

CHARTERED 
INSTITUTE OF PROFESSIONAL CERTIFICATIONS

CANADA PROPERTY DEVELOPMENT LAWS, BUILDING REGULATIONS AND PLANNING REQUIREMENTS™



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By:

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PROGRAM OVERVIEW

Canada's property development law is a complex framework shaped by a multi-tiered governance system. With **10 provinces, 3 territories, and over 3,500 municipalities, each enforcing distinct regulations**, developers encounter significant challenges. The situation is further complicated by over **70 active indigenous land claims as of 2023**. This intricate legal environment contributes to lengthy approval processes, with some projects requiring up to five years to commence.

This certified program will provide you with an in-depth exploration of the complex legal landscape that governs property development across Canada. Participants will gain a thorough understanding of the **multi-layered regulatory environment, encompassing federal, provincial/territorial, and municipal laws**. You will gain knowledge in critical areas such as **zoning bylaws, land use planning frameworks, the National Building Code of Canada, and the various provincial building codes**. Additionally, it will cover heritage preservation laws, environmental impact assessments, and the unique planning requirements that vary across provinces and territories.

Beyond the legal and regulatory foundations, this program will provide you with insights into the operational aspects of property development. You will learn to navigate the **intricate approval processes, including how to secure building permits, conduct effective public consultations**, and ensure compliance with diverse regulatory requirements. Throughout the program, you will also gain knowledge in strategic planning for **land acquisition, the intricacies of mixed-use development, and adherence to foreign ownership**

ACCREDITATIONS



4.8



4.6





PROGRAM OVERVIEW

rules. Additionally, you will explore **real estate finance, taxation, and risk management strategies tailored to the Canadian context.** With a solid understanding of Canada's property development laws, building regulations, and planning requirements, you can integrate best practices into your organization's development strategy, ensuring legal compliance, public safety, and sustainability.

Upon successful completion of the program, you will attain the **Certification in Canada Property Development Laws and Building Regulations Compliance**, enhancing your professional credentials and demonstrating your expertise in navigating the complexities of property development law in Canada. This industry-recognized certification offers lifelong validity, affirming your proficiency in managing compliance, risk, and legal challenges in Canadian real estate development. It positions you as a leader in the field, well-prepared to tackle the evolving demands of the property development landscape.

ACCREDITATIONS



4.8



4.6



KEY SKILLS YOU WILL GAIN

From This Program



**CANADIAN PROPERTY LAW FRAMEWORKS
ZONING AND LAND USE PLANNING
ENVIRONMENTAL COMPLIANCE & ASSESSMENTS
INDIGENOUS LAND RIGHTS MANAGEMENT**

**HERITAGE CONSERVATION AND BUILDING
REGULATIONS
JURISDICTIONAL NAVIGATION
SMART URBAN PLANNING AND DEVELOPMENT**

**REAL ESTATE FINANCE AND TAXATION
FOREIGN OWNERSHIP COMPLIANCE
BUILDING CODE ADHERENCE
POST-COVID URBAN REDEVELOPMENT**

**COMMUNITY ENGAGEMENT
AFFORDABLE HOUSING
DOWNTOWN DEVELOPMENT
CANADIAN BANKING SYSTEM
THE RULE OF LAW**

**ZONING DISTRICTS & VARIANCES
CONSULTANT SELECTION AND MANAGEMENT**

YOUR FACULTY DIRECTOR



Marvin Shahin

Seasoned Legal Expert in Real Estate & Commercial Law

Marvin Shahin, a seasoned legal counsel with over 30 years of experience, specializes in **real estate development, construction, rental and commercial leases, and commercial law**, and currently serves as Counsel at Spiegel Sohmer Inc., where he applies his extensive expertise to a diverse range of clients and industries. Marvin has advised some of Canada's most iconic brands, providing tailored legal strategies for complex business needs. His practice spans all aspects of **property development, including business planning, risk assessment, and lease negotiations**. He also delivers in-house training for executives on real estate development, risk management, and strategic planning.

Known for his practical, results-driven approach, Marvin is a **frequent speaker at industry seminars, where he shares insights on Canadian Property Development and Real Estate laws**. His unique perspective, shaped by decades of experience in both private practice and as a business advisor, makes him an invaluable resource for navigating the complexities of Canadian real estate law.

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PROGRAM AGENDA

MODULE 1 - INTRODUCTION

- Brief Overview of the Canadian Parliamentary System
- Jurisdictional Overlap in Canada: The Federal & Provincial Governments
- The Municipality & its Role

MODULE 2 - INDIGENOUS PARTNERSHIPS

- The Indian Act & The Evolution of Indigenous Development
- Natural Resource Development Projects
- Commercial Development on Indigenous Lands

MODULE 3 - ZONING & LAND USE PLANNING

- The Role of The Province & The Municipality
- Zoning Districts & Variances
- Heritage & Conservation Buildings

MODULE 4 - ENVIRONMENTAL CONSIDERATIONS (PART I: THE PUSH & PULL WITH GOVERNMENT)

- Matters of Federal Jurisdiction
- Matters of Provincial Jurisdiction
- Matters of Municipal Jurisdiction

MODULE 5 - ENVIRONMENTAL CONSIDERATIONS (PART II: WHAT IS REQUIRED)

- Environmental Assessments & Studies
- The Report & The Results
- Consultants' Critical Role

MODULE 6 - SMART URBAN DEVELOPMENT

- SMART Neighbourhood Development
- Mixed Use Development
- Downtown Development - Post Covid

MODULE 7 - REAL ESTATE FINANCE & TAXATION

- The Canadian Banking System
- The Typical Lending Process
- Foreign Ownership Rules and Regulations

MODULE 8 - BUILDING CODES

- National Building Codes & Their Application
- Provincial & Municipal Variations
- New Build vs. Retrofit Projects



PROGRAM AGENDA

MODULE 9 - THE HOUSING CRISIS IN CANADA

- New Housing: Permitting and Statistics Across Canada
- Population Changes, Immigration and its Impact
- Social & Affordable Housing in Canada

MODULE 10 - RISK MANAGEMENT & COMPLIANCE

- Quebec: Distinguishing Laws & Customs
- What Makes a Project “High Risk” in Canada
- The Rule of Law

YOUR CHARTER DESIGNATION



Chartered Institute of Professional Certifications' programs are unique as they provide you with professional charter designations and marks that can be used across your lifetime once you have completed our programs.

Upon successfully attending this program, you will be awarded with the **Certification in Canada Property Development Laws and Building Regulations Compliance**, that can be used in your resume, CV and other professional credentials. This certification is industry-recognized with lifelong validity. Globally demanded and recognized, this certification demonstrates your expertise in navigating complex property laws, regulatory compliance, and sustainable development practices, positioning you as a leader in the field of real estate development in Canada. This program is developed by **Chartered Institute of Professional Certifications** and the content of this program has been certified by **CPD Certification Service** as conforming to continuing professional principals.

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We Thank You for Your Ongoing Support
of Our Programs

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