

THE TOWN COUNCIL OF THE TOWN OF GLOVERTOWN POLICIES, STANDARDS AND REGULATIONS PERTAINING TO:

Construction of subdivisions and extensions to existing roads: Installation of water and sewer mains (including fire hydrants and manholes) and service lines in subdivisions and in road extensions.

1. Road Right of ways are to be fifty feet (15.24 metres) wide unless a lesser width is approved by Council. Right of ways, if not a reserved road, must be turned over to the Town when upgraded to standard.
2. The full width of the road right of way and turn -a-round shall be cleared and grubbed. The materials from this clearing and grubbing shall be disposed of at a location approved by Council.
3. Any unsuitable material in the road right of way and turn-a-round subgrade after grubbing shall be removed and disposed of at a location approved by Council. Council or Council's engineers will determine what is unsuitable material. Material removed because it is unsuitable shall be replaced by put run and /or rock fill approved by Council.
4. A turn-a-round of sufficient size to allow Council's snowclearing equipment and garbage truck to turn around shall be constructed at the end of roads. Materials used shall be the same as specified in item 6 and 8 below. If roads are developed in a manner that, in Council's opinion, it will be further extended in the future, a turn around must be provided at each ending point. The size and layout of the turn-a-round will be determined by Council and/or Council's engineer.
5. The roadway including turn-a-round shall be ditched on both sides unless otherwise approved by Council.
6. A minimum of ten inches (254 mm) of pit run or rock fill shall be placed on the full width of the road right of way including turn-a-round excluding the ditched areas. The pit run or rock fill is to be approved by Council before placement. Material to be 4 inches (100 mm) minus. In areas where subgrade must be raised more than 10 inches (254 mm) larger material may be approved by Council.
7. The pit run or rock fill shall be compacted to Council's satisfaction: **NOTE:** in some cases, the existing subgrade may be of a type where the full ten inches (254 mm) is not required. Council and/or its engineers will make the final decision on this matter.

8. 150mm (6 inches) of class "B" road gravel shall be placed on top of the pit run or rock fill including turn-a-rounds. 100 mm (4 inches) of class "A" road gravel shall be placed on top of the class "B" including turn-a-round. Class "B" and "A" shall meet the Dept. of Transportation and Works specifications and be compacted to industry standards.
9. Any new sub-division shall be paved to Town standard whether street is paved or not.
Definition of a sub-division:
3 houses or more developed by owner or sold to individuals for development.
10. If an individual is building a house at the end of a street, extensions must be paved, to Town standards, to end of property boundary if paved street. If there are houses already existing and frontage not paved, new development would be Town standards for gravel. NOTE: For street extensions, unless determined to be a subdivision, Council will supply and install manholes and fire hydrants at no cost,.
11. Plan drawings for the road, including ditching, shall be submitted to Council, two (2) copies. No work is to commence until the plans are approved by Council. The plans must be done by a professional Engineer.
12. Water and sewer services (main lines, manholes, fire hydrants, service line, etc.) must be designed by a professional engineer and approved by the Dept. of Environment and Conservation, Water Resources Management Division. Two (2) copies of the approved plans must be submitted to Council before installation begins. It is the developers responsibility to ensure adequate sewer grade is available.
13. All Building lots in the subdivision and/or road extension limits are to be serviced to the property boundary prior to the placement of the pit run or rock fill. Water service laterals are to be Council approved PVC minimum 3/4 inch (19 mm). Copper is not to be used. Sewer service laterals are to be PVC SDR 35 minimum four inches (100 mm). Council must approve the lot sizes, frontage, depth, layout, etc.
14. All work performed within the confines of the road right of way will be supervised by Council's senior staff and/or Council's engineer.

15. All work shall be carried out as per the Government of Newfoundland and Labrador Municipal water, sewer and Road Specifications unless Council agrees otherwise.
16. The developer is totally responsible for all costs associated with the above and other cost related thereto.
17. All of the work mentioned above is subject to a one year warranty period.

The above Policy, Standards and Regulations are enacted under the authority granted to Council under the Municipalities Act, 1999 and the Town of Glovertown Land Use Zoning, Subdivision and Advertisement Regulations, 2010-2020.

Amended by Council May 29, 2013- Items 9 & 10

This amendment was made to add asphalt to the regulations and define what constitutes a subdivision.

Amended by Council March 12, 2014 - item 8

This amendment added the requirement of class "B" as part of the Regulations.

Note: The following clarifies when the asphalt addition became effective: May 29, 2013 for new subdivisions and road extensions. However, any subdivision development approved prior to the subdivision development regulations being amended to include paving, be given 2 years commencing May 1, 2014 to have a minimum of 3 lots serviced with water and sewer and up to Town standards for gravel surface. After 2 years have passed, the new road standard, including paving would apply. (To include: Laura Brookside Estates/Verges Hill - 119B Main Street North; Alliance Builders - 21-23 Alderwood Drive; Louis Briffett - Angle Brook Road and Patrick Collier - 321-329 Main Street North.)