

SUBDIVISION BYLAW  
FOR  
THE TOWN OF TRENTON



TABLE OF CONTENTS

	PAGE
PART 1: TITLE .....	1
PART 2: INTERPRETATION.....	1
PART 3: DEFINITIONS.....	1
PART 4: PRELIMINARY PLANS OF SUBDIVISION.....	3
PART 5: PROCEDURE FOR APPROVAL OF TENTATIVE PLANS OF SUBDIVISION.....	5
PART 6: TENTATIVE PLAN OF SUBDIVISION REQUIREMENTS....	7
PART 7: PROCEDURE FOR APPROVAL OF FINAL PLANS OF SUBDIVISION.....	10
PART 8: FINAL PLAN OF SUBDIVISION REQUIREMENTS.....	12
PART 9: GENERAL PROVISIONS.....	15
PART 10: WATER, SEWER, AND OTHER SERVICES.....	19
PART 11: PARKLAND TRANSFERS.....	23
PART 12: REQUIREMENTS FOR ENDORSEMENT AND FILING OF A FINAL PLAN OF SUBDIVISION.....	24
PART 13: FEES FOR FILING OF A FINAL PLAN OF SUBDIVISION.....	26
PART 14: REPEAL OF ALL FORMER SUBDIVISION BYLAWS.....	27
SCHEDULE "A" - APPLICATION FOR APPROVAL OF A PLAN OF SUBDIVISION.....	28
SCHEDULE "B" - NOTICE OF APPROVAL OF A PLAN OF SUBDIVISION .	29
SCHEDULE "C" - APPLICATION FOR APPROVAL OF A MINOR VARIANCE.	30
SCHEDULE "D" - TOWN OF TRENTON: ENGINEERING SPECIFICATIONS..	31
SCHEDULE "E" - CERTIFICATE OF COMPLIANCE OF SERVICES.....	63



SUBDIVISION BYLAW FOR THE  
TOWN OF TRENTON

PART 1: TITLE

1.1 This bylaw may be cited as the "Subdivision Bylaw" for the Town of Trenton.

PART 2: INTERPRETATION

2.1 In this bylaw the word "shall" is mandatory and not permissive. Words used in the present tense shall include the future. Words used in the singular shall include the plural except where otherwise indicated and words used in the plural number shall include the singular. All other words shall carry their customary meaning except those defined hereinafter.

2.2 SCHEDULES "A", "B", "C", "D", and "E" attached hereto are hereby declared to form part of this bylaw.

2.3 Where both metric and imperial measurements are specified, the metric measurements shall prevail should there be any discrepancy between the two measurements.

PART 3: DEFINITIONS

3.1 (a) AGREEMENT means a written contract entered into between the subdivider and the Town of Trenton relating to the provisions of services outlined in this Bylaw;

(b) AREA OF LAND means any lot or parcel as described by its boundaries;

(c) COUNCIL means the Council of the Town of Trenton;

(d) DIRECTOR means the Provincial Director of Planning;

(e) DEPARTMENT OF HEALTH means the Department of Health and Fitness;

(f) DEVELOPMENT OFFICER means the officer who is charged with the duty of administering this Subdivision Bylaw;

(g) EXISTING STREET means any public street;

(h) FRONTAGE means the horizontal distance between the side lot lines, such distance being measured perpendicularly to the line joining the middle of the front lot line with either the middle of the rear lot line or the apex of the triangle formed by the side lot lines and at a point therein equal in distance to the minimum applicable front yard as contained in the Land-Use Bylaw for the Town;

(i) PROFESSIONAL ENGINEER means a registered member, in good standing, of the Association of Professional Engineers of Nova Scotia;

(j) PUBLIC SEWER SYSTEM means any sanitary sewer system which is owned by the Town;

(k) PUBLIC STORM SEWER SYSTEM means any storm sewer system which is owned by the Town;

(l) PUBLIC STREET means any street owned and maintained by the Town;

(m) PUBLIC WATER SYSTEM means any water system which is owned by the Town;

(n) PUBLIC WORKS SUPERINTENDENT means the superintendent appointed by Town Council;

(o) SUBDIVIDER means the owner or owners of the area of land proposed to be subdivided and includes anyone acting with his written consent;

(p) SUBDIVISION means the division of any parcel of land into two or more parcels, and includes a re-subdivision or a consolidation of two or more parcels;

(q) TOWN means the Town of Trenton;

(r) TOWN CLERK means the Town Clerk of the Town of Trenton;

PART 4: PRELIMINARY STEPS OF SUBDIVISION (Optional First Step)

4.1 The subdivider proposing to subdivide property may submit to the Development Officer FIVE (5) copies of a preliminary plan of the proposed subdivision together with the following information and documentation:

(a) name and address of the subdivider, and if the subdivider is not the owner of the area of land proposed to be subdivided, the name of the owner,

(b) names and addresses of all owners or the lot identifiers of all properties abutting the land proposed to be subdivided, and

(c) a plan or sketch of the land proposed to be subdivided for clarity of all particulars on the plan showing:

(i) the dimensions and area of the area of land to be subdivided,

(ii) the notice of the proposed subdivision and the lots therein,

(iii) the approximate location of watercourses or other natural features on the land proposed to be subdivided that might affect the number of lots on the area proposed to be subdivided, and

(iv) a key plan at a scale not smaller than 1:50,000 showing the general location of the area of land and indicating the north point.

4.2 The Development Officer shall, if applicable, forward a copy of all material received pursuant to subsection (1) to:

(a) the Department of Health for an evaluation to determine what size is generally appropriate to meet the requirements Respecting Subdivision of Land to be Serviced by On-Site Sewage Disposal System,

(b) the Town Clerk on behalf of the Town, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator,

(c) Planning Department of the Pictou County District  
Planning Commission, and

(d) any other agency of the Province or the Town the  
Development Officer deems necessary.

4.3 The Town Clerk shall consult with various Town Staff and  
Committees as appropriate and in accordance with Policy established  
by the Town Council, the Town Clerk shall forward a written report  
to the Development Officer on behalf of the Town, the Committee on  
Streets/Public Works Superintendent, the Recreation  
Committee/Recreation Coordinator. The Department of Health and  
any other agency of the Province or the Town which has been  
forwarded a copy of the Preliminary Plan shall forward a written  
report of their findings to the Development Officer.

PART 5: PROCEDURE FOR APPROVAL OF TENTATIVE PLANS OF  
SUBDIVISION

5.1 The subdivider proposing to subdivide an area of land shall submit to the Development Officer for approval an application in the form specified in Schedule "A" of this bylaw together with SIX (6) copies of the tentative plan of the proposed subdivision meeting the requirements of Part 6 of this bylaw.

5.2 Notwithstanding Section 5.1, the Development Officer may waive the requirement that tentative application and plan of subdivision be submitted, where:

(a) the lots abut an existing street, and

(b) no public sanitary or storm sewer or water systems are to be installed,

provided that, if required, an assessment of the lots has been completed pursuant to the Regulations Respecting Subdivision of Land to be Serviced by On-Site Disposal Systems by the Department of Health and the Development Officer is advised in writing of the classification of such lots pursuant to the Regulations.

5.3 When the Development Officer is satisfied that an application and tentative plan of subdivision are complete he shall, if applicable, forward a copy to the Town Clerk on behalf of the Town, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator, and the Department of Health, the Department of Environment and any other agency of the Province or Town the Development Officer deems necessary.

5.4 The Town Clerk shall forward a written report to the Development Officer on behalf of the Town, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator. The Department of Health and any other agency of the Province or Town which has been forwarded a copy of the Preliminary Plan shall also forward a written report of their findings to the Development Officer.

5.5 The Development Officer shall comply with the notification and approval provisions of Section 105(2) and (3) of the PLANNING ACT.

5.6 Approval of a tentative plan of subdivision may not be refused or withheld as a result of the assessment or recommendations made by the Department of Health, the Committee on Streets, Recreation Committee, the Public Works Superintendent or any other agency of the Province or the Town unless the tentative plan or subdivision is clearly contrary to a law of the Province or bylaw of the Town made pursuant to a law of the Province including any applicable dimensions for lot area and lot frontage contained in a land-use bylaw of the Town.

5.7 The following information shall be stamped or written on any tentative plan or subdivision which is approved together with any other information necessary for the tentative plan to proceed to the final plan stage:

(a) "This tentative plan of subdivision is approved for lots \_\_\_\_\_. Such approval lapses if the lots are not shown on a final plan of subdivision approved within two years of the date of the approval of the tentative plan."

(b) the date of the approval of the tentative plan.

(c) "This tentative plan of subdivision shall not be filed in the Registry of Deeds as no subdivision takes effect until a final plan of subdivision is endorsed by the Development Officer and has been filed by him in the Registry of Deeds."

5.8 (1) Within 5 days of approving a tentative plan of subdivision, the Development Officer shall forward a copy of approved tentative plan to the subdivider and notify in writing, where applicable, the Committee on Streets, the Recreation Committee, the Public Works Superintendent, the Town Clerk, the Department of Health, the Department of the Environment and any other agency of the Province or Town the Development Officer requested to review the plan of his decision to approve the tentative plan.

(2) Where the Development Officer refuses to approve a tentative plan of subdivision, he shall notify the subdivider pursuant to section 105(3)(c) of THE PLANNING ACT, advising the subdivider of the appeal provisions of Section 115 of THE PLANNING ACT.

PART 6: TENTATIVE PLAN OF SUBDIVISION REQUIREMENTS

6.1 Tentative plans of subdivision submitted to the Development Officer shall be:

(a) drawn to a minimum scale or scales sufficient for clarity of all particulars on the tentative plan of subdivision,

(b) based on a description of the property to be subdivided, preferably but not necessarily as surveyed, and

(c) folded to approximately 20x30 cm. (8x12 in.) with the face of the folded print being the title block which is located in the lower right hand corner of the tentative plan of subdivision.

6.2 Tentative plans of subdivision shall show the following:

(a) name of subdivision, if any, and the name of the owner of the area of land,

(b) names of all owners or the lot identifiers of all properties abutting the area of land proposed to be subdivided,

(c) a location map, drawn to a scale not smaller than 1:50,000 (such scale to be shown on the map), preferable with the same orientation as the area of land,

(d) the words "TENTATIVE PLAN" located above the title block,

(e) a clear space for stamping, measuring at least 15 centimetres (5.90 in.) wide by 15 centimetres (5.90 in.) high,

(f) the approximate dimensions of the area of land proposed to be subdivided,

(g) the proposed dimensions and shape of lots and blocks,

(h) the area of each lot including the approximate area of the remainder lot, if any,

(i) each proposed lot individually identified without duplication of lot identifiers, and where practicable, where a parcel is being added to or subtracted from an existing lot or where a lot shown on a plan of subdivision is being divided, the proposed lot or lots shall be identified by the existing lot identifier and a letter,

(j) approximate locations of all existing main buildings on the area of land proposed to be subdivided with the graphical location for all buildings within 3 metres (9.8 feet) either side of the boundaries of the proposed lot,

(k) the boundary lines of proposed lots shown by solid lines, and the vanishing boundaries of existing lots being re-subdivided, consolidated or both, shown as broken lines,

(l) the scale to which the tentative plan of subdivision is drawn,

(m) the width and location of railroads, and existing and proposed public streets, including intersections and turning circles,

(n) the names of existing and proposed streets,

(o) a notation stating whether or not the lots for which approval is requested are serviced by public sanitary and storm sewers and public water systems,

(p) the identification, location, dimensions, and area of land proposed to be reserved for park, playground, and similar public purposes,

(q) the width, location and nature of any easements, rights-of-way affecting the area of land proposed to be subdivided,

(r) north point,

(s) the date on which the tentative plan of subdivision was drawn and the date of any revisions,

(t) the location of any watercourses, prominent rock formations, area subject to flooding and any other prominent natural features which might affect the layout

or provision of public streets and public sanitary and storm  
sewers and public water systems to the area where the  
subdivision is to be located, and

(u) any other information which the Development  
Officer deems necessary to determine whether a tentative  
plan of subdivision conforms to this Subdivision Bylaw.

6.3 In addition to meeting the requirements of sections 6.1  
and 6.2, where the proposed lots front on a proposed public  
street, a tentative plan of subdivision shall:

(a) show a boundary survey of the area of land  
proposed to be subdivided, excluding the remainder lot,  
certified and stamped by a Nova Scotia Land Surveyor in the  
manner required by the Nova Scotia Land Surveyors Act and the  
Regulations made thereunder,

(b) be accompanied by FOUR (4) copies of a plan  
showing:

(i) contours at 2 metre (5 foot) intervals, and  
drainage patterns, and

(ii) the width and location of existing and  
proposed public streets,

(iii) the location of existing and proposed public  
sanitary and storm sewers and public water  
systems, and proposed connections thereto, and

(c) be accompanied by TWO (2) copies of a plan showing  
the centre line profiles of the proposed public  
streets, and

(d) be accompanied by any other information which the  
Development Officer deems necessary to determine  
whether the plans referred to in clause (b) and (c)  
conform to this Subdivision Bylaw.

6.4 Where plans or drawings or centre-line profiles are  
prepared by or under the supervision of a professional  
engineer, they shall be signed and sealed by the professional  
engineer in accordance with the Engineering Profession Act.

PART 7: PROCEDURE FOR APPROVAL OF FINAL PLANS OF SUBDIVISION

7.1 The subdivider proposing to subdivide an area of land shall submit an application in the form specified in Schedule "A" of this Bylaw and EIGHT (8) copies of the final plan of subdivision meeting requirements of Part 8 of this Bylaw to the Development Officer for approval.

7.2 The Development Officer shall comply with the notification and approval provisions of Section 105(2) and (3) of THE PLANNING ACT.

7.3 When the Development Officer is satisfied that an application and final plan of subdivision are complete he shall, if applicable, forward a copy of the application and final plan of subdivision to the Town Clerk on behalf of the Town, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator, and to the Department of Health, the Department of the Environment and any other agency of the Province or the Town the Development Officer deems necessary.

7.4 The Town Clerk shall forward a written report to the Development Officer on behalf of the Town, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator. The Department of Health and any other agency of the Province or Town which has been forwarded a copy of the Preliminary Plan shall also forward a written report of their findings to the Development Officer.

7.5 Approval of final plan of subdivision shall not be refused or withheld as a result of the assessment or recommendations made by the Department of Health, the Department of the Environment, the Committee on Streets, the Recreation Committee, the Public Works Superintendent or any other agency of the Province or the Town unless the final plan of subdivision is clearly contrary to a law of the Province or by-law of the Town made pursuant to a law of the Province, including any applicable dimensions for lot area and lot frontage contained in the Land-Use Bylaw of the Town.

7.6 Where a Development Officer refuses to approve a final plan of subdivision, he shall notify the subdivider pursuant to section 105(3)(c) of THE PLANNING ACT, advising the subdivider of the appeal provisions of Section 103 of THE PLANNING ACT.

7.7 Upon approval by the Development Officer of the final plan of

subdivision, the Development Officer shall notify in writing the subdivider and where applicable, the Committee on Streets/Public Works Superintendent, the Recreation Committee/Recreation Coordinator, the Department of Health and any other agency of the Province or Town which the Development Officer requested to review the final plan, of his decision to approve the final plan.

PART 8: FINAL PLAN OF SUBDIVISION REQUIREMENTS

8.1 Final plans of subdivision submitted to the Development Officer shall be:

(a) drawn to a minimum scale or scales sufficient for clarity of all particulars on the final plan of subdivision,

(b) certified and stamped by a Nova Scotia Land Surveyor that the lots for which approval is requested have been surveyed in the manner required by the Nova Scotia Land Surveyors Act and the regulations made thereunder, except for a final plan of subdivision prepared pursuant to Section 9.4(2) of this Bylaw.

(c) folded to approximately 20x30cm. (8x12in.) with the face of the folded print being the title block which is located in the lower right-hand corner of the final plan of subdivision.

8.2 Final plans of subdivision shall show the following:

(a) name of the subdivision, if any, and the name of the owner of the property,

(b) a location map, drawn to a scale not smaller than 1:50,000 (such scale to be shown on the map), preferable with the same orientation as the area of the land,

(c) the length of the boundaries of all existing and proposed lots, streets, and rights-of-way and easements including the length or arc, points of curvature and radius in the case of curved lines,

(d) names of all owners or the lot identifiers of all properties abutting the proposed subdivision,

(e) a clear space for stamping, measuring at least 15 centimetres (5.90 in.) wide by 15 centimetres (5.90 in.) high,

(f) the dimensions of the area of land proposed to be subdivided,

(g) approximate location of existing main buildings on the area of land proposed to be subdivided with the graphic location for all buildings within 3 metres (9.8 feet) either side of the boundaries of the proposed lot,

- (h) the shape, dimensions and areas of lots, blocks, and the remainder lot, if any,
- (i) each proposed lot individually identified without duplication of lot identifiers, and where practicable, where a parcel is being added to or subtracted from an existing lot or where a lot shown on a plan of subdivision is being divided, the proposed lot or lots shall be identified by the existing lot identifier and a letter,
- (j) the bearings of the boundaries of proposed lots,
- (k) the width and location of railroads, and existing and proposed public streets, including intersections and turning circles,
- (l) the boundaries of proposed lots shown by solid lines, and the vanishing boundaries of existing lots being re-subdivided, consolidated or both, shown as broken lines,
- (m) a notation stating whether or not the lots for which approval is requested are serviced by public sanitary and storm sewers and public water systems,
- (n) the identification, location, dimensions, and area of land proposed to be reserved for park, playground, and similar public purposes,
- (o) the width, location and nature of any easements or rights-of-way on or affecting the area of land proposed to be subdivided,
- (p) the date on which the final plan of subdivision was certified with all revisions to be identified, dated and initialled,
- (q) north point,
- (r) the scale to which the final plan of subdivision is drawn,
- (s) the names of existing and proposed public streets, and
- (t) any other information which the Development Officer deems necessary to determine whether a final plan of subdivision conforms to this Subdivision Bylaw.

8.3 Where the design or layout of the subdivision was designed by an individual or firm other than the individual or firm of the professional land surveyor who has certified the final plan of subdivision, the name of the individual or firm and the nature of the work performed shall be shown in the title block of the final plan of subdivision.

8.4 Where the requirements of Section 10.3, 10.4, 10.5 and 10.6 apply:

(a) Final plans of subdivision shall be accompanied by detailed engineering design drawings for the public water, sanitary and storm sewer systems to be installed

(i) prepared in accordance with the specifications contained in SCHEDULE "D" of this Bylaw, and

(ii) stamped by a Professional Engineer,

(b) In addition to the requirements in subsection (a) the drawings shall show the location and dimensions of existing public water, sanitary and storm sewer systems to which the proposed public water, sanitary and storm sewer systems will connect.

(c) Final plans of subdivision shall be accompanied by detailed engineering design drawings for the public streets to be constructed:

(i) prepared in accordance with the specifications contained in SCHEDULE "D" of this Bylaw, and

(ii) signed and stamped by a Professional Engineer.

(d) Final plans of subdivision shall be accompanied by a copy of the agreement, entered into between the Town and the subdivider pursuant to Section 10.9, outlining the terms for the installation of the public services and construction of the public streets.

9.1 All lots to be approved on a final plan of subdivision shall abut a public street.

9.2 A proposed public street shown on a final plan of subdivision shall have a minimum right-of-way of 15.24 metres (50 feet).

9.3 All lots for which approval is requested, shown on a final plan of subdivision, and the remainder lot, if any, for which no approval is requested, shall meet the applicable dimensions for minimum lot area and lot frontage contained in the Land Use Bylaw for the Town.

9.4 (1) Notwithstanding Sections 9.1 and 9.3, the Development Officer may approve a final plan of subdivision altering the boundaries of two or more areas of land where:

(a) no additional lots are created, and

(b) each lot:

(i) meets the minimum dimensions for lot frontage of the Land Use Bylaw for the Town, or  
(ii) has not had its frontage, if any, reduced, and

(c) each lot:

(i) meets the minimum dimensions for lot area of the Land Use Bylaw for the Town,

or

(ii) has not had its area reduced.

(2) The final plan of subdivision prepared pursuant to subsection (1) shall:

(a) be certified and stamped by a Nova Scotia Land Surveyor that the boundaries of the parcel proposed to be added to the existing area of land have been surveyed, and are shown as a heavy solid line, except the common boundary between the existing lots which should be shown as a heavy broken line, and

(b) notwithstanding sections 8.1(b) and 8.2(j) and (l), other than the new boundaries which have been surveyed pursuant to the clause (a) of this subsection, show the remaining boundaries of the resulting lot for which approval is requested described graphically as a lighter solid line, and

(c) have the following notation affixed to the plan adjacent to the certification required by the Nova Scotia Land Surveyors Act and Regulations made thereunder, and such notation is signed by the surveyor:

"NOTE: The boundaries shown on this plan which have been surveyed are the boundaries of Parcel\_\_\_\_\_. The Common Boundary between existing Lots \_\_\_\_\_ and \_\_\_\_\_ which is shown by a heavy broken line is hereby certified as having been the common boundary.

The remaining boundaries of resulting Lots \_\_\_\_\_ shown on this plan are a graphic representation only and do not represent the accurate shape or position of the lot boundaries which are subject to a field survey."

9.5 (1) Notwithstanding Section 9.3, the Development Officer may approve a maximum of two lots in accordance with Section 107 of the Planning Act, provided all other requirements of this Bylaw are met.

(2) An application pursuant to subsection (1) shall be made using the application form in Schedule "C".

(3) This section shall apply to lots which are or are intended to be served by municipal sewer and water services.

9.6 (1) Notwithstanding Section 9.3, where a development component of a permanent nature such as a structure, driveway, well, or septic tank is encroaching in or upon an immediately adjacent area of land, the Development Officer may approve a plan of subdivision to the extent necessary and practical to remove the encroachment.

(2) Where the lots created pursuant to subsection (1)

are not surveyed in accordance with Section 8.1(6) and 8.2(j) and (l), the provisions of Section 9.4(2) shall apply.

9.7 A public street, unbroken by an intersection shall not exceed 365 metres (1,197.51 feet) in length unless such would prejudice the proper subdivision of land or adjoining land.

9.8 There shall be no more than four public street approaches in an intersection.

9.9 Where a proposed public street intersects a public street, the minimum sight distance along the public street shall be 65 metres (213.3 feet).

9.10 The distance between intersections of public streets with arterials or highways shall not be less than 305 metres (1000.66 feet). The distance between all other public street intersections shall not be less than 65 metres (213.3 feet).

9.11 (1) The length of a proposed cul-de-sac shall not exceed 107 metres (351.05 feet) from an intersection to the turning circle; unless there exists an emergency exit of 3 metres (9.8 feet) wide to a public street, then the length of the cul-de-sac shall not exceed 228 metres (748.03 feet).

(2) Proposed cul-de-sacs or other dead-end public streets shall have a turnaround with a minimum radius of 15.24 metres (50 feet) from the centre of the proposed cul-

de-  
sac.

9.12 The grade of a proposed public street shall be a maximum of 8% with 4% being the maximum for 30 metres (100 feet) from the intersection of two centre lines. The minimum grade of any street shall be 0.5%.

9.13 All proposed intersecting streets must intersect at an angle of 70 to 90 degrees for a minimum distance of 30 metres (98.43 feet) from the intersection measured from the respective centre lines.

9.14 Where a public street in an adjoining subdivision abuts the boundaries of a plan of subdivision submitted for approval, the public street in the latter shall, if reasonably feasible, be laid out in prolongation of such public streets, unless it would be in violation of this bylaw.

9.15 Wherever possible, side lot lines shall be substantially at right angles to a public street, or radial to a curved public street.

9.16 Wherever possible, the rear lot lines of a series of adjoining lots shall be continuous, not stepped or jogged.

9.17 All lots to be approved on a tentative or final plan of subdivision, and a remainder lot if any, shall have a minimum width and minimum depth of at least 6 metres (19.7 feet).

9.18 (1) An application to amend or repeal an endorsed plan of subdivision or a plan of subdivision drawn prior to 28 October 1975, shall be in accordance with Section 113 of the Planning Act, and shall satisfy the requirements of this bylaw concerning approvals of final plans of subdivision.

(2) The application to amend shall refer to the plan of subdivision as originally endorsed or drawn, and such reference shall include the file number of the earlier subdivision plan filed at the office of the Registrar of Deeds for this Town.

PART 10: WATER, SEWER, AND OTHER SERVICES

10.1 Under this Bylaw, a subdivider shall be exempt from the following requirements for the installation of public water, sanitary and storm sewer systems where:

- (1) roads and services are currently owned and maintained by the Town, or
- (2) public water, sanitary and storm sewer systems are not provided at the property line of the area of land proposed to be subdivided.

10.2 When not required to do so pursuant to Section 10.1, but where the subdivider wishes to install services, the subdivider shall agree in writing with the Town to construct the public streets and install the public water, sanitary and storm sewer systems prior to endorsement of approval on the final plan of subdivision in accordance with sections 10.8 and 10.9.

10.3 (1) Subject to Section 10.1, a subdivider who proposes to subdivide an area of land in the Town shall install a public water system for the area of land proposed to be subdivided.

(2) The public water system shall include mains and laterals to the boundaries of the proposed lots and the system shall be designed by a Professional Engineer and shall comply with the specifications set forth in section 5 of SCHEDULE "D" of this bylaw.

10.4 (1) Subject to Section 10.1, a subdivider who proposes to subdivide an area of land in the Town shall install a public sanitary sewer system for the area of land to be

subdivided.

(2) The public sanitary sewer system shall include collectors and laterals to the boundaries of the proposed lots and the system shall be designed by a Professional Engineer and shall comply with the specifications set forth in Section 3 of SCHEDULE "D" of this bylaw.

10.5 (1) Subject to Section 10.1, a subdivider who proposes to subdivide an area of land in the Town shall install a public storm sewer for the area of land proposed to be subdivided.

(2) The public storm sewer system shall include collectors and laterals to the boundaries of the proposed lots and the system shall be designed by a Professional Engineer and shall comply with the specifications set forth in Section 4 of SCHEDULE "D" of this bylaw.

(3) The proposed storm sewer system shall be designed to discharge into the existing streams and brooks utilising the natural run-off channels dictated by virgin topography. Connections may only be made to existing storm sewers with the prior approval of the Public Works Superintendent and approval shall only be refused if the existing storm sewer is inadequate.

10.6 (1) A subdivider who proposes to subdivide an area of land shall layout and construct all proposed public streets as shown on the street plan.

(2) The public street shall include all roadway culverts and drainage ditches and the public street shall be designed by a Professional Engineer and shall comply with the specifications set forth in Section 2 of SCHEDULE "D" of this bylaw.

10.7 The application for approval of a final plan of subdivision, submitted to the Development Officer, shall be accompanied by a copy of the joint approval of the public water and sanitary sewer systems from the Department of Health and the Department of the Environment.

10.8 The subdivider shall satisfy the requirements of Section 10.3, 10.4, 10.5 and 10.6 by one of the following alternatives:

(1) The subdivider shall agree in writing with the Town to install the required systems and construct the public streets prior to endorsement of approval on the final

plan of subdivision, or

(2) The subdivider shall agree in writing with the Town to install the required systems and construct the public streets after receiving endorsement of approval on the final plan of subdivision and shall deposit with the Clerk, prior to endorsement

- (i) cash, or
- (ii) a certified cheque, or
- (iii) a bond or indemnity acceptable to the Council,

in an estimated amount sufficient to cover 125% of installation costs of the required systems and 125% of construction costs of the public streets, such estimates to be approved by the Public Works Superintendent.

10.9 (1) An agreement entered into between the Town and the subdivider pursuant to Section 10.8(1) shall be executed in duplicate, signed by the Mayor and the Clerk on behalf of the Town and by the subdivider and shall be given to the Clerk and the subdivider applying for final approval of the plan of subdivision.

(2) The agreement shall contain terms with respect to:

- (a) commencement and completion dates for construction of public streets and installation of public water, sanitary and storm sewer systems,
- (b) such phasing as may be agreed upon by the subdivider and the Town,
- (c) the provision and acceptance of easements and rights-of-way associated with the public streets and systems, and
- (d) any other matter required by the provisions of this bylaw.

10.10 In addition to section 10.9, the subdivider who is responsible for the construction of public streets and the installation of public water, sanitary and storm sewer systems, shall

- (a) arrange and pay for the engineering design specifications for the public streets, and public water, sanitary and storm sewer systems in

accordance with the specifications  
"D" of this bylaw;

set forth in SCHEDULE

(b) arrange for complete testing of the systems,  
and shall advise the Public Works  
Superintendent of proposed test dates, sites and  
times;

(c) allow the Town to inspect the construction  
and installation at any stage.

10.11 Following construction and installation of the  
required services and before acceptance by the Town of the  
public streets, water, sanitary and storm sewer systems, the  
subdivider shall:

(a) provide the "as built" reproducible

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(b) provide all operating and procedural manuals  
for each public water or sanitary or storm  
sewer systems, and

(c) provide the results of all required test  
reports of the public systems demonstrating  
that the required systems have been  
constructed and are operating  
according to the standards of the agreement and this  
bylaw, and

(d) provide all easements and rights-of-way  
associated with the public streets and systems, and

(e) post a maintenance bond acceptable to the  
Council made in favour of the Town in an amount  
equal to 10% of the actual costs  
of construction of public streets and  
installation of public water, sanitary and storm  
sewer systems, such bond to be posted for one (1) year.

10.12 Following completion of the public streets, water,  
sanitary and storm sewer systems a certificate of  
compliance, in the form prescribed in Schedule "E", shall  
be issued by the Town Clerk and Public Works Superintendent to  
the subdivider, and a copy to the Development Officer.

10.13 (1) Upon receipt of the certificate of compliance  
under Section 10.12, the subdivider shall convey  
the public streets, water, sanitary and storm sewer  
systems to the Town free of encumbrances, at no cost to  
the Town.

(2) Following acceptance of the public streets,  
water, sanitary and storm sewer systems under  
Section 10.13(1), the Town shall forward a letter

of acceptance to the Development

Officer.

PART 11: PARKLAND TRANSFERS

11.1 (1) Before endorsement of approval on the final plan of subdivision by the Development Officer, the subdivider shall reserve and convey to the Town free of encumbrances, for park, playground or similar public purposes, an area of useable land equal to 5% of the area of land shown on the final plan of subdivision exclusive of public streets and walkways and the remainder lot, if any, or pay a sum of money equal to 5% of the assessed value of the new lots created exclusive of public streets and the remainder lot, if any.

(2) Notwithstanding subsection (1), where 5% of the subdivided area is less than the minimum lot required for park, playground and similar public purposes as set out in the Town's Land Use Bylaw, the Clerk shall accept for park, playground or similar public purposes, a sum of money equal to 5% of the assessed value of the new lots created, exclusive of public streets and the remainder lot, if any, before endorsement of approval on the final plan of subdivision by the Development Officer.

11.2 In the alternative to Section 11.1, before endorsement of approval on the final plan of subdivision a subdivider may offer to Council, and at Council's option, the Clerk may accept an amount of useable land of equivalent value to that required under Section 11.1, outside the area of land to be subdivided and within the boundaries of the Town.

11.3 At the option of Council, a combination of land and cash may be accepted by the Clerk on behalf of the Town provided that its combined value is equivalent in value to that required under Section 11.1.

11.4 Following the completion of parkland transfers under sections 11.1, 11.2 or 11.3, the Town shall forward a letter of acceptance to the Development Officer.

11.5 The requirements of these sections 11.1 through 11.3 inclusive are waived when the applicant is requesting approval for the consolidation or re-subdivision of existing lots.

PART 12: REQUIREMENTS FOR ENDORSEMENT AND FILING OF FINAL PLANS  
OF SUBDIVISION \_\_\_\_\_

12.1 (1) When the requirements of the PLANNING ACT, this \_\_\_\_\_ of Bylaw and the Regulations Respecting Subdivision \_\_\_\_\_ of Land to be Serviced by On-Site Sewage Disposal \_\_\_\_\_ Systems pursuant to the HEALTH ACT have been met, \_\_\_\_\_ letters of acceptance have been received and the \_\_\_\_\_ final plan of subdivision has been approved by \_\_\_\_\_ the Development Officer, approval shall be endorsed on the final plan of subdivision by the Development Officer.

(2) The Development Officer shall forward a copy of the endorsed final plan of subdivision to the \_\_\_\_\_ subdivider.

(3) In addition to Section 110(8) of the PLANNING ACT, the Development Officer shall give notice of the endorsement of approval on the final plan of subdivision to:

(a) the surveyor, and

(b) any other department or agency of the \_\_\_\_\_ province or the Town who has been requested \_\_\_\_\_ to review the final plan of subdivision.

12.2 The following information shall be written or stamped on any final plan of subdivision which is endorsed:

(a) "This final plan of subdivision is approved for lots \_\_\_\_\_."

(b) the classification of each lot within one of the \_\_\_\_\_ classes A, B, C, or D, including the definition of \_\_\_\_\_ such class, specified in the Regulations \_\_\_\_\_ Respecting Subdivision of Land to be Serviced by \_\_\_\_\_ On-Site Sewage Disposal Systems or "Lots \_\_\_\_\_ are serviced with a public sewer".

12.3 Pursuant to Section 110(2) of the PLANNING ACT, the Development Officer shall forward by certified mail or \_\_\_\_\_ hand deliver two endorsed copies of the final plan of \_\_\_\_\_ subdivision to the office of the Registrar of Deeds for \_\_\_\_\_ the County of Pictou (one copy to be filed and one copy \_\_\_\_\_ to be certified and returned to the Development \_\_\_\_\_ Officer) and pay the fees required under Part 13 of this Bylaw to file the final plan.

12.4 Pursuant to Section 110(4) of the Planning Act, the Development Officer shall register a notice, in the form specified in Schedule "B", in the Registry of Deeds which indicates approval of the final plan of subdivision and forward to the Registrar of Deeds the fees required in Section 13 of this Bylaw.

PART 13: FEES FOR THE FILING OF A FINAL PLAN OF SUBDIVISION

13.1 (1) The subdivider shall pay the fees contained in the COSTS AND FEES ACT R.S.N.S., 1989, c. 104, for filing the endorsed final plan of subdivision and certification of a copy of the plan and registering a notice of approval of the plan.

(2) The fees referred to in subsection (1) shall be paid at the time of application for approval of the final plan of subdivision by cheque or money order made payable to the Registry of Deeds.

(3) Where the final plan of subdivision does not receive endorsement of approval by the Development Officer, the subdivider shall be entitled to the return of the cheque or money order referred to in subsection (2).

PART 14: REPEAL OF ALL FORMER SUBDIVISION BYLAWS

14.1 All former bylaws of the Town in respect to Subdivisions  
heretofore passed by the Council are hereby repealed.

This is to certify that the foregoing is a true copy of a by-law duly passed by the Town Council of the Town of Trenton at a duly called meeting duly held on the 23rd day of January 1992.

Given under the hand of the Town Clerk and under the corporate seal of the Town this \_\_\_\_ day of February 1992.

\_\_\_\_\_  
C. Robin Campbell,  
Town Clerk

SCHEDULE "A"

APPLICATION FOR THE APPROVAL OF A PLAN OF SUBDIVISION

-----

File no. \_\_\_\_\_

-----Subdivider

Related Information

Phone No. \_\_\_\_\_

Name of Land Owner(s) \_\_\_\_\_

Address of Land Owner(s) \_\_\_\_\_

Postal Code \_\_\_\_\_

Subdivision Name \_\_\_\_\_

Documents to be returned to \_\_\_\_\_

address \_\_\_\_\_

Correspondence to be directed to \_\_\_\_\_

address \_\_\_\_\_

-----Land to be

Subdivided

Town of \_\_\_\_\_ Location \_\_\_\_\_

Type of Application  Preliminary  Tentative  Final

Type of Development Proposed  single family

other (specify) \_\_\_\_\_

Zone \_\_\_\_\_ Approval requested for lot(s) \_\_\_\_\_

-----Services

Existing  
Proposed

Public Water \_\_\_\_\_

Other (specify) \_\_\_\_\_

Public Sanitary Sewer \_\_\_\_\_

Other (specify) \_\_\_\_\_

Public Road Access \_\_\_\_\_

Other (specify) \_\_\_\_\_

Public Storm Sewer \_\_\_\_\_

Other (specify) \_\_\_\_\_

-----  
Registration Fee Submitted (payable to the Registry of Deeds)

I certify that I am the owner of the area of land proposed to be subdivided or am acting with the owner's written consent.

Signature of Subdivider \_\_\_\_\_ Date \_\_\_\_\_

-----For Office

Use Only:

Comments requested from: 5% Open Space Required

_____ dates	<u>sent</u>	<u>rec'd</u>		
Dept. Health	_____	_____	Land _____	Cash _____
Streets Comm	_____	_____	Area _____	Amount _____
Engineer	_____	_____	Council approved option:	
Recreation	_____	_____	_____	
Planning	_____	_____	date _____	_____
Other	_____	_____		

Agreements: \_\_\_\_\_  
 \_\_\_\_\_

Registered

SCHEDULE "B"

NOTICE OF APPROVAL OF A PLAN OF SUBDIVISION IN

ACCORDANCE WITH SECTION 100(2B) OF THE PLANNING ACT

Name of Owner(s) \_\_\_\_\_  
 \_\_\_\_\_

Name of Subdivision \_\_\_\_\_

Location \_\_\_\_\_

Date of Approval \_\_\_\_\_ For Lot(s) \_\_\_\_\_

Surveyor \_\_\_\_\_ Date of Plan \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_, 19\_\_\_\_  
 Municipal Development Officer

Plan of Subdivision filed in the Registry of Deeds as Plan #\_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_  
 \_\_\_\_\_, 19 \_\_\_\_

This plan of subdivision also contains information regarding the lots approved on this plan with respect to one or more of the following:

1. The lots' eligibility for on-site sewage disposal systems.
2. The availability of public sewer and water systems.
3. Information indicating whether or

not the lots abut a public street or highway.

SCHEDULE "C"  
APPLICATION FOR THE APPROVAL OF A MINOR VARIANCE

This application form should be completed in full and forwarded to the Development Officer for the Town of Trenton. The applicant is applying under the provisions of Section 9.5 of this Subdivision Bylaw and Section 107 of the Planning Act, S.N.S., 1989, C.346, for a variance on the minimum lot dimensions or lot area required by the Land Use Bylaw and said variance is within the following guidelines:

1. The request involves a maximum of two (2) lots.
2. The lots are/or are intended to be served by municipal sewer and water services.
3. The difficulty experienced is not general to the properties in the area or resulting from the intentional disregard of the requirements of this Subdivision Bylaw.
4. The proposed lot area and dimensions are no less than ninety percent of the required minimums for the lot area dimension.

Name of Property Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Name of Applicant (if not owner): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Location of lot/lots for which a variance is requested:

\_\_\_\_\_

Lot #1:

Lot #2:

	<u>Required</u>	<u>Proposed</u>		<u>Required</u>	<u>Proposed</u>
Area: _____	_____	_____	_____	_____	_____
Lot Lines:					
Front _____	_____	_____	_____	_____	_____
R.Side _____	_____	_____	_____	_____	_____
L.Side _____	_____	_____	_____	_____	_____
Rear _____	_____	_____	_____	_____	_____

Why is it not possible to comply with the provisions of this  
Bylaw?\_\_\_\_\_

\_\_\_\_\_

Has a variance ever been applied for on these lots?    YES    NO  
If yes, describe briefly: \_\_\_\_\_

\_\_\_\_\_

I certify that I am the owner or am acting with the owner's written consent.

Signature of Applicant \_\_\_\_\_ Date\_\_\_\_\_

SCHEDULE "D"

TOWN OF TRENTON

ENGINEERING SPECIFICATIONS

TABLE OF CONTENTS

		Page
SECTION	1. Drawing Specifications	33
	2. Street Specifications	35
	3. Sanitary Sewer Specifications	38
	4. Storm Sewer and Culvert Specifications	42
	5. Water System Specifications	45
	6. Pipe Testing	49
	7. Walkway Specifications	52
	8. Curb and Gutter Specifications	54
	9. Easements	55
	10. Sodding Specifications	56
	11. Blasting Specifications	58
	12. Erosion Control Measures for the	59

Development of Lands Draining  
Directly into a Body of Water

13. List of Standard Drawings

62

Section 1: DRAWING SPECIFICATIONS

(1.1) All drawings submitted shall be drawn on proper drafting paper and shall contain:

- a) Plan view of recommended scale of 1:500 or 1:200. 1:500 preferred.
- b) Profile view to a vertical scale in the ratio of vertical to horizontal of 1:10
- c) Key plan
- d) Legend for plan and profile
- e) A north arrow
- f) provisions for notes, revisions, dates, scale and drawing title
- g) All existing watercourses and their direction of flow
- h) Two points of known chainage on the centre line of street to be related to the N.S. Coordinate survey system
- i) Survey monument number and elevation from which vertical elevations were derived
- j) Street lines and lot boundaries

(1.2) All drawings shall contain a plan and profile view of all proposed services (cross-section and details as required)

(1.3) All drawings shall be stamped and signed by a Professional Engineer registered in the Province of Nova Scotia

(1.4) All engineering drawings submitted shall be drawn on one of the following standard sheet sizes:

- AO 841mm x 1189mm (33.11in x 46.81in)
- A1 594mm x 841mm (23.39in x 33.11in)
- A2 420mm x 594mm (16.54in x 23.39in)

(1.5) All "as constructed" drawings shall be prepared on dillar reproducible film, minimum 1mm thickness, drawn to an appropriate scale and shall include:

- a) All items, contained in Part 1, Section 1.1.
- b) Plan and profile view of all "as constructed" services.
- c) Rock profile where applicable.
- d) A cross-section and details.
- e) The stamp and signature of Professional Engineer registered in the Province of Nova Scotia.

Section 2: STREET SPECIFICATIONS (Drawing - SD-1)

In all respects, the criteria set out by the Roads and Transportation Association of Canada shall serve as the basic guidelines for road design in the Town of Trenton.

(2.1) The Town of Trenton road classification and basic criteria shall be as follows:

<u>Designation</u>	<u>R-O-W Width</u>	<u>Pavement Width</u>
Collector & Local	15.24m (50ft)	6.71m (22ft) face of curb to face of curb
Cul-de-sac	Minimum radius of 15.24m (50ft)	Minimum radius of 10.97m (36ft) from centre of bulb to face of curb

(2.2) All clearing and grubbing operations, including the removal of rock, shall be undertaken to the full extent of the street right-of-way. All rocks, trees, stumps and other organic matter removed during the clearing and grubbing operations shall be transported entirely from the site.

(2.3) The top 300 mm (12in) of the proposed subgrade shall be compacted to 98%

standard proctor and graded with a 2% crown along the centre line at an elevation of a minimum of 338mm (13.31in) below the finished grade of the street. Where rock exists to the subgrade, it shall be fractured to 300mm (12in) below subgrade and graded.

(2.4) All slopes in cut and fill sections shall be constructed outside the street right-of-way and shall be a minimum of 2:1 horizontal to vertical or as otherwise required for less stable material.

Rock cuts shall be a minimum of 1:4 or as otherwise required. All overhanging and/or loose rocks shall be removed and, in areas where a minimum of 1:4 cannot be obtained, slope protection shall be required.

(2.5) Except as specified in Section 2.3, in fill sections, all fill material shall be compacted in uniform layers of 300 mm (12in) and compacted to 95% standard proctor density. It shall be evenly distributed to ensure proper mixing of rocks and fill materials so that proper compaction and consolidation can be achieved. Under no circumstances shall rock migration, creating voided areas, be permitted around underground structures or elsewhere. No rock fill exceeding 300 mm (12in) in any dimension shall be placed within the top 600 mm (24in) of subgrade elevation.

(2.6) Under stable conditions, the base course gravel shall consist of Class "C" and Class "A" material in compacted minimum layers of 150 mm (5.9in) and 100 mm (3.94in) respectively, compacted to 100% standard proctor density, and graded with a 2% crown along the centre line of the proposed street.

(2.7) The required depth of base course gravels is directly dependent upon the conditions of the subgrade. Therefore, the specific design shall be determined by a Geotechnical Engineering Firm prior to placement and paving.

The gradation of the Class "C" and Class "A" gravel materials shall be as follows:

Sieve Size	% of Weight Passing	
	Class "A"	Class "C"
56.0 -	-	100
28.0 -	-	60 - 80
20.0	100	-
14.0	50 - 85	-
5.0	20 - 50	25 - 45
0.160 -	0 - 10	0 - 10

- (2.8) The maximum allowable grade of any street shall be 10% with 4% being the maximum for 30 m (100ft) prior to the intersection of two centre lines. The minimum grade of any street shall be 0.5%.
- (2.9) All streets shall contain standard curb and gutter, as shown on SD-2 and SD-3, and as specified in section 9 and paved with a minimum of 88 mm (3.46in) hot-mix asphalt. Area behind the curb extending 3.12 m (10ft) (to street line) shall be filled with material not exceeding 100mm (4in) in any dimension and graded at 2% to the top of the curb. Asphalt design, placement, sampling and testing shall be in accordance with Department of Transportation Standard Specifications, Division 4, Section 4. Testing to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review.
- (2.10) All concrete surface structures shall be a minimum of 30 MPa, 6% air-entrained, 76 mm (3in) slump (except for mechanical extruders), cured with rite-cure application in accordance with A.S.T.M. Standard Specifications C-156 and C-309. Cold weather protection methods must be followed when air temperature is expected to fall below 5 degrees C.
- (2.11) Class "A" and "C" gravel sampling and testing shall be in accordance with CSA and Department of Transportation Standards. Testing (sieve analysis, Proctor, compaction, etc.) to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review.
- (2.12) Sodding shall be placed from the back of the curb to the street line at 2% to the top of curb. Where driveway openings exist in the curb and gutter, sods shall not be placed in the driveway. Sodding shall be installed in accordance with the criteria set out in Section 11 of these Specifications and Standard Drawing SD-1.
- (2.13) Street signs shall be placed at all intersections. The signs will show street names and shall be as shown on Standard Drawing SD-4.

### Section 3: SANITARY SEWER SPECIFICATIONS

Sanitary sewer systems shall conform to the following specification and design criteria.

- (3.1) The sanitary sewer system shall be designed for the peak dry weather flow based on:
- a) A maximum population density of 45 persons per gross hectare;
  - b) A per capita flow of 340 litres/day
  - c) An infiltration allowance of 0.14 litres/second/gross hectare;
  - d) peak domestic sewage flows to be calculated by the following equation:

$$Q(d) = \frac{PqM}{86.4} + IA$$

where:

$Q(d)$  = peak domestic sewage flow (including extraneous flow) in L/s;

$P$  = design population in thousands;

$q$  = average daily per capita domestic flow in litres/capita per day (exclusive of extraneous flow);

$M$  = peaking factor, derived from the Harmon Formula

$$M = 1 + \frac{14}{0.5(4 + P)}$$

The minimum permissible peaking factor shall be 2.0.

- I = unit of peak extraneous flow, in litres/second per hectare;
- A = tributary area in gross hectares.";

(3.2) The sanitary sewer main pipe and fittings shall be:

- a) Polyvinyl chloride (PVC)DR 28 greater than 200 mm certified to CSA B182.2 - M";
- b) Non reinforced concrete to ASTM C 14 or CSA A257.1M specifications with bell and spigot joint and flexible rubber gasket.
- c) Reinforced concrete to ASTM C76 or CSA A257.2M specifications with bell and spigot joint and flexible rubber gasket.

The minimum size of the main shall be 200 mm (8in.).

(3.3) All pipe shall be laid at a uniform vertical grade and horizontal alignment in a compacted gravel bedding placed in an undisturbed or approved trench bottom. Gravel bedding along the sides of the pipe shall be installed and compacted in such a way as not to alter the alignment or grade of the pipe. Bedding shall extend to 300 mm (12in.) above top of pipe for full trench width and be compacted to 95% standard Proctor density.

Further backfilling shall be placed in layers to achieve a 95% standard Proctor density and shall be carried out in a manner which ensures that no rock migration will occur around manhole structures. Refer to standard drawing SD 5.

When manhole or watermain structures are located within 304.8 mm (12in) of each other, this area must be backfilled and compacted using Class "A" or 3/4" clear stone gravel.

All pipe shall be laid in accordance with Nova Scotia Road Builders Association Standard Specifications for Municipal Service Section 02517 sub section 3.3.

- (3.4) All sanitary sewer mains shall have a minimum grade of one half (0.5) percent.
- (3.5) Sanitary sewer flow velocities shall be a minimum of two (2') (.6M) feet per second and a maximum of fifteen (15') (4.57M) feet per second.
- (3.6) All manholes, see Drawings SD-6 & SD-7, shall be standard ASTM C 478 and shall have a precast or cast in place base. Manhole diameter sizes shall be in conformance with Standard Drawing SD-6 maximum pipe size chart. All manholes shall be constructed using precast sections and "O" ring gaskets and topped with 900mm (36in) eccentric cone section. Where flat top capping rings are to be used, they shall conform to the 110 series loading requirement. Grading rings shall be a minimum of a 150mm (6in) thick with final adjustment being completed using poured in place concrete or an approved non shrink grout. The standard MH frame and cover for roadways shall be New Glasgow Foundry R10 or approved equal. All ring joints shall be grouted. Manhole ladders shall conform to Standard Drawing SD 8 or approved equal.
- (3.7) Manholes shall be installed at all changes in grade or alignment, at all intersections and at all intervals not exceeding ninety (90) metres (300ft). Installation of manholes shall be in accordance with N.S. Road Builders Assoc. Standard Specifications for Municipal Services Section 02515 Section 3.3.
- (3.8) Internal drop precast manholes (Drawing SD 9) shall be sized to ensure a minimum width of 1000 mm (40in) for inside edge of internal drop to the opposite inside wall of the manhole.
- (3.9) Sanitary sewer service laterals shall be minimum of 100mm (4in) in size, connected to the main at an angle of 90 degrees and connections to the main shall be by using an in line "Tee" or "Wye" connector. All laterals shall enter the main at spring or above. Long radius 22 1/2 degrees bends shall be used for installation of service laterals. Sanitary sewer service laterals shall be fitted with a watertight plug or cap at termination point and a 48mm \* 96mm (2in \* 4in) marker stake at end of service extending to 600mm (24in) above finished grade. The stake shall be red with SAN marked in black.
- (3.10) The sanitary service lateral shall be:
- a) Polyvinyl chloride (PVC)DR 35 with rubber gasket bell and spigot joint.
    - i)  $\leq$  150 mm certified to CSA B182.1 - M

ii) > 200 mm certified to CSA B182.2 - M"; and  
b) Non reinforced concrete to ASTM C14 or CSA specification with rubber gasket bell and spigot joint.

c) Reinforced concrete to ASTM C76 or CSA A257.2M specification with rubber gasket bell and spigot joint.

The sanitary sewer lateral shall be laid at a minimum grade of 2% graded uniformly to the main in a compacted gravel bedding and backfilled in accordance with Standard Drawings SD 12 and SD 13.

- (3.11) Sanitary service laterals connected into manholes shall enter the manhole at the top of the benching. When service laterals enter manholes, a pipe stub shall be incorporated to ensure a flexible joint within 450mm (18in) of the outside of the manhole.
- (3.12) Sewage pumping stations, where necessary, shall be designed and constructed in accordance with standard engineering principles.
- (3.13) Where existing topography dictates a need to service a dwelling unit utilizing a forcemain, the forcemain service shall be entirely upon private property, connected to a gravity service lateral at the street line.
- (3.14) The subdivider shall not bury any pipe or appurtenances until they have been inspected by the designated representative of the Certifying Engineer.
- (3.15) Testing (sewer analysis, Proctor, compaction, etc.) to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review. Submit infiltration and exfiltration test results to the Town of Trenton for review.

Section 4: STOWM SEWER AND CULVERT SPECIFICATIONS

- (4.1) All foundation drains shall be connected to the storm sewer system.
- (4.2) The storm sewer main (Drawing SD 5) shall be installed parallel to the centre line of the street and offset from the sanitary sewer main by a minimum of 300mm (12in). The minimum depth of the storm sewer main will be 2 metres (6.5ft.).
- (4.3) a) Polyvinyl Chloride (PVC)DR 28 greater than 200 mm certified to CSA B182.2-M";
- b) Non reinforced concrete to ASTM C14 or CSA A257.1M specifications with bell and spigot joints and flexible rubber gaskets to CSA A257.3.
- c) Reinforced concrete to ASTM C76 or CSA A257.2M specifications with bell and spigot joints and flexible rubber gasket to CSA A257.3M.

The storm sewer main shall have a minimum diameter of 300mm (12in).

- (4.4) All pipe shall be laid at a uniform vertical grade and horizontal alignment in a compacted gravel bedding placed in an undisturbed or approved trench bottom. Gravel bedding along the sides of the pipe shall be installed and compacted in such a way as not to alter the alignment or grade of the pipe. Bedding shall extend to 300mm (12in) above top of pipe for full trench width and be compacted to 95% standard Proctor density. Further backfill to be placed in layers to achieve a 95% Proctor density and shall be carried out in a manner which ensures that no rock migration will occur around manhole structures. When manhole or watermain structures are located within 304.8 mm (12in) of each other, this area shall be backfilled and compacted using Class "A" or 3/4" clear stone gravels. All pipe shall be laid in accordance with N.S. Roadbuilders Association Standard Specification for Municipal Services Section 02516 Sub Section 3.3.
- (4.5) All manholes (Drawings SD-6, SD-7) shall be standard ASTM C-478 and shall have a precast or cast in place base. Manhole diameter sizes shall be in conformance with standard drawing SD 6, maximum pipe size chart. All manhole shall be constructed using

precast sections and "O" ring gaskets and topped with a 900mm (36in) eccentric cone section. Where flat top capping rings are to be used, they shall conform to the 110 series loading requirement. Grade rings shall be a minimum of a 150mm (6in) thick with final adjustment being completed using poured in place concrete or an approved non shrink grout. All frames, covers, and gratings shall conform to the standard ASTM A 48. All ring joints shall be grouted. Manhole ladders shall conform to Standard Drawing SD 8 or approved equal.

- (4.6) Manholes shall be installed at all changes in grade or alignment, at all intersections and at intervals not exceeding ninety (90) metres (300ft). Installation of manholes shall be in accordance with N.S. Roadbuilders Association Standard Specifications for Municipal Services Section 02515 Section 3.3.
- (4.7) Internal drop precast manholes (Drawing SD 9) shall be sized to ensure a minimum width of 1000 mm (40in) from inside edge of internal drop to the opposite inside wall of the manhole.
- (4.8) a) Polyvinyl Chloride (PVC)DR 35 with rubber gasket bell and spigot joints:
- i)  $\leq$  150 mm certified to CSA B182.1-M
  - ii)  $>$  200 mm certified to CSA B182.2-M
- b) Non reinforced concrete to ASTM C14 or CSA A257.1M specifications with bell and spigot joints and flexible rubber gaskets to CSA A257.3
- c) Reinforced concrete to ASTM C76 or CSA A257.2M specifications with bell and spigot joints and flexible rubber gasket to CSA A257.3M.

Storm sewer service laterals shall be a minimum of 100mm (4in) in size, connected to the main at an angle of 90 degrees and connections to the main shall be by using an in line "tee" or "wye" connector.

All laterals shall enter the main at spring line or above. Long radius 22 1/2 degrees bends shall be used for installation of service laterals. Storm service laterals shall be fitted with a watertight cap or plug at termination point and a 48mm x 36mm (2in x 4in) marker stake at end of service extending to 600mm (24in) above finished grade. The stake shall be green with STORM marked in black.

- (4.9) The storm sewer lateral shall be laid at a minimum grade of 2%, graded uniformly to the main in a compacted gravel bedding and backfilled in accordance with Standard Drawing SD 12 and SD 13.

- (4.10) All catchbasins (drawing SD 14) shall be located in the gutter line of the street. The capping ring shall be 110 series highway loading and the frame and grating shall be to ASTM A 48 standards. All catchbasins shall be ASTM C478 standards and shall 600 x 600 mm. (24in x 24in).
- (4.11) Catchbasins shall be installed in sufficient numbers so as to prevent flooding of the road surface with a maximum distance between catchbasins of 90 metres (300ft). Double catchbasins shall be installed at intersections where the preceding street grade exceeds 8%.
- (4.12) All catchbasin lead pipes shall have a minimum diameter of 250mm (10in) and shall be ASTM C-14 or ASTM C-76 gasketed concrete pipe or SDR 35 PVC. Catchbasin leads shall have a minimum bury of 1 meter (3.2ft) and shall enter the closest storm manhole. The invert of catchbasin lead shall not exceed the invert out at the manhole by more than one meter (3.2ft).
- No catchbasin lead shall protrude into the manhole or catchbasin by more than 75mm (3in) and shall be grouted and finished on the inside and outside of the structure. Catchbasin leads at the manhole shall incorporate a flexible joint within 450mm (18in) of the outside wall of the manhole.
- Where the connecting lead pipe to a manhole serves two or more catchbasins together, the minimum diameter of this connection lead pipe shall be 300mm (12in).
- (4.13) Culvert pipes shall be ASTM C14 or ASTM C76 concrete pipe or CAN3 G401 corrugated steel pipe. The minimum diameter for a culvert pipe shall be 300mm (12in).
- (4.14) The subdivider shall not bury any pipe or appurtenances until they have been inspected by the designated representative of the Certifying Engineer.
- (4.15) Testing (sieve analysis, Proctor, compaction, etc.) to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review.

- (5.1) The water main shall be installed parallel to the centre line of the street and offset from the sanitary sewer mains by a minimum of 300mm (12in) vertically (watermain above the sewer main) and 450mm (18in) horizontally. Refer to Standard Drawing SD 5.
- (5.2) The distribution system should be looped if possible. When dead end water mains are required the water pipe should have a negative slope to the loop section of the distribution system to prevent accumulation of debris in the dead end section.
- (5.3) Sectionalizing valves should be so located as to minimize isolated areas in the event part of the system must be shut down for repairs. Typically valves are to be located at road intersections and at 150m (500ft) intervals.
- (5.4) The minimum depth of cover over the water main will be 1.5 meters (5ft).
- (5.5) The water main shall have a minimum diameter of 200mm (8in) and shall be:
- a) Ductile iron pipe: to AWWA C151, cement mortar lined.
  - b) Ductile iron fittings: to AWWA C110, cement mortar lined, minimum pressure rating 1035 kpa.
  - c) Cement mortar lining: to AWWA C104.
- OR
- a) Polyvinyl Chloride (PVC) to CSA B137.3 cast iron outside diameter, gasketed bell end joint.
  - b) Ductile iron fittings to AWWA C110 cement mortar lined minimum pressure rating 1035 kpa.
  - c) Cement mortar lining to AWWA C104.
- (5.6) Joints shall be mechanical or push on in accordance with AWWA C111, flanged where indicated, to AWWA C110 with class 125 flanged ends to ANSI B 16.1

- (5.7) All pipe shall be laid in a compact gravel bedding placed in an undisturbed or approved trench bottom. Gravel bedding along the sides of the pipe shall be installed and compacted in such a way as not to alter the alignment of the pipe. Bedding shall extend to 300mm (12in) above top of pipe for full trench width and be compacted to 95% standard Proctor density.

Provide concrete thrust blocks to undisturbed ground on all tees, bends, plugs, and caps. Construct as indicated a Standard Drawing SD 16 and keep joints and couplings free of concrete.

Further backfill to be placed in 200mm (8in) layers to achieve a 95% standard Proctor density and shall be carried out in a manner which ensure that no rock migration will occur along valves and fittings etc. When manholes and water main structures are located within 300mm (12in) of each other, this area shall be backfilled and compacted using Class "A" 20mm (.8in) clear stone gravel.

- (5.8) (1) Buried gate valves shall be buried to AWWA C500, minimum pressure rating 1035 kpa or AWWA C509 up to 300mm (12in), minimum working pressure rating 1380 kpa and as follows:
- a) Body: cast iron with mechanical joint ends.
  - b) Mechanism (AWWA C500): bronze mounted, solid wedge or double disc gates, non rising spindle, and O ring seals.
  - c) Mechanism (AWWA C509): wedge disc with resilient rubber seat ring and machined seating surface, non rising spindle, and O ring seals.
  - d) Direction of opening: counterclockwise.
  - e) Operating nut: 50mm square
  - f) Provide centering disc.
- (2) Gate valves in chamber shall be to AWWA C500, minimum working pressure rating 1035 kpa or AWWA C509 up to 300mm, minimum working pressure rating, 1380 kpa and as follows:
- a) Body: cast iron with class 125 flanged ends to ANSI B16.1
  - b) Mechanism (AWWA C500): bronze mounted, solid wedge or double disc gates, O.S. & Y, rising stem, and handwheel.
  - c) Mechanism (AWWA C509): wedge disc with resilient rubber seat ring and machined seating surface, O.S. & Y., rising

stem and handwheel.

- (5.9) Valve boxes shall be to AWWA C500 and as follows:
- a) Cast iron, slide type, adjustable for depth of pipe below finished grade. Minimum adjustment 450mm (18in).
  - b) Covers marked "water".
  - c) Lugged to prevent turning and rolling of cover, and cover notched to suit.
- (5.10) Valve chambers to be gasketed precast concrete sections to ASTM C478M 84 with ladder rungs cast integral with unit. Cover to be marked "Water".
- (5.11) Water service pipe shall be:
- a) Copper tubing to be ASTM B88, type K annealed, minimum pressure rating 1035 kpa.
  - b) Polyethylene pipe to CSA B137.1 type PE, series 160.
- (5.12) Construct service connections at right angles to water main.
- (5.13) Brass keg type curb stops to ASTM B62 with drains and adjustable bituminous coated cast iron service box with stem to be placed 300mm (12in) from property line within street right of way for each service lateral. Top of cast iron box to be marked "WATER". Place temporary location markers 48mm x 96mm (2in x 4in) stake from pipe elevation to .6m (2ft) above grade at ends of unconnected water lines. Paint exposed portion of marker BLUE with designation "Water Service Line" in black.
- (5.14) Hydrants to be M67 McAvity hydrant with 2 2 1/2" hose nozzles and 1 N.S. Standard Pumper Nozzle with 6" mechanical joint. Hydrants to open counter clockwise. Depth of bury 1.8M. Hydrants to be painted red.
- (5.15) Install hydrants in accordance with AWWA Manual of Practice M 17 1970 with 150mm (6in) gate valve and cast iron valve box on hydrant service lead. Hydrants to be set plumb with hose outlets parallel with edge of pavement or curb line with pumper connection facing roadway and with body flange set at elevation of 50mm (2in) above final grade. Place concrete thrust blocks as indicated on Standard Drawing SD 15. Provide a 1m \* 1m \* .05m (3ft \* 3ft \* 1.5ft) deep drainage pit backfilled with

ock

coarse gravel or crushed stone to a level 150mm (6in) above drain holes of a hydrant. Locate hydrants so that any potential fire can be reached from two hydrants, each serving no more than 90m (300ft) of hose.

- (5.16) The subdivider shall not bury any pipe or appurtenances until they have been inspected by the designated representative of the Certifying Engineer.
- (5.17) Flushing and disinfecting of water mains shall be performed by the contractor and witnessed by the designated representative of the Certifying Engineer. The mains will be flushed with a sufficient flow to produce a velocity of 1.5m/sec. (5ft/sec.), within pipe for 10 minutes or until foreign materials have been removed and flushed water is clear. After flushing has been completed, disinfection of water mains shall be to AWWA C601 68 and in accordance with N.S. Roadbuilders Assoc. Standard Specifications for Municipal Service section 02518 Section 3.10.
- (5.18) Testing (sieve analysis, Proctor, compaction, etc.) to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review. Submit Hydrostatic and leakage test results to the Town of Trenton for review.
- (5.19) Connection to existing mains will be by the Town of Trenton at the sub dividers cost.

#### Section 6: PIPE TESTING

- (6.1) Notify the Certifying Engineer at least 24 hours in advance of all proposed tests. Perform tests in presence of Certifying Engineer or his designate.
- (6.2) Immediately following the tests, submit the test results to the Town of Trenton for review.

#### (6.3) SANITARY SEWER TESTING

- (1) test each section of sewer. A section is the length of pipe between successive manholes or termination points, including service connections.
- (2) Flush sewers and related appurtenances to remove foreign materials.

(3) Low pressure air testing

CAUTION:

FOR SAFETY OF PERSONNEL OF PUBLIC, OBSERVE PROPER PRECAUTIONS DURING AIR TESTING. USE TEST EQUIPMENT DESIGNED TO OPERATE ABOVE GROUND. DO NOT PERMIT PERSONNEL IN TRENCH DURING TESTING. DO NOT AIR TEST PIPE WITH DIAMETER GREATER THAN 600 MM (24IN).

a) Provide air testing equipment meeting the following requirements:

- i) Air Blower: 14 litres/sec, maximum pressure 70 kpa continuous.
- ii) Pressure Relief Valve: Sized to relieve full blower capacity at maximum blower pressure. Range 20 to 70 kPa, adjustable.
- iii) Pressure gauges: Range 0 to 70 kPa with accuracy +/- 0.25 kPa.

b) Provide plugs at each end of section, with one plug equipped for air inlet connection.

c) Fill test section slowly until a constant pressure of 28 kPa is reached. If ground water is above section being tested, Engineer may recommend increase in air pressure.

d) Allow two minutes of air temperature to stabilize, adding only amount of air required to maintain pressure.

e) After two minute period, shut off air supply.

f) Decrease pressure to 24 kPa. Measure time required for pressure to reach 17 kPa. Minimum time allowed for pressure drop is as follows:

Pipe Diameter		Minimum Time Min:Sec
mm	in	
100	4	1:53
150	6	2:50
200	8	3:47
250	10	4:43
300	12	5:40
375	15	7:05
450	18	8:30
525	21	9:55
600	24	11:20

g) Locate and repair defects if test fails. Retest.

h) Repair visible leaks regardless of test results.

(6.4)

WATERMAIN TESTING

- a) Test after services and hydrants are installed.
- b) Backfill prior to testing.
- c) If length of test section exceeds 400 metres (1312ft) allowable leakage must not exceed allowable for 400 meters (1312ft). All valves must be pressure tested including hydrant valves.
- d) Open all valves in test section.
- e) Expel air from main by slowly filling with potable water. Install corporation stops at high points where no air vacuum release valves are installed. After testing, remove corporation stops and install plugs.
- f) Apply test pressure of 1035 kPa or pressure equal to 1.5 times working pressure, whichever is greater, measured at lowest point in test section. Maintain pressure by pumping potable water from suitable container of known volume and record amount of water used for period of two hours.

g) Allowable leakage for pipeline is determined by the following formula:

$$L = \frac{(SD) \times P}{727,500} \times 0.5$$

- where:
- L = allowable leakage in litres/hour
  - S = length of pipe in metres
  - D = nominal diameter of pipe in mm.
  - P = test pressure in kPa

- h) Allowable leakage for closed metal seated valves is 1.2 ml. per mm. of nominal valve diameter per hour.
- i) Locate and repair defects if test fails and retest.
- j) Repair visible leaks regardless of test results.

Section 7: WALKWAY SPECIFICATIONS (Drawing SD 17)

- (7.1) The minimum width of a walkway right of way shall be 3.0 metres (10ft). Where municipal sewer or water systems are to be constructed within the walkway right of way, the minimum width shall be 6 metres (20ft).
- (7.2) As much as possible, the constructed portion of the walkway shall be centrally located within the right of way.
- (7.3) Where possible, all manholes and water appurtenances shall be to the side of the 1500mm (5ft) asphalt walkway.
- (7.4) Where possible and with consideration of Item 7.10, the total width of the right of way shall be graded in such a way as to control surface and watercourse drainage within the walkway right of way and adjacent properties. This can be accomplished using culverts, drains, swales and/or catchbasins.
- (7.5) The walkway shall be constructed as follows:

a) 150mm (6in) Class "A" gravel base, 1800mm (70in) wide and compacted to 98% standard Proctor density; and

b) 50mm (2in) thickness, hot mix asphalt, 1500mm (5ft) wide.

- (7.6) The maximum grade for a walkway shall not exceed fifteen (15%) percent. Where site topography dictated grades or more than fifteen (15%) percent, concrete steps of uniform rise and run and handrails shall be installed.
- (7.7) All walkways in residential and commercial areas shall be fenced on both sides for the entire length of the walkway right of way. Fencing shall be chain link fencing of minimum height of 1.2 metres (4ft).
- (7.8) Both sides of any asphalt walkway shall be sodded from the edge of the walkway to the edge of the right of way (fence), if feasible.
- (7.9) All reset structures within the walkway easement shall be adjusted to +/- 6mm (.25in) of finish grade.
- (7.10) All walkways shall be constructed at the time of the installation of the services and streets. Natural vegetation of the area shall be preserved during walkway construction, where possible. Natural trees and shrubbery shall remain, and clearing and grubbing shall be restricted to the construction.
- (7.11) Walkways shall be oriented so as to make use of the existing street lighting, where possible.

Section 8: CURB AND GUTTER SPECIFICATIONS

- (8.1) Concrete curb and gutter construction shall conform to the following specifications and as per Standard Drawings SD 2 and SD 3.
- (8.2) Curb and gutter shall be constructed of 30 MPa concrete, 6% air entrained and 75mm (3in) slump. Slump shall be decreased when mechanical extruders are used.
- (8.3) Gravel base shall be Class "A" gravel, evenly graded, compacted to 100% standard Proctor density, and extending 150mm (6in) outside the fence of the gutter and the back of the curb. Testing (sieve analysis, Proctor, compaction etc.) to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review.
- (8.4) Residential driveway openings shall be 3.75 metres (12ft) wide for "single" driveways and 5 metres (16ft) wide for "double" driveways, with a 300mm (12in) taper on each end.
- (8.5) Commercial driveway opening widths shall conform to the same specifications. The maximum width of a commercial driveway opening shall not exceed 9 metres (30ft).

- (8.6) Pedestrian ramps shall be installed at all intersections constructed with 1200mm (48in) low profile curb and a 300mm (12in) taper in either end.
- (8.7) Concrete curb and gutter shall be a continuous pour with control joints of one quarter the thickness every 3 M (10ft). Control joints shall be installed using steel template plates or by saw cutting.
- (8.8) Where concrete sidewalk abuts concrete curb and gutter, the control joints of the curb and gutter shall match alternate sidewalk control joints.
- (8.9) All concrete sampling and testing shall be in accordance with CSA CAN3 A23.2 M77. Concrete testing to be performed by a qualified testing company and the test results submitted to the Town of Trenton for review.

Section 9: EASEMENTS

- (9.1) Service mains installed outside of the street right of way shall be facilitated through the provision of an easement having a minimum width of 4.5 metres (15ft).
- (9.2) Where service mains installed outside of the street right of way are located within an easement or right of way that is also to serve as a walkway, the minimum width of the easement or right of way shall be 6 metres (20ft). Refer to section 7 of these specifications.
- (9.3) For service main easements without walkways, the total width and length of the easement shall be graded in such a way as to control watercourse and surface drainage, place topsoil and sod to the Town of Trenton's specifications;.
- (9.4) All manholes, and water chambers and valve, shall be adjusted to 6mm (.25in) of finish grade.

Section 10: SODDING SPECIFICATIONS

- (10.1) Excavated and/or fill areas shall be evenly graded and compacted to 100mm (4in) below finished grade.
- (10.2) Topsoil shall be medium loam capable of supporting good agricultural growth and have a pH of 5.5 to 7.5 and minimum thickness when placed of 100mm (4in).
- (10.3) Land lime and fertilizer shall be applied using separate applications and evenly cultivated throughout the depth of the topsoil at the following application rate.
- |               |                  |
|---------------|------------------|
|               | 2                |
| a) Lime       | 50 kg/100m ; and |
|               | 2                |
| b) Fertilizer | 15 kg/100m.      |
- (10.4) Topsoil shall be compacted to 12mm (.5in) of finished grade, then the top 25mm (1in) shall be loosened by raking or cultivating.
- (10.5) Sods shall be nursery sods of not less than 40% Kentucky Blue Grass, free of weeds, and with not surface soil visible when mowed to height of 50mm (2in).
- (10.6) Sods shall be placed with staggered joints perpendicular to slope in a close knitted pattern. There shall be no open areas and sods shall match evenly into existing conditions. In addition, when:

a) sodding on slopes greater than 1:2, the sods shall be secured with wooden pegs; and

b) sodding on slopes greater than 1:3, the sods shall be secured with poultry mesh in strips from top to bottom of slopes then pegged.

(10.7) Sodds should be rolled in consolidate and remove irregularities in grade.

(10.8) Sodds shall be watered within four (4) hours of placement, to obtain moisture penetration into top 100mm (4in) of topsoil.

(10.9) Sodds will be accepted upon completion of the third mowing provided that

a) Growth is properly established,

b) Area is free of bare and dead spots and without weeds, and

c) No surface soil is visible when grass has been cut to the height of 50mm (2in).

Areas sodded in the fall will be accepted in the following spring, one month after start of growing season, provided that acceptance conditions 10.9, a), b), and c) are fulfilled.

Section 11: BLASTING STANDARDS

- (11.1)       Blasting, within the Town of Trenton, will be the responsibility of the developer.

Section 12: EROSION CONTROL MEASURES FOR THE DEVELOPMENT OF LAND  
DRAINING DIRECTLY INTO A BODY OF WATER \_\_\_\_\_

- (12.1) Erosion and sediment control measures for all development that takes place on lands that drain directly into lakes, streams, rivers, or any existing watercourse must be approved by the Public Works Superintendent in accordance with sound engineering practices.
- (12.2) Site design shall make optimum use of existing topography and vegetation and minimize cut and fill operations. During the construction, site design is to prevent/minimize surface water flows across the construction site or from the construction directly to adjacent watercourses.
- (12.3) The construction, maintenance and use of buffers and other surface water flow control measures adjacent to all existing watercourses shall be incorporated into the design and development of lands adjacent to watercourses.
- (12.4) Stormwater management systems shall be an integral part of the overall site design and development. Measures such as temporary divisionary channels and earthen cofferdams are to be used to prevent upstream surface water from traversing construction sites.
- (12.5) Divisionary channels constructed in erodible or silt forming

materials shall be stabilized with protective rock, plastic sheeting or other materials before any flow is diverted.

- (12.6) During site construction, on site surface water shall be directed to settling ponds or sediment traps prior to entering an existing watercourse. Settling ponds shall be constructed to provide storage generally to a size of one sixteenth (1/16) acre for every acre of exposed construction area.
- (12.7) Site disturbance for street construction shall be kept to an absolute minimum by minimizing clearing and grubbing operations and cut and fill situations.
- Diversions channels directing water to sediment traps or settling ponds shall be constructed prior to cut and fill operations and shall contain filter trap measures such as straw bales.
- (12.8) Street construction at any given time shall be limited to 365 metres (2000ft) for streets parallel to the contours and 153 metres (500ft) for streets perpendicular to the contours and brought to base course gravelling before new street construction may begin.
- (12.9) All surplus excavation material shall be removed from the construction site within one (1) week of the time of excavation.
- (12.10) Excavated material required for backfilling shall be neatly piled and covered with polyethylene or other suitable material to be approved by the Public Works Superintendent in accordance with sound engineering practices.
- (12.11) In residential lot development, lot grading and soil stabilization shall be undertaken within two (2) weeks of the completion of the first floor stage of construction.
- Soil stabilization may include sodding, straw mulching or any other effective method that prevents soil erosion and runoff during wet period.
- (12.12) Residential lot development that abuts an existing watercourse shall be limited to a maximum of three lots with at least one undisturbed between the three lots under construction over a street frontage distance of 90 metres (300ft). Additional lot development may start within the street frontage distance of 90 metres (300ft) once grading and soil stabilization has been completed on the three lots initially allowed to develop.

(12.13) Immediately following the excavation, backfilling, grading and construction of streets and services, base course shall be undertaken. Hydroseeding of slopes of more than 1:2 shall be undertaken within one (1) week of base course gravelling.

(12.14) In the dewatering of excavated areas, water shall not be discharged directly into existing watercourses. Dewatering of excavated areas shall be undertaken in a manner designed to remove suspended silt.

(12.15)5) During the initial site development process and subsequent residential lot development, due care and attention shall be given up to keeping the site clear and free of deposited mud material and dust to prevent build up in the storm sewer system.

Development of land draining directly into a body of water may be subject to more extensive erosion and sediment control measures as a result of the Town zoning bylaw, or other bylaws, or as a result of provincial legislation or regulations, specifically under the control of the Department of Environment.

For examples of more extensive erosion control measures, refer to the Province of Nova Scotia Erosion and Sediment Control Manual and Guidelines for the use on Construction Sites.

Section 13: LIST OF STANDARD DRAWINGS

SD 1	Typical Cross Section of a finished residential street
SD 2	Concrete Curb & Gutter : cross section detail
SD 3	Concrete Gutters : Cross section at driveway ramp
SD 4	Street Sign
SD 5	Trench Details
SD 6	Precast Manhole with Cone Section
SD 7	Precast Manhole with Flat Top
SD 8	Standard Manhole Ladder
SD 9	Precast Manhole with Inside Drop
SD 10	Precast Manhole with Outside Drop
SD 11	Cast in Place Base for Precast Manhole
SD 12	Typical Lateral Connection
SD 13	Service Lateral Details
SD 14	Catchbasin Details
SD 15	Standard Hydrant and Valve
SD 16	Standard Thrust Blocks for Watermains

SD 17 Typical Walkway : Cross Section

SD 18 Concrete Sidewalk

SCHEDULE "E"

TOWN OF TRENTON

CERTIFICATE OF COMPLIANCE OF WITH SECTION 10.11  
OF THE SUBDIVISION BYLAW

E.2

Application File Number \_\_\_\_\_

Name of Owner(s) \_\_\_\_\_

Name of Subdivision \_\_\_\_\_

Location \_\_\_\_\_

This to certify that the subdivider has provided the following as  
provided by Section 10.11 of the Town of  
Trenton Subdivision ByLaw.

	Comments:	Initial:
1. Professional Engineering Certificate	_____	_____
2. As Built Drawings	_____	_____
3. Operating and Procedure Manuals	_____	_____

- 4. Public Systems  
Test Reports \_\_\_\_\_ -
- 5. Easements and  
Rights of Way \_\_\_\_\_ -
- 6. Maintenance Bond \_\_\_\_\_ -
- 7. Other (list) \_\_\_\_\_ -

Notwithstanding this certificate, section 10.11 of the Town's Subdivision Bylaw provides that the maintenance bond be posted for a period of one (1) year.

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Public Works Superintendent