land

Land in Canada, particularly in British Columbia, is a valuable commodity. Federal and provincial regulators have sought to address rising residential home prices by implementing tax rules to disincentivize speculative purchases of residential property for the purpose of resale. A statutory rule aimed at curbing the flipping of residential properties was implemented in 2023 and is found in subsections 12(12) to (14) of the [Income Tax Act](#) (Canada) (the "Tax Act"). The tax consequences of these provisions are sometimes referred to as the "federal home flipping tax." However, this label is somewhat misleading, as these provisions do not introduce a new tax; they change the way certain gains are characterized for tax purposes. For residential property located in British Columbia, a conceptually similar but distinct tax known as the 'BC Home Flipping Tax' can also apply. Read the [full article](#) by Max Walker and Jisoo Vis with Lawson Lundell.

Security for Costs: An Advantage for Owners and Contractors Defending Against Litigation

Owners and contractors defending against litigation from impecunious corporate plaintiff contractors or subcontractors should be aware of their ability to obtain security for costs, which guards against the real risk that they may be unable to recover costs from a plaintiff if they are successful in defeating an action. In a recent decision, *The Wallin Company Inc. v Knappett Projects Inc.*, [2026 BCSC 729](#) ("Wallin Company"), the BC Supreme Court applied the established test for security for costs and highlighted several evidentiary considerations relevant to obtaining an order for security for costs in the context of a builders lien action. Read the [full article](#) by Dan W. Melnick and Aaron Libby with Clark Wilson.

Moving in the Right Direction: The Do's and Don'ts of Charging Moving Fees

Moola Manor is a residential strata corporation in Vancouver, British Columbia. Several years ago, the community passed a bylaw enabling the strata corporation to charge owners and tenants a non-refundable move-in and move-out fee to the tune of \$200. The rationale for the fee was to offset the associated administrative and maintenance costs arising from ownership and tenancy changes, as well as to receive some revenue arising from the residents' exclusive use of Moola Manor's elevator. Recently, one of the new residents questioned the charge and pushed back on any such payout. The Council wondered...what amounts to a valid moving fee anyway? A move-in or move-out fee in a strata corporation is a "user fee". At the outset, a strata corporation is permitted to charge user fees for the use of common property or common assets. However, the buck doesn't stop there. The [Strata Property Act](#) and its regulations place limits on what these fees can be. Read the [full article](#) by Lisa Mackie with Alexander Holburn Beaudin + Lang LLP.

Successful Claim for Continuing Trespass on First Nation Lands Leads to Mandatory Injunction

In a recent case, *Tsawwassen First Nation v. Martinolich*, [2026 BCSC 793](#), the BC Supreme Court granted a mandatory injunction requiring the leaseholder defendants to remove encroachments that extended from their leased property onto First Nations' owned land. This case is worth noting because:

- it confirms that continuing trespass remains a powerful way for First Nations to remedy new and historical encroachments, and
- it demonstrates how robust First Nations law (in this case, Tsawwassen First Nation ("TFN")'s Land Act provisions re: trespass) can be used in conjunction with the common law to secure robust remedies like injunctions.

Read the [full article](#) by Susan Fridlyand with Woodward & Company LLP.

When Retaining Walls Become Property Litigation

Property disputes between neighbours can begin with practical concerns involving access, grading, drainage, parking, retaining walls, or driveways. However, when those concerns involve registered easements and construction near a property boundary, the legal issues can become complex quickly. A recent Supreme Court of British Columbia decision, *Flavel v. Comeau*, considered a long-running dispute between neighbouring property owners in Kelowna. The case involved an easement, a retaining wall, a settlement agreement, allegations of trespass and nuisance, and a request to modify the easement under British Columbia's [Property Law Act](#). Read the [full article](#) published by Meridian Law Group.

Act or Regulation Affected	Effective Date	Amendment Information
Home Inspector Licensing Regulation (12/2009)	Aug. 1/26	by Reg 10/2026
Residential Tenancy Regulation (477/2003)	July 30/26	by Reg 142/2026
Residential Tenancy (Supportive Housing) Regulation (143/2026)	NEW July 30/26	see Reg 143/2026

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