

September 13, 2022

City of Ottawa Committee of Adjustment  
101 CentrepoinTE Drive  
Nepean, ON K2G 5K7

To Whom it May Concern:

**RE: REQUEST FOR CHANGE OF CONSENT CONDITION  
D08-01-21/B-00033  
Bredon Developments Inc.  
2760 Stagecoach Road and 2745 Blanchfield Road  
Lot 22, Con 3, Osgoode**

The subject property was recently granted Consent approval by the Committee of Adjustment in October of 2021. After extensive discussion with City staff, it has been determined that a change to the wording of Condition #8 related to the completion of a Mineral Resource Impact Assessment (MRIA) is warranted.

Consultants on behalf of Bredon Developments Inc have worked closely with City staff to ensure appropriate protection for the existing aggregate lands, as well as compatibility between the land uses. In support of the change, an updated report from GRI Inc is enclosed herein.

Condition #8 currently states the following:

*"Further, prior to stamping the deed the Owner shall:*

*Execute and file with the City a Development Agreement requiring construction of the berms and tree planting in accordance with the recommendations of the MRJA. The Development Agreement will require the posting of the securities, payment of required fees and provision of a certificate of insurance, which shall be in place prior to the stamping of the deeds. The Development Agreement shall be registered on title on the severed lot within 30 days of stamping of the deeds and shall note that no building permit shall be issued until the mitigating berms and plantings have been accepted."*

Condition #8 is proposed to be revised as follows:

*"Further, prior to stamping the deed the Owner shall:*

*Execute and file with the City a Development Agreement indicating that, prior to extraction occurring west of the current disturbed area of the pit (west excavation edge), the licensee shall*

---

P.O. Box 20148 Perth, Ontario K7H 3M6 ph. 613-264-9600 fax: 613-264-9609 [www.zanderplan.com](http://www.zanderplan.com)

*construct a 3 metre high acoustical berm along the west licence boundary setback and the berm shall have stable 3:1 slopes and be seeded. This condition is in accordance with recommendation #2 of the "revised" Aggregate Resource and Impact Assessment and Water Supply Report prepared by GRI dated September 9, 2022. The Development Agreement will require the posting of the securities, payment of required fees and provision of a certificate of insurance, which shall be in place prior to the stamping of the deeds. The Development Agreement shall be registered on title on the severed lot within 30 days of stamping of the deeds and shall note that no building permit shall be issued until the mitigating berms and plantings have been accepted."*

On behalf of my clients, I am respectfully asking that the Committee of Adjustment consider a change of Condition #8 of Consent approval, as noted above.

The required fee of \$902 is enclosed herein. Please let me know if other information is required to bring this request to the Committee of Adjustment.

With kind regards,



Tracy Zander, M.Pl, MCIP, RPP