



Algonquins of Ontario

31 Riverside Drive, Suite 101, Pembroke, ON K8A 8R6

Consent Form

To Whom it May Concern

December 11, 2024

I, Jim Meness, am the signatory representing the owner of the property located at 5900 Thunder Road advise that we take no issue with the proposed re-routing of the existing drain as detailed in Avenue 31 Capital Inc.'s October 28th correspondence (attached).

Yours very truly

Jim Meness

Executive Director,

Algonquins of Ontario Consultation Office



October 28 2024

Jim Meness, Executive Director of Algonquins of Ontario
12 International Drive, Pembroke, Ontario Canada

Dear Jim Meness,

Re: Proposed Drain Re-routing,

As part of our ongoing development efforts at 6160 Thunder Road, we are undertaking drainage improvements to our site, namely the re-routing and reconstruction of an existing drainage channel and improved fish habitat under the direction of the City of Ottawa, South Nation Conservation Authority, and professional biologists and engineers retained by our firm. You will find this re-routing illustrated on the attached diagram.

In accordance with the City of Ottawa's zoning regulations, development must be setback 30 metres from the drainage channel. This setback is also illustrated on the attached diagram and includes lands that are owned by Avenue 31 Capital Inc. (through Thunder Road Developments Inc.) and land owned by yourself. While zoning setbacks can impact the developability of lands contained within them, it should be noted that the vast majority of the lands that this setback would include are already composed of a significant wetland complex, and provincial policy already prohibits development within such lands.

To that end, we anticipate that the proposed re-routing of the drain will have negligible to no impact on your land's development potential and no physical alteration to your lands is proposed.

As such, we would ask that you please review the attached diagram, which outlines the affected areas and proposed changes. Should you have any questions, we are more than happy to discuss the details with you in person or over the phone at your convenience.

We kindly request you sign and return the consent form below by [Insert Date], allowing us to proceed with the necessary works.

Sincerely,

Matthew Blasioli *MB*
Development Manager,
Avenue 31 Capital Inc.

Proposed Fish Habitat Re-Route

Legend

- Thunder Road Site
- Evaluated Wetlands
- Required 30m Setback
- Existing Required 5m Setback
- Proposed New Fish Habitat Location
- Subject Parcels

