



“Distils complex real estate matters into pragmatic goal-oriented steps.”

**Ann Twigg**

Lawyer

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 289.805.3465

 Email

Ann Twigg assists not-for-profit corporations, First Nations groups, developers, individuals and businesses with their real estate needs.

Her clients appreciate her ability to listen to their unique concerns and interests to better tailor her advice to them. Ann translates complex issues into understandable language and provides concise advice on the best way forward. A deep understanding of the real estate sector and her client-centric approach enable her to achieve the best outcome for her clients.

She regularly advises clients in transactions with unique challenges, including issues specific to rural, cottage and commercial properties, and provides advice that is customized to their specific goals and interests.

While representing clients in commercial purchases, sales and financing, Ann has developed considerable expertise in complex title matters. She facilitates title corrections, applications for absolute title, severances, and easement registrations. She also assists clients with larger refinancing and private mortgages. When required, she advises on HST in real estate transactions.

Accustomed to working on large files involving multiple properties and complex title issues, Ann's in-depth understanding of real estate processes enables her to discern core issues and resolve matters speedily. These include financing, purchasing and land development, where

Ann assists developers in negotiating and understanding agreements with municipalities and satisfying plan of subdivision conditions. These conditions may include drafting and registering complex easements, land dedications and severances.

Aware of the time-critical nature of real estate matters, her unique experience includes foreseeing and addressing issues before they arise, as well as resolving unanticipated title or transactional issues quickly to save clients time and costs. Ann is experienced in negotiating resolutions when problems arise in closings that involve other parties or outstanding title or off-title issues.

When it comes to commercial contracts, she consults on agreements of purchase and sale, leases, land leases, cost sharing, and tieback and crane swing agreements. Keeping abreast of developments in planning legislation, she advises clients regarding

Planning Act subdivision control issues.

Ann has appeared on behalf of clients before the former O.M.B. and the Board of Negotiation for Expropriation matters.

## Expertise

- Commercial Real Estate
- Commercial Mortgages
- Condominium Administration
- Expropriation
- Land Development
- Land Use Planning
- Mortgage Enforcement
- Re-zoning and Minor Variance Applications
- Real Estate Disputes
- Real Estate Financing
- Severance and Consent Applications

## Industries

- Banking
- Land Development
- Municipal/Government

## Education

J.D., University of Ottawa (2014)

B.A., Ryerson University (2008)

**Called to the Ontario Bar, 2015**

## Awards

- Fourteen Pallett Valo Lawyers Recognized by Best Lawyers®
- Best Lawyers™ Accolades for Eleven Pallett Valo Lawyers
- Seven Pallett Valo Lawyers Recognized by Best Lawyers™
- Six Pallett Valo Lawyers Are Recognized in the 2022 Edition of Best Lawyers™ and Best Lawyers: Ones to Watch™

## Memberships

- Member, Commercial Real Estate Women (CREW) Network

## Publications

- Why Planning Matters: Considerations For Your Commercial Purchase May 2024
- Condominium Corporation's Duty to Address Noise Complaints December 2022
- Ray Mikkola Authors a "How To" Guide on Condominium Development in Ontario December 2021
- Roundup of Law Firm Hires, Promotions and Departures: Oct. 28 Update November 2020
- Pallett Valo Grows Its Business Law and Commercial Real Estate Practices With Two New Lawyer Hires October 2020

## Recognition

- Selected by peers for inclusion in *Best Lawyers: Ones to Watch*™ annually since 2022 in the field of Real Estate Law

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