



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

Ann Twigg

Lawyer

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 289.805.3465

 Email

Ann Twigg assists large and small developers, individuals and businesses with their real estate matters.

Her clients appreciate her ability to listen to their concerns and translate complex issues into easy-to-understand language and provide concise advice on the best way forward. A deep understanding of the real estate sector and her client-centric approach enable her to achieve consistently the best outcome for her clients.

While representing clients in commercial purchases, sales and financing, Ann has developed considerable expertise in complex title matters. She facilitates 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.

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

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

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. 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

- 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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