



April 14, 2026

Dear Resident:

**RE: Discretionary Use Notice – 1359 Torbay Road**

In an ongoing effort to keep the general public informed of new developments and construction within the Town, and in keeping with the Torbay Development Regulations 2015-2025 and the Town's Public Notification Policy, I have been directed by the Town Council to inform you of a Discretionary Use Notice from a property owner in your area. Please see the attached notice.

Should you have any questions, or require further information, please do not hesitate to contact the undersigned at 437-6532, extension 253 or by email at [sblundon@torbay.ca](mailto:sblundon@torbay.ca).

Sincerely,

A handwritten signature in black ink that reads "Shane Blundon".

Shane Blundon  
Planning Technician



## DEVELOPMENT NOTICE

### Discretionary Use

The Town of Torbay is in receipt of an application proposing a 157.94 m<sup>2</sup> extension to the rear of an existing six (6) unit apartment building at **1359 Torbay Road**. The proposal includes the addition of four (4) apartments (2 bedrooms each), and the upgrading of an existing apartment from one to two bedrooms. The new units will be semi-serviced (existing on-site well, municipal sewer).

The Town had undertaken a prior discretionary use notification and had issued a prior approval for this development; however, the proponent did not proceed at the time and the approval has since expired. This is a new application for the same proposal.

The property is located in the Town Centre (TC) Land Use Zone of the Torbay Development Regulations 2015-2025, and a proposed Apartment Building use is listed as discretionary. This application is processed in accordance with Regulations 33 and 90, requiring public notification. Further information on the proposal can be obtained by visiting the Town's website at <https://torbay.ca/development-notice/>.

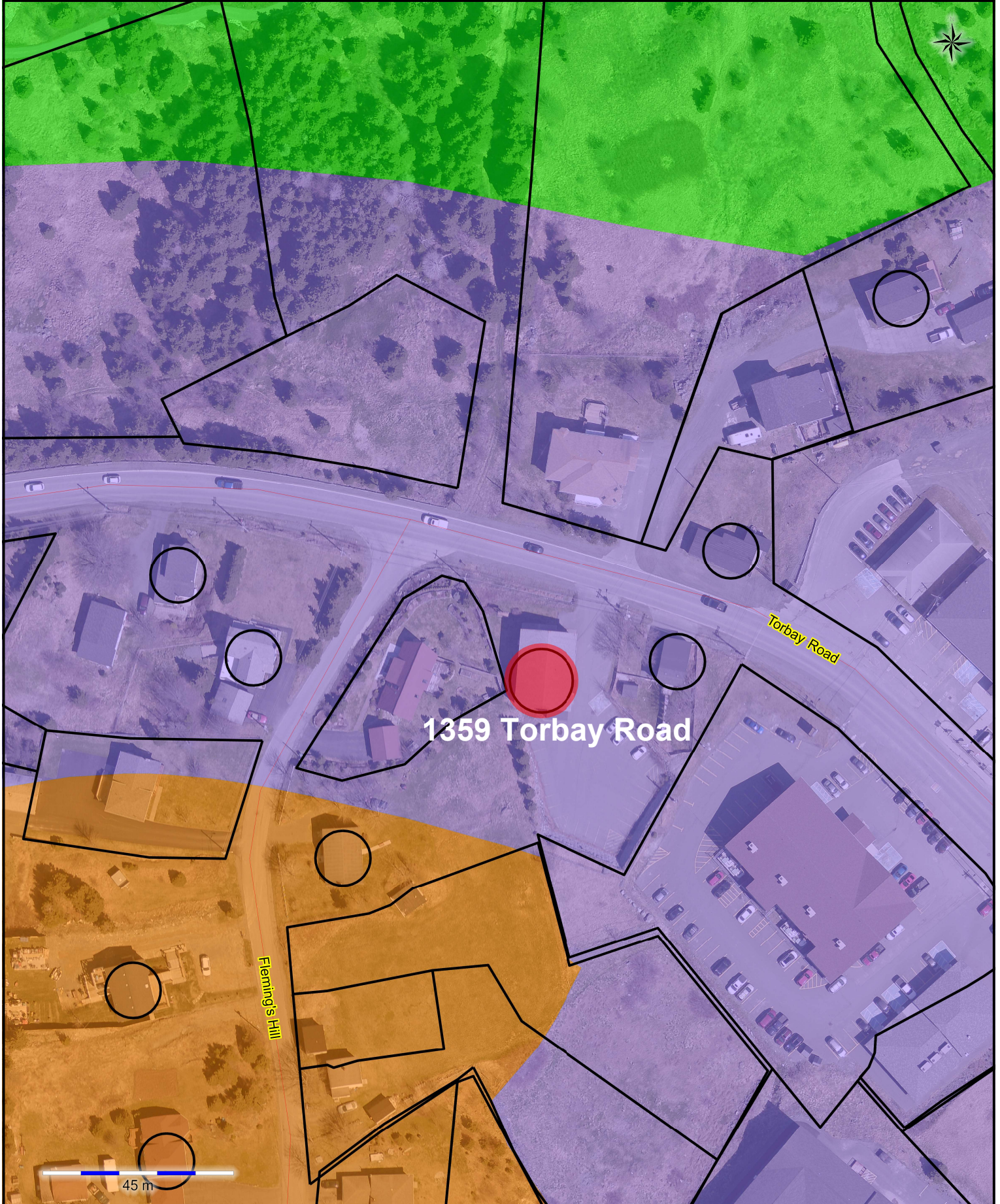
Anyone wishing to comment on this proposal, is asked to contact the Town Office in writing. The **deadline** for written comments shall be **12:00 pm, Friday April 24, 2026**. Further information on this matter may be obtained by contacting the Town's Planning and Development Department.

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1288 Torbay Road, P.O. Box 1160, Torbay, NL A1K 1K4  
TEL.: (709) 437-6532 • FAX (709) 437-1309 • [sblundon@torbay.ca](mailto:sblundon@torbay.ca) or [jschwarz@torbay.ca](mailto:jschwarz@torbay.ca)

# 1359 Torbay Road

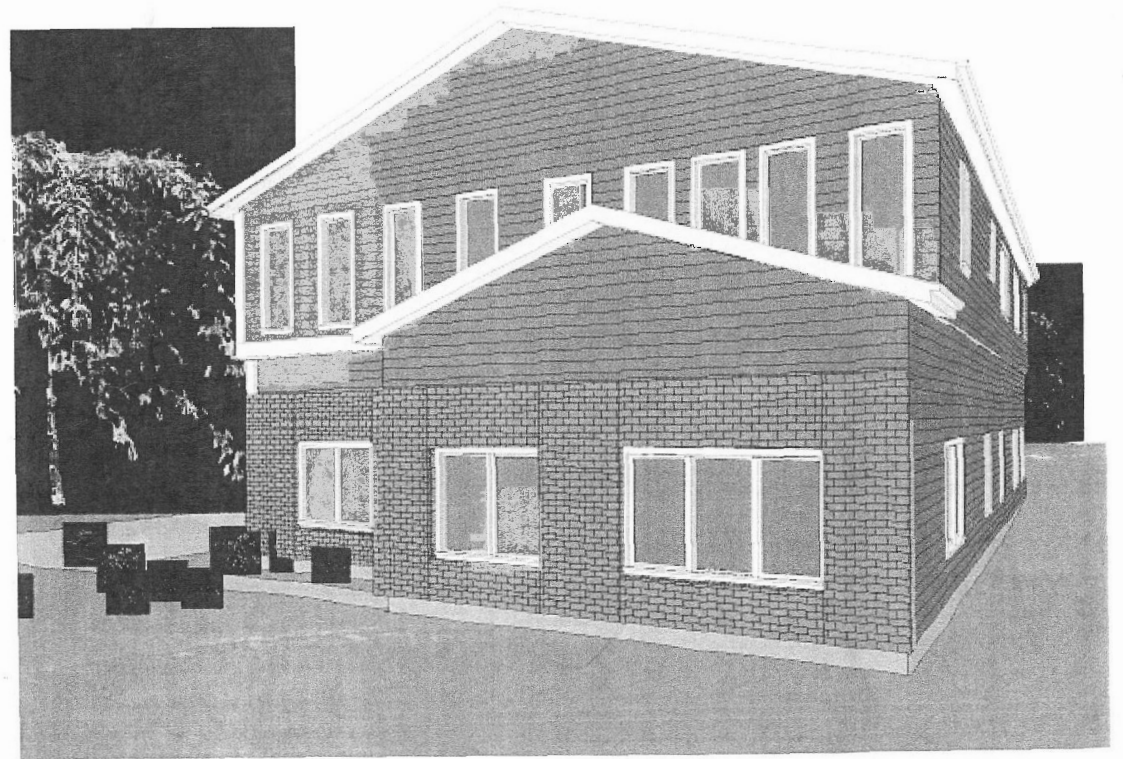
Town Centre (TC) Land Use Zone



# LA VITA AFFORDABLE HOUSING

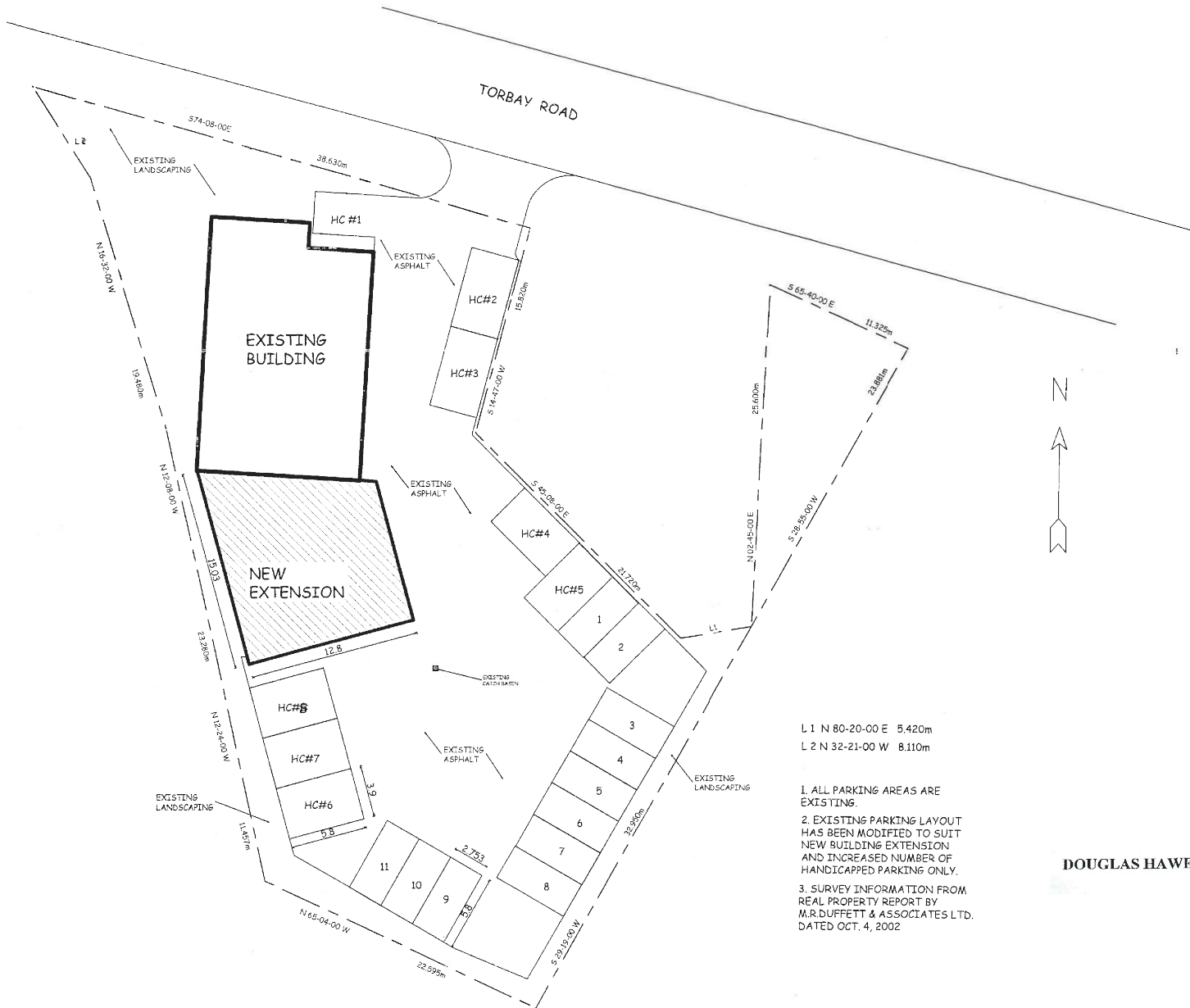
P. J. DUFFY BUILDING

1359 Torbay Road, Torbay, NL



DOUGLAS HAWES ARCHITECT

  
Michael G. Guihan  
Cryphon Technologies



L 1 N 80-20-00 E 5.420m  
 L 2 N 32-21-00 W 8.110m

1. ALL PARKING AREAS ARE EXISTING.
2. EXISTING PARKING LAYOUT HAS BEEN MODIFIED TO SUIT NEW BUILDING EXTENSION AND INCREASED NUMBER OF HANDICAPPED PARKING ONLY.
3. SURVEY INFORMATION FROM REAL PROPERTY REPORT BY M.R. DUFFETT & ASSOCIATES LTD. DATED OCT. 4, 2002

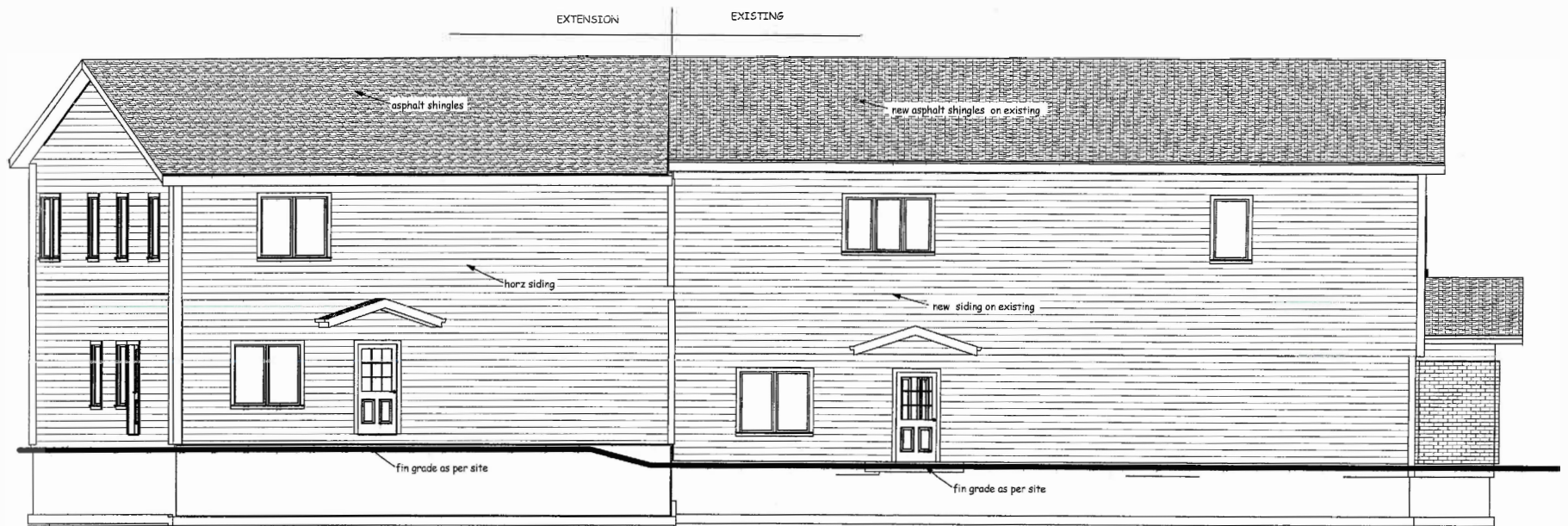
**DOUGLAS HAWES ARCHITECT**



LA VITA AFFORDABLE HOUSING  
 P.J. DUFFY BUILDING  
 TORBAY ROAD, TORBAY, NL

**SITE PLAN**

date	drawn by	S-1
09-12-18	MGG	
Scale 1: 300		



FRONT ELEVATION

1/8"=1'-0"



LEFT ELEVATION

1/8"=1'-0"

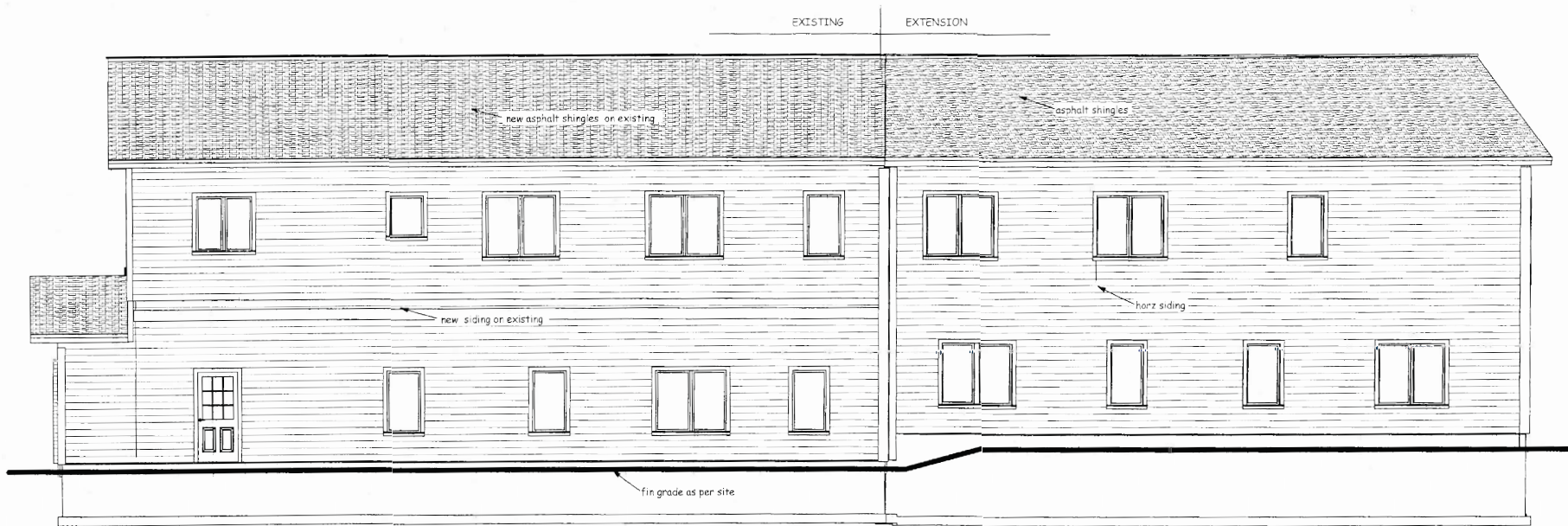


DOUGLAS HAWES ARCHITECT



LA VITA AFFORDABLE HOUSING  
P. J. DUFFY BUILDING  
TORBAY ROAD, TORBAY, NL

date 09/12/15	drawn by MGG	A-4
SCALE AS NOTED		



REAR ELEVATION

1/8"=1'-0"



RIGHT ELEVATION

1/8"=1'-0"

DOUGLAS HAWES ARCHITECT



Michael G. Guihan  
Gryphon Technologies

LA VITA AFFORDABLE HOUSING  
P. J. DUFFY BUILDING  
TORBAY ROAD, TORBAY, NL

date  
09/12/15

drawn by  
MGG

A-5

SCALE AS NOTED