

Re: Revisions to Subdivision Control Bylaw 5953

Following is a report from the Planning Department regarding proposed revisions to Subdivision Control Bylaw 5953.

RECOMMENDATIONS:

THAT Section 5(a) of the Subdivision Control Bylaw 5953 and Schedule "A" of that Bylaw be amended as outlined in the Planner's report; and

THAT the existing Schedule "C" of the Subdivision Control Bylaw 5953 be replaced with the revised Schedule "C" as attached to the Planner's report.

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PLANNING DEPARTMENT  
NOVEMBER 7, 1974

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
RE: REVISIONS TO SUBDIVISION CONTROL BYLAW 5953

BACKGROUND

Transit Bays:

Section 711 (1)(d) of the Municipal Act has been amended to include the construction of transit bays within the scope of works that can be required of the developer of a subdivision. Accordingly, since the current Subdivision Control Bylaw is patterned after Section 711 of the Municipal Act, an amendment to this Bylaw is recommended to include the provision of transit bays. It is, therefore, proposed that "transit bays" be inserted after "sidewalks" in Section 5(a) of Bylaw 5953 to read:

5. The subdivider shall
  - (a) clear, drain and surface highways within the subdivision, including the construction of sidewalks, boulevards and transit bays to the standard prescribed in Schedule "A" of this Bylaw.

It is further proposed that Schedule "A" be amended by adding the following clause:

11. Transit bays

Transit bays shall be constructed on streets to the approval of the Municipal Engineer. The work shall comply with the current standard specifications of the Corporation for the work.

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Waterworks Construction:

Schedule "C" of the current Subdivision Control Bylaw is not clear on the intent of requiring developers to construct all water service connections whether they are to existing mains or to mains being installed by the developer as part of the subdivision. Attached to this report is a revised Schedule "C" which was prepared by the Engineering Department to more specifically delineate waterworks requirements in subdivisions. It is proposed that this schedule replace the existing Schedule "C".

RECOMMENDATION

THAT Section 5(a) of the Subdivision Control Bylaw 5953 and Schedule "A" of that bylaw be amended as outlined.

THAT the existing Schedule "C" of the Subdivision Control Bylaw 5953 be replaced with the revised Schedule "C" attached to this report.

  
A. L. Parr  
DIRECTOR OF PLANNING

HR:cr  
Attchmt.

SCHEDULE "C"

SPECIFICATIONS FOR WATERWORKS  
CONSTRUCTION IN SUBDIVISIONS

1. Scope of Work

Waterworks including mains, valves, all appurtenances, and a service connection for every lot shall be constructed in subdivisions to the standards and engineering requirements of the Municipal Engineer.

Municipal forces only will operate valves in the existing water system; and where indicated on the plan, Municipal forces will make the connection in the existing system for the proposed works. This will be done at the expense of the contractor and shall comply with current standard specifications of the Corporation.

2. Location

The main, service connections and appurtenances will be located as shown on plans approved by the Municipal Engineer and no deviations will be permitted unless authorized by the Municipal Engineer.

3. Materials

All pipe shall be either asbestos cement, cast iron or ductile iron, conforming with A.W.W.A. Spec.'s and all fittings, valves, valve boxes and hydrants shall be of a class and type approved by the Municipal Engineer.

4. Excavation

A four foot minimum cover is required for all pipe.

Bedding of the pipe and backfilling of the excavation shall be done in a manner satisfactory to the Municipal Engineer.

5. Installation

The pipe, fittings, service connections and appurtenances shall be handled with care and installed in a manner complying with the manufacturer's recommendations and as directed by the Municipal Engineer.

6. Flushing

At dead-ends suitable provisions shall be made for flushing.

7. Testing

Upon completion of the work it shall be tested at 250 pounds per square inch for a minimum time of two hours. Subsequently, it shall be flushed, chlorinated, drained and refilled as specified by the Municipal Engineer

9. Surface

All streets and lanes shall be surfaced with asphaltic concrete to the approval of the Municipal Engineer.

10. Boulevard Grassing and Tree Planting

The area between sidewalks and property lines and between curbs and sidewalks shall be levelled free of stones in excess of three inches (3) in diameter and other extraneous material and prepared ready for placing of topsoil. Topsoil to a depth of four inches (4) in accordance with Form XII is to be placed to conform to the grades and levels of the street, raked, rolled, fertilized and planted with grass seed and watered during the appropriate season to produce a first class lawn area.

Trees Selected ornamental boulevard trees as approved by the Municipal Parks department shall be planted at not more than 50' spacing on each side of the street on an offset approved by the Municipal Engineer. Such trees shall be planted during the appropriate season and maintained until well established.

11. Transit Bays

Transit bays shall be constructed on streets as required by the Municipal Engineer. The work shall comply with the current standard specifications of the Corporation for the work.