



File Number: D07-16-18-0023

November 21, 2024

CU Developments Inc
210 Gladstone Avenue
Ottawa, ON
K2P 0Y6

Attention: Marc St.Pierre

**Re: Copperwood Estate Subdivision – 1053, 1075 and 1145 March Road
Ward 4 - Kanata North, Councillor Cathy Curry
Commence Work Notification
Early Servicing – Off-site servicing works**

Please be advised that the City of Ottawa presently finds the submission to be satisfactory to complete the off-site servicing works including the lower stormwater pond outlet. Please review the following conditions for proceeding with the required works:

Required Information Received

- The Ministry of Environment, Conservation and Parks Environmental Compliance Approval for sewer, watermain, SWM pond c/w the issued MECP certificate 8633-D3CQMH
- An irrevocable Letter of Credit in the amount of \$ 2,590,093.12, LC number OSB92874TOR
- 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 # 17801
- 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 **\$21,000**, 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.

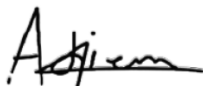
- The owner shall contact the Right of Way Permit Office to apply for all required permits that may be required. Please contact [ROW Permit Office@ottawa.ca](mailto:ROW_Permit_Office@ottawa.ca).
- The owner acknowledges and agrees that new storm sewers shall not be connected to the City's existing storm 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.

If you have any questions, please contact the undersigned at 613-580-2424, Ext. 16596

Sincerely,



Abibatou Dieme, EIT
 Project Manager
 Development Review West
 Planning, Real Estate and Economic Development Department
 City of Ottawa

c.c.

- Stream Shen, Planner, DR West
- Kersten Nitsche, Manager, DR West
- Matthew Wilson, Supervisor, Development Inspections, PRED
- Neill Antonympillai, Administrative Clerk, Right of Way Branch
- Joshua Good, Program Manager - Permit Approvals, Building Code Services, and to PAB_DAP@ottawa.ca
- Hasnaa Zaknoun, Manager, Wastewater Collection Branch, IWSD
- Sean Gamble - Rural West District, ROW Approvals Officer, Right of Way Unit
- Jean-Sebastien Rousseau - Rural, Area Manager Roads
- [GeoInformation Centre](#)
- [Sewer Use Unit](#)
- [ROW Permit Office](#)
- Krista Tanaka, Program Manager, Road Safety & Traffic Investigations, Transportation Services Department
- TMconstruction@ottawa.ca, Traffic Management
- Scott Laberge, Wastewater Collection Program Manager, Wastewater Collection Branch
- Ryan Polkinghorne, Program Manager, Stormwater Management Branch, IWSD, SWM Pond ECA
- Jon Grimes, Structure Renewal – Senior Engineer, Asset Management Branch

- Shane Foubister, OHIG Co-ordinator
- Sharon Lee, OHIG Data Scientist
- [Planning Circulations](#)
- Steve Zorgel, Novatech