



File Number: D07-16-22-0014

May 8, 2024

Riverside South Development Corporation  
2193 Arch Street  
Ottawa, ON  
K1G 2H5

**Attention:** Marcel Dénommmé

Dear Mr. Dénommmé

**Re: 3700 Twin Falls Subdivision  
Ward 22 - Riverside South-Findlay Creek, Councillor Steve Desroches  
Commence Work Notification  
Early Servicing – SANITARY AND WATERMAIN PHASE 1A ONLY**

Please be advised that the City of Ottawa has reviewed the engineering designs for this site and presently finds the submission to be satisfactory to enable the installation of services to commence. In addition, please review the following conditions for proceeding with the required works:

***\*\*This commence work notification is for the installation of the watermain and sanitary sewer within Mosquito Drive and Gastops Street in Phase 1A only; A separate commence work notification will be required for the storm ditches at a later date.***

Required Information Received

- An irrevocable Letter of Credit in the amount of \$ 50,000.00
- A Certificate of Insurance for a minimum of \$ 5,000,000.00.
- A Letter of Acknowledgement and Indemnity for the installation of the underground services satisfactory to the City of Ottawa.

Required Information for Permitting

- The owner shall make reference to the approved City of Ottawa plan number # 19072
- A Water Permit will be required for the proposed water works associated with the proposed development. The owner shall pay the cost of materials supplied by the City of Ottawa estimated at **\$11,000.00**, exclusive of excavation, backfilling and reinstatement. The statement amount is adjustable upon the project's completion. The charges are in accordance with the Regulatory Code and are subject to revisions annually effective April 1. Please contact the service desk at 613-580-2424 extension 22268, 951 Clyde Avenue.

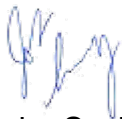
- The owner shall contact the Right of Way Permit Office to apply for all required permits that may be required. Please contact [ROW Permit Office@ottawa.ca](mailto:ROW_Permit_Office@ottawa.ca).
- The owner acknowledges and agrees that new storm sewers shall not be connected to the City's existing storm sewer system until such time as either;
  - (a)
    - a Certificate of Conformance has been received from a professional engineer certifying that all required Inlet Control Devices have been properly installed, and that the storm sewer system has also been installed in accordance with, both, the City-approved engineering drawings, and
    - the City's Sewer Design Guidelines (as amended), and
    - is free of any debris;
  - Or
  - (b) that a flow limiting orifice plate, designed by an engineer to the satisfaction of the City, has been installed at the storm water outlet prior to connecting upstream storm sewers, such orifice plate not to be removed until (a) has been satisfied.
- The owner acknowledges and agrees that new sanitary sewers shall be restricted from discharging into the City's existing sanitary sewer system until such time as a Certificate of Conformance has been received from a professional engineer currently licensed in Ontario certifying:
  - that the sanitary sewer system has been installed in accordance with the City-approved engineering drawings and City's Sewer Design Guidelines (as amended), and
  - is free of any debris.
- Any revision to the lot layout will result in watermains being replaced; new watermains shall not be blanked.
- The contractor shall make best efforts to ensure a 'tight' sanitary sewer system.
- The owner acknowledges and agrees that they shall erect Temporary Street Name Signs that are in accordance with schedule B of By-Law 2014-78. The owner shall also ensure that all street construction, servicing, and addressing are in accordance with City requirements for Emergency services and that all Standards and By-Laws are met prior to applying for any building permits.
- Traffic signage shall not exceed the final design.
- Please note, no clearing of vegetation shall occur between April 15 and August 15, unless a qualified biologist has determined that no bird nesting is occurring within 5 days prior to the clearing. A pre-clearing survey for active stick nests and cavity nests shall also be conducted between April 1 and April 15, in order to identify and protect early-nesting owls and raptors.
- Please note that the window of no in stream work commences March 15 and continues until June 30.
- The Owner acknowledges and agrees that the City of Ottawa will not issue any building permits for the above site, nor will the Owner request building permits, until such time as:
  - Preliminary Approval of the Works has been issued by the Inspections Unit, and

- The Grading Plan and Composite Utility Plan are approved in writing by the Development Review Branch, and
- Re-calculated as-constructed sewer design sheets and as-constructed watermain sheets have been re-submitted and reviewed by Development Review Services.

Please advise your engineer and contractor that they are permitted to commence the installation of the municipal services in advance of the registration of the agreement. The contractor is also reminded that they are required to contact the Inspections Unit in order to organize a pre-construction meeting and to ensure all applicable permits have been received prior to commencement of the works; please contact Matthew Wilson, 613-580-2424 ext. 33263 and/or [matthew.wilson@ottawa.ca](mailto:matthew.wilson@ottawa.ca).

If you have any questions, please contact the undersigned at 613-580-2424, Ext. 14388.

Sincerely,



John Sevigny, C.E.T.  
Senior Project Manager  
Development Review South  
Planning, Real Estate and Economic Development Department  
City of Ottawa

c.c.

- Stream Shen, Planner, DR South
- Lily Xu, Manager, DR South
- Mike Giampa, Transportation Project Manager, DR Transportation Unit
- Matthew Wilson, Supervisor, Development Inspections, PRED (MECP ECA to be provided with storm ditch CWN at a later date)
- Neill Antonypillai, Administrative Clerk, Right of Way Branch
- Laura Cooper, Program Manager - Permit Approvals, Building Code Services, and to [PAB\\_DAP@ottawa.ca](mailto:PAB_DAP@ottawa.ca) (Geotechnical Report and submissions if applicable)
- [WaterPermits@ottawa.ca](mailto:WaterPermits@ottawa.ca)
- [water-booking@ottawa.ca](mailto:water-booking@ottawa.ca)
- Hasnaa Zaknoun, Manager, Wastewater Collection Branch, IWSD
- Marina Down - Rural East District, ROW Approvals Officer, Right of Way Unit (include MECP ECA and design sheets, if applicable)
- Paul Mantil - Suburban West, Area Manager Roads
- Sarah MacLaurin, Coordinator - GIS & Data Services, PRED and to [gisanddataservices@ottawa.ca](mailto:gisanddataservices@ottawa.ca)
- [GeoInformation Centre](#) (electronic copy of approved reports and drawings)
- [Sewer Use Unit](#)
- [ROW Permit Office](#)
- Eva Walrond, Research and Forecasting Unit (copy of site plan drawings)

- [TMconstruction@ottawa.ca](mailto:TMconstruction@ottawa.ca), Traffic Management
- Barrie Forrester, Supervisor - Street Lighting Asset Management (Geotechnical Report)
- [Planning Circulations](#)
- Terry Brule, Arcadis