

APPENDIX B

EASEMENTS

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General

Where underground services or utilities are placed outside road allowances or blocks of land under the ownership of the Town, permanent easements are required.

With the exception of easements required for rear lot catchbasin leads, any easements proposed for utilities, storm sewers, sanitary sewers and watermains shall be reviewed with the Town prior to the first submission.

Rear Yard Catchbasin Leads

Easements will be required for all rear lot catchbasin leads. All catchbasin leads shall be constructed on the lot property line and the catchbasin located on one lot. The lead shall be 250 mm minimum in diameter and concrete encased from the rear lot catchbasin to the street line. Rear lot catchbasin leads shall connect to storm sewer manholes wherever possible.

Easement widths shall be a minimum of 3.0 metres wide for leads with a maximum cover of 2.7 metres. The easement shall be centered over the pipe. Where 3.0 metre wide easements cannot be attained between dwellings, "hour glass easements" will be permitted with the width of the easement decreasing between the dwellings based on the side yard setbacks permitted for the dwellings (typically 2.4 metres minimum). The easement width beyond the house envelope based on minimum front and rear yard setbacks shall be the standard 3.0 metre width.

For leads being constructed with cover deeper than 2.7 metres, the easement widths shall be increased based on consultation with the Town.

Storm, Sanitary Sewer and Watermain Easements

Ideally easements between adjacent lots shall be located on one side of the common lot line. Pipes shall generally be centered on the easement for easements containing one pipe. Easements straddling lots lines may be permitted if deemed appropriate by the Town. The minimum width of all easements shall be determined in consultation with the Town.

All pipes with a diameter of less than 900 mm constructed within easements between side lot lines shall be concrete encased as set out below. All pipes 900 mm or larger in diameter constructed between side lot lines shall be increased in strength by one class from that required based on the earth loading.

The bearing capacity of native soils must be preserved for all pipes being constructed between proposed buildings. This shall be achieved by:

- Extending the building foundations to the depth of the underside of pipe adjacent to the building.
- Placing the pipe in a sleeve constructed by tunneling.

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- Installing the pipe by vertical trenching with steel sheeting left in place and cut off 0.3 metres above the building foundation. The depth of the steel sheeting below the pipe invert is to be determined by a Geotechnical Engineer. Sufficient struts are to be left in place to ensure that the steel sheeting does not move during the backfilling operation.

The trench excavation and reinstatement or tunneling operation is to be monitored by a Geotechnical Engineer and certification will be required that the soils have the required bearing capacity to support the building being proposed adjacent to the pipe installation.

Concrete Encasement

Concrete encasement shall have a square cross-section with a concrete thickness of not less than 0.150 metres. The concrete shall be 15 MPa strength and vibrated in place.

Pipes Constructed in Sleeves

In lieu of concrete encasement of pipes, the Town will consider allowing pipes to be constructed in steel sleeves. The specific instances where this will be permitted along with the detailed requirements must be determined in consultation with the Town.