



## **William S. Dahms**

**Associate Counsel | Waterloo Region**

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### **Biography**

William (Bill) Dahms has a commercial real estate and land development practice that provides advice to clients concerning commercial real estate purchases, sales and financings, commercial leases, and land development. Bill also includes ancillary corporate work in his practice.

Bill is recognized by the Law Society of Ontario as a Certified Specialist in Real Estate Law, confirming that he has met the established standards of experience and knowledge in this area of law and, that he has maintained exemplary standards of professional practice. In the area of real estate, Bill is regularly called upon to advise on the purchase, sale, and development of commercial properties, and on all forms of commercial lease agreements. He frequently represents leading financial institutions and businesses in connection with loan transactions secured against real property.

Bill has acted for numerous land developers in all aspects of commercial and residential land development and redevelopment, including condominiums. He assists clients with all types of land development applications including official plan amendments, zone changes, site plan approvals, subdivisions, severance consents and minor variances. Bill has appeared on behalf of clients at Ontario Municipal Board hearings and before numerous Committees of Adjustment.

Bill's practice includes:

**Commercial leasing:** acting for both landlords and tenants of businesses regarding commercial leases

**Commercial purchases and sales:** representing buyers and sellers of commercial properties

**Commercial refinancing:** representing financial institutions and businesses in regard to loan transactions secured against real property

**Land development:** assisting clients with all types of land development applications

### **RELATED SERVICES**

Condominium & Strata

Financial Services

Municipal, Planning & Land  
Development

Transactions & Leasing

## Professional achievements & leadership

- Canadian Legal Lexpert Directory, Property Leasing, 2019-2021; Property Development, 2019, 2021-2022
- Certified Specialist (Real Estate Law)

## Thought leadership

- "Increased Access to Surplus Property Available for Health and Community Hubs in Ontario", *Miller Thomson's Health Communiqué*, October 5, 2016
- "Rentable and Useable Areas," *Leasing Times*, April 4, 2011
- "Land Transfer Tax and Long Term Leases," *Leasing Times*, May 3, 2010
- "Consents Under the Planning Act," paper presented at the Ontario Association of Committee of Adjustment and Consent Authorities Conference at the Waterloo Inn, May 31-June 3, 2009
- "Offers to Purchase – How to Protect the Purchaser," presentation forming part of the Assessing a Brownfield's Development Potential seminar held at the Region of Waterloo Reurbanization Conference, June 22, 2005
- "E-Reg Again—Fixing the Notice of Lease," paper and presentation at the Law Society of Upper Canada Six-Minute Commercial Leasing Lawyer 2005 seminar, February 16, 2005

## Community involvement

- Chair and Member, City of Waterloo Committee of Adjustment
- Past Member and Chair, City of Waterloo Ethics in Municipal Life Committee
- Past Chair, Waterloo Region Business Achievement Awards Dinner
- Past Director and President, Junior Achievement of the Waterloo Region
- Past Director and Secretary, Interfaith Pastoral Counselling Centre
- Past Director, Waterloo Region Home Builders' Association
- Past Board Governor and Chair, Conestoga College Institute of Technology and Advanced Learning
- Past Member, City of Kitchener Committee of Adjustment
- Past Member, City of Kitchener Property Standards Committee
- Past Member, City of Kitchener Downtown Action Committee
- Past Member, City of Kitchener Rotary Club

## Professional memberships

- Member, Law Society of Ontario
- Member, Canadian and Ontario Bar Association
- Member, Waterloo Law Association
- Member, Communitech
- Member, Greater KW Chamber of Commerce
- Member, Waterloo Region Home Builders' Association

## Bar admissions & education

- Ontario, 1983
- Mediation Courses, I and II, University of Waterloo, 1997
- Arbitration Course, Part II, Arbitration and Mediation Institute of Ontario Dispute Resolution Centre, 1996
- LL.B., University of Windsor, 1981
- Graduate Studies, Regional Planning and Resource Development, University of Guelph, 1975-1977
- B.E.S., (Hons), University of Waterloo, 1975

