

APPENDIX "A"  
To  
TOWN OF BAY ROBERTS  
LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS  
DEVELOPMENT REGULATIONS  
PART IV Subdivision of Land

Criteria Required for Application for Municipal Services  
to Roads Not Conforming with Present Development Regulations  
Adopted March 14<sup>th</sup>, 2006

1. Non conforming road shall mean:

- (a) Roads which previously did not conform to development regulations and were constructed by property owners for private use before current standards were in place.
- (b) Roads that were not recognized by the Authority and permits were or will be issued on the basis that all municipal services would terminate at the main road.
- (c) Roads that were not recognized as public roads when the current Development Regulations came into effect. When the Town adopted its Town Plan in 1981, a list of roads were compiled by the Authority and is attached for reference. These roads were accepted by the Authority and municipal services were provided.
- (d) In 1995, Shearstown West and Butlerville, were annexed. Previous to 1995, road services were provided by the provincial government. At that time, the Department of Highways transferred ownership of roads presently being serviced, to the Town of Bay Roberts. A list of roads transferred is attached for reference. All other roads were considered private and were not considered for municipal service. Town services were terminated at the public road.

The Authority shall not provide services or maintenance for any roads, until such time as such roads has been transferred to and accepted by the Authority.

1. Transfer of Non Conforming Roads.

In considering an application for transfer, the Authority shall consider existing roads that conform to the following standard:

- (a) The current regulations requires a right of way of fifteen (15) meters or fifty (50) feet, however, consideration will be given to reduced road right of way widths. A ten (10) meter or thirty (30) foot right of way is considered the minimum.
- (b) The finished grade of the road should be uniform and have a class "A" driving surface with adequate drainage.
- (c) The road must have a minimum of two dwellings which are serviced from and has frontage on the said road.
- (d) The road must have adequate space for Town equipment to access turn around and operate safely.
- (e) The accessibility of vacant land for future development serviced by said roads.