



PERLEY-ROBERTSON. HILL & McDOUGALL LLP/s.r.l.

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Reply to/Communiquez avec:  
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April 16, 2026

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive, 4th floor  
Ottawa, ON K2G 5K7

Dear Sir/Madam:

**Re: Consent Application – Registration of Easement  
Property – 1500 Merivale Road, Ottawa, Ontario, legally described as FIRSTLY: PART  
LOT 20, PLAN 30 NEPEAN, PART 1 PLAN 5R10060; PART LOT 19, PLAN 30  
NEPEAN AS IN NS101697; SECONDLY: PART LOTS 18, 19, 20 & 21, PLAN 30  
NEPEAN, PARTS 1, 2, 5, 6, 7, 8, 9 & 10 PLAN 4R11425; S/T CR654578 PARTIALLY  
RELEASED BY OC2202123; S/T & T/W LT954814; CITY OF OTTAWA (the “Servient  
Land”)  
Our Reference – CMRV0005**

**BY COURIER**

**Committee of Adjustment**  
Received | Reçu le

**2026-04-20**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Please accept this cover letter, together with the enclosed documents requested, in support of our application to register an easement at 1500 Merivale Road in Ottawa.

Claridge Homes (Baseline) Inc., the owner of the Servient Land (the “**Servient Owner**”), wishes to grant an easement for the benefit of FCHT Holdings (Ontario) Corporation; BMO Life Assurance Company (the “**Dominant Owner**”), the owner of PART LOTS 17, 18 & 19 PLAN 30 AS IN NS269452 EXCEPT PARTS 1, 2, 3 & 4, 4R25160; TOGETHER WITH AN EASEMENT AS IN CR332109; TOGETHER WITH AN EASEMENT AS IN CR442970; CITY OF OTTAWA (the “**Dominant Land**”) to travel, pass, and re-pass by foot and vehicle, over, along, and upon a specific section of the Servient Land, being Parts 1, 2 and 3 on the draft Reference Plan prepared by Andrew J. Broxham and attached to the Consent Application, for the purpose of access, transit and egress to facilitate the ability of large trucks to turn around. Such easement is further described in the Consent Application and attached draft Reference Plan.

We are committed to providing any additional information or documentation that you may require.

Yours very truly,

Anne-Marie Magneron  
AMM/ds  
Encl.