

SULLIVAN | MAHONEY LLP

LAWYERS

Client Committed. Community Minded.

SULLIVANMAHONEY.COM



SULLIVAN | MAHONEY^{LL}

LAWYERS

Client Committed. Community Minded.

A PROUD HISTORY

Established in 1953, Sullivan Mahoney LLP is one of Niagara's oldest law firms.

When Philip H. Sullivan and C. Hugh Mahoney sealed their partnership with a handshake, they set the cornerstone for a law firm that is now synonymous with the practice of law across Niagara and throughout Southern Ontario. At Sullivan Mahoney LLP, we are proud of our roots and excited for our future.

From humble beginnings, the path to the present has seen Sullivan Mahoney LLP emerge as Niagara's pre-eminent law firm, providing a full range of legal services through our team of highly skilled support staff. Decades later, we are committed to continued growth shaped by the same values established by our founding partners.

AN ENDURING VISION

Tradition is sometimes described as a way of thinking or a way of doing things over time. At Sullivan Mahoney LLP, tradition guides the way we practice law, and it is why we are a truly client committed firm.

Our firm's original partners set out to establish a law firm built around hard work, integrity and an uncompromising commitment to clients. While the names on the doors of the Sullivan Mahoney Law Offices have changed with time, our adherence to this vision and these core values endures.

OUR VALUES AND OUR COMMITMENT

Our mission is to provide the highest-quality legal services in a cost-effective manner with an uncompromising commitment to our clients.

Trust and Respect

We understand that trust and respect must first be earned, and then continually maintained. We are fully committed to doing so.

Trust and respect, along with dignity, civility and professionalism are the foundation of our relationship with our clients, and with each other.

Why? Because we care about our clients, and about each other.

Integrity

We are committed to the highest ethical standards in all aspects of our practice. This applies to our work for clients and to our relationships within our firm. This is not an expectation. It is a requirement.

Accountability

We work for and are accountable to our clients. We provide that accountability through communication, and by being accessible and responsive to client needs.

Excellence

We strive for excellence through continuous improvement, individually and collectively, in order that we may always be at the forefront of the profession and provide the highest-quality legal services to our clients.

Teamwork

To best serve our clients we work collaboratively and support each other professionally and personally.

Unparalleled Client Service

Delivering a positive client experience through unparalleled client service is our commitment.

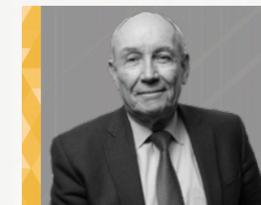
A MESSAGE FROM OUR MANAGING PARTNER

When Sullivan Mahoney was founded in 1953, its founding partners had a vision of making a difference. Decades later, the firm has grown to become a recognized leader in the practice of law across Niagara, making a difference in the lives of clients and community members throughout southern Ontario.

While a lot has changed over the decades, our commitment to the firm's core values endures. Our team, which has grown to over 30 lawyers and more than 40 support staff, is incredibly proud of the tradition of excellence established by those before us. We are also eager to continue to build on that reputation by providing strategic, cost-effective advice to our clients in the vigorous pursuit of their best interests.

Our firm's success is grounded in the success of our clients and our community and built on a foundation of trust and confidence that we must earn each day. We are incredibly grateful for the strong and lasting relationships we have developed with a truly diverse group of clients and community members. As a symbol of that gratitude, we are proud to provide financial and in-kind support to charitable organizations within the communities we serve.

On behalf of the entire Sullivan Mahoney LLP firm, thank you for taking the time to learn a little bit more about who we are and how we serve our community. We look forward to continuing to build our relationship with you in the years ahead.



Sincerely,

Woodward (Woody) B. McKaig,
B.A., LL.B.
Managing Partner

CLIENT COMMITTED

Since 1953, we have built a reputation for impeccable service, thorough and pragmatic legal advice and complete commitment to our clients.

COMMUNITY MINDED

Outside of work, our lawyers care about and contribute to the communities in which they live. Sullivan Mahoney LLP has a rich tradition of supporting the communities we serve through charitable donations, fundraisers and sponsorships.



OUR LAWYERS

Providing Niagara clients with the right advice and the right solutions for over six decades

Although Sullivan Mahoney LLP is one of Niagara's largest law firms, size isn't everything. Client focused, fiercely competitive and passionate about the practice of law, our lawyers are our strength. Our team includes generalists, lawyers who are leaders in their practice areas, and certified specialists.



VICTOR F. MURATORI

LL.B., Q.C.

SENIOR COUNSEL

Practice Areas: **Administrative Law, Business Law, Estates, Wills & Trusts, Municipal & Land-Use, Real Estate Law**



TOM RICHARDSON

B.A., LL.B., CS

SENIOR COUNSEL

Practice Areas: **Administrative Law, Municipal & Land-Use, Civil Litigation & Advocacy**



PETER A. MAHONEY

B.A., LL.B.

PARTNER

Practice Areas: **Construction Law, Civil Litigation & Advocacy**



BRUCE A. MACDONALD

B.A., LL.B.

PARTNER

Practice Areas: **Civil Litigation & Advocacy, Estates, Wills & Trusts, Family Law, Criminal Law**



WOODWARD B. MCKAIG

B.A., LL.B.

MANAGING PARTNER

Practice Areas: **Administrative Law, Civil Litigation & Advocacy, Employment & Labour Law, Municipal & Land-Use**



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ROBERT B. CULLITON

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Practice Areas: **Administrative Law, Business Law, Estates, Wills & Trusts, Municipal & Land-Use, Real Estate Law**



THOMAS WALL

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J. PATRICK MALONEY

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LANA T. SGAMBELLURI

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DIANA M. CONTINENZA

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JUNIOR PARTNER

Practice Areas: **Civil Litigation & Advocacy, Family Law, Personal Injury Law**



D. ANDREW MALONEY

B.A.C.S., J.D.

JUNIOR PARTNER

Practice Areas: **Business Law, Estates, Wills & Trusts, Real Estate Law**

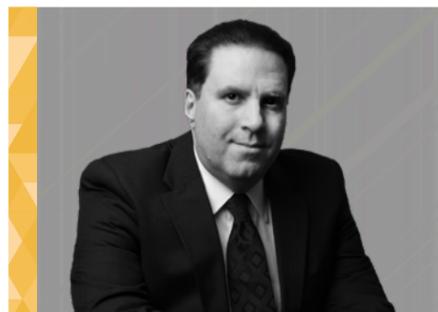


PATRICK A. BUSH

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JUNIOR PARTNER

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JUNIOR PARTNER

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**STEFANIE (VESCIO)
ANELLO**

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ASSOCIATE

Practice Areas: **Civil Litigation & Advocacy, Construction Law**



ANDREA M. MANNELL

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ASSOCIATE

Practice Areas: **Administrative Law, Civil Litigation & Advocacy, Municipal & Land-Use**



CARLY WHITE

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ASSOCIATE

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JACK M. BLOZOWSKI

B.A., J.D.

ASSOCIATE

Practice Areas: **Construction Law, Civil Litigation & Advocacy**



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ASSOCIATE

Practice Areas: **Civil Litigation & Advocacy, Employment & Labour Law**



MERYL MORANT

B.A. (HONS.), J.D.

ASSOCIATE

Practice Areas: **Administrative Law, Civil Litigation & Advocacy, Employment & Labour Law**

OUR PRACTICE AREAS

One firm. Multidisciplinary advice and counsel.

We are a truly full service law firm. The breadth and depth of Sullivan Mahoney LLP's specialist practice groups is unparalleled in Niagara.

Versatile. Collaborative. Comprehensive.

Our lawyers work within practice groups where they have developed proficiency and skill in their area of law, enabling them to provide clients with specialized advice. At the same time, they often work together, sometimes across practice areas, to provide clients with comprehensive and multidisciplinary advice and counsel. Because our areas of practice and our expertise cross every major area of the law, clients can access one firm to meet all of their legal needs.

AL ADMINISTRATIVE LAW

Niagara's largest and most experienced
Administrative Law Group

Private and Public Sector Expertise Clients Have Come To Trust

The Administrative Law Group has represented clients in many areas of administrative law with respect to municipal, planning, development, environmental and policing issues.

OUR EXPERTISE INCLUDES:

- Representation on behalf of private and public sector clients, including municipalities and a major Police Services Board
- Representation before municipal councils, the Local Planning Appeal Tribunal (formerly Ontario Municipal Board), the Ontario Civilian Commission on Police Services (OCCOPS), the Niagara Escarpment Commission, the Assessment Review Board, the Alcohol and Gaming Commission of Ontario, Committees of Adjustment and consent granting authorities and the Environmental Review Tribunal
- Appearances before numerous employment and labour-related administrative tribunals, including the Human Rights Tribunal, Canadian Human Rights Tribunal, Ontario Labour Relations Board, WSIB and WSIAT
- Appearances before all courts on municipal, planning and environmental matters

OUR ADMINISTRATIVE LAW TEAM:

VICTOR F. MURATORI
LL.B., Q.C.
SENIOR COUNSEL

SARA J. PREMI
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PARTNER

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WOODWARD B. MCKAIG
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MANAGING PARTNER

SHERYL L. JOHNSON
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PARTNER

MERYL MORANT
B.A. (HONS.), J.D.
ASSOCIATE

BL BUSINESS LAW

Niagara's largest business law practice group
understands the unique needs and challenges of the
region's businesses

Trusted Business Advisors

Sullivan Mahoney LLP's clients include Niagara's most prominent and longstanding corporate entities and an impressive number of its small, medium-sized and growing businesses. We provide advice and guidance on a broad range of business and legal matters to sole proprietors, partnerships, corporations (private and public), educational institutions, joint ventures, family businesses, start-ups, not for profit corporations and financial institutions.

Get access to specialists and well-rounded advice

Rather than generalists in the area of business law, many of the lawyers in our group have a specialization in one or more of the areas of expertise below. With a focus on areas like administration, construction liens, mergers and acquisitions, and contracts, our lawyers can effectively serve clients with specific needs. When clients' needs cross over with tax, construction, or employment areas of the law, they have access to other resources and practice groups within the firm, which enables them to provide comprehensive and all-encompassing advice.

OUR EXPERTISE INCLUDES:

- Incorporation
- Business formation and structure (sole proprietorships, partnerships and corporations)
- Professional corporations
- Partnership and shareholder agreements
- Corporate record maintenance
- Business financing
- Commercial contracts
- Commercial leases
- Mergers and acquisitions
- Purchase and sale of businesses (assets/shares)
- Corporate restructuring and reorganization
- Corporate governance
- Corporate/commercial tax
- Insolvency/bankruptcy
- Intellectual property
- Business licensing
- Business dissolution and wind up

OUR BUSINESS LAW TEAM:

VICTOR F. MURATORI
LL.B., Q.C.
SENIOR COUNSEL

J. RODNEY BUSH
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THOMAS WALL
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JUNIOR PARTNER

CA CIVIL LITIGATION & ADVOCACY

A large, seasoned team equipped to handle complex litigation with speed and efficacy

Protecting Your Interests

Whether you are initiating a legal proceeding or defending one, you need a sound strategy. Sullivan Mahoney LLP's clients benefit from our extensive experience throughout our courts (trial and appellate), before tribunals and with alternate dispute resolution options (including mediation and arbitration). Whether pursuing actions aggressively in the courts and before tribunals or resolving disputes in a more cost effective and timely manner, your best interests will always be put first.

Our clients have the added benefit of access to all of the resources of our large firm, with its many practice groups and our knowledgeable seasoned lawyers who practice in specific areas of the law. This includes certified specialists in the areas of construction and planning law.

OUR EXPERTISE INCLUDES:

- Commercial and business disputes
- Contract disputes
- Construction litigation
- Debtor/creditor disputes
- Property disputes
- Mediation and arbitration
- Employment litigation
- Estate litigation
- Personal injury litigation
- Tax litigation
- Professional negligence
- Libel and slander
- Family disputes
- Insurance claims

OUR CIVIL LITIGATION & ADVOCACY TEAM:

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B.A., LL.B., CS
SENIOR COUNSEL

PETER A. MAHONEY
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B.A. (HONS), M.A., J.D.
ASSOCIATE

JACK M. BLOZOWSKI
B.A., J.D.
ASSOCIATE

CL CONSTRUCTION LAW

Constructing solutions built on firm legal foundations

A legacy of expertise

Sullivan Mahoney LLP is one of the only law firms in the Niagara region with a Certified Specialist in Construction Law (certified by the Law Society of Upper Canada - LSUC). Our construction lawyers provide timely, effective advice and services to individual, corporate and institutional clients including owners, project lenders, contractors, trades and suppliers.

With recent changes to the Construction Act, many clients look to us to assist with prompt payment issues and adjudication, while Niagara's largest construction companies rely on the Construction Law Practice Group to resolve complex commercial and construction claims and disputes.

OUR EXPERTISE INCLUDES:

- Bidding or tendering
- Project bonding
- Posting lien security
- Breach of trust claims
- Contract negotiation & disputes
- Litigation
- Liens & holdback obligations
- Surety claims
- Prompt payment issues and adjudication

OUR CONSTRUCTION LAW TEAM:

JOSEPH M. GOTTLI
M.B.A., J.D., CS
SENIOR COUNSEL

STEFANIE (VESCIO) ANELLO
B.A. (HONS), M.A., J.D.
ASSOCIATE

PETER A. MAHONEY
B.A., LL.B.
PARTNER

JACK M. BLOZOWSKI
B.A., J.D.
ASSOCIATE

CR CRIMINAL LAW

The legal counsel you want on your side when charged with a criminal offence

Count on us to protect your rights

Individuals facing criminal charges risk severe penalties and consequences. Being charged with a criminal offence warrants the legal advice of a qualified criminal lawyer who can protect your rights and secure the best possible outcome for your case. Our Criminal Law Group is here to help with the complex challenges involved in the defense of criminal charges. We have broad based experience with all types of criminal matters, and our lawyers are experienced in all levels of court in the province.

If you are charged with an offence under federal or provincial legislation, the time to consult with us is immediately upon contact with the authorities. We are available after hours for urgent matters at 905-327-6061.

OUR EXPERTISE INCLUDES:

- Motor vehicle offences
- Highway Traffic Act offences
- Criminal Code offences
- Other federal offences

OUR CRIMINAL LAW TEAM:

BRUCE A. MACDONALD

B.A., LL.B.

PARTNER

RICK C. CORBETT

B.A. (HONS.), J.D.

JUNIOR PARTNER

EL EMPLOYMENT & LABOUR LAW

Helping employers and employees navigate the complex rights and obligations of employment

Sound direction for informed human resource decisions

For employers, sound human resource practices and positive employment relationships can mean the difference between business success or failure.

Employers and human resource professionals count on us to provide carefully considered advice and strategic solutions at every stage of the employment relationship. Getting it right at the time of hire or minimizing potential liability at the time of termination requires the right advice from the right employment lawyer. We can help.

Trusted guidance to help employees protect their rights and interests

For employees, employment provides for financial security. It is a means to earn a livelihood and support their families. It is also a source of dignity and self-respect.

When you are hired or when your employment is terminated you need the right advice from the right employment lawyer. If you feel harassed or discriminated against at work, you need to understand your rights and options. Failing to do so can have costly consequences. We can help.

OUR EXPERTISE INCLUDES:

- Employment contracts and hiring
- Termination and severance (wrongful dismissal/constructive dismissal)
- Public and private sector labour relations (including applications for certification, collective agreement negotiation, unfair labour practice applications, jurisdictional disputes, arbitration and decertification)
- Employment standards compliance and due diligence
- Workplace policies, procedures and practices
- Human rights (including workplace harassment, bullying and discrimination)
- Performance management, workplace misconduct and discipline
- Workplace health and safety (including the defence of prosecutions under the Occupational Health and Safety Act)
- Workplace reorganization and restructuring
- Employment and labour issues in corporate transactions (purchase, sale, windup or insolvency)
- Workplace investigations
- Workplace litigation

OUR EMPLOYMENT & LABOUR LAW TEAM:

WOODWARD B. MCKAIG

B.A., LL.B.

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MICHAEL J. BONOMI

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EW ESTATES, WILLS & TRUSTS

Sound advice to protect and preserve your estate and provide an orderly transition from one generation to the next

Expertise for the most complex circumstances

Our Estate Law Group understands that each client's circumstances are different, and we pride ourselves on providing a customized approach to estate planning, estate administration and estate litigation.

In a world of will kits, will precedents and ad hoc estate planning, we bring a high level of due diligence and a comprehensive approach to all of our services.

High wealth individuals, business owners, and those with complex estate issues choose Sullivan Mahoney LLP because of our expert counsel and advice. Many of our clients also benefit from accessing the expertise of our other practice groups, such as Tax and Business Law.

OUR EXPERTISE INCLUDES:

- Wills
- Powers of attorney (property and personal care)
- Trusts (inter-vivos, testamentary)
- Estate planning
- Estate administration (probate, estate accounting, distribution and wind up)
- Estate litigation
- Guardianship
- Business succession planning
- Probate and tax planning strategies
- Wealth preservation
- Charitable giving

OUR ESTATES, WILLS & TRUSTS TEAM:

VICTOR F. MURATORI
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D. ANDREW MALONEY
B.A.C.S., J.D.
JUNIOR PARTNER

FL FAMILY LAW

Move forward with sound guidance from some of Niagara's most experienced family law experts

The right legal advice at the right time

If living separate lives is the only way forward, move ahead with the right legal advice. Being misinformed about your rights can have costly consequences. Our lawyers help you avoid common separation and divorce mistakes, ensure you have the best advice on child custody and provide creative and practical counsel relating to every aspect of family law. They also have access to lawyers in other practice groups to assist with real estate, tax, business or estate issues that often arise in separation or divorce.

Let us explore your options

If you are thinking it might be time to end things with your spouse, re-imagining family life can be difficult. You might be anticipating a messy dispute, but working with a family lawyer does not always mean you are headed to litigation. Our approach to family law matters is to protect our clients' interest whether through settlement (using alternate dispute resolution models) or litigation (trial and appellate advocacy).

OUR EXPERTISE INCLUDES:

- Marriage and cohabitation agreements
- Separation agreements
- Child custody and access
- Child and spousal support
- Property claims
- Divorce

OUR FAMILY LAW TEAM:

BRUCE A. MACDONALD
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DIANA M. CONTINENZA
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CARLY WHITE
B.A. (HONS.), M.S.C., J.D.
ASSOCIATE

ML MUNICIPAL & LAND-USE

Niagara's largest and most experienced Municipal and Land-Use Planning Law Group

PI PERSONAL INJURY LAW

The right advice about your personal injury claim begins with a free consult

The only firm in Niagara with a designated Municipal Law specialist

Our Municipal and Land-use Planning Law Group is the only group in Niagara that includes a specialist designated by the Law Society in Municipal Law (Local Government, Land Use Planning and Development). A lawyer recognized as a Certified Specialist has met established standards of experience and knowledge requirements and has maintained exemplary standards of professional practice.

The Group assists clients with obtaining necessary approvals, navigating complex rules and regulations, and maximizing the use of their property. They advise municipal and private sector clients throughout the land use planning process from the initial concept, through municipal/regional approvals and at hearings before municipal/regional councils, tribunals and all levels of the courts.

Our lawyers routinely appear before municipal/regional councils, the Local Planning Appeal Tribunal (formerly Ontario Municipal Board), the Niagara Escarpment Commission, the Environmental Review Board, the Assessment Review Board, as well as all levels of courts in Ontario.

We provide experienced legal advice to our regular municipal clients and are regularly retained by other municipalities on a case-by-case basis. Our clients also include landowners, developers, public interest groups and financial institutions.

OUR EXPERTISE INCLUDES:

- Zoning and official plan amendments
- Consents, severances and minor variances
- Site plans and site approval
- Plans of subdivision and subdivision agreements
- Brownfield, community improvement and infill projects
- Heritage projects
- Environmental and landfill approvals
- Regulatory and provincial offence proceedings
- Interim control bylaws and appeals
- Development charges
- Ontario Building/Fire Code appeals
- Expropriations
- Municipal conflicts of interest

OUR MUNICIPAL & LAND-USE TEAM:

VICTOR F. MURATORI
LL.B., Q.C.
SENIOR COUNSEL

TOM RICHARDSON
B.A., LL.B., CS
SENIOR COUNSEL

WOODWARD B. MCKAIG
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J. PATRICK MALONEY
B.A. (HONS.), LL.B.
PARTNER

ANDREA M. MANNELL
B.A. (HONS.), J.D.
ASSOCIATE

It costs nothing to talk to us.

If you've been hurt in an accident and are considering a personal injury claim, you need the right legal advice.

The law can be confusing – Adhering to specifics around factors like time limits and the order of legal processes is critical. Let us navigate the system for you, while you focus on your recovery.

It's easy to get an experienced personal injury lawyer on your side with our initial free consultation.

Meet with your lawyer, close to home

There is no need to go to Toronto to find a good personal injury lawyer. The lawyers at Sullivan Mahoney LLP are committed to helping our clients receive the maximum compensation after a serious accident has occurred.

You deserve the best care providers, close to home. We can help you achieve the recovery you need with dedicated local treatment providers.

Comprehensive advice from a full-service law firm

Don't restrict yourself by going to a firm that only practices personal injury law. A serious accident can raise many issues beyond your immediate injuries. As a full-service law firm, Sullivan Mahoney has many lawyers that are available for all of your needs.

OUR EXPERTISE INCLUDES:

- Automobile accidents
- Motorcycle, snowmobile and ATV accidents
- Bicycle accidents
- Slip and fall injuries
- Alcohol related injuries
- Wrongful death claims
- Head, spinal, orthopedic or other serious injuries
- Chronic pain

OUR PERSONAL INJURY LAW TEAM:

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RE REAL ESTATE LAW

Serving Niagara's residential and commercial real estate needs

The local specialists in real estate

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We act for vendors, purchasers, developers, builders, municipalities, lenders, borrowers, landlords and tenants. As a full service firm, our lawyers have access to our Municipal and Land Use Planning Group to assist and manage relationships with municipal and governmental authorities that regulate the use of real estate in Ontario. They also leverage the expertise of our Business and Tax practice groups for their clients.

OUR EXPERTISE INCLUDES:

- Purchase and sale transactions (commercial/residential)
- Mortgage and financing
- Leasing (commercial/residential)
- Residential, condominium and commercial developments
- Lending transactions for joint ventures, co-ownerships and partnerships
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- Expropriation
- Non-profit housing
- Title insurance
- Mortgage remedies

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TL TAX LAW

Niagara's largest Tax Law Group

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Sullivan Mahoney LLP's tax lawyers are leaders in the practice providing timely, creative and practical advice regarding a broad range of tax issues. They are routinely referred by Niagara's top accounting firms and wealth managers, and work with a large number of the region's small, medium and large corporate entities and their principals.

Our tax lawyers are known for their expertise in carrying out complex corporate transactions and tax reorganizations, assisting growing businesses with developing tax issues, and working with individuals who have complicated tax and estate planning needs.

OUR EXPERTISE INCLUDES:

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- Individual tax planning
- Trusts and estate planning
- Voluntary disclosure
- Corporate transactions and reorganizations

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