



File Number D07-16-18-0011P7/8

Date June 4, 2024

**Tamarack (Nepean) Corporation  
3137 Albion Road South  
Ottawa, ON  
K1V 8Y3**

Attention: Tim Lee

Dear Mr. Lee:

**Re: The Meadows in Half Moon Bay Phase 7/8  
3640 Greenbank Road  
Ward 3 - Barrhaven West, Councillor David Hill  
Revised - Commence Work Notification- Early Servicing**

**Please note that this is an updated CWN. The original CWN was issued on September 18, 2020, followed by a CWN on July 18, 2022. The purpose for the update is to circulate updated drawings for Phase 8. The revisions include some minor relotting and a minor change to the park.**

Please be advised that the City of Ottawa has reviewed the engineering designs for this subdivision 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:

Required Information Received

- The Ministry of Environment Environmental Compliance Approval for storm and sanitary sewers. ECA No. 5440-BSWKK7;
- An irrevocable Letter of Credit in the amount of \$50,000.00 (L.C. no. OSB65586TOR) for on-site works;
- A certified cheque in the amount of \$47,405.00 for off-site works;
- 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 # **15776**.
- 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 **\$45,000.00**, 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 City of Ottawa permit office to apply for all required permits that may be required. Please contact the service desk at 613-580-2424, extension 16000, 100 Constellation Crescent.
- 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 sewers are constructed of pressure-rated (CSA B182.2) pipe and fittings;
  - Blueskin™, or approved alternative, is applied to all manholes, including pipe entrances;
  - 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.
- The owner acknowledges and agrees that the City of Ottawa will not issue any building permits for the above site 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 16960.

Sincerely,



Jeff Shillington, P.Eng.  
Senior Project Manager  
Development Review, South Branch  
Planning, Infrastructure and Economic Development Department  
City of Ottawa

cc:

- Kelby Lodoen-Unseth, Planner, DR South Branch
- Lily Xu, Manager, DR South Branch
- Mike Giampa, Transportation Project Manager, DR South Branch
- Matthew Wilson, Supervisor, Development Inspections, PIED (incl. 2 hardcopies) MC 26-14
- Neill Antnypillai, Administrative Clerk, Right of Way Branch
- Eric Parthenais, Program Manager - Permit Approvals, Building Code Services, and to 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](#), Senior Wastewater Process Engineer, Wastewater Collection Process Engineering Unit, (digital copy of plans, via email)
- Sean Gamble – Rural West District, ROW Approvals, Right of Way Unit
- Paul Mantil - South, Area Manager Roads
- GeoInformation Centre
- Sewer Use Unit
- ROW Permit Office
- Eva Walrond, Research and Forecasting Unit (copy of site plan drawings)
- Krista Tanaka, Program Manager, Road Safety & Traffic Investigations, Transportation Services Department, via email

- [TMconstruction@ottawa.ca](mailto:TMconstruction@ottawa.ca), Traffic Management
- Barrie Forrester, Supervisor- Street Lighting Asset Management (Geotechnical Report)
- Sarah MacLaurin, Coordinator - GIS & Data Services, PRED, via [email](#) and to [gisanddataservices@ottawa.ca](mailto:gisanddataservices@ottawa.ca)
- Eva Walrond, Research and Forecasting Unit
- [ISD Information Centre](#)
- Sewer Use Unit, via [email](#)
- ROW, via [email](#)
- [Fire Routes](#)
- Planning Circulations
- Matt Wingate, DSEL, via email