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March 31, 2023

VIA COURIER

Committee of Adjustments
101 CentrepoinTE Dr
Nepean, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-03-31

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Our Matter No.: 2022-00333

Re: Consent Application – 7 Tristan Court, Nepean

Please find enclosed our consent application for a lot addition. Also enclosed is a draft reference plan outlining the parts that are subject to this application, and the parcel registers of the PINs affected.

The applicant, Morin Realities Inc. (hereby "**Morin**"), is the owner of a parcel of land municipally known as 7 Tristan Crt, Ottawa, ON K2E 8A4, legally described as PCL 6-1, SEC 4M-615 ; LT 6, PL 4M-615 ; S/T CR310778,CR456805,N359606 NEPEAN; SUBJECT TO AN EASEMENT IN GROSS AS IN OC2309079, bearing PIN 04628-0099 (LT) in LRO Office #4 (Ottawa), and shown as Lot 6 on Plan 4M615 enclosed hereto. The subject lands are also inclusive of a parcel legally described as PART OF LOT 27, CONCESSION A RIDEAU FRONT, NEPEAN, PARTS 1, 2, 3 AND 4 ON PLAN 4R21640 AND PART 1 ON PLAN 4R22262; OTTAWA. S/T AN EASEMENT IN GROSS OVER PART 4 ON PLAN 4R21640 AS IN OC697237. S/T AN EASEMENT IN GROSS OVER PART 2 ON PLAN 4R21640 AS IN OC697238. S/T AN EASEMENT IN GROSS IN FAVOUR OF HYDRO OTTAWA OVER PARTS 1 AND 2 ON PLAN 4R21640 AS IN OC772481.; TOGETHER WITH AN EASEMENT OVER LOT 8, 4M615 AS IN OC2286513; SUBJECT TO AN EASEMENT IN GROSS AS IN OC2309079, bearing PIN 04628-0178 (LT) in LRO Office #4 (Ottawa), being Parts 1, 2, 3 and 4 on Plan 4R21640 and Part 1 on Plan 4R22262 enclosed hereto.

The purpose of this consent application will be a lot addition (lot line adjustment) from the subject property to the neighbouring lands municipally known as 17 Tristan Crt, Ottawa, ON K2E 8B9, legally described as PCL 8-1, SEC 4M-615 ; LT 8, PL 4M-615 ; S/T LT529659 NEPEAN, bearing PIN 04628-0101 (LT) in LRO Office #4 (Ottawa), currently owned by Green Thumb Garden Centre Inc. (hereby "**Green Thumb**"), and shown as Lot 8 on Plan 4M615. The severed lands form part of PIN 04628-0178 (LT) and are shown as part 3, 4, 5 & 6 on the draft reference plan enclosed hereto (the "**R-Plan**").

Please find enclosed supporting documentation that will assist in your review of our application. We trust that the information provided will be sufficient but remain available to submit further documentation be required.

Regards,

ALX Legal



Alexandre W Beaudry

Encl.