

**Town of Stellarton
Subdivision Bylaw**

Adopted by Town Council on April 11, 2005

I acknowledge receipt of this Subdivision Bylaw, adopted at a meeting of Town Council held on April 11, 2005.

I have reviewed the documents pursuant to Section 208 of the *Municipal Government Act* and have not determined that the documents fall within any of the categories requiring approval listed in subsection 208(3), therefore the documents are not subject to the approval of the Minister of Service Nova Scotia and Municipal Relations.



Brant Wishart
Provincial Director of Planning

Dated: MAY 04 2005

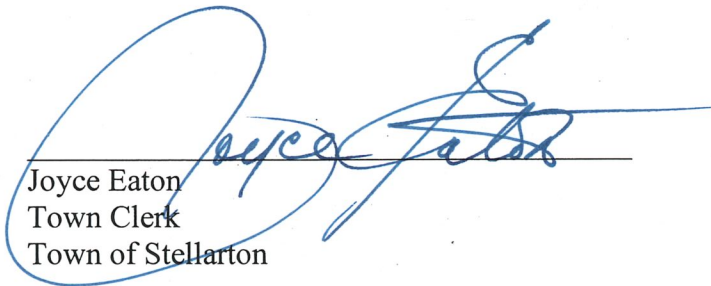
BE IT RESOLVED by the Council of the Town of Stellarton, that the Town of Stellarton Subdivision By-Law, hereto attached, was read twice and adopted by the said Council.

BE IT FURTHER RESOLVED that the Municipal Clerk forward four (4) copies of the same, duly certified and sealed, to the Provincial Director of Planning with a request for the approval of the Minister of Service Nova Scotia and Municipal Relations.

AND BE IT FURTHER RESOLVED that upon the approval of the Minister of the said Subdivision By-Law, the existing Subdivision By-Law, which came into force February 15, 1989, be repealed.

THIS IS TO CERTIFY that the following is a true copy of the Town of Stellarton's Sub-Division By-Law as adopted at a duly called meeting of the Town Council of the Town of Stellarton duly held on the 11th day of April, 2005.

GIVEN under the hand of the Town Clerk and under the Corporate Seal of the Town this 12th day of April, 2005.



Joyce Eaton
Town Clerk
Town of Stellarton

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SUBDIVISION BY-LAW FOR THE
TOWN OF STELLARTON

SECTION 1: SHORT TITLE

1.1 This By-Law may be cited as the “Subdivision By-Law” for the Town of Stellarton.

SECTION 2: INTERPRETATION

2.1 In this By-Law 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", "E", and “F” attached hereto are adopted by Resolution of Council and hereby declared to form part of this Bylaw.

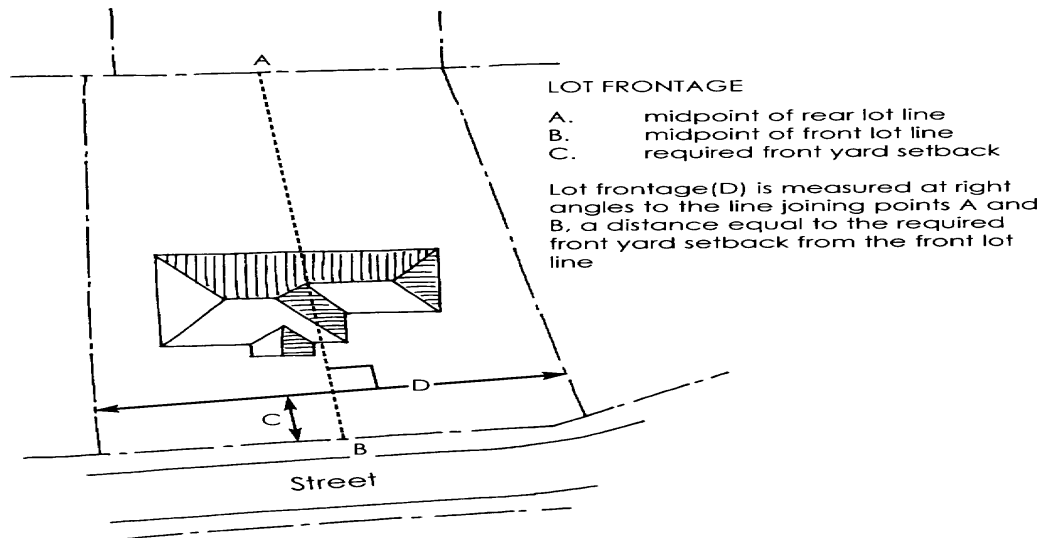
2.3 This By-Law shall apply to the subdivision of all land within the Town of Stellarton and shall be administered by the Municipal Development Officer.

SECTION 3: DEFINITIONS

3.1 In these regulations,

- (a) “Act” means the Municipal Government Act (MGA), c. 18, Statutes of Nova Scotia, 1998, as amended.
- (b) “Agreement” means a written contract entered into between the subdivider and the Town of Stellarton, which describes the responsibilities of each party with respect to the subdivision, and servicing of land as set out in this Bylaw.
- (c) “Area of land” means any existing lot or parcel as described by its boundaries.
- (d) “Council” means the Council of the Town of Stellarton.
- (e) “Department of the Environment” means the Nova Scotia Department of the Environment.
- (f) “Department of Transportation and Public Works” means the Nova Scotia Department of Transportation and Public Works.

- (g) “Development Officer” means the officer who is appointed by Council to administer the provisions of this Subdivision Bylaw.
- (h) “Director” means the Provincial Director of Planning.
- (i) “Engineer” means the engineer for the Town, and includes a person acting under the supervision and direction of the engineer.
- (j) “Existing street or highway” means any public street or highway.
- (k) “Lot” means a parcel of land described in a deed or as shown on a registered plan of subdivision.
- (l) “Lot Area” means the total horizontal area within the lot lines of a lot.
- (m) “Lot, Frontage” means the length of a line joining the side lot lines and parallel to the front lot line. Calculation of Lot Frontage for irregularly shaped lots shall be the horizontal distance between the side lot lines as measured at a point, where a line drawn perpendicular to a line joining the midpoint of the rear lot line and the midpoint of the front lot line at a point equal to the required front yard. In determining yard measurements the minimum horizontal distance from the respective lot lines shall be used. Calculation of lot frontage for corner lots shall be the horizontal distance between the side lot line and the flanking lot line.



- (n) “Municipal Planning Strategy and Land Use By-Law” means the Municipal Planning Strategy and Land Use By-Law for the Town of Stellarton.
- (o) “Public Sewer System” means any sanitary sewer system that is owned and maintained by the Town.
- (p) “Public Storm Sewer System” means any storm sewer system that is owned and maintained by the Town.
- (q) “Public Water System” means any water system that is owned and maintained by the Town.
- (r) "Public street or highway" means any street or highway owned and maintained by the Department of Transportation and Public Works or the Town of Stellarton.
- (s) “Registry of Deeds” means the office of the registrar of deeds for the registration district of Pictou.
- (t) “Subdivider” means the owner of the area of land proposed to be subdivided and includes anyone acting with the owner's written consent.
- (u) “Subdivision” means the division of any area of land into two or more parcels, and includes a re-subdivision or a consolidation of two or more parcels.
- (v) “Town” means the Town of Stellarton.

**SECTION 4: REQUIREMENTS FOR PRELIMINARY PLANS OF SUBDIVISION
(Optional First Step)**

4.1 A subdivider proposing to subdivide an area of land may submit to the development officer four (4) copies of a preliminary plan of subdivision drawn to scale showing:

- (a) the name of the owner of the area of land being subdivided;
- (b) the names of all owners of all properties abutting the area of land being subdivided;
- (c) where a civic addressing system is in place, the civic number of main buildings on the area of land being subdivided;
- (d) a location plan showing the approximate distance between the area of land being subdivided and the nearest prominent landmark;
- (e) the shape, dimensions, and area of the lots being created;

- (f) each proposed lot identified by a number except in cases where a parcel is being added to or subtracted from an existing area of land, in which case the parcel shall be identified by a letter and the new lot identified by the existing area of land identifier, where available, and the letter;
- (g) no duplication of lot identifiers;
- (h) the approximate location of railways and railway rights-of-way;
- (i) the location of existing and proposed public streets;
- (j) the name of existing and proposed public streets, as issued pursuant to the civic addressing system;
- (k) the graphic representation of lots being created shown by solid lines, and the vanishing boundaries of existing areas of land being re-subdivided, consolidated or both, shown as broken lines;
- (l) the location of existing buildings within 10 metres (32.8 feet) of a property line;
- (m) the general location of watercourses and wetlands;
- (n) the north point;
- (o) the scale; and
- (p) any other information necessary to determine whether this subdivision conforms to these subdivision regulations.

4.2 Where the preliminary plan of subdivision is to be forwarded to the Department of the Environment, the following additional information, if required by the Department of the Environment, shall be part of, or included with, the preliminary plan:

- (a) the lot layout including buildings, proposed on-site sewage disposal system, proposed driveway and water wells;
- (b) the location of watercourses, wetlands, and other features that may influence the design of the system, including ditches, roads and driveways;
- (c) the surface slopes and directions;
- (d) an explanation of the extent, volume and type of usage to which the system will be subjected;
- (e) an assessment report of the lot respecting its suitability to support an on-site

sewage disposal system including the results of a soil evaluation test, except where the assessment report is to be prepared by the Department of the Environment; and

- (f) any other information necessary to determine whether the subdivision meets the On-site Sewage Disposal Systems Regulations.

SECTION 5: PROCEDURE FOR PRELIMINARY PLANS OF SUBDIVISION (Optional First Step)

- 5.1** Application for an evaluation of a preliminary plan of subdivision shall be made to the development officer in the form specified in Schedule "A" of these regulations.
- 5.2** The development officer shall comply with the notification provisions of the Act.
- 5.3** The development officer shall forward a copy of the preliminary plan of subdivision to:
 - (a) in areas not served by a central sewer, the Department of the Environment to determine compliance with the On-site Sewage Disposal Systems Regulations, except where the proposed lot:
 - (i) is more than 9000 square metres (96,878.4 square feet),
 - (ii) has a width of 75 metres (246.1 feet) or more, and
 - (iii) is to be used for a purpose that does not require an on-site sewage disposal system;
 - (b) in areas served by a central sewer, the authority having jurisdiction for central sewers;
 - (c) the authority having jurisdiction for public streets;
 - (d) the authority having jurisdiction for recreational facilities; and
 - (e) any other agency of the Province or the municipality that the development officer deems necessary.
- 5.4** Any agency that has been forwarded a copy of the preliminary plan of subdivision pursuant to Section 5.3 shall forward a written report of their assessments or recommendations to the development officer.
- 5.5** The development officer shall inform the subdivider in writing of the results of the evaluation of the preliminary plan of subdivision.

SECTION 6: REQUIREMENTS FOR CONCEPT PLANS OF SUBDIVISION (Optional)

- 6.1** Where an area of land is being subdivided in phases and will contain new streets, a subdivider may submit to the development officer eight (8) copies of a concept plan of the entire area of land.
- 6.2** Concept plans shall be at a scale sufficient for clarity of all particulars of the plan and shall show the following:
- (a) the words "Concept Plan" located in the title block;
 - (b) name of property owner(s) and name of all abutting landowners;
 - (c) the proposed internal street system with connections to existing streets;
 - (d) the proposed location of public open space;
 - (e) the location of existing development, if any;
 - (f) the location of any municipal service boundary;
 - (g) an approximate estimated lot yield figure, based on zoning requirements or requirements of the Department of the Environment;
 - (h) the north point; and
 - (i) contours at five metre (16.4 ft.) intervals;
 - (j) any other information necessary to determine if the subdivision meets with municipal standards and accepted engineering practice as determined by the engineer.

SECTION 7: PROCEDURE FOR APPROVAL OF CONCEPT PLANS OF SUBDIVISION (Optional)

- 7.1** Application for approval of a concept plan shall be made to the development officer in the form specified in Schedule "A" of these regulations.
- 7.2** The development officer shall comply with the notification and approval provisions of the Act.
- 7.3** The development officer shall forward the concept plan and any supplementary information to appropriate agencies in order to evaluate the concept plan in terms of:
- (a) the design's consideration of topography, natural features, and other site constraints and restrictions;
 - (b) street layout, pedestrian routes, and connections with existing and proposed

transportation links on a local and regional scale;

- (c) the feasibility of servicing with applicable services, and the effect of the layout on the provision of future services where applicable;
- (d) public open space; and
- (e) any proposed community and commercial uses.

7.4 Any agency that has been forwarded a copy of the concept plan pursuant to Section 7.3 shall forward a written report of their assessments or recommendations to the development officer.

7.5 Approval of a concept plan may not be refused or withheld as a result of the assessment or recommendations made by the Department of the Environment, the Department of Transportation and Public Works or of any other agency of the Province or the municipality unless the concept plan is clearly contrary to a law of the Province or regulation made pursuant to a law of the Province.

7.6 Where the development officer either approves or refuses to approve a concept plan, the development officer shall give notice of the approval or refusal to all agencies that were forwarded a concept plan pursuant to Section 7.3.

7.7 Where the development officer refuses to approve a concept plan, the development officer shall inform the subdivider of the reasons for the refusal in writing and advise the subdivider of the appeal provisions of Section 284 of the Act.

7.8 The following information shall be stamped or written and completed by the development officer on any concept plan which is approved:

- (a) "This concept plan is approved."
- (b) the date of the approval of the concept plan; and
- (c) "This concept plan shall not be filed in the registry of deeds as no subdivision takes effect until a final plan of subdivision is approved by the development officer and filed in the registry of deeds."

7.9 The development officer shall forward an approved copy of the concept plan to the subdivider.

SECTION 8: REQUIREMENTS FOR TENTATIVE PLANS OF SUBDIVISION

8.1 A subdivider proposing to subdivide an area of land shall submit to the development officer eight (8) copies of the tentative plan of the proposed subdivision meeting the requirements of this Section.

8.2 Notwithstanding Section 8.1, the development officer may waive the requirement that

tentative application and plan of subdivision be submitted where:

- (a) lots abut an existing public street;
- (b) a central water or sewer system is not being installed; and
- (c) all lots to be served by on-site sewage disposal systems
 - (i) are 9000 square metres (96,878.4 square feet) or more in area; or
 - (ii) have been evaluated by an authorized person of the Department of the Environment and the development officer has been informed in writing by the authorized person that the information already provided by the subdivider is satisfactory.

8.3 Tentative plans of subdivision submitted to the development officer shall be:

- (a) drawn to a scale or scales sufficient for clarity of all particulars on the tentative plan of subdivision;
- (b) based on a description of the area of land 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 that is located in the lower right-hand corner of the tentative plan of subdivision.

8.4 Tentative plans of subdivision shall show the following:

- (a) the words "PLAN OF SUBDIVISION" located in the title block;
- (b) the words "TENTATIVE PLAN" located above the title block;
- (c) a clear space for stamping being a minimum of 225 square centimetres (36 square inches) with a minimum width of 8 centimetres (3 inches);
- (d) the name of the subdivision, if any, and the name of the owner of the area of land;
- (e) if applicable, the book and page number of the deed to the area of land as recorded in the name of the owner in the registry of deeds;
- (f) the unique Parcel Identifier (PID) of all areas of land being subdivided;
- (g) the civic number of main buildings on the area of land being subdivided;

- (h) the names of all owners or the identifiers of all properties abutting the proposed subdivision;
- (i) a location map, drawn to a scale not smaller than 1:50,000 (such scale to be shown on the map), preferably with the same orientation as the area of land and, if possible, showing the location of the closest community to the area of land proposed to be subdivided;
- (j) the shape, dimensions, and area of the lots being created;
- (k) each lot being approved identified by a number, except in cases where a parcel is being added to or subtracted from an existing area of land, in which case the parcel shall be identified by a letter and the new lot identified by the existing area of land identifier, where applicable, and the letter;
- (l) no duplication of lot identifiers;
- (m) the boundaries of lots being created shown by solid lines, and the vanishing boundaries of existing areas of land being re-subdivided, consolidated or both, shown as broken lines;
- (n) the location of existing buildings within 10 metres (32.8 feet) of a property boundary;
- (o) the location of existing and proposed public streets;
- (p) the name of existing and proposed public streets as issued pursuant to the civic addressing system;
- (q) the width and location of railroads and railway rights-of-way;
- (r) the general location of watercourses, wetlands, or prominent rock formations;
- (s) the width, location, and nature of any easements on or affecting the area of land proposed to be subdivided;
- (t) where applicable, a notation stating the lots are serviced by a central sewer and/or water system;
- (u) the north point;
- (v) the date on which the plan of subdivision was drawn and the date of any revisions;
- (w) the scale to which the plan of subdivision is drawn; and

- (x) any other information necessary to determine whether or not the plan of subdivision conforms to these regulations.

8.5 Where the tentative plan of subdivision is to be forwarded to the Department of the Environment the following additional information, if required by the Department of the Environment, shall be part of, or included with, the tentative plan:

- (a) the lot layout including buildings, proposed on-site sewage disposal system, proposed driveway and water wells;
- (b) the location of watercourses, wetlands and other features that may influence the design of the system, including ditches, roads and driveways;
- (c) the surface slopes and directions;
- (d) an explanation of the extent, volume and type of usage to which the system will be subjected;
- (e) an assessment report of the lot respecting its suitability to support an on-site sewage disposal system including the results of a soil evaluation test, except where the assessment report is to be prepared by the Department of the Environment; and
- (f) any other information necessary to determine whether the subdivision meets the On-site Sewage Disposal Systems Regulations.

8.6 In addition to meeting the requirements of Sections 8.3, 8.4, and 8.5, 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 Land Surveyors Act and its regulations;
- (b) be accompanied by four (4) copies of a plan, signed and sealed by a professional engineer, showing:
 - (i) contours at 2 metre (5 foot) intervals, and drainage patterns;
 - (ii) the width and location of proposed public streets and their intersection with existing public streets; and
 - (iii) the location of existing and proposed central sewer and water systems and proposed connections thereto; and
- (c) be accompanied by two (2) copies of centerline profiles of proposed public streets.

SECTION 9: PROCEDURE FOR APPROVAL OF TENTATIVE PLANS OF SUBDIVISION

- 9.1** Application for approval of a tentative plan of subdivision shall be made to the development officer in the form specified in Schedule "A" of these regulations.
- 9.2** The development officer shall comply with the notification and approval provisions of the Act.
- 9.3** The development officer shall forward a copy of the tentative plan of subdivision to:
- (a) in areas not served by a central sewer, the Department of the Environment to determine compliance with the On-site Sewage Disposal Systems Regulations, except where the proposed lot:
 - (i) is more than 9000 square metres (96,878.4 square feet),
 - (ii) has a width of 75 metres (246.1 feet) or more, and
 - (iii) is to be used for a purpose that does not require an on-site sewage disposal system;
 - (b) in areas served by a central sewer, the authority having jurisdiction for central sewers;
 - (c) the authority having jurisdiction for public streets; and
 - (d) any other agency of the Province or the municipality that the development officer deems necessary.
- 9.4** Any agency that has been forwarded a copy of a tentative plan of subdivision pursuant to Section 9.3 shall forward a written report of their assessments or recommendations to the development officer.
- 9.5** 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 the Environment, the Department of Transportation and Public Works or of any other agency of the Province or the municipality unless the tentative plan of subdivision is clearly contrary to a law of the Province or regulation made pursuant to a law of the Province.
- 9.6** Where the development officer either approves or refuses to approve a final plan of subdivision, the development officer shall give notice of the approval or refusal to all agencies that were forwarded a plan pursuant to Section 9.3.
- 9.7** Where the development officer refuses to approve a tentative plan of subdivision, the development officer shall inform the subdivider of the reasons for the refusal in writing

and advise the subdivider of the appeal provisions of Section 284 of the Act.

9.8 The following information shall be stamped or written and completed by the development officer on any tentative plan of subdivision which is approved together with any other information, including conditions, 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; and
- (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 approved by the development officer and filed in the registry of deeds."

9.9 The development officer shall forward a copy of the approved tentative plan of subdivision to the subdivider and the surveyor.

SECTION 10: REQUIREMENTS FOR FINAL PLANS OF SUBDIVISION

10.1 A subdivider proposing to subdivide an area of land shall submit twelve (12) copies of the final plan of subdivision meeting the requirements of Section 10.2 of these regulations to the development officer for approval.

10.2 Final plans of subdivision submitted to the development officer shall be:

- (a) drawn to a scale or scales sufficient for clarity of all particulars of the final plan of subdivision;
- (b) certified and stamped by a Nova Scotia Land Surveyor that the lots for which approval is requested and any proposed street and road have been surveyed in the manner required by the Land Surveyors Act and its regulations, except for a final plan of subdivision prepared pursuant to subsection 12.5 of these regulations; and
- (c) folded to approximately 20x30 centimetres (8x12 inches) with the face of the folded print being the title block that is located in the lower right-hand corner of the final plan of subdivision.

10.3 Final plans of subdivision shall show the following:

- (a) the words "PLAN OF SUBDIVISION" located in the title block;
- (b) a clear space for stamping being a minimum of 225 square centimetres (36

square inches) with a minimum width of 8 centimetres (3 inches);

- (c) the name of the subdivision, if any, and the name of the owner of the area of land;
- (d) if applicable, the book and page number of the deed to the area of land as recorded in the name of the owner in the registry of deeds;
- (e) the unique Parcel Identifier (PID) of all areas of land being subdivided;
- (f) the civic number of main buildings on the area of land being subdivided;
- (g) the names of all owners or the identifiers of all properties abutting the proposed subdivision;
- (h) a location map, drawn to a scale not smaller than 1:50,000 (such scale to be shown on the map), preferably with the same orientation as the area of land and, if possible, showing the location of the closest community to the area of land proposed to be subdivided;
- (i) the shape, dimensions, and area of the lots being created;
- (j) each lot being approved identified by a number, except in cases where a parcel is being added to or subtracted from an existing area of land, in which case the parcel shall be identified by a letter and the new lot identified by the existing area of land identifier, where applicable, and the letter;
- (k) no duplication of lot identifiers;
- (l) the boundaries of lots being created shown by solid lines, and the vanishing boundaries of existing areas of land being resubdivided, consolidated or both, shown as broken lines;
- (m) the location of existing buildings within 10 metres (32.8 feet) of a property boundary;
- (n) the geographical and mathematical location of all buildings within 3 metres (9.8 feet) of a proposed boundary;
- (o) the location of existing and proposed public streets;

- (p) the name of existing and proposed public streets;
- (q) the width and location of railroads and railway rights-of-way;
- (r) the general location of watercourses, wetlands, or prominent rock formations;
- (s) the width, location, and nature of any easements on or affecting the area of land proposed to be subdivided;
- (t) where applicable, a notation stating the lots are serviced by a central sewer and/or water system;
- (u) the north point;
- (v) the date on which the plan of subdivision was drawn and the date of any revisions;
- (w) the scale to which the plan of subdivision is drawn; and
- (x) any other information necessary to determine whether or not the plan of subdivision conforms to these regulations.

10.4 Where the final plan of subdivision is to be forwarded to the Department of the Environment the following additional information, if required by the Department of the Environment, shall be part of, or included with, the final plan:

- (a) the lot layout including buildings, proposed on-site sewage disposal system, proposed driveway and water wells;
- (b) the location of watercourses, wetlands and other features that may influence the design of the system, including ditches, roads and driveways;
- (c) the surface slopes and directions;
- (d) an explanation of the extent, volume and type of usage to which the system will be subjected;
- (e) an assessment report of the lot respecting its suitability to support an on-site sewage disposal system including the results of a soil evaluation test, except where the assessment report is to be prepared by the Department of the Environment; and
- (f) any other information necessary to determine whether the subdivision meets the On-site Sewage Disposal Systems Regulations.

SECTION 11: PROCEDURE FOR APPROVAL OF FINAL PLANS OF SUBDIVISION

- 11.1** Application for approval of a final plan of subdivision shall be made to the development officer in the form specified in Schedule "A" of these regulations.
- 11.2** The development officer shall comply with the notification and approval provisions of the Act.
- 11.3** The development officer shall forward a copy of the final plan of subdivision to:
- (a) in areas not served by a central sewer, the Department of the Environment to determine compliance with the On-site Sewage Disposal Systems Regulations, except where the proposed lot:
 - (i) is more than 9000 square metres (96,878.4 square feet),
 - (ii) has a width of 75 metres (246.1 feet) or more, and
 - (iii) is to be used for a purpose that does not require an on-site sewage disposal system;
 - (b) in areas served by a central sewer, the authority having jurisdiction for central sewers;
 - (c) the authority having jurisdiction for public streets; and
 - (d) any other agency of the Province or the municipality that the development officer deems necessary.
- 11.4** Any agency that has been forwarded a copy of the final plan of subdivision pursuant to Section 11.3 shall forward a written report of their assessments or recommendations to the development officer.
- 11.5** Approval of a final plan of subdivision may not be refused or withheld as a result of the assessment or recommendations made by the Department of the Environment, the Department of Transportation and Public Works or of any other agency of the Province or the municipality unless the final plan of subdivision is clearly contrary to a law of the Province or regulation made pursuant to a law of the Province.
- 11.6** (1) At the time of application for approval of a final plan of subdivision, the subdivider shall submit to the development officer:
- (a) the fees contained in the Costs and Fees Act and its regulations for filing the approved final plan of subdivision and registering a notice of approval

of the plan; and

- (b) a processing fee of \$100.00 per application for approval of a final plan of subdivision.

- 11.7** Where the development officer refuses to approve a final plan of subdivision, the development officer shall return the fees referred to in clause 11.6 (1) (a) to the subdivider.
- 11.8** Before approving a final plan of subdivision that adds or consolidates parcels or areas of land in different ownerships, the development officer shall have received:
- (a) the executed deeds suitable for registering to effect the addition or consolidation;
 - (b) the fees for registering the deeds;
 - (c) the affidavit of value including particulars of any exemption, pursuant to Part V of the Act.
- 11.9** The development officer shall forward an approved copy of the final plan of subdivision to the subdivider and the surveyor.
- 11.10** Where the development officer either approves or refuses to approve a final plan of subdivision, the development officer shall give notice of the approval or refusal to all agencies that were forwarded a plan pursuant to Section 11.3.
- 11.11** Where the development officer refuses to approve a final plan of subdivision, the development officer shall inform the subdivider of the reasons for the refusal in writing and advise the subdivider of the appeal provisions of Section 284 of the Act.
- 11.12** A final plan of subdivision showing lots to be approved under circumstances described in subsection 287(3) of the Act by special note on the plan shall:
- (a) identify such lots;
 - (b) state the names of the grantor and the grantee of such lots; and
 - (c) state the date, book and page number of the conveyance of such lots as recorded in the registry of deeds.
- 11.13** The following information shall be stamped or written and completed by the development officer on any final plan of subdivision which is approved:
- (a) "This final plan of subdivision is approved for Lots _____";

- (b) where applicable,
- (i)“ _____ (is, are) suitable for the construction or installation of an on-site sewage disposal system for _____ and any conditions that apply are _____ (proposed use) contained in a report dated _____ and available from the Department of the Environment.”;
- (ii)“ **IMPORTANT NOTICE** _____ (has, have) been created for a _____ (lot(s) approved and/or remainder) purpose that does not require an on-site sewage disposal system and will not be eligible for a permit to install a system unless the requirements of the Department of the Environment are met.”; or
- (iii)“ _____ (is, are) served by an existing on-site system and should a replacement system become necessary in future, approval of the replacement system from the Department of the Environment is required”.
- (c) where applicable,
- (i) "Access to the public street as shown has been approved for the lots created by this final plan of subdivision and the following conditions, if any, apply:

_____”;
- (ii) where a lot that abuts a street or road does not have a safe access point along the street or road, a notation stating that direct access to the street or road is not permitted.

11.14 The development officer shall forward to the registry of deeds:

- (a) Two (2) approved copies of the final plan of subdivision and a notice of approval in the form specified in Schedule "B" of these regulations; and
- (b) if applicable, the items required by Section 11.8 of this by-law.

SECTION 12: GENERAL PROVISIONS

- 12.1** All lots approved on a final plan of subdivision shall abut a public street.
- 12.2** Where a Land Use By-law is in effect, all lots shall meet the applicable requirements contained in such by-law.
- 12.3** (1) Notwithstanding the lot area and frontage requirements of Section 12.2, the development officer may approve a maximum of two lots, shown on a plan of subdivision, in accordance with Section 279 of the Act provided all other requirements of these regulations are met. Any person requesting a variation shall submit to the development officer an application in the form specified in Schedule “C”.
- (2) Subsection (1) does not apply if the area requirements established by the Department of the Environment for the construction or installation of an on-site sewage disposal system are not met.
- 12.4** (1) Notwithstanding Section 12.1 and the lot area and frontage requirements of Section 12.2, the development officer may approve a subdivision altering the boundaries of two or more areas of land where:
- (a) no additional lots are created;
- (b) each resulting lot
- (i) meets the minimum dimension for lot frontage of the land-use by-law, or
- (ii) has not had its frontage, if any, reduced; and
- (c) each resulting lot
- (i) meets the minimum requirement for lot area of the land-use by-law, or
- (ii) has not had its area reduced.
- 12.5** Where the proposed lot is not surveyed, the final plan of subdivision prepared pursuant to Section 12.4 (1) shall:
- (a) be certified and stamped by a Nova Scotia Land Surveyor that the boundaries of the parcel or area of land proposed to be added to the existing area of land have been surveyed and shown as a heavy solid line, except the common boundary between the existing areas of land, which is

surveyed and certified as being the common boundary and shown as a heavy broken line;

- (b) notwithstanding clause 10.2 (b), other than the new boundaries which have been surveyed pursuant to clause (a), 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, completed and signed by the surveyor, affixed to the plan adjacent to the certification required by the Land Surveyors Act and its regulations:

"NOTE: The only boundaries shown on this plan which have been surveyed are the boundaries of _____. The common boundary between the existing areas of land identified by _ and __, which is shown by a heavy broken line, is hereby certified as having been the common boundary.

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

- 12.6** (1) Notwithstanding the lot area and frontage requirements of Section 12.2, where a development component of a permanent nature such as a structure, driveway, well, or on-site sewage disposal system 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 a lot created pursuant to subsection (1) is not surveyed, the provisions of subsection 12.5 shall apply.
- 12.7** Notwithstanding the lot area requirements of clause 12.2, the development officer may approve a lot on a plan of subdivision which:
- (a) does not contain an on-site sewage disposal system or any part thereof; and
 - (b) which has a maximum area of 465 square metres (5005.3 square feet).
- 12.8** (1) For purposes of subsection (2), "main building" is a building which is not an accessory building to another building on the area of land.

- (2) Notwithstanding the lot area and frontage requirements of Clause 12.2, where an area of land contains more than one main building built or placed on the land prior to August 6, 1984, the development officer may approve a final plan of subdivision creating the same number of lots or fewer as there are main buildings provided that each proposed lot is served by a central sanitary sewer or meets the applicable requirements of the Department of the Environment.

12.9 Lots shall not be subdivided to create a width or depth of less than 6 metres (19.7 feet).

SECTION 13: LOT ACCESS AND TRANSPORTATION PROVISIONS

- 13.1** (1) All proposed municipal public streets shall be approved by the engineer.
- (2) Where a proposed municipal public street intersects a provincial public street, that intersection shall be approved by the Department of Transportation and Public Works.
- 13.2** All proposed accesses to a public street shall be approved by the engineer.
- 13.3** Where a plan of subdivision shows a proposed lot abutting an existing public street, the engineer shall verify that the street is a public street.
- 13.4** A proposed public street shown on a final plan of subdivision shall have a minimum right-of-way width of 15.24 meters (50 feet).
- 13.5** A public street, unbroken by an intersection shall not exceed 365 meters (1,197.51 feet) in length unless such would prejudice the proper subdivision of land or adjoining land.
- 13.6** There shall be no more than four public street approaches in an intersection.
- 13.7** Where a proposed public street intersects an existing public street, the minimum sight distance along the public street shall be 65 meters (213.3 feet).
- 13.8** The distance between public street intersections shall not be less than 61 meters (200 ft).
- 13.9** (1) The length of a proposed cul-de-sac shall not exceed 107 meters (351.05 feet) from an intersection to the turning circle; unless there exists an emergency exit of 3 meters (9.8 feet) wide to a public street, then the length of the cul-de-sac shall not exceed 228 meters (748.03 feet).
- (2) Proposed cul-de-sacs or other dead-end public streets shall be constructed with a turnaround with a minimum radius of 15.24 meters (50 feet) from the center of the proposed cul-de-sac.

- 13.10** The grade of a proposed public street shall be a maximum of 10% with 4% being the maximum for 30 meters (100 feet) from the intersection of two centerlines. The minimum grade of any street shall be 0.5%.
- 13.11** All proposed intersecting streets must intersect at an angle of 70 to 90 degrees for a minimum distance of 30 meters (98.43 feet) from the intersection measured from the respective center lines.
- 13.12** 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.
- 13.13** Wherever possible, side lot lines shall be substantially at right angles to a public street, or radial to a curved public street.
- 13.14** Wherever possible, the rear lot lines of a series of adjoining lots shall be continuous, not stepped or jogged.

SECTION 14: WATER, SEWER AND OTHER SERVICES

- 14.1** 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 intended to serve the proposed lots 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.
- 14.2** When not required to do so pursuant to Section 14.1, 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, at no cost to the Town, prior to endorsement of approval on the final plan of subdivision in accordance with Sections 14.8 and 14.9.
- 14.3** (1) Subject to Section 14.1, 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 "E" of this

Bylaw.

- 14.4** (1) Subject to Section 14.1, 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 proposed 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 "E" of this Bylaw.
- 14.5** (1) Subject to Section 14.1, a subdivider who proposes to subdivide an area of land in the Town shall install a public storm sewer system 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 "E" of this Bylaw.
- (3) The proposed storm sewer system shall be designed to discharge into existing streams and brooks utilizing the natural run-off channels. Connections may only be made to existing storm sewer with the prior approval of the Town Engineer and approval shall only be refused if the existing storm sewer is inadequate.
- 14.6** (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 "E" of this Bylaw.
- 14.7** The application for approval of a final plan of subdivision, submitted to the development officer, shall be accompanied by a copy of the approval of the design of the public water and sewage works from the Department of the Environment.
- 14.8** The subdivider shall satisfy the requirements of Sections 14.3, 14.4, 14.5 and 14.6 by entering into an agreement, 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.
- 14.9** (1) An agreement entered into between the Town and the subdivider pursuant to

Section 14.8 shall be executed in triplicate, signed by the Mayor and the Clerk on behalf of the Town and by the subdivider and shall be given to the Clerk, the development officer and the subdivider prior to 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.

14.10 In addition to Section 14.9, the subdivider who is responsible for the construction of public streets and the installation of public water, sanitary and storm sewer systems, shall:

- (1) arrange and pay for engineering design specifications for the public streets, and public water, sanitary and storm sewer specifications set forth in SCHEDULE "E" of this Bylaw;
- (2) arrange for complete testing of the systems, and shall advise the Town Engineer of proposed test dates, sites and times;
- (3) arrange for service installation inspection as provided for in Schedule "E", sections 3.14, 4.14, 5.16 and 6.1; and
- (4) allow the Town to inspect the construction and installation at any stage;

14.11 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:

- (1) provide the "as built" reproducible engineering drawings for all public systems stamped and signed by a Professional Engineer, plus a Certificate from a professional engineer, here-in-after called the Certifying Engineer, certifying that all services have been installed in accordance with the engineering design drawings submitted and in accordance with the engineering specifications as laid out in Schedule "E" of this bylaw, and

- (2) provide all operating and procedural manuals for each public water or sanitary or storm sewer system, and
- (3) 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
- (4) provide all easements and rights-of-way associated with the public streets and systems, and
- (5) 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.

14.12 Following completion of the public streets, water, sanitary and storm sewer systems and prior to endorsement of the final plan, a certificate of compliance, in the form prescribed in Schedule "F", shall be issued by the Town Engineer to the subdivider, copy to the Development Officer.

- 14.13** (1) Upon receipt of the certificate of compliance under Section 14.12, 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 14.13 (1), the Town shall forward a letter of acceptance to the Development Officer.

SECTION 15: PUBLIC OPEN SPACE

- 15.1** (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, as defined below, equal to 5% of the area of land shown on the final plan of subdivision exclusive of public streets, walkways and the remainder lot, or 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) In the alternative to Section 15.1 (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 usable land of equivalent value to that required under Section 15.1 (1), outside the area of land to be subdivided and within the boundaries of the Town.
- 15.2** 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 Sections 15.1 (1).
- 15.3** Following the completion of parkland transfers under Sections 15.1, or 15.2, the Town shall forward a letter of acceptance to the Development Officer.
- 15.4** The requirements of sections 15.1 and 15.2 are waived when the applicant is requesting approval for:
- (1) the consolidation or re-subdivision of existing lots; or
- (2) the subdivision of an existing area of land, to a maximum of two (2) lots, where said area of land fronts on or has access to an existing public street.
- 15.5** USEABLE LAND for the purpose of parkland transfers, means that:
- (a) the land area is not less than the minimum lot requirement for park, playground and similar public purposes in the Land Use By-law for the Town, and
- (b) can be utilized for passive purposes such as nature trails, picnic sites, leisure park area, the protection of environmentally significant or sensitive areas or other public purposes, or
- (c) active purposes such as playing fields, playgrounds, etc., providing that such acquisition is not premature or inappropriate in terms of the capability of the Town to absorb any costs relating to future development needs.

SECTION 16: REPEAL OF A SUBDIVISION

- 16.1 Where a plan of subdivision has been approved, the approval may be repealed for any or all of the lots created by the plan of subdivision.
- 16.2 Any person requesting a repeal shall submit to the development officer an application in the form specified in Schedule “D(1)”.
- 16.3 The notification and approval provisions of the Act that apply to the approval of a plan shall also apply to a repeal.
- 16.4 When the development officer is satisfied that an application for repeal is complete, the development officer may forward a copy to any agency which provided an assessment or recommendations on the original plan of subdivision.
- 16.5 Where buildings have been erected on the subject lands after the date of the subdivision approval sought to be repealed, no repeal shall be granted which would cause these buildings to be in violation of any building code regulations, Land Use By-law, or on-site sewage disposal regulations unless the violation can be rectified by the approval of a new plan of subdivision filed at the registry of deeds on the same day as the repeal is filed.
- 16.6 Sections 12.1 to 15.5 inclusive of these regulations do not apply to the repeal of a plan.
- 16.7 The development officer shall forward to the registry of deeds the repeal in the form specified in Schedule "D(2)".
- 16.8 The development officer shall forward a copy of the repeal referred to in Section 16.7 to:
- (a) the subdivider, and
 - (b) any agency that provided an assessment or recommendations on the original plan of subdivision.
- 16.9 (1) At the time of application for the repeal of a subdivision the subdivider shall submit to the development officer:

- (a) the fees contained in the Costs and Fees Act, and its regulations, for registering a repeal of a plan of subdivision; and
 - (b) a processing fee of \$100.00 per final application for repeal of a subdivision.
- (2) Where the development officer refuses to repeal a subdivision, the development officer shall return the fees referred to in clause 16.9 (1)(a) to the subdivider.

16.10 Where the development officer refuses to repeal a subdivision, the development officer shall give notice of the refusal to all agencies that were forwarded the application for repeal pursuant to Section 16.4.

APPLICATION FOR SUBDIVISION APPROVAL

FOR OFFICE USE ONLY

File No: _____

SUBDIVIDER RELATED INFORMATION

NAME OF LAND OWNER(S) _____

ADDRESS OF LAND OWNER(S) _____

POSTAL CODE _____ PHONE NO. _____

SUBDIVISION NAME (IF DIFFERENT FROM OWNER) _____

DOCUMENTS TO BE RETURNED TO _____

CORRESPONDENCE TO BE DIRECTED TO _____

LAND TO BE SUBDIVIDED

LOCATION _____ MUNICIPALITY _____

PARCEL IDENTIFIER _____

TYPE OF APPLICATION Preliminary (Optional) Tentative Final Instrument

FEES ATTACHED Yes No

TYPE OF DEVELOPMENT PROPOSED Single unit dwelling Other (Specify) _____

APPROVAL REQUESTED FOR LOT(S) # _____

ASSESSMENT REQUESTED FROM DEPARTMENT OF THE ENVIRONMENT Yes No

IS THERE A REMAINDER LOT? Yes No

CERTIFICATION - ON - SITE SYSTEM NOT REQUIRED (unserved areas)

I certify that _____ (is, are) being subdivided for a purpose (_____)
(lot(s) being approved and/or remainder lot) (specify purpose)
 which will not require the installation of an on - site sewage disposal system.

SIGNATURE _____

WATER SERVICES

	Existing	Proposed
MUNICIPAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
DRILLED WELL	<input type="checkbox"/>	<input type="checkbox"/>
DUG WELL	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (SPECIFY) _____		

SEWER SERVICES

	Existing	Proposed
MUNICIPAL SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
ON - SITE	<input type="checkbox"/>	<input type="checkbox"/>
OTHER(SPECIFY) _____		

ACCESS

	Existing	Proposed
PUBLIC ROAD	<input type="checkbox"/>	<input type="checkbox"/>
OTHER (SPECIFY) _____		

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

SIGNATURE OF SUBDIVIDER _____ DATE _____

NOTICE OF APPROVAL OF A PLAN OF SUBDIVISION IN ACCORDANCE WITH SUBSECTIONS 285(3) AND 285(4) OF THE MUNICIPAL GOVERNMENT ACT

Name of Owner(s) _____

Name of Subdivision _____

Location _____

Date of Approval _____ For Lot(s) _____

Surveyor _____ Date of Plan _____

Dated this _____ day of _____
_____, _____
(DATE) (YEAR) Development Officer

Plan of Subdivision filed in the registry of deeds as Plan # _____

Dated this _____ day of _____
_____, _____
(DATE) (YEAR)

This plan of subdivision may also contain 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 central sewer and water systems.
3. Information indicating whether or not the lots abut a public street.

APPLICATION FOR APPROVAL OF LOTS NOT MEETING REQUIREMENTS

This application form should be completed in full and forwarded to the Development Officer for the Town of Stellarton. The applicant is applying under the provisions of Section 12.3 of this Subdivision Bylaw and Section 279 of the Municipal Government Act, R.S.N.S., 1998, C. 18, as amended 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 not 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 and 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:

Table with 2 main columns: Lot #1 and Lot #2. Each column has sub-columns for Required and Proposed. Rows include Area, Lot lines (Front, R. Side, L. Side, Rear).

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

Has a relaxation 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 _____

APPLICATION FOR REPEAL OF A SUBDIVISION

Plan of Subdivision

File Number _____

APPLICANT RELATED INFORMATION

Name of Land Owner(s) _____

Phone _____

Address of Land Owner(s) _____

Postal Code _____

Documents To Be Returned To _____

Correspondence To Be Directed To _____

INFORMATION RELATED TO THE SUBDIVISION SOUGHT TO BE REPEALED

Name of applicant for subdivision approval _____

Location _____ Municipality _____

The subdivision was approved on the _____ day of _____, _____ (YEAR)

and is filed in the Registry of Deeds at _____ in the Municipality of _____

the County of _____ as # _____

Lot(s) # _____ was/were approved and repeal is sought for approval of Lot(s) # _____.

Registration fee submitted.

CERTIFICATION OF FACTS

(Reasons For Repeal)

(If more space required, attach additional sheet)

OWNER'S CERTIFICATE

I certify that the information in this application is true and complete, that I am applying for repeal of this subdivision with the full knowledge and consent of all persons with legal interest, including mortgagees, in the lands affected by the repeal and that these persons have co-signed this application.

Signature of owner/agent _____

Date _____

Co-Signer _____

Date _____

REPEAL OF A SUBDIVISION

Plan of Subdivision

Name of Owner(s) _____

Name of Subdivision _____

Location _____

Date of Approval of the Subdivision _____

Being Registration # _____ at the registry of deeds.

THIS SUBDIVISION IS REPEALED

Entire Plan or Only Lots # _____

Dated at _____

in the Province of Nova Scotia, this _____ day of _____, _____.
(DATE) (YEAR)

Development Officer

Please note: Any lot or parcel created by this repeal may not be eligible for development.

TOWN OF STELLARTON ENGINEERING SPECIFICATIONS

SCHEDULE "E"

TOWN OF STELLARTON; ENGINEERING SPECIFICATIONS

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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 center 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:
- A0 841 mm x 1189 mm (33.11 in x 46.81 in)
 - A1 594 mm x 841 mm (23.39 in x 33.11 in)
 - A2 420 mm x 594 mm (16.54 in x 23.39 in)
- (1.5) All "as constructed" drawings shall be prepared on mylar reproducible film, minimum 1 mm 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 a 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 Stellarton.

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

<u>Designation</u>	<u>R-O-W Width</u>	<u>Pavement Width</u>
Collector & Local	15.24 m - (50 ft)	6.71 m (22 ft) face of curb to face of curb
Cul-de-sac	Minimum radius of 15.24 m (50 ft) from center of bulb	Minimum radius of 10.97 m (36 ft) 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 (12 in) of the proposed subgrade shall be compacted to 98% standard proctor and graded with a 2% crown along the center line at an elevation of a minimum of 338 mm (13.31 in) below the finished grade of the street. Where rock exists to the subgrade, it shall be fractured to 300 mm (12 in) 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 (12 in) 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 (12 in) in any dimension shall be placed within the top 600 mm (24 in) 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 (5.91 in) and 100 mm (3.94 in) respectively, compacted to 100% standard proctor

density, and graded with a 2% crown along the center 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
0.080 -	0 - 7	-

- (2.8) The maximum allowable grade of any street shall be 10% with 4% being the maximum for 30 m (100 ft) prior to the intersection of two center 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 (3.46 in) hot-mix asphalt. Area behind the curb extending 3.12 m (10ft) (to street line) shall be filled with material not exceeding 100 mm (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 Stellarton 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 ASTM 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) Subdividers are not required to install sidewalks; however, should a subdivider or developer install a sidewalk, it shall be done in accordance with the criteria outlined in Section 8 of these specifications, Standard Drawing SD-17, and subject to the approval of the Town Engineer.

- (2.12) 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 Stellarton for review.
- (2.13) 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, sod shall not be placed in the driveway. Sodding shall be installed in accordance with the criteria as set out in Section 11 of these Specifications and Standard Drawing SD-1.
- (2.14) Street signs shall be placed at all intersections. The signs will show street names. Sign posts shall be 50mm (2in) galvanized pipes, 3.19m (10.4 ft) long, painted green. Posts shall be installed using V-Loc sign bases c/w wedges as supplied by J.J. Mackay of New Glasgow. Street name signs shall be 150mm (6in) deep extruded aluminium with reflective white letters on green, top mounted with Unistrut caps style 28A.

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 gross population density of 18 persons per gross hectare;
 - b) a per capita flow of 340 litres/day (75g/day);
 - c) an infiltration allowance of 2,589L (1,000g) per day, and
 - d) A peaking factor determined using the Harmon Formula:

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

Where M = Peaking Factor
and P = tributary area population in thousands

- (3.2) The sanitary sewer main shall be SDR 35 (PVC) with locked-in rubber gasket joints. The minimum size of the main shall be 200mm (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 300mm (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-4.

When manhole or water main structures are located within 304.8 mm (12in) of each other, this area must be backfilled and compacted using Class "A" or 3/4" clean 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 (1) percent.
- (3.5) Sanitary sewer flow velocities shall be a minimum of .6m (2ft) per second and a maximum of 4.57m (15ft) per second.

- (3.6) All manholes, see Drawings SD-6 & SD-7, shall be standard A.S.T.M. 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. Grade rings shall be a minimum of 150 mm (6in) thick with final adjustment being completed using HDPE Manhole adjusting rings, 27" diameter, either 2" thick or wedge design, both manufactured by LADTECH and distributed by McLellan Sales, Halifax (468-1500). The standard MH frame and cover for roadways shall be I.M.P. R10.
- (3.7) 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. Road Builders Association Standard Specifications for Municipal Services Section 02515 Section 3.3.
- (3.8) Internal drop precast manholes (Drawing - SD-8) 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 a minimum of 100 mm (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" 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. Sanitary sewer service laterals shall be white SDR28 PVC pipe with a watertight plug or cap at termination point and a 48 mm x 96 mm (2in x 4in) marker stake at end of service extending to 600 mm (24in) above finished grade. The stake shall be white with SAN marked in black.
- (3.10) The sanitary service lateral shall be approved PVC SDR 28 with locked-in rubber gasket joints and laid at minimum grade of 2%, graded uniformly to the main in a compacted gravel bedding and backfilled in accordance with Standard Drawings SD-11 and SD-12.

- (3.11) Sanitary service laterals shall not be connected into manholes.
- (3.12) Pumping stations and force mains, where necessary, shall be designed and constructed in accordance with standard engineering principles. Pumps and force mains shall conform to the standards and specifications of the East River Pollution Abatement System, copies of which can be obtained from Fenco Halifax.
- (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.) is to be performed by a qualified testing company and the test results submitted to the Town of Stellarton for review. All infiltration and exfiltration test results shall also be submitted to the Town of Stellarton for review.

Section 4: STORM SEWER AND CULVERT SPECIFICATIONS

- (4.1) All foundation drains shall be connected to the storm sewer system. The storm sewer shall be designed to prevent basement flooding under 1 in 100 year storm conditions.
- (4.2) The storm sewer main (Drawing -SD-4) shall be installed parallel to the center line of the street and offset from the sanitary sewer main by a minimum of 300 mm (12in). The minimum depth of the storm sewer main will be 2 meters (6.5ft).
- (4.3) The storm sewer main shall have a minimum diameter of 300mm and shall be SDR 35 PVC.
- (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 300 mm (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% standard Proctor density with the above noted exceptions. Work shall be carried out in a manner which ensures that no rock migration will occur around manhole structures. When manhole or water main structures are located within 304.8 mm (12in) of each other, this area shall be backfilled and compacted using Class "A" or 3/4" clean 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-5, SD-6) shall be standard A.S.T.M. C-478 and shall have a precast or cast-in-place base. Manhole diameter sizes shall be in conformance with Standard Drawing SD-5, maximum pipe size chart. All manholes shall be constructed using precast sections and "O" ring gaskets and topped with a 900 mm (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 150 mm (6in) thick with final adjustment being completed using HDPE Manhole adjusting rings, 27" diameter, either 2" thick or wedge design, both manufactured by LADTECH and distributed by McLellan Sales, Halifax (468-1500). The standard MH frame and cover for roadways shall be I.M.P. R10.

- (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-8) 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) Storm sewer service laterals shall be a minimum of 100 mm (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" 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 green SDR28 PVC pipe with watertight plug or cap at termination point and a 48 mm x 96 mm (2in x 4in) marker stake at end of service extending to 600 mm (24in) above finished grade. The stake shall be green with STORM marked in black.
- (4.9) The storm sewer lateral shall be approved PVC SDR 28 with locked-in rubber gasket joints and 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-11 and SD-12.
- (4.10) All catch basins (Drawing - SD-13) 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 I.M.P. S401. All catch basins shall be ASTM C478 precast concrete 600 x 600 mm (24in x 24in), or approved equal.
- (4.11) Catch basins shall be installed in sufficient numbers so as to prevent flooding of the road surface with a maximum distance between catch basins of 90 metres (300ft). Double catch basins shall be installed at intersections where the preceding street grade exceeds 8%.
- (4.12) All catchbasin lead pipes shall have a minimum diameter of 200 mm (8in) and shall be SDR 35 PVC. Catch basin leads shall have a minimum bury of 1 metre (3.2ft) and shall enter the closest storm manhole. The invert of catch basin lead shall not exceed the invert out at the manhole by more than 1 metre (3.2ft).
- No catch basin lead shall protrude into the manhole or catch basin by more than 75 mm (3in) and shall be grouted and finished on the inside and outside of the structure.
- Where the connecting lead pipe to a manhole services two or more catch basins together, the minimum diameter of this connection lead pipe shall be 300 mm (12in).
- (4.13) Culvert pipes shall be C76 reinforced concrete pipe or SDR 35 PVC designed to take maximum five year flood conditions but to be a minimum of 300mm in diameter.
- (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 Stellarton for review.

Section 5: WATER SYSTEM SPECIFICATIONS

- (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 300 mm (12in) vertically (water main above the sewer main) and 450 mm (18in) horizontally. Refer to standard drawing SD-4.
- (5.2) The distribution system should be looped if possible. When dead-end water mains are required the water pipe should, if practicable, have a negative slope to the looped section of the distribution system to prevent accumulation of debris in the dead-end section. Dead end water mains shall be fitted with a hydrant to facilitate mainline flushing.
- (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. Every Tee intersection shall have valves on at least two (2) legs.
- (5.4) The minimum depth of cover over the water main will be 1.5 metres (5ft).
- (5.5) The water main shall have a minimum diameter of 150 mm (6in) and shall be:
- a) Ductile iron pipe Class 350 Tyton Joint: 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.
- (5.6) Joints shall be mechanical or push-on in accordance with AWWA C-111, flanged where indicated, to AWWA C110 with Class 125 flanged ends to ANSI B 16.1
- (5.7) Under rock conditions, 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 300 mm (12in) above top of pipe for full trench width and be compacted to 95% standard Proctor density.

In Stellarton clay or fill, all pipe may be laid on the approved flat excavated trench bottom. Backfill may be the approved excavated material.

Provide concrete thrust blocks to undisturbed ground on all tees, bends, plugs and caps. Construct as indicated on Standard Drawing SD-15 and keep joints and couplings free of concrete.

Backfill is to be placed in 200 mm (8in) 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 valves and fittings etc. When manholes and water main structures are located within 300 mm (12in) of each other, this area shall be backfilled and compacted using Class "A" 20 mm (.8in) clear stone gravel.

- (5.8) (1) Buried gate valves shall be to AWWA C500, minimum

pressure rating 1035 kPa or AWWA C509 up to 300 mm (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: 50 mm 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 300 mm, 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 hand wheel.
- c) Mechanism (AWWA C509): wedge disc with resilient rubber seat ring and machined seating surface, O.S. & Y., rising stem and hand wheel.

(5.9) Valve boxes shall be Bibby, with 130mm (5.25in) diameter caps (#VB 825) to AWWA C500 and be cast-iron, slide type, adjustable for depth of pipe below finished grade. Minimum adjustment 450 mm (18in).

(5.10) Valve chambers to be gasketed precast concrete sections to ASTM C478M-84 with ladder rungs cast integral with unit. Valve chamber frames and covers to be I.M.P. R-10.

(5.11) Service connections to be copper tubing to ASTM B88, type K annealed, minimum pressure rating 1035 kPa. Copper tubing joints to be Mueller compression type suitable for 1035 kPa.

(5.12) Construct service connections at right angles to water main. Tappings on ductile iron pipe may be threaded without service clamps. Mueller brass corporation stops to ASTM B62, compression type, inlet threads to AWWA C800, to be installed at main on service lateral. Install taps on main at 2 o'clock or 10 o'clock position only, not closer to a joint nor closer to adjacent service connections than recommended by manufacturer, or 1 m (3.3ft), whichever is greater. Install service pipe in "Goose Neck" form "laid over" into horizontal position. Refer to Standard Drawing SD-12.

(5.13) Mueller brass keg-type curb stops to ASTM B62 with drains and adjustable Mueller bituminous coated cast iron service box with stainless steel operating rod to be placed 300 mm (12in) from property line within street right-of-way for each service lateral. Place temporary location markers 38mm x 89mm (2in x 4in) stake from pipe elevation to 6000 mm (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 two 2 1/2" hose nozzles and 1 N.S. Standard Pumper Nozzle with 6" mechanical joint. Hydrants to open counter clockwise. Depth of bury 1.8 M. Hydrants to be painted red.
- (5.15) Install hydrants in accordance with AWWA Manual of Practice M-17-1970 with 150 mm (6") 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 150 mm (6") above final grade. Place concrete thrust blocks as indicated on Standard Drawing SD-14. Hydrant drain holes shall be plugged. Locate hydrants so that any potential fire can be reached from two hydrants, each serving no more than 90 m (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) 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 1.5 m/sec. (5ft/sec), within pipe for 10 min. 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 Association Standard Specifications for Municipal Service section 02518 Section 3.10. Flushing of the mains shall be by the Town of Stellarton.
- (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 Stellarton for review. Submit Hydrostatic and leakage test results to the Town of Stellarton for review.
- (5.19) Connection to existing mains will be by the Town of Stellarton at the subdividers 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 Stellarton 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.
 - (4) Video

CAUTION:

FOR SAFETY OF PERSONNEL AND 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 - 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 minimum 2 minutes for air temperature to stabilize, adding only amount of air required to maintain pressure.
- e) After 2 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) WATER MAIN 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 leakage for 400 metres (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:

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

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-16)

- (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 (19.7ft).
- (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 sides of the 1500 mm (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 catch basins.
- (7.5) The walkway shall be constructed as follows:
- a) 150 mm (6in) Class "A" gravel base, 1800 mm (70in) wide and compacted to 98% standard Proctor density; and
 - b) 50 mm (2in) thickness, hot-mix asphalt, 1500 mm (5ft) wide.
- (7.6) The maximum grade for a walkway shall not exceed fifteen (15%) percent. Where site topography dictated grades of 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 to a minimum height of 1.2m (4 ft).
- (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 +/- 6 mm (.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: SIDEWALK SPECIFICATIONS (Drawing SD- 17)

- (8.1) The width of all sidewalks shall be 1500 mm unless otherwise approved by the Town Engineer in accordance with sound engineering practices.
- (8.2) The sidewalk shall be separated from the back of the street curb by 900 mm sodded median.
- (8.3) Pedestrian ramps shall be installed at all intersections having a minimum of 1200 mm low back curb and a 300 mm taper on both ends.
- (8.4) Sidewalks shall be constructed of 30 MPa concrete, 6% air-entrained, and 75 mm slump.
- (8.5) Gravel base shall be 150 mm Class “A” gravel compacted to 100% standard Proctor density and shall extend 150 mm outside of each edge of the concrete sidewalk. Testing (sieve analysis, Proctor, compaction, etc.) to be performed by a qualified testing company and the test results submitted to the Town of Stellarton for review.
- (8.6) Sidewalk slabs for residential sidewalks shall be a minimum of 100 mm thick.
- (8.7) Sidewalk slabs servicing driveways shall be 150 mm reinforced concrete. Sidewalk slabs within three (3) metres of any street corner shall be 150 mm reinforced concrete.
- (8.8) All sidewalk slab construction joints shall be dowelled using 20 M rebar a minimum of 450 mm long extending a minimum of 150 mm into each side of the construction joint. Dowels shall be in the centre of the slab thickness at a maximum spacing of 300 mm centre to centre.
- (8.9) The sidewalk slab shall be a continuous pour with control joints of one quarter the slab thickness at every 1500 mm along the length of the sidewalks. Control joints shall be done by a double edger.
- Construction joints of mastic fibrous material extending totally through the concrete slab shall be placed as follows:
- a) where fresh concrete is to be poured against previously poured concrete;
 - b) where sidewalk abuts curbs;
 - c) around all structures abutting the sidewalks (poles, catchbasins, etc.); and
- (8.10) All concrete sampling and testing shall be in accordance with CSA CAN3-A23.1M77 and CAN3-A23.2-M77. Concrete testing to be performed by a qualified testing company and the test results submitted to the Town of Stellarton for review.

Section 9: CURB AND GUTTER SPECIFICATIONS

- (9.1) Concrete curb and gutter construction shall conform to the following specifications and as per Standard Drawings SD-2 and SD-3.
- (9.2) Curb and gutter shall be constructed of 30 MPa concrete, 6% air-entrained and 75 mm (3in) slump. Slump shall be decreased when mechanical extruders are used.
- (9.3) Gravel base shall be Class "A" gravel, evenly graded, compacted to 100% standard Proctor density, and extending 150 mm (6in) outside the face 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 Stellarton for review.
- (9.4) Residential driveway openings shall be 3.75 metres (12ft) wide for "single" driveways and 5 metres (16ft) wide for "double" driveways, with a 300 mm (12in) taper on each end.
- (9.5) Commercial driveway opening widths shall conform to the same specifications. The maximum width of a commercial driveway opening shall not exceed 9 metres (30ft), unless approved by the Town Engineer.
- (9.6) Pedestrian ramps shall be installed at all intersections constructed with 1200 mm (48in) low profile curb and a 300 mm (12in) taper in both ends.
- (9.7) 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 by saw cutting.
- (9.8) Where concrete sidewalk abuts concrete curb and gutter, the control joints of the curb and gutter shall match alternate sidewalk control joints.
- (9.9) 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 Stellarton for review.

Section 10: EASEMENTS

- (10.1) 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 (14.8ft).
- (10.2) 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 (19.7ft). Refer to Section 7 of these Specifications.
- (10.3) 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 Stellarton's specifications;
- (10.4) All manholes, and water chambers and valve, shall be adjusted to 6 mm (.25in) of finish grade.

Section 11: SODDING SPECIFICATIONS

- (11.1) Excavated and/or fill areas shall be evenly graded and compacted to 100 mm (4in) below finished grade.
- (11.2) 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 100 mm (4in).
- (11.3) Land lime and fertilizer shall be applied using separate applications and evenly cultivated throughout the depth of the topsoil at the following application rate.
 - a) Lime $50 \text{ kg}/100 \text{ m}^2$; and
 - b) Fertilizer $15\text{kg}/100 \text{ m}^2$.
- (11.4) Topsoil shall be compacted to 12 mm (.5in)of finished grade, then the top 25 mm (1in) shall be loosened by raking or cultivating.
- (11.5) Sod shall be nursery sods of not less than 40% Kentucky Blue Grass, free of weeds, and with no surface soil visible when mowed to height of 50 mm (2in).
- (11.6) Sod 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 and then pegged.
- (11.7) Sod shall be rolled to consolidate and remove irregularities in grade.
- (11.8) Sod shall be watered within four (4) hours of placement, to obtain moisture penetration into top 100 mm (4in) of topsoil.
- (11.9) Sod 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 a height of 50 mm (2in).Areas sodded in the fall will be accepted the following spring, one month after start of growing season, provided that acceptance conditions 11.9, a), b), and c) are fulfilled.

Section 12: BLASTING STANDARDS

- (12.1) Blasting within the Town of Stellarton requires the written approval of the Town Engineer.

Section 13: EROSION CONTROL MEASURES

- (13.1) Erosion and sediment control measures for the installation of services that takes place on lands that drain directly into lakes, streams, rivers or any existing water course must be approved by the Town Engineer in accordance with sound engineering practices.
- (13.2) The construction of the installation of services shall make optimum use of existing topography and vegetation and minimize cut and fill operations. During the construction, the design is to prevent/minimize surface water flows across the construction site or from the construction directly to adjacent watercourses.
- (13.3) 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 of the service installation of lands adjacent to watercourses.
- (13.4) Storm water management systems shall be an integral part of the overall site design and development. Measures such as temporary diversionary channels and earthen cofferdams are to be used to prevent upstream surface water from traversing construction sites.
- (13.5) Diversionary channels constructed in erodible or silt forming materials shall be stabilized with protective rock, plastic sheeting or other materials before any flow is diverted.
- (13.6) 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.
- (13.7) Site disturbance for street construction shall be kept to an absolute minimum by minimizing clearing and grubbing operations and cut and fill situations.
- Diversionary 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 a straw bales.
- (13.8) 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 graveling before new street construction may begin.
- (13.9) All surplus excavation material shall be removed from the construction site within one (1) week of the time of excavation.
- (13.10) Excavated material required for backfilling shall be neatly piled and covered with polyethylene or other suitable material to be approved by the Town Engineer in accordance with sound engineering practices.
- (13.11) 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.

Soils stabilization may include sodding, straw mulching or any other effective method that prevents soil erosion and runoff during wet periods.

- (13.12) Residential lot development that abuts an existing watercourse shall be limited to a maximum of three lots with at least one undisturbed lot between the lots under construction over a street frontage distance of 90m (295.3 ft). Additional lot development may start within the street frontage distance of 90m (295.3 ft) once grading and soil stabilization has been completed on the three lots initially allowed to develop.
- (13.13) Immediately following the excavation, backfilling, grading and construction of streets and services, base course graveling shall be undertaken. Hydroseeding of slopes of more than 2:1 shall be undertaken within one (1) week of base course graveling.
- (13.14) 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.
- (13.15) During the initial site development process and subsequent residential lot development, due care and attention shall be given to keeping the site clear and free of deposited mud material and dust to prevent the build-up in the storm sewer system.

Development of land draining directly into a body of water shall 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 those 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 Use on Construction Sites.

SECTION 14: 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
<i>SD-4</i>	Trench Details
SD-5	Precast Manhole with Cone Section
SD-6	Precast Manhole with Flat Top
SD-7	Standard Manhole Ladder
<i>SD-8</i>	Precast Manhole with Inside Drop
SD-9	Precast Manhole with Outside Drop
SD-10	Cast in Place Base for Precast Manhole
SD-11	Typical Lateral Connection
SD-12	Service Lateral Details
SD-13	Catchbasin Details
SD-14	Standard Hydrant and Valve
SD-15	Standard Thrust Blocks for Watermains
SD-16	Typical Walkway - cross section
SD-17	Concrete Sidewalk

TOWN OF STELLARTON

CERTIFICATE OF COMPLIANCE OF WITH SECTION 14.11 OF THE SUBDIVISION BYLAW

Application file no. _____
Name of Owner(s) _____
Name of Subdivision _____
Location _____

This is to certify that the Subdivider has provided the following as provided by Section 14.11 of the Town of Stellarton Subdivision Bylaw.

Table with 3 columns: Item, Comments, Initial. Rows include Professional Engineering Certificate, As Built Drawings, Operating and Procedural Manuals, Public Systems Test Reports, Easements and Rights-of-way, Maintenance Bond, and Other (list).

Notwithstanding this certificate, Section 14.11 of the Town's Subdivision Bylaw provides that the maintenance bond be posted for a period of one (1) year.

Town Clerk

Town Engineer