

CHAPTER 30
LAND LEASED COMMUNITY BY-LAW

TABLE OF CONTENTS

PART		PAGE
Part 1	Definitions	1
Part 2	Land Leased Community Construction Permits	3
Part 3	Operating Licences	4
Part 4	General Layout	5
Part 5	Streets	5
Part 6	Street Lights	6
Part 7	Water	6
Part 8	Sanitary Sewer	7
Part 9	Storm Drainage	7
Part 10	Electricity	8
Part 11	Open Space	8
Part 12	Location of Structures	9
Part 13	Alterations and Additions	10
Part 14	Penalties	10
Part 15	Conflict with Other By-laws	10
Part 16	Appeal	11
Part 17	Metric Standards	11
Part 18	Repeal	11
Schedule A	Street Design Standards	12
Schedule B	Water Supply Design Standards	13
Schedule C	Sanitary Sewer Design Standards	14
Schedule D	Storm Drainage Design Standards	15

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Resolution 01-141
Resolution 02-182
Resolution 04-101

1.0 DEFINITIONS

In this By-law, unless the context otherwise requires:

- (1) "Building Inspector" means the officer of the Town of Bridgewater from time to time appointed by resolution of Council to administer the provisions of the Building Code By-law and the Building Code Act;
- (2) "Council" means the Town Council of the Town of Bridgewater;
- (3) "Licencing Authority" means the Licencing Authority for the Town appointed by resolution of Council;
- (4) "Development Officer" means the officer of the Town of Bridgewater from time to time appointed by resolution of Council to administer the provisions of the Land Use By-law;
- (5) "Frontage" means the distance between the side lines of a mobile home space, such distance being measured (1) at a ninety degree angle to the line joining the middle of the front line of the space with either the middle of the rear line of the space or the apex of the triangle formed by the side lines, measured at a point thereon equal in distance to the minimum applicable setback, or, (2) along the street line, whichever is greater.
- (6) "Licence" means the Licence issued under Part 3 of this By-law;
- (7) "Manufactured Home" means a single or two-unit dwelling built in an enclosed factory environment in one or more sections, to be occupied in a place other than of its manufacture. For the purposes of this by-law, manufactured homes shall include mobile homes or mini-homes as well as modular homes that are either completely self-contained dwelling units or are sectional dwelling units that are completed on the site.
- (8) Land Leased Community means a lot on which three or more manufactured homes are located for dwelling purposes. A land leased community may be intersected by public streets.
- (9) "Owner" includes any one or a combination of the following:
 - (a) a person who is entitled to possession as tenant in fee simple, for life, or for a term of not less than twenty years;
 - (b) a mortgagee in possession;
 - (c) where the mortgagee of land is not in possession, the person entitled to the equity of redemption;
 - (d) the person managing or receiving the rent of the land or premises, whether on his own account or as agent or trustee of any other person;
 - (e) a person who is assessed for the building on the Assessment Roll of the Town as of the date of the alleged violation;
 - (f) the person who is entitled to possession by reason of an agreement of sale between that person and the owner of property;
- (10) "Porch" means an enclosure used as a weather break and includes open or roofed landings and decks;
- (11) "Private Street or Road" means the whole and entire road allowance of any road available to the public which is not vested in and maintained by the Town of Bridgewater;
- (12) "Public Street or Road" means the whole and entire right-of-way of every highway, road, or road allowance vested in the Town of Bridgewater;

- (13) "Recreation Director" means the Director of Parks, Recreation and Culture appointed by the Town of Bridgewater through the Parks and Recreation Commission;
- (14) "Structure" means anything that is erected, built, or constructed or parts joined together or any such erection fixed to or supported by the soil or by any other structure. A structure shall include buildings, walls, and signs and also fences exceeding two (2) metres (6 feet) in height;
- (15) "Town" means the Town of Bridgewater;
- (16) "Town Engineer" means the Engineer appointed by the Town;
- (17) "Trunk" means, when used in relation to water lines, sanitary and storm sewers, all of those portions of a system which are not lateral connections to a structure.
- (18) "Useable land" means land for park, playground or public purposes which:
 - (i) The Town entered into negotiation for after January 1, 2002; and
 - (ii) (a) is larger than 1,115 sq. metres (12,000 sq. ft.) in area; and
 - (b) has public access; and
 - (c) does not have a slope of greater than five percent (5%); and
 - (d) is not located in an area where sufficient parkland exists, as determined by the Parks and Recreation Commission; and
 - (e) is not comprised of lands subject to flooding or classified as wetlands or lands with substantial amounts of soil classed as organic; and
 - (f) will not create a nuisance, disturbance or other form of hardship for nearby property owners; or
 - (iii) provide protection for an environmentally sensitive area or enhances an existing parcel of public open space land, a facility, or an area to be conveyed to the Town at a later date.

2.0 LAND LEASED COMMUNITY CONSTRUCTION PERMITS

- 2.1 No person shall construct a new mobile home park or undertake any addition to or alteration of a land leased community in existence on the date of adoption of this By-law without first having obtained a Land Leased Community Construction Permit from the Town Engineer, issued in accordance with the provisions of this By-law.
- 2.2 Any application made under Section 2.1 shall be accompanied by:
- (a) written proof of ownership or lease of the land upon which the applicant proposes to construct, expand or alter the land leased community, or written permission from the owner of the land to use it as a land leased community;
 - (b) two complete sets of plans drawn to scale, with boundaries determined by a land surveyor who is a registered member of the Association of Nova Scotia Land Surveyors, showing the location of the proposed land leased community, and they shall include the following information:
 - (i) the area and dimensions of land to be used;
 - (ii) the number, location and size of all manufactured home sites;
 - (iii) the location of service buildings and any other proposed structures;
 - (iv) the location of the proposed open space and access thereto;
 - (v) the proposed location of each manufactured home on each manufactured home site;
 - (vi) plans and information sufficient to ensure that the requirements of Part 4, General Layout; Part 5, Streets; Part 6, Street Lights; Part 7, Water; Part 8, Sanitary Sewer; Part 9, Storm Drainage; Part 10, Electricity; Part 11, Open Space; and Part 12, Location of Structures, have been met.
 - (vii) any other information necessary to determine whether the proposed land leased community will comply with the provisions of this By-law.
- 2.3 A permit issued under this Part shall be effective from the date of issue for a three year period.

3.0 OPERATING LICENCES

- 3.1 No person shall maintain or operate a land leased community in the Town without first having obtained an operating licence for the community from the Licencing Authority.
- 3.2 The Licencing Authority shall issue a licence to maintain or operate a land leased community when:
- (a) the applicant or a prior owner has obtained a development permit for the land leased community from the Development Officer and a Land Leased Community Construction Permit from the Town Engineer; and the Town Engineer reports that construction has been completed in compliance with this By-law; or
 - (b) the applicant or a prior owner has obtained a permit or licence under a former Land Leased Community By-law.
- 3.3 The owner shall pay an annual licensing fee of \$1.00 per manufactured home site a minimum fee of \$25.00, which fee shall be due and payable on issuance of the licence.
- 3.4 (a) The Licencing Authority shall revoke a licence upon a report of the Town Engineer that the land leased community does not comply with the provisions of this By-law.
- (b) Before revoking a licence, the Licencing Authority shall give thirty (30) days notice to the owner setting out the violations and providing an opportunity to remedy the violations. The period of notice may be extended to sixty (60) days in cases where circumstances beyond the control of the owner prevent remedy of the violation within the thirty (30) day period.
- (c) A licence revoked under this Part shall be reinstated upon application if the violations leading to the revocation have been remedied.
- 3.5 A licence issued under the provisions of this Part shall be effective from the date of issue until the next thirty first (31st) day of March, or until earlier revoked under the provisions of this Part.

4.0 GENERAL LAYOUT

- 4.1 This Part shall apply to all new land leased communities and additions or alterations to existing land leased communities, as set out in Part 13.
- 4.2 In every land leased community, a manufactured home site shall have a minimum frontage of twelve (12) metres(39.4 feet) and a minimum site area of three hundred and sixty-six (366) square metres (3,940 square feet).
- 4.3 The limits of the land leased community and the limits of each manufactured home site shall be permanently identified with stakes, markers or other means of identification in order to facilitate ongoing site inspections.
- 4.4 Every manufactured home site in a land leased community shall abut a private or public street.

5.0 STREETS

- 5.1 This Part shall apply to all new land leased communities and additions to or alterations to existing land leased communities, as set out in Part 13.
- 5.2 All proposed public and private streets shall be designed to the specifications contained in "Geometric Design Guide for Canadian Roads" amended to 1999 as prepared by the Transportation Association of Canada.
- 5.3 The specific standards contained in Schedule A "Street Design Standards" shall apply to all proposed public and private streets.
- 5.4 The design of all proposed public and private streets shall be executed under the stamp of a professional engineer.
- 5.5 The owner shall maintain and operate any private sewer, storm drainage or water distribution system in good condition, and where said system is connected, or may in the future be connected, directly or indirectly to Town water or sewerage services, the owner shall maintain and operate said system in order that the Town systems have continuous, uninterrupted operations.
- 5.6 Prior to construction of any proposed public or private street, the entire width of the right-of-way shall be cleared and grubbed, and the cross-section levelled, and all

roots, stumps, and other organic matter shall be removed from the site, and the road slopes shall be constructed outside of the proposed right-of-way.

- 5.7 Provision shall be made for surface drainage through the use of culverts, ditches, and natural water courses or storm sewers of appropriate capacity calculated using the criteria contained in Section I of Schedule D, "Storm Drainage Design Standards".
- 5.8 All proposed public or private streets shall be constructed to the appropriate specifications contained in the "Standard Specifications For Municipal Services" as amended, and prepared by the Nova Scotia Road Builders Association and the Nova Scotia Consulting Engineers Association Joint Committee on Contract Documents.
- 5.9 Names for proposed private streets shall be unique and distinctive so as not to be confused with the names of existing public streets. Names of private streets shall be approved by Council, after being first referred to the Heritage Advisory Committee for recommendation.
- 5.10 The land leased community owner shall maintain all private streets in good condition and shall plow all private streets within twelve (12) hours of the cessation of a snowfall.

6.0 STREET LIGHTS

- 6.1 This Part shall apply to all new land leased communities and additions to or alterations to existing land leased communities, as set out in Part 13.
- 6.2 Each internal street shall be provided with a minimum of one (1) street light for every sixty (60) metres (200 feet) of street, and each such street light shall comply with the Town of Bridgewater specifications for street lights on residential streets.

7.0 WATER

- 7.1 This Part shall apply to all new land leased communities and additions to or alterations to existing land leased communities, as set out in Part 13.
- 7.2 The owner shall design, layout and construct a water supply system to service each proposed site.

- 7.3 The owner shall connect the water supply system required by Section 7.2 with the existing public water supply system.
- 7.4 The specific standards contained in Schedule B "Water Supply Design Standards" shall apply to all proposed water supply systems.
- 7.5 The design of any proposed water supply system shall be executed under the stamp of a professional engineer.
- 7.6 A copy of the Nova Scotia Department of Environment and Labour "Approval to Construct and Operate Storm and Sanitary Sewage Collection" shall be submitted to the Town Engineer prior to approval.

8.0 SANITARY SEWER

- 8.1 This Part shall apply to all new land leased communities and additions or alterations to existing land leased communities, as set out in Part 13.
- 8.2 The owner shall design, lay out and construct all sanitary sewers to service each proposed site.
- 8.3 The owner shall connect the sanitary sewers required by Section 8.2 with the existing central sewer system.
- 8.4 The specific standards contained in Schedule C "Sanitary Sewer Design Standards" shall apply to all proposed sanitary sewer systems.
- 8.5 The design of any proposed sanitary sewer shall be executed under the stamp of a professional engineer.
- 8.6 A copy of the Nova Scotia Department of Environment and Labour "Approval to Construct and Operate Storm and Sanitary Sewage Collection" shall be submitted to the Town Engineer prior to approval.

9.0 STORM DRAINAGE

- 9.1 This Part shall apply to all new land leased communities and additions to or alterations to existing land leased communities, as set out in Part 13.

- 9.2 The owner shall provide for the collection and disposal of surface drainage and storm water by catch basins, storm sewers, natural or man-made watercourses or any combination of these.
- 9.3 Every manufactured home site in a land leased community shall be site graded to be positively drained to the storm drainage system.
- 9.4 The specific standards contained in Schedule D "Storm Drainage Design Standards" shall apply to all proposed storm water drainage systems.
- 9.5 The design of any proposed storm water drainage system shall be executed under the stamp of a professional Engineer.
- 9.6 Construction of any storm water drainage system shall follow sound construction practice.
- 9.7 A copy of the Nova Scotia Department of Environment and Labour "Approval to Construct and Operate Storm and Sanitary Sewage Collection" shall be submitted to the Town Engineer prior to approval.

10.0 ELECTRICITY

Every person who maintains or operates a land leased community shall ensure that electrical service is available to each manufactured home site.

11.0 OPEN SPACE

- 11.1 This Part shall apply to all new land leased communities and additions to existing land leased communities.
- 11.2 A minimum of five per cent (5%) of the total land area of the new community or the area of expansion, exclusive of streets, shall be set aside for open space purposes within the area of the land leased community, and the location of such area shall be approved by the Recreation Director.
- 11.3 Any green areas and playgrounds set aside for common use in a land leased community shall be kept in good condition by the owner or operator of the land leased community.
- 11.4 Open space required under Section 11.2 may be deeded to the Town provided:

- (a) public access to the lands so deeded is provided; and
- (b) the lands are considered useable lands and are recommended by the Recreation Director.

12.0 LOCATION OF STRUCTURES

- 12.1 Every manufactured home shall be located on a manufactured home site so that there will be a minimum of 3 metres (10 feet) between manufactured homes and so that no manufactured home will be less than 4 metres (13 feet) from the exterior boundary of the land leased community and a minimum of 4.6 metres (15 feet) for a maximum of 40% of the site and 6.1 metres (20 feet) for a maximum of 60% of the site from the right-of-way of any public or private road.
- 12.2 Every structure accessory to a manufactured home shall be located so that it shall be a minimum of 2 metres (6.5 feet) from any non-accessory building, and a minimum of 1.2 metres (4 feet) from any other accessory building.
- 12.3 Notwithstanding Section 12.1, where a manufactured home has been located on a manufactured home site on or before the effective date of this By-law, and has less than the minimum setback from a public or private street, or from the exterior boundary of the land leased community, as required by this By-law, another manufactured home may be located or relocated on the manufactured home site provided that the location of the manufactured home does not further encroach upon the required setback.
- 12.4 No person shall locate or relocate a manufactured home within a land leased community without first having obtained a building permit from the Building Inspector issued in accordance with any relevant provisions of the Town of Bridgewater Building Code By-law.
- 12.5 Any application made under this Part shall be accompanied by a plot plan showing the proposed location of the manufactured home, proposed addition or accessory structure on the manufactured home site and the distances to adjacent manufactured homes.
- 12.6 No person shall permit a manufactured home to remain in a land leased community for more than one (1) week unless it is located on a manufactured home site.

13.0 ALTERATIONS AND ADDITIONS

13.1 No alterations shall be made to:

- (a) the area and dimensions of the land leased community;
- (b) the number, location, dimensions and sizes of manufactured home sites;
- (c) the location of service buildings and any other structures;
- (d) the location of the open space and access thereto;
- (e) the location or structural components of streets, trunk water lines, trunk sanitary sewers or trunk storm drainage facilities,

unless approval is obtained from the Town Engineer in the form of a Land Leased Community Construction Permit. No change in the location of the open space shall be made without the recommendation of the Recreation Director.

14.0 PENALTIES

14.1 Every person who fails to comply with any provision of this By-law shall be liable on summary conviction to a penalty not exceeding one thousand dollars (\$1,000.00), and in default of payment of such fine, to a term of imprisonment not exceeding one (1) month.

14.2 Where there is a contravention of this By-law, the Town may, after ninety (90) days of the date of contravention, undertake any repair, maintenance or upgrading of a land leased community, its services, streets or equipment, or structures on a manufactured home site.

15.0 CONFLICT WITH OTHER BY-LAWS

15.1 Where there is a conflict between any provision of this By-law and a provision of the Building Code By-law of the Town, or any other By-law of the Town, the more restrictive provision shall prevail.

15.2 This By-law shall not be deemed to affect the obligation to obtain any permit under the provisions of the Building Code By-law or the Land Use By-law of the Town.

16.0 APPEAL

16.1 An appeal shall lie to the Council by a person aggrieved by:

- (a) the failure to issue a licence under the provisions of Section 3.2;
- (b) the revocation of a licence under the provisions of Section 3.4; or
- (c) the failure to issue a Land Leased Community Construction Permit under the provisions of Section 2.1.

16.2 Written notice of an appeal under the provisions of Section 16.1 shall be filed with the Licencing Authority within thirty (30) days of the owner's receipt of notice of revocation or the written statement of the Licencing Authority that a licence is refused.

16.3 Council shall make its decision in accordance with the provisions of this By-law.

16.4 The appellant shall be entitled to a full public hearing of the matter before Council.

17.0 METRIC STANDARDS

17.1 The metric system of measurement is used throughout this By-law and in all cases is the required standard. Imperial equivalentents are given only for approximate reference purposes.

18.0 REPEAL

18.1 The Town of Bridgewater Mobile Home Park By-law approved by the Minister of Municipal Affairs November 30, 1993 and any amendments thereto, is repealed upon the coming into effect of this By-law.

SCHEDULE A
STREET DESIGN STANDARDS

Design Speed	50 kph (30mph)
Minimum Right-of-Way	15m (50')
Minimum Crown	150mm (6")
Minimum Width of Gravel Surface	10m (33')
Maximum Backslope	2:1
Maximum Grade	10%
Minimum Grade	0.5%
Radius for Centerline Curvature	Less than 15m (50') or greater than 70m (230')
Minimum Sight Distance	60m (200')
Minimum Cul-de-sac radius	16.5m (54')
Maximum dead-end street length from beginning to the Designated Turning Area	107m (350')
Maximum Distance Between Intersections	365m (1200')
Minimum Distance Between Intersections (At Centrelines)	60m (200')

Note:

1. The Metric System of Measurement is used throughout this By-law and in all cases is the required standard. Imperial equivalents are given only for approximate reference purposes.
2. These standards may be varied by the Town Engineer in exceptional circumstances and in accordance with accepted engineering practice.

SCHEDULE B**WATER SUPPLY DESIGN STANDARDS**

- Part I Domestic Water Demands**
- average daily demand 400 litres per capita per day (90 Imperial gallons per capita per day)
 - maximum daily demand 600 litres per capita per day (130 Imperial gallons per capita per day)
 - maximum hourly demand expressed as daily rate 1,100 litres per capita per day (250 Imperial gallons per capita per day)
- Part II Fire Demand**
To be calculated in accordance with the latest published requirements of the Canadian Underwriters Association. Minimum pressure at the hydrant to be 140 KPA (20 psi) at the required flow.
- Part III Design Demand**
The demand used for main size selection shall be fire demand plus maximum daily demand. Minimum main size to be 200 mm (8 inches).
- Part IV** The Hazen - Williams formula or its appropriate nomograph shall be used for design.
- Part V** Hydrants shall be provided at a maximum interval of 150 metres (500 feet). Hydrant laterals to be a minimum diameter of 150 mm (6 inches). A gate valve shall be provided in every hydrant lateral.
- Part VI** The following control valves shall be provided on every main:
- (a) Three (3) valves per cross-section
 - (b) Two (2) valves per Tee Intersection
 - (c) One (1) valve per 425 metres (1,400 feet) where there are no intersections.
- All valves shall be accessible through valve boxes.
- Part VII** All water mains shall be constructed of cement line ductile iron pipe, class 50, or polyvinylchloride (PVC) pressure pipe, DR of 18, supplied, installed, tested, and disinfected in accordance with the specifications of the American Water Works Association (A.W.W.A.) and the Public Service Commission of Bridgewater.
- Part VIII** All water service connections between the main stop and connector **[connection]** shall be a minimum of 20 mm (3/4 inch) diameter, type K copper, or 25 mm (one inch) diameter 1,120 KPA (160 psi) polyethylene pipe.
- Part IX** The subdivider shall pay for tests required by the Public Service Commission of Bridgewater to determine whether the system is properly installed. Test pressures referred to in the A.W.W.A. standard shall be one hundred and fifty per cent (150%) of the normal working pressure.
- Part X** These standards may be varied by the Town Engineer in exceptional circumstances and in accordance with accepted engineering practice and the applicable Building Code By-law, i.e. the Canadian Plumbing Code.

**SCHEDULE C
SANITARY SEWER DESIGN STANDARDS**

Part I**Design Factors**

- (a) Sanitary sewers shall be designed for peak flow plus infiltration. Peak flows shall be estimated using either the Babbitt or Harmon formulas which are based on average daily water consumption, and the minimum infiltration allowance shall be 0.011 Litres/Sec/Hectare (0.001 cfs per acre).
- (b) The capacity of sanitary sewers shall be calculated using the Manning formula or its appropriate nomograph.
- (c) Sanitary sewers using gravity flow shall not be designed as pressure systems.
- (d) Sanitary sewer flow velocities shall not be less than 0.6 m/sec (2 ft/sec) nor greater than 4.6 m/sec (15 feet/sec.).
- (e) The size of the sanitary sewer shall be based on the hydraulic design.
- (f) Manholes or cleanouts shall be constructed to facilitate maintenance.
- (g) All lateral connections shall be a minimum of 100 mm (4 inches) in diameter.
- (h) The sanitary sewer system shall be designed and constructed to accommodate potential flow from adjacent upstream development.

Part II**Pipe Testing**

- (a) The applicant shall pay for tests to demonstrate that the system is properly installed.
- (b) All sewer pipes shall be tested in the presence of the Town Engineer or a person appointed by him.
- (c) The sanitary sewer shall be tested from manhole to manhole or cleanout to cleanout by placing a plug in the lower end of the pipe and filling the upper manhole to a depth of not less than 1,500 mm (5 feet) above the top of the pipe. The test period shall be for at least one half hour and maximum permissible leakage shall be 1.4 litres per mm of pipe diameter per kilometre of pipe length per hour (300 Imperial Gallons per inch of pipe diameter, per mile of pipe, for a 24 hour period).
- (d) An air test, approved by the Town Engineer, may be permitted in lieu of a water test for sanitary sewer.

Part III**Sanitary Sewer Pipe Material**

- (a) Sanitary Sewer pipe shall be constructed of: concrete meeting ASTM specifications C-14 for extra strength pipe or polyvinylchloride (PVC) having a wall thickness capable of withstanding normal highway loading and soil pressures (minimum standard DR35 pipe rating); or other materials approved by the Town Engineer.
- (b) All sanitary sewers shall have gasketed joints to prevent ex-filtration as well as in-filtration.

Part IV**Variance**

These standards may be varied by the Town Engineer in exceptional circumstances and in accordance with accepted engineering practice and the applicable Building Code By-law, i.e. the Canadian Plumbing Code.

SCHEDULE D
STORM DRAINAGE DESIGN STANDARDS

Part I Storm Water Flow Calculation

- (a) The following rainfall intensity values, based on a twenty five (25) year return cycle shall be used to calculate storm water runoff:

TABLE I

RAINFALL INTENSITY - BRIDGEWATER

Time (minutes)	Intensity mm/hr (in./hr)
10	99 mm (3.9 in.)
100	25 mm (1.0 in.)
1000	8 mm (0.30 in.)

Intermediate values may be obtained by plotting a logarithmic graph of intensity in millimetres per hour (inches per hour) against time in minutes.

- (b) The Rational Method shall be used for computing storm water runoff quantities for the local system in residential systems.
- (c) Average runoff coefficients for all classes of land use shall be computed on the basis of the ratios of areas of the various types of surfaces in accordance with Table 2.

TABLE 2

RUN-OFF COEFFICIENTS FOR CALCULATING STORM WATER FLOW

Surface Type	Recommended Run-off Coefficient
Asphalt, Concrete, Roof areas and Impervious Areas	0.95
Sodded Open Areas with Sandy soil:	
- 0.2% ground slope (flat)	0.15
- 2.7% ground slope (rolling)	0.20
- over 7% ground slope (steep)	0.25

Sodded Open Areas with Clay Soil:	
- 0.2% ground slope (flat)	0.20
- 2.7% ground slope (rolling)	0.25
- over 7% ground slope (steep)	0.30

Part II Storm Drainage Design Practices

- (a) Storm sewers or open channels on residential streets shall be designed to accommodate a rainfall with a return period of twenty-five (25) years.
- (b) Where practical, considering both topography and economics, roadway grades and lot drainage shall be designed with continuous fall to a storm drainage outlet.
- (c) The capacity of storm sewers or open channels shall be calculated using Manning's formula or its appropriate nomograph.
- (d) Manholes or cleanouts are to be provided at every change of grade or change of direction and at all pipe intersections. Maximum distance between manholes shall be 120 m (400 feet). Minimum diameter of manholes shall be 1,000 mm (39 inches).
- (e) Storm Water Retention Ponds:
Where applicable, consideration shall be given to the creation of storage reservoirs in association with parkland or open space for the purpose of reducing peak storm flows.

Part III Storm Drainage Design Standards

- (a) Design flow velocities in storm sewers shall not be less than 0.75 m/sec (2.5 fps) nor greater than 6 m/sec (20 fps). Flow at pipe outlets and open channels shall be controlled to prevent erosion in the open channels.
- (b) Minimum Pipe Size:
The minimum allowable pipe size for storm sewers is 250 mm (10 inches) in diameter.
- (c) Depth of Cover:
The minimum depth of cover to top of a storm sewer shall be 1,200 mm (4 feet).

Part IV Catch Basins

Catch basin laterals shall be installed at low points in the road and at low grade points at intersections. Laterals shall also be provided for additional catch basins along the streets as set out in the following table. Catch basins shall have "bicycle proof" catch basin covers.

Road Grade (%)	Maximum Spacing
0.5 - 3.0	110m (350 feet)
3.0 - 4.5	100m (330 feet)

Greater than 4.5	75m (250 feet)
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The maximum distances are based on the capacity of a 600 mm (24 inch) square grid on pavement widths up to 10 metres (33 feet).

Part V

Storm Sewer Material

Storm sewer pipe under existing or proposed public streets shall either be concrete meeting ASTM Specifications C14 or C76 or be polyvinylchloride (PVC) with a minimum DR of 35.

Part VI

Variance

These standards may be varied by the Town Engineer in exceptional circumstances and in accordance with accepted engineering practice and the applicable Building Code By-law, i.e. the Canadian Plumbing Code.