

## **Pamela Green - Running Time 1:42**

(Music Starts)

Title:

**Pamela A. Green** B.A. (Hons.), L.L.B.  
*Partner - Commercial Real Estate*  
*LEED Accredited Professional*

*(Pallett Valo LLP Logo)*

New Title:

On Environmental protection

(Music carries under visual)

We see more and more emphasis these days on protecting the environment and punishing those who harm it.

("B" Roll)

In Canada, we have environmental laws at all levels of government. Federal, Provincial and local. That makes for a fairly complex system and that system is not always about punishing the guilty ones. That's because the environment is paramount.

(Live talking head)

And in order to protect the environment we must insure for example that cleanup of contaminated land occurs and sometimes that catches more than just the offenders. The Ministry of the Environment or MOE is becoming more and more aggressive about issuing cleanup orders against anyone and everyone.

("B" Roll)

Not just the past owner of property that actually caused the contamination but the internal owner that knew about the contamination

but failed to mitigate it or prevent it from migrating off site. To the current unwitting owner, who decided to save some money and not conduct proper or current environmental site assessments when they purchased the property.

(Live talking head)

But its not just owners that the MOE is pursuing. Its pursuing parties like officers, directors and employees of corporations, where one might have thought they were insulated from liability under the corporate structure. That is not the case. Its also shareholders, lenders, property managers, accountants, tenants and even real estate agents.

("B" Roll)

Basically, the MOE is looking after anyone that they believe has management or control of a property. And they have been successful in upholding those orders.

(Live talking head)

So, conducting proper due diligence and knowing the environmental laws that affect you when you are buying or occupying a property or establishing or operating a business is of utmost importance today.

(Music end) Pallett Valo Logo treatment.