

Denise Baker

Co-Managing Partner

Toronto

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Practice Areas

Arbitration & Mediation

Expropriation

Heritage Properties

Litigation & Dispute

Resolution

Municipal

Planning & Land Development

Denise Baker is the Co-Managing Partner at WeirFoulds. Her practice focuses on municipal and land use planning issues and related litigation.

In addition to her role managing the firm, Denise's provides advice on complex municipal and land use planning law issues, including Heritage Act and Development Charges Act matters to municipalities and land developers. Denise has appeared on numerous occasions before the Ontario Land Tribunal, and its predecessors, the Ontario Court of Justice and the Divisional Court. While litigation is sometimes a necessity, Denise also believes that mediation and negotiation can often more effectively resolve disputes between parties who are adverse in interest.

Denise is the co-chair of the first generation Cambridge Forum on Land Use Planning, is a past chair of the municipal law section of the Ontario Bar Association and speaks at numerous events held by the Law Society of Ontario, the Ontario Bar Association and the Ontario Professional Planners Institute. Denise current teaches the next generation of planners on the Role of the Expert Witness before the Ontario Land Tribunal and she previously taught planning law to both undergraduate and graduate students at the University of Waterloo.

Denise is a member of Lambda Alpha International (Simcoe Chapter) and is repeatedly recognized by *Best Lawyers in Canada* and in the *Canadian Legal Expert Directory* in the field of municipal law, and ranked by *Chambers Canada*.

WeirFoulds LLP

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Called to the Bar

- Ontario (2003)

Education

- LL.B., Queen's University, Faculty of Law, 2002
- M. Pl., Queen's University, 2000
- B.A., Mount Allison University, 1997

Affiliations

- Ontario Bar Association
- Canadian Bar Association
- Lambda Alpha International (Simcoe Chapter)

Notable Mandates

She has acted on:

Numerous land use planning matters on behalf of the Town of Oakville, including the resolution of numerous appeals and ultimately approval of the Town's Livable Oakville Official Plan.

Numerous Heritage Act matters including negotiating and preparation of heritage easement agreements.

Appeals to municipal official plan "conformity exercises" in the Regions of Halton, Waterloo and Durham as well as several local municipalities in York and Halton

Reviews of Educations Development Charge By-laws and By-law amendments

Challenges to and approvals of interim control by-law matters in the City of Windsor and the Town of Oakville

Infill residential zoning and subdivision matters in Oakville, Toronto and other GTA municipalities

Employment and Commercial Development applications in Halton, Durham and Peel municipalities

Awards

- Recognized in the *Chambers Canada Guide* as a leading lawyer in Real Estate: Zoning/Land Use, 2024, 2025
- Repeatedly recognized in *Best Lawyers in Canada* as a leading lawyer in Municipal Law
- Recognized in the *Lexpert Special Edition: Infrastructure*, 2023
- Repeatedly recognized in the *Canadian Legal Lexpert Directory* as a leading practitioner in Property Development

Professional Activities

Past Chair, Ontario Bar Association, Municipal Law Executive

Sessional Professor, Land Use Planning Law, University of Waterloo

Instructor, Expert Witness seminars, Ontario Professional Planners Institute

Community Involvement

Oakville Hospital Foundation Board Member

Speaking Engagements

- Speaker, OPPI & WeirFoulds LLP Annual Seminar 2024, Toronto, ON, December 6, 2024
- Faculty, "Thorny Leadership Challenge", The Managing Partner Forum 2024 Fall Symposium, Chicago, IL, October 9, 2024
- Speaker, "2024 Provincial Planning Statement: What you Need to Know", OPPI Adaptation Transformation Conference, Hamilton, ON, September 25, 2024
- Speaker, "Construction Law and Contracts", West End Home Builder's Association, Toronto, ON, June 20, 2024
- Speaker & Steering Committee Co-Chair, "Looking at What Has and Is Happening With Legislative Changes and Planning Reforms", Forum on Land Use Planning, Cambridge Forums, Cambridge, ON, May 23-24, 2024
- Speaker, "OPPI & WeirFoulds LLP Legislative and Case Law Update 2023", Toronto, ON, December 18, 2023
- Speaker, "The Six-Minute Advocacy Lawyer 2023", Law Society of Ontario, Webinar, May 30, 2023
- Speaker, "Plenary: Bill 23, More Homes Built Faster Act, 2022", Ontario Legal Conference - Municipal, Planning & Environmental Law, Toronto, February 10, 2023
- Moderator, "Bill 23 Explained", Building Industry and Land Development Association, Online, February 23, 2023
- Speaker, "Making Sense of Changing Growth Funding Tools", "ULI Toronto, Online, March 11, 2022
- Speaker, "Amendments to the Planning Act and Development Charges Act, and updates on the Local Planning Appeal Tribunal (LPAT)", Bill 189: The Coronavirus Support and Protection Act, 2020 and LPAT Update, OPPI, Webinar, April 24, 2020
- Speaker, "Bill 108, the More Homes, More Choice Act, 2019", OPPI19: Beyond25, OPPI, Conference, October 1, 2019
- Speaker, "Bill 108 - More Homes, More Choice, 2019", OPPI & WeirFoulds LLP, Client Seminar, June 26, 2019
- Speaker, "Planning to be a better Planner under Bill 139: the impact of LPAT and changes to the Planning Act", 2018 OPPI Symposium, Sudbury, ON, October 11, 2018
- Speaker, "The Planning Justification Report and Municipal Staff Report: What Will They Look Like Under Bill 139", WeirFoulds LLP Municipal and Planning Law Practice 2018 Seminar, April 12, 2018
- Speaker, "5 Minute Advocacy for Municipal & Planning Lawyers", Canadian Bar Association, Toronto, ON, March 6, 2018
- Speaker, "What Would Thomas Adams Do*? An Interactive Discussion about OPPI's Professional Code of Practice and OPPI's Complaint Process", Ontario Professional Planning Institute Conference, Collingwood, ON, October 3, 2017
- Speaker, "Review of Proposed Changes to the Growth Plan for the Greater Golden Horseshoe", *WeirFoulds LLP Municipal and Planning Law Practice 2016 Private Sector Seminar*, May

18, 2016

- Speaker, "Site Plan Approval Process", *WeirFoulds LLP Municipal and Planning Law Practice 2016 Private Sector Seminar*, May 18, 2016
- Speaker, "Proposed Revisions to the *Development Charges Act, 1997*", *The Six-Minute Municipal Lawyer 2015*, Law Society of Upper Canada, May 28, 2015
- Speaker, "Education Development Charge", BILD, Mississauga, September, 2014
- Panel Member & Chair, "Navigating the Municipal and Planning Law Landscape", *Ontario Bar Association Institute*, Toronto, February 7, 2014
- Speaker, "Municipalities and Solicitor-Client Privilege", Ontario Bar Association Institute, 2011
- Speaker, "Municipal Agreements on Title-Practice Gems-Title and Off-Title Searching", Law Society of Upper Canada, 2011

Publications

- Out With the Old, in With the New Provincial Policy Statement, 2024, August 23, 2024
- Significant Changes to Planning: Bill 185, *Cutting Red Tape to Build More Homes Act*, June 13, 2024
- Bill 109: The More Homes for Everyone Act, 2022 Potential Changes to Land Use Planning in Ontario, April 04, 2022
- Policy, not law: the Divisional Court discusses the Clergy principle, May 10, 2021
- Proposed Regulation Update: *Ontario Heritage Act*, October 20, 2020
- Municipal Business in the Face of an Emergency: Ontario Enacts the *Municipal Emergency Act*, 2020, March 20, 2020
- Proposed Regulatory Matters Pertaining to Community Benefits Authority Under the *Planning Act*, the *Development Charges Act*, and the *Building Code Act*, February 28, 2020
- Webcast: Bill 108 – More Homes, More Choice 2019 – What Will Change and What Will Remain?, September 26, 2019
- Streamlining Growth Management – Proposed Amendments to the *Growth Plan for the Greater Golden Horseshoe*, 2017, January 16, 2019
- Summary of Bill 66 – Proposed *Planning Act* Changes , December 19, 2018
- Fact Sheet: Changes to the Growth Plan for the Greater Golden Horseshoe, May 23, 2017
- Ontario Announces Proposed Changes to the OMB and the Results of the Coordinated Review of Four Provincial Land Use Plans, May 18, 2017